



DRAFT LAYOUT PLAN
SCALE 1:600

1. The TECHNICAL APPROVAL OF DRAFT LAYOUT HYDERABAD METROPOLITAN DEVELOPMENT
500007 with Layout - AUTHORITY District Commercial Complex, Tarnaka, Hyderabad. Permit No.
000091/L0/Phg/HMDA/2021, Date : 10 February, 2021, File
No.030621/SKP/LT/06/HMDA/19112019 Dt: 10 February, 2021 Layout Plan approved in Sy.
No.64, 830 of Ruraramvillage, Patancheru Mandal, Sangareddy District to an extent of
44,667.73 Sq.mt. 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 as per specifications given in Lr. No.
030621/SKP/LT/06/HMDA/19112019 Dt:10 February, 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 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 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/area which is in mortgaged in favour
of HMDA i.e. from Plot No.64, 128 to 144 (17 plots), 151 to 153 (3 plots), 154 to 156 (3
plots) total 23 plots to an extent of 3828.16 Sq.mts and Local Body shall ensure that no
developments like building authorized or un- authorized 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 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 get released the mortgaged land from HMDA.

10) The Layout applicant shall display a board of 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
conduct undertaking before release of Draft Layout Plan after collecting the necessary charges
and fees as per their rules in force.

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

14) The applicant / developer shall comply the conditions mentioned in the G.O.M.s.No. 33 MA
Dt: 24-01-2013, G.O.Ms.No. 168 MA Dt: 07-04-2012, G.O.Ms.No. 245 MA Dt: 30-08-2012,
G.O.Ms.No. 276 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.

15)The applicant shall construct the Culvert on nala as per standards obtain from the irrigation
department

16) The applicant had submitted affidavit that he will handover NALA area of 230 1.34 sq.mts
and 2m wide NALA buffer area of 86.63 sq.mts to the local body through the registered gift
deed at free of cost while coming for final layout from HMDA .

17)Shall make necessary arrangements for providing connectivity of its potable/drin king water
supply duly laying the necessary pipelines of the stand as prescribed to the
maintrunk/connecting pipeline under mission bhagratra or any other as approved by the
relevant authorities such as HMWSB/ EnC PH/ RWS dept.

18) In case of layout sites more than 10 Acres, provision shall be made for construction of
sewerage Treatment plant (STP) duly earmarking separate area in addition to mandatory layout
open spaces. 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
at junctions and crossings, etc.

19) 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
telangana solid waste management rules. A mechanism for segregation of garbage shall be put
in place.

20) Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the
side of foot paths towards the plot boundary duly laying the entire footpath space for
pedestrians.

21) Shall provide the underground storm water drainage system. All the foot paths shall be
paved with tiles and any other such material.

22) Cycling tracks should be developed within the layout. Transformer yard shall be provided in
the area earmarked for utilities. All the street light shall be provided with LED lighting.

23) 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/purchasers.
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.

AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 030621/SKP/LT/06/HMDA/19112019	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNearby/Religious/Structure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land SubUse Zone : NA	
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 10.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 930	
Village Name : Rudraram(Patancheru)	North : ROAD WIDTH - 10	
Mandal : Patancheru	South : CTS NO -	
	East : CTS NO -	
	West : ROAD WIDTH - 10	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	47055.71

Amenity Area	0.00
Total	0.00
BALANCE AREA OF PLOT	(A-Deductions)
Vacant Plot Area	47055.71
Land use analysis/Area distribution	
Plotted Area	25416.73
Road Area	13335.22
Organized open space/park Area/Utility Area	4735.95
Social Infrastructure Area	1179.84
BUILT UP AREA CHECK	
MORTGAGE AREA Plot No(s) 128to144,151to153,154 to156 (total 23 plots)	3828.16
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	

