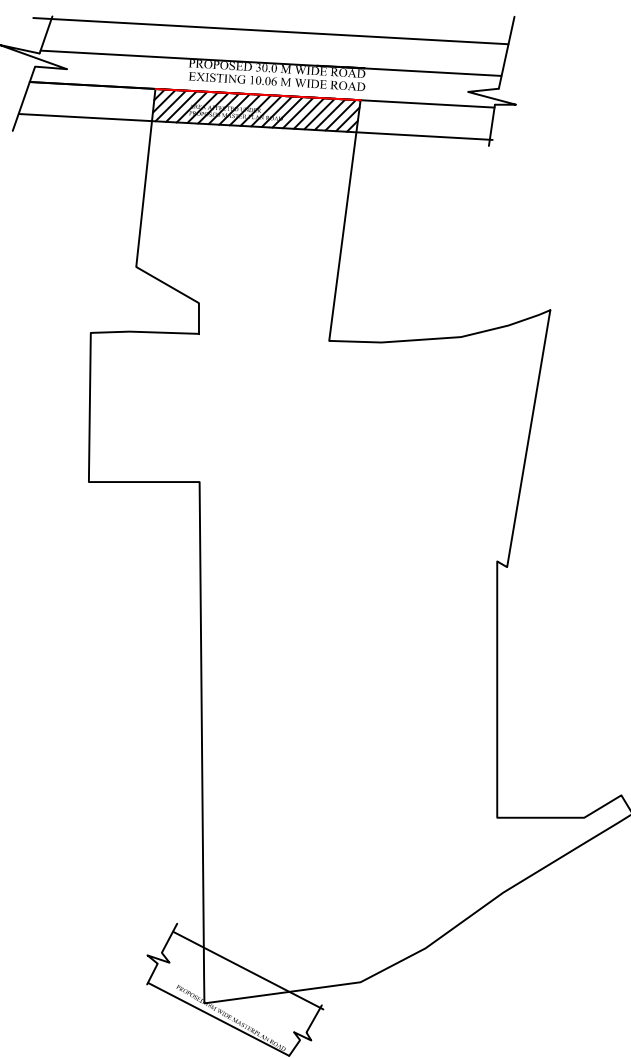




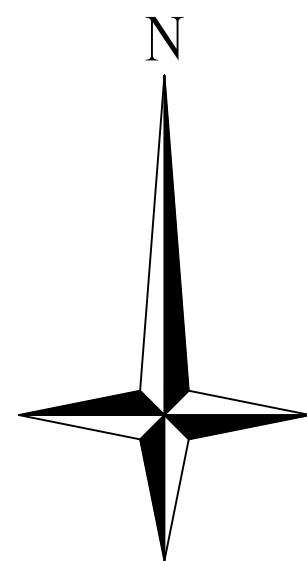
DRAFT LAYOUT
(SCALE 1:600)

LOCATION PLAN
NOT TO SCALE



- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY with Layout Permit No.001044/LP/HMDA/2021, dt:12-03-2021 File No. 02768/SKPL/TU/6/HMDA/29102019 dt:12-03-2021 Layout Plan approved in S. No. 711 PART 712 PART 713 PART of Putturam (Patancheru) Village, Patancheru Mandal, Sangha Reddy District to an extent of 22.21 Ha. It 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) The 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 is 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 as per specifications given in Lr. No. 02768/SKPL/TU/6/HMDA/29102019 dt:12-03-2021.
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 in 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 request letter for releasing of mortgage plots / areas which is in favour of METROPOLITAN COMMISSIONER, HMDA duly endorsing letter to Municipality Commissioner / Executive Authority in regard 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/areas which is in mortgage in favour of HMDA to non HMDA till 17.18 and 79.89 total 10 plots to an extent of 2442.164 Sq.m and Local Body shall ensure that no developments like building authorized or unauthorized should come in the site until Final Layout Approved 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 unauthorized 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 plotted LP No. and with full details of the layout specifications and conditions to facilitate the public in the matter.
11) Zone Commissioner/Urban Infrastructure Authority should ensure that the open spaces shall be developed by the applicant along with other development with ornamental compound wall and gate as per sanctioned layout plan.
12) The GRMC/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 understanding before release of draft Layout Plan after collecting the necessary charges and fees as per their rules in force.
13) The permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purposes as per law.
14) The applicant / developer shall comply the conditions mentioned in the G.O.M. No. 03/M.A.Dt: 26-01-2015, G.O.M. No. 168/M.A.Dt: 01-06-2012, G.O.M. No. 246/M.A.Dt: 30-05-2012, G.O.M. No. 276/M.A.Dt: 02-07-2010, G.O.M. No. 538 & G.O.M. No.527.
a) Shall make necessary arrangements for providing connectivity of its potential drinking water supply duly laying the necessary pipelines of the sizes as prescribed to the main trunk connecting pipeline under mission bhagyalakshmi or any other as approved by the relevant authorities such as HMDA/GRMC/SPH/GRMC, etc.
b) For all layouts less than 10 acres in size, the developer shall put in place a mechanism for sewage treatment in accordance with Telangana State TSSM policy. Further, the treated effluents shall be connected to the existing public sewerage system up to the point as specified.
c) Shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions of junctions and crossings, etc.
d) Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the Hyderabad solid waste management rules.
e) A mechanism for segregation of garbage shall be put in place.
f) Shall develop Avenue plantation within the median (in 10' lane and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire lengthwise access to pedestrians.
g) Shall provide the underground storm water drainage system.
h) All the foot paths shall be paved with tiles and any other such material.
i) Celling tracks should be developed within the layout.
j) Transformer yard shall be provided in the area earmarked for utilities.
k) All the street light shall be provided with LED lighting.
l) Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/purchaser.
m) Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan before the OC is issued.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS. 711 PART 712 PART 713 PART SITUATED AT RUDRARAM(PATANCHERUVU) VILLAGE, PATANCHERUVU MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE. BELONGING TO : M/S GGR INFRA LLP AND OTHERS			
DATE : 12-03-2021		SHEET NO. : 01/01	
AREA STATEMENT HMDA			
PROJECT DETAIL :			
Authority : HMDA		Plot Use : Residential	
File Number : 02768/SKPL/TU/6/HMDA/29102019		Plot Sub/Use : Residential Bldg	
Application Type : General Proposal		Plot/Neighbourly/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 Erstwhile HUDA (HMDA)		Abutting Road Width : 30.00	
Sub/Location : New Areas / Approved Layout Areas		Survey No. : 711 PART 712 PART 713 PART	
Village Name : Rudraram(Patancheru)		North : ROAD WIDTH - 9.15	
Mandal : Patancheru		South : CTS NO -	
		East : CTS NO -	
		West : CTS NO -	
AREA DETAILS :			
AREA OF PLOT (Minimum)		(A)	
NET AREA OF PLOT		(A-Deductions)	
Road Widening Area			
Amenity Area			
Total			
BALANCE AREA OF PLOT		(A-Deductions)	
Vacant Plot Area			
LAND USE ANALYSIS			
Plotted Area			
Road Area			
Organized open space/park Area/Utility Area			
Social Infrastructure Area			
BUILT UP AREA CHECK			
MORTGAGE AREA IN PLOT NO(S). 17 TO 19 AND 79 TO 89 TOTAL (14 PLOTS)			
ADDITIONAL MORTGAGE AREA			
ARCH / ENGG / SUPERVISOR (Regd)		C	
DEVELOPMENT AUTHORITY		LOCAL	
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED CONSTRUCTION			
COMMON LOT			
ROAD WIDENING AREA			



OWNER'S SIGNATURE	ARCHITECT SIGNATURE