





1. THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad – 500007 with Layout Permit No. 000208/LO/Plg/HMDA/2021 Dt:07-05-2021, File No. 037062/SKP/LT/U6/HMDA/03072020 Dt: 07-05-2021 Layout Plan approved in Sy. No(s). . 503 PART,504,505 PART,506 PART,507 PART of Lakdaram Village, Patancheruvu Mandal, Sanga Reddy District to an extent of 1,02,887.16 Sq.mts is accorded subject to following conditions:

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

5. The Deed of Mortgage by conditional sale executed by the applicant in favour

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.

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

public in the matter.

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

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

be confirmed by the committee before approval of final layout laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under mission bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH/

open space and bio-compost unit shall be developed in accordance with the telangana solid waste management rules.

COLOR INDEX

ABUTTING ROAD

COMMON PLOT ROAD WIDENING AREA

PROPOSED CONSTRUCTION

A mechanism for segregation of garbage shall be put in place.

paths towards the plot boundary duly leaving the entire footpath space for pedestrians.

Transformer yard shall be provided in the area earmarked for utilities.

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.

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

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. 037062/SKP/LT/U6/HMDA/03072020

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.

7. The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMD: 287 to 342 (56 plots) and for NALA mortgage plot no's: 27 to 38, 345 to 349 (17 plots) (total 73 plots) to an extent of 12970.66 Sq.mts and Local Body shall ensure that no developments like building authorized or un-authorizedly should come in the site until Final Layout Approval by HMDA.

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

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.

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

MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527. 15) To submit the revised NOC from irrigation department duly including Sy.no. 506 and the same shall Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly

RWS dept, In case of layout sites more than 10 Acres, provision shall be made for construction of sewerage Treatment plan (STP) duly earmarking separate area in addition to mandatory layout open 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.

Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory

Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot

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

developed within the layout.

Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOs. 503 PART,504,505 PART,506 PART,507 PART SITUATED AT LAKDARAM VILLAGE, PATANCHERUVU MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

LAND BASE VENTURES REP BY ITS MANAGING PARTNER SRI S RANJITH REDDY AND OTHERS

DATE: 07-05-2021	SHEET NO.: 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 037062/SKP/LT/U6/HMDA/03072020	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNearbyReligiousStructure : 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 Erstwhile HUDA (HMDA)	Abutting Road Width: 30.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 503 PART,504,505 PART,506 PART,507 PART	
Village Name : Lakdaram	North : -	
Mandal : Patancheruvu	South: -	
	East : -	
	West: -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	106458.96
NET AREA OF PLOT	(A-Deductions)	102887.16
Road Widening Area		3571.80
Amenity Area		0.00
Total		3571.80
BALANCE AREA OF PLOT	(A-Deductions)	102887.16
Vacant Plot Area		102887.16
LAND USE ANALYSIS		
Plotted Area		63397.32
Road Area		28004.42
Organized open space/park Area/Uitility Area		8654.18
Social Infrastructure Area		2830.22
BUILT UP AREA CHECK		•
MORTGAGE AREA IN PLOT NOs. 287 to 342 (56 plo	ots)	12970.66
ADDITIONAL MORTGAGE AREA IN 27 to 38, 345 to	349 (17 plots)	12970.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AU	THORITY	LOCAL BODY





