



LAYOUT PLAN
(SCALE 1:800)

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY DISTRICT COMMERCIAL COMPLEX, TARNKA, HYDERABAD - 500007 WITH LAYOUT PERMIT NO.000115/LO/Plg/HMDA/2018, DATE: 15 JUNE, 2018, FILE NO. 010165/SKPLTU6/HMDA/03042018, DATE: 15 JUNE, 2018 LAYOUT PLAN APPROVED IN SY. NO(S). 104P, 105, 106, 107, 108, 109P & 112P OF PATIGHANPUR-ORRGCC VILLAGE COVERING AN EXTENT OF 14556.6 Sq. Mts 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. 010165/SKPLTU6/HMDA/03042018, DATE: 15 JUNE, 2018.
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). 1 to 9 and 25 to 41 (total 25 number of plots) of Survey No. 104P, 105, 106, 107, 108, 109P & 112P to an extent of 7403.47 (15.45%) Sq.mts, vide document no. 20189 of 2018, Dt.30/05/2018 and also additional mortgage plots 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 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 get 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) 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.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.

PLAN SHOWING THE PROPOSED DRAFT LAYOUT WITH OPEN PLOTS IN SY.NO. 104P, 105, 106, 107, 108, 109P & 112P SITUATED IN PATIGHANPUR-ORRGCC VILLAGE, PATANCHERUVU-ORRGCC MANDAL, SANGA REDDY DISTRICT - TS		
BELONGING TO : FORTUNE ESTATES REP BY ITS MANAGING DIRECTOR- T.SINGA RAO & OTHERS		
DATE: 15.06.2018	SHEET NO.: 0101	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File No : 010165/SKPLTU6/HMDA/03042018	Plot SubUse : Residential Bldg	
Application Type : General Proposal	Plot/Neighbourly/Religious/Structure : NA	
Project Type : Open Layout	Land Use Zone : Special development zone (SDZ)	
Nature of Development : New	Land SubUse Zone : SD21	
Location : Outer Ring Road Growth Corridor (ORRGCC)	Abutting Road Width : 12.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 104P, 105, 106, 107, 108, 109P & 112P	
Village Name : Patighanpur-ORRGCC	North : ROAD WIDTH - 30	
Mandal : Patancheruvu-ORRGCC1	South : ROAD WIDTH - 12.19	
	East : SURVEY NO - 448	
	West : SURVEY NO - 104p, 109p & 111, 112p	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	74956.41
		74814.66
Road Widening Area		141.75
Amenity Area		07.00
BALANCE AREA OF PLOT		141.75
Total	(A-Deductions)	74814.66
Vacant Plot Area		74814.66
MORTGAGE AREA		7403.47
mortgage area in plots 1 to 9, 26 to 41 (total 25 number of plots)		
LAND USE ANALYSIS DETAILS		
Plotted Area		47932.22
Road Area		18872.24
Organised open space/Park Area/Utility Area		6129.38
Social Infrastructure Area		1880.82
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- Plot Boundary (Black line)
- Abutting Road (Red line)
- Proposed Construction (Green fill)
- Common Plot (Yellow fill)
- Road Widening Area (Blue fill)

OWNER SIGN :
T. Singa Rao
Archit. Roly
R. Anjil Reddy

ARCHITECT SIGN :
Ar. Sudarshan R
R. Arch., M. Arch. (Dist. Degree)
Consultant Architect
MCA No. 104-414
COA No. CA / 87 / 1106