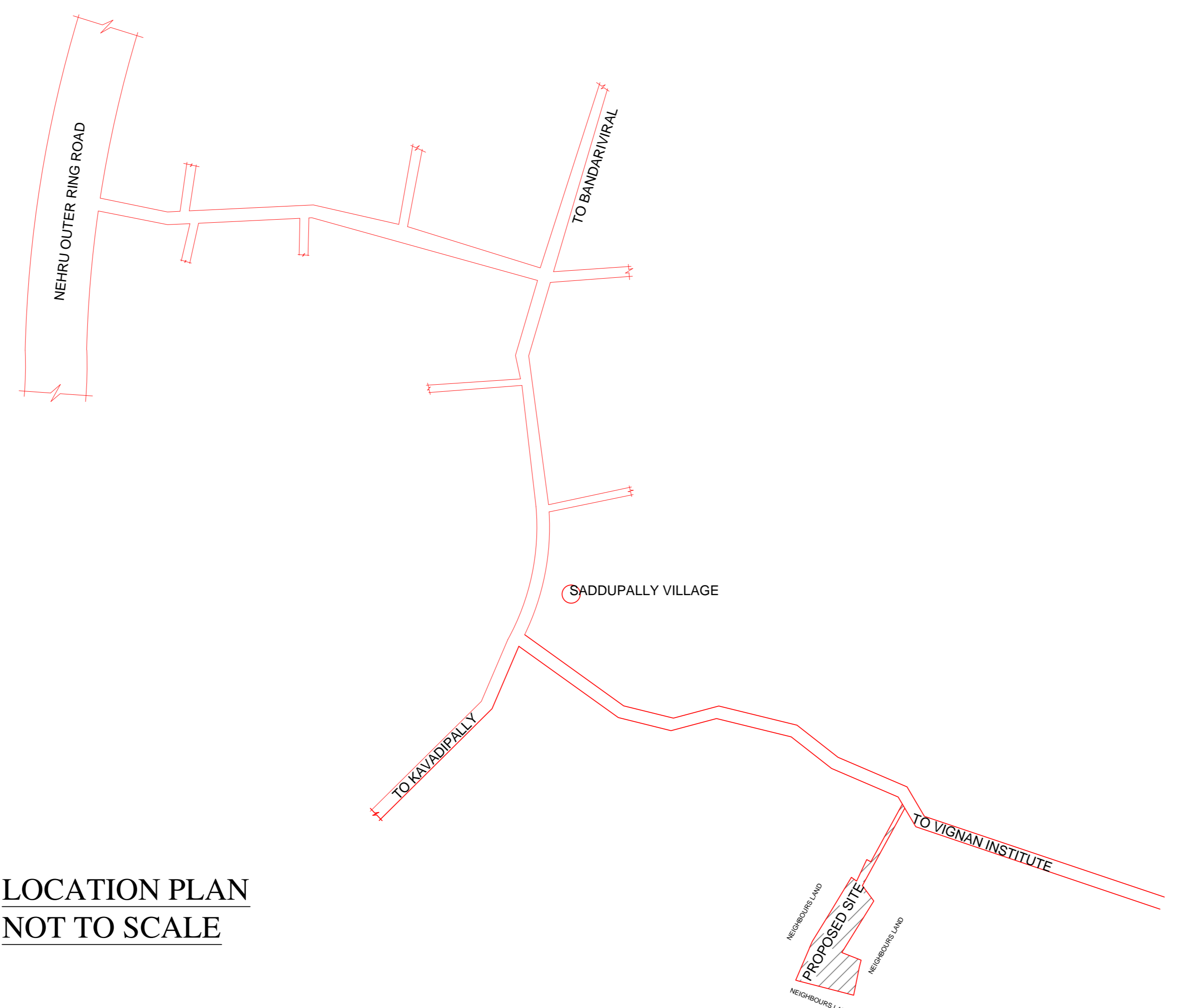




DRAFT LAYOUT PLAN
(SCALE 1:800)

LOCATION PLAN
NOT TO SCALE



- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Swarna Jayanti Complex, Ameerpet, Hyderabad - 500082 with Layout Permit No. 000135LCP/HMDA/2023, Date: 07 July, 2023, File No. 050028/GH/TL/UG/HMDA/13032023 dt: 07 July, 2023. Layout Plan approved in Sy. Nos. 209p, 211p, and 212p of Tharamathpet Village, Abulapurmet Mandal, Ranga Reddy District to an extent of 43,190.64 Sq. M 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. 050028/GH/TL/UG/HMDA/13032023 dt:07 July, 2023
- 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). 83 TO 102 (20 plots) to an extent of 3861.06 Sqm 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 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 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.
- 15) 15 % (Regular mortgage) of plotted area i.e. 3861.06 SqMtrs in Plot Nos 83 TO 102 (20 plots) of Survey 209p, 211p, and 212p of Tharamathpet Village, Abulapurmet Mandal, Ranga Reddy Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex,Ameerpet,Hyderabad,Vide Document No.4567 of 2023 of Dt:12.06.2023
5 % (instalment mortgage) of plotted area i.e. 1283.26 SqMtrs in Plot Nos 103 to 109 (7 plots) of Survey 209p, 211p, and 212p of Tharamathpet Village, Abulapurmet Mandal, Ranga Reddy Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex,Ameerpet,Hyderabad,Vide Document No.4568 of 2023 of Dt:12.06.2023

PLAN SHOWING THE PROPOSED DRAFT LAYOUT OPEN PLOT IN SY NOS. 209P, 211P, AND 212P SITUATED AT THARAMATHPET VILLAGE, ABULLAPURMET MANDAL, RANGA REDDY DIST. T.S.

BELONGING TO: M/s INDO INFRA DEVELOPERS PVT.LTD REP BY ITS MANAGING DIRECTOR MALLEM SIVA GANESH BABU

DATE: 07/07/2023 SHEET NO.: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority: HMDA	Plot Use: Residential
File Number: 050028/GH/TL/UG/HMDA/13032023	Plot SubUse: Residential Bldg
Application Type: General Proposal	PlotNearyByReligiousStructure: NA
Project Type: Open Layout	Land Use Zone: Peri-Urban use zone
Nature of Development: New	Land SubUse Zone: NA
Location: Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width: 30.00
SubLocation: New Areas / Approved Layout Areas	Survey No.: 209p, 211p, and 212p
Village Name: Tharamathpet	North: ROAD WIDTH - 20
Mandal: Abulapurmet	South: PLOT NO - NEIGHBOURS LAND
	East: PLOT NO - NEIGHBOURS LAND
	West: PLOT NO - NEIGHBOURS LAND

AREA DETAILS :

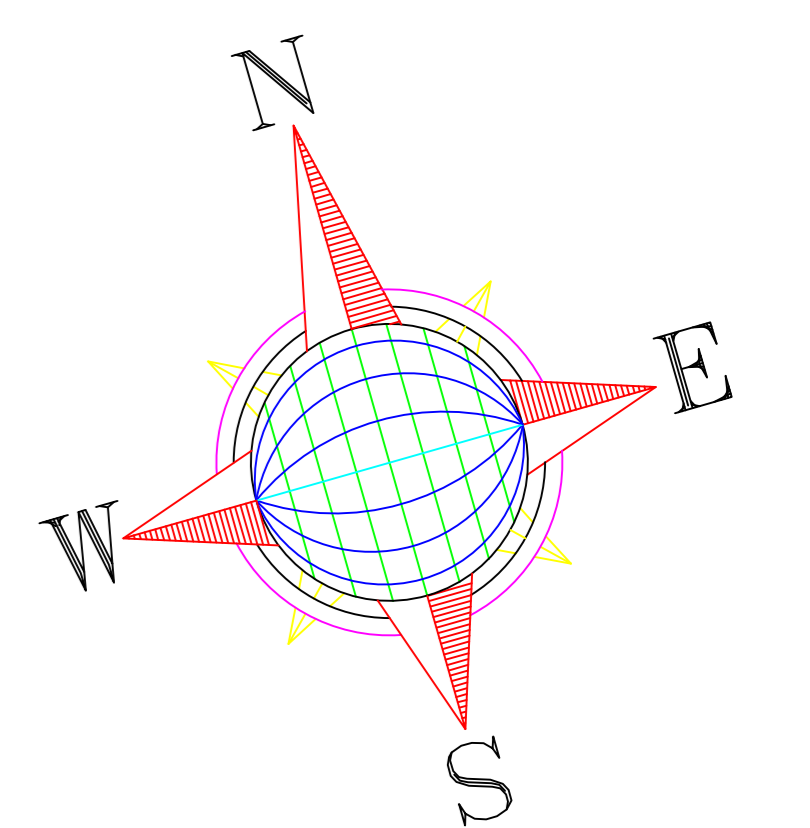
AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	43190.64
Road Widening Area		111.61
Amenity Area		0.00
Total		111.61
BALANCE AREA OF PLOT	(A-Deductions)	43190.64
Vacant Plot Area		43190.64
Land use analysis/Area distribution		
Plotted Area		25463.89
Road Area		13168.67
Organized open space/park Area/Utility Area		3474.22
Social Infrastructure Area		1083.69

BUILT UP AREA CHECK

MORTGAGE AREA Plot Nos 83 TO 102 (20 plots)	3861.06
ADDITIONAL MORTGAGE AREA Plot Nos 103 to 109 (7 plots)	1283.26
ARCH / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue



OWNER'S SIGNATURE

For INDO INFRA DEVELOPERS PVT.LTD

 Managing Director

ARCHITECT'S SIGNATURE

KOLLOJ MONIKA, M.Arch.B.Arch
 Architect
 CA/2017/85041
 Mob: 8556827210