



## DRAFT LAYOUT PLAN

### SCALE:(1:500)

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY Swarna Jayanti Complex, Ameeppet, Hyderabad - 500038 with Layout Permit No.000204/LO/Plg/HMDA/2023, Date : 01 November, 2023 Dt., File No. 061485/SMD/LT/06/HMDA/11072023 Dt:01 November, 2023 Layout Plan approved in Sy. No(s). 113/P,114,115,116 & 119, Situated at Thumaloor Village, covering an extent of 74868.04sq.mtrs.,net extent is 73084.79sq.mtrs is accorded subject to following conditions:
2. The Layout Number issued does not exempt the lands under reference from purview of Urban Land Ceiling Act 1976.
3. This permission of developing the land shall not be used as proof of the title of the land. And if any litigation / court cases to settle the matter by the applicant / developer & not made party of HMDA and its Employees.
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up the development work per specifications given in Lr. No. 061485/SMD/LT/06/HMDA/11072023 Dt: 01 November, 2023.
5. The Deed of Mortgage by conditional sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant / developer and HMDA is no way accountable to the plot purchaser in the layout of default by applicant / developer.
6. The applicant / developer are directed to complete the above developmental works within a period of 3 years and submit a requisition letter for releasing of mortgage plots / area which is in favour of METROPOLITAN COMMISSIONER, HMDA duly enclosing letter to Municipality Commissioner / Executive Authority in regards to roads and open spaces taken over by the Executive Authority before release of the Final Layout Plan.
7. The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMDA i.e. from Plot No(s) 65,86,116,117,118,119,120,121,122,123,124,125,126,127,128 & 129 (Total 16 plots) of to an extent of 6958.22sq.mts. Local Body shall ensure that no developments like building authorized or un-authorizedly should come in the site until Final Layout Approval by HMDA.
8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.
9. The Municipal Commissioner/Executive Authority shall not approve and release any building permission or all any un-authorized developments in the area under mortgage to HMDA in particular and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HMDA.
10. The Layout applicant shall display a board at a prominent in the above site showing the layout pattern with permit LP No. and with full details of the layout specifications and conditions to facilitate the public in the matter.
11. Zonal Commissioner/Municipal/Executive Authority should ensure that the open spaces shall be developed by the applicant along with other development with ornamental compound wall and grill as per sanctioned layout plan.
12. The GHMC/Municipal Gram Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take care and not allow any type of construction in the layout and collect undertaking before release of Draft Layout Plan after collecting the necessary charges and fees as per their rules in force.
13. The applicant / developer should hand over the open space area 6378.59 sq.m, Social Infrastructure area: 1904.99 sq.m and roads area: 19839.06 sq.m to the Local Body at free of cost, by way of registered gift deed before release of the Final Layout plan from HMDA.
14. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.
15. The applicant / developer shall comply the conditions mentioned in the G.O.Ms.No. 33 MA Dt: 24-01-2013, G.O.Ms.No. 168 MA Dt: 07-04-2012, G.O.Ms.No. 246 MA Dt: 30-06-2012, G.O.Ms.No. 276 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.
16. The applicant shall hand over the Buffer area to an extent of 359.22 sq.mts to the local body at free of cost by virtue of registered Gift deed before release of final layout.
17. The applicant shall hand over the road affected area to an extent of 1424.06 sq.mts to the local body at free of cost by virtue of registered Gift deed before release of final layout.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH OPEN PLOTS IN SY.NOS. 113P,114,115,116 & 119 SITUATED AT THUMALLOOR VILLAGE, MAHESWARAM MANDAL, RANGA REDDY DIST.,T.S.

BELONGING TO:-  
SRI R.SURENDER REDDY AND OTHERS. DA-CUM-GPA HOLDER, M/S NEWMARK URBAN SPACES, REP BY ITS PARTNERS, G.NARENDER REDDY AND C.JAYASIMHA REDDY

DATE: 01/11/2023 SHEET NO.: 01/01

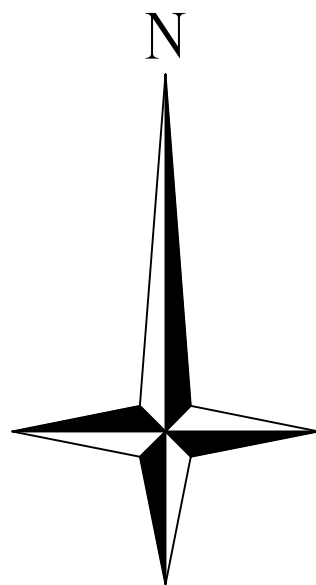
#### AREA STATEMENT HMDA

PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 061485/SMD/LT/06/HMDA/11072023	Plot Sub/Use : Residential Bldg	
Application Type : General Proposal	Plot/Neerby/Religious/Structure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land Sub/Use Zone : Residential zone-1 (urban areas contiguous to growth corridor)	
Location : Extended area of Ershwite HUDA (HMDA)	Abutting Road Width : 30.00	
Sub/Location : New Areas / Approved Layout Areas	Survey No. : 113P,114,115,116 & 119	
Village Name : Thumaloor	North : CTS NO -	
Mandal : Maheswaram	South : CTS NO -	
	East : ROAD WIDTH - 20.11	
	West : CTS NO -	

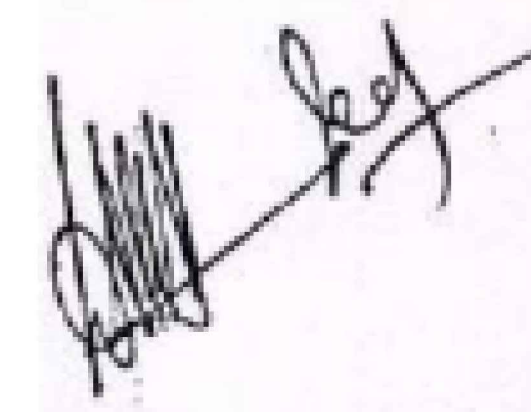
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	74868.04
NET AREA OF PLOT	(A-Deductions)	73084.76
Road Widening Area		1424.06
Buffer Zone Area		359.22
Total		1783.28
BALANCE AREA OF PLOT	(A-Deductions)	73084.76
Vacant Plot Area		73084.76
LAND USE ANALYSIS/AREA DISTRIBUTION		
Plotted Area		44962.15
Road Area		19839.06
Organized open space/park Area/Utility Area		6378.59
Social Infrastructure Area		1904.99

BUILT UP AREA CHECK		
MORTGAGE AREA Plot No(s) 65,86,116,117,118,119,120,121,122,123,124,125,126,127,128 & 129		6958.22
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	



OWNER'S SIGNATURE ARCHITECT'S SIGNATURE

  
G. BHARGAVA  
ARCHITECT  
Lic. No. CA/2018/97607  
HYDERABAD