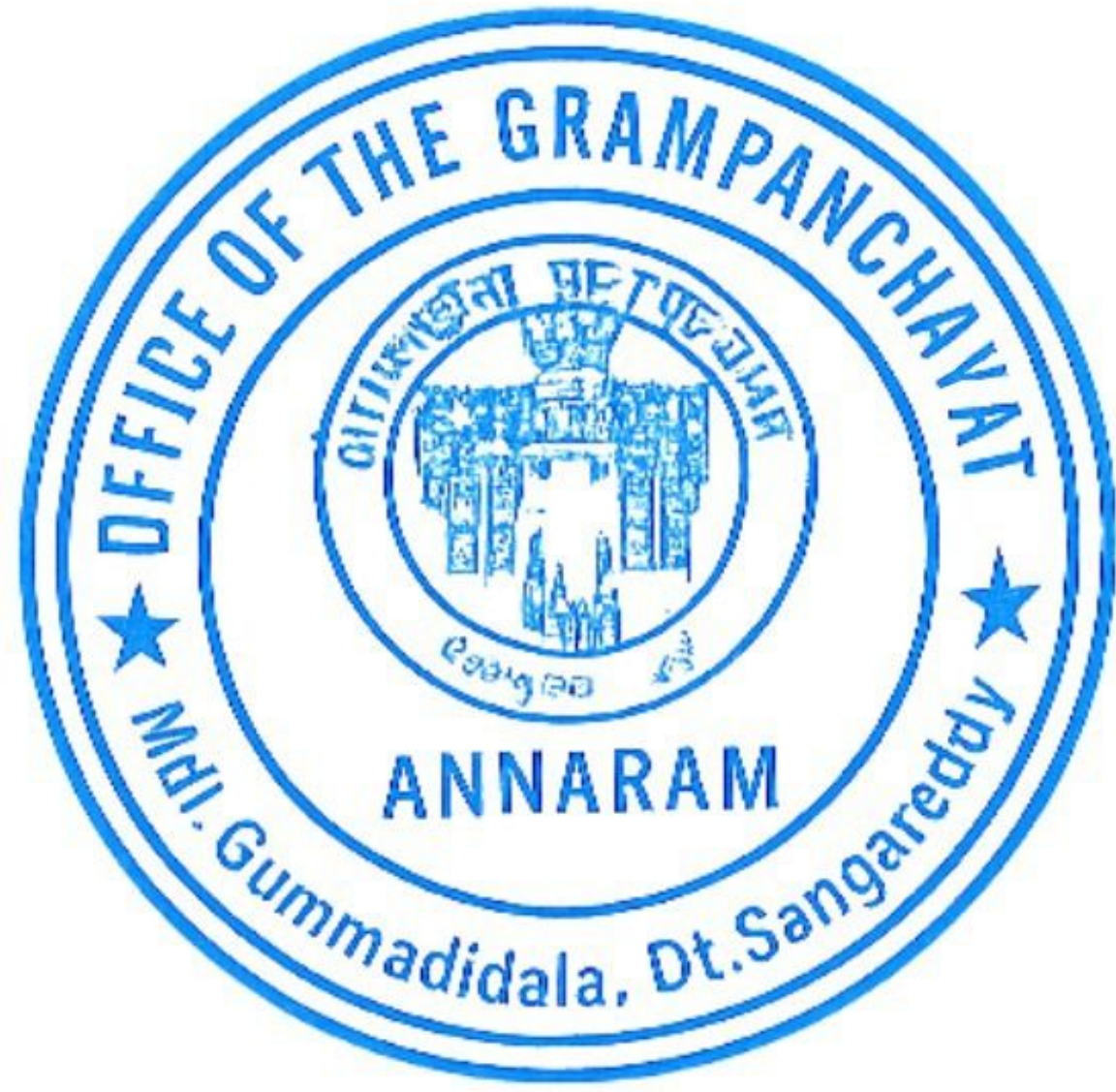




DRAFT LAYOUT
(SCALE 1:400)



Received copy
V.S. Dw
21/11/2024

PANCHAYATH SECRETARY
Gram Panchayath Annaram,
Mdl: Gummadidala, DL SRD.

THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, Hyderabad - 500082 with Layout Permit No. 000057/LOP/HMDA/2024 Dt:-11-10-2024 File No. 061331/MED/LTU6/HMDA/20062023 Dt:-11-10-2024 Layout Plan approved in Sy. No(s). 179A, 179EE, 179U, 184E of Annaram Village, Gummadidala Mandal, Sangareddy District, covering an extent of 18,692.06 Sq.m is accorded subject to following conditions:

The Layout Number issued does not exempt the lands under reference from purview of Urban Land Ceiling Act 1976.

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.

The applicant shall solely be responsible for the development of layout and in no way HMDA will take up the development work as per specifications given in Lr. No. 061331/MED/LTU6/HMDA/20062023, Dt:-11-10-2024.

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.

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.

15 % of developable area i.e. 1765.70 (15.73%) Sq. mtrs i.e. from Plots 28 to 37, 45 & 46 (total 12 plots) of Survey No. 179A, 179EE, 179U, 184E, situated at Annaram Village, Gummadidala Mandal, Sangareddy District, Mortgage in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Tarnaka, Hyderabad, Vide Deed Document No. 6054/2024 Dt: 30/08/2024.

The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.

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.

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.






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.

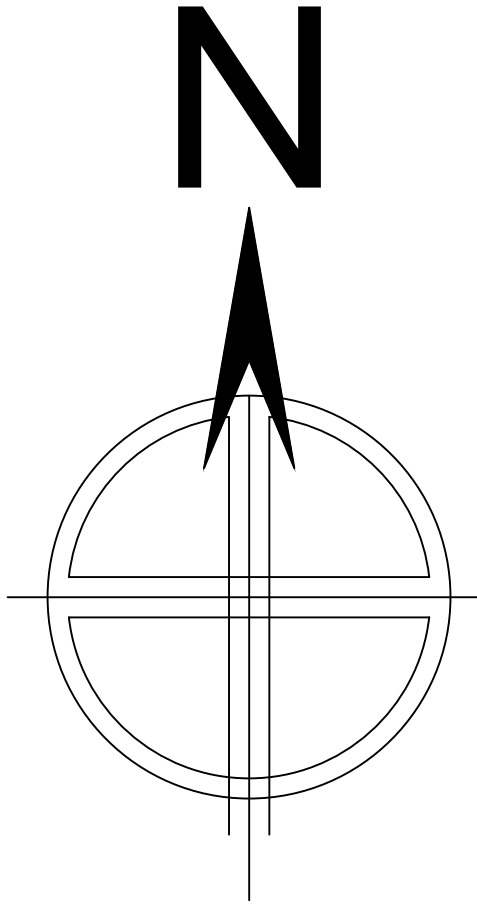
The GHMC/Municipal Gram Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take care and not allow any type of construction in the layout and collect undertaking before release of Draft Layout Plan after collecting the necessary charges and fees as per their rules in force.

This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.

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: 30-05-2012, G.O.Ms.No. 276 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.

The applicant shall form the nala as per the NOC issued by JC and if there are any changes with reference approved draft layout the applicant shall submit the revised proposals accordingly and the applicant shall obtain the details from irrigation department with regard to construction of nala as mentioned in JC NOC.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS 179A, 179EE, 179U, 184E SITUATED AT ANNARAM VILLAGE, GUMMADIDALA & MANDAL, SANGAREDDY DISTRICT, TELANGANA STATE.		
BELONGING TO :-		
POBANI PRASHANTHKUMAR AND OTHERS		
DATE : 11-10-2024	SHEET NO.: 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 061331/MED/LTU6/HMDA/20062023	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNearybyReligiousStructure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land SubUse Zone : Residential zone-1 (urban areas contiguous to growth corridor)	
Location : Extended area of Erstwhite HUDA (HMDA)	Abutting Road Width : 30.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 179A, 179EE, 179U, 184E	
Village Name : Annaram	North : -	
Mandal : Gummadidala	South : -	
	East : -	
	West : -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20234.29
NET AREA OF PLOT	(A-Deductions)	18692.06
Road Widening Area		1542.23
Amenity Area		0.00
Total		1542.23
BALANCE AREA OF PLOT	(A-Deductions)	18692.06
Vacant Plot Area		18692.06
LAND USE ANALYSIS		
Plotted Area		11224.28
Road Area		5472.26
Organized open space/park Area/Utility Area		1527.66
Social Infrastructure Area		467.71
BUILT UP AREA CHECK		
MORTGAGE AREA IN Plots 28 to 37, 45 & 46 (total 12 plots)		1765.70
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 SIGNATURE
	G. BHARGAVA
	ARCHITECT
	LIC NO. CA/2018/87007
	HYDERABAD