



OFFICE OF BHEEMARAM GRAM PANCHAYAT

BuildNow

FINAL LAYOUT ORDER

Application No: **016923/HMDA/04363/SWFL/SKP1/2026**

Date: **20/05/2026**

To,

M/s TMR INFRA PRIVATE LIMITED

PLOT NO.2, SURYA ENCLAVE ROAD, TRIMULGHERRY, SECUNDERABAD, HYDERABAD-500015

Pincode:

Dear Sir/Madam,

Sub: Bheemaram Gram Panchayat- Issue of Layout Open Plot in Survey No. **156, 157, 158, 159, 160/P, 161, 162/P, 163/P, 170/P** of Locality, **Bhemaram** Village, **Farooqnagar** Mandal, **Rangareddy** District to an extent of **70726.79** Sq.mt. - Approval Accorded - Reg.

- Ref:**
1. Application No. **016923/HMDA/04363/SWFL/SKP1/2026**, Date. **03/04/2026**.
 2. HMDA Proceedings No. 2141/HMDA/SWFL/2026 Dt. 20/05/2026
 3. Gift Deed No. 1363/2025, Date: 04/02/2025 executed at Sub-Registrar- **Rangareddy** Dist.
 4. Relinquishment Deed Doc No. 4608/2026, Date: - 19/05/2026

Vide reference 1st cited, you have applied for **Layout Open Plot** in Sy.Nos. **156, 157, 158, 159, 160/P, 161, 162/P, 163/P, 170/P**, situated in Survey No. **156, 157, 158, 159, 160/P, 161, 162/P, 163/P, 170/P** of Locality, **Bhemaram** Village, **Farooqnagar** Mandal, **Rangareddy** District to an extent of **70726.79** Sq.Mt.

The above proposal has been examined by the HMDA under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force and Technical approval was accorded by HMDA Vide Permit No. 2141/HMDA/SWFL/2026, and request of the commissioner vide ref 3rd cited, to release the plans and proceedings. Hence, The plans and proceedings are released herewith.

The land use analysis of the Final Layout Approved is as follows:

Area Covered Under	Proposed Area in Sq. Mtrs	Percentage (%)
Plotted Area	41071.26	58.07
Road Area	22412.9	31.69
Open Space Area	7202.57	10.18

Buffer Area	40.06	0.06
Social Infrastructure Area	0	0.0
Common Parking Area	0.0	0.0
Utilities Area	0	0.0
Amenities Area	0	0.0
Green Belt Area	0	0.0
Total Net Layout	70726.79	100.0

Number of Plots / Villas	250
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The Final Layout is accorded subject to the following conditions:

1. That the layout now issued does not exempt the lands under reference from the purview of the A.P. Agricultural Land Ceiling Act, 1973.
2. The roads, open spaces and social infrastructure and utilities have been taken over by the Local Authority with registered gift deed vide doc. No. 1363/2025, dt. 04/02/2025
3. After handing over of the open spaces, roads, utilities and social infrastructure to the local body, deed of relinquishment with reference to mortgaged plots was executed by HMDA vide Document no: 4608/2026, Dt: 19/05/2026
4. Every plot shown in the sanctioned plan Layout Permit No. **2141/HMDA/SWFL/2026**, date **20/05/2026** shall be utilized for the construction of any Residential dwelling house and no shop, godown / industry, or any other building which is not ordinarily connected with dwelling shall be constructed in the site. No building shall be converted to any other than to which it has been permitted for.
5. The Residential building permission shall be considered for approval as per Building Rules - 2012 and the amended rules issued by the Government from time to time.
6. In this layout which has been provided with water supply, sewerage and drainage disposal systems, street lighting rain water harvesting structure and other civic amenities shall be properly and effectively maintained.
7. The roads and open spaces which are provided with necessary plantation and greenery shall be maintained properly.
8. This permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
9. If any dispute litigation arises in future, regarding the ownership of the land, site boundary etc., the applicant shall be responsible for the settlement of the same.
10. The HMDA / Municipality / Municipal Corporation reserve the right to cancel the permission if it is found that permission obtained by fraud, misrepresentation or by mistake of facts.
11. The applicant is solely responsible for ownership land disputes / boundary dispute / discrepancy / encroachments / litigations arise in future.

12. The applicant shall comply the terms and conditions and to adhere as imposed in the final layout proceedings of this office and layout rules and regulations.
13. If there are any court cases pending before the court of law, the final layout issued is subject to outcome of court orders.
14. The other general conditions are applicable.
15. Any conditions laid by the authority are applicable.
16. The applicant shall keep all the roads open for free access to the general public and lands in the interior and no compound wall is permitted.
17. A minimum safety distance (both vertical & horizontal) of 3m (10'0") shall be maintained between the building and the high tension electricity lines while approving the residential building permissions in the layout.

You are requested to scrupulously follow the above conditions mentioned in the Final Layout Permit No. **2141/HMDA/SWFL/2026**, date. **20/05/2026** and you are informed to make an online application to the Authority for issue of Building Permissions.

Yours Faithfully



20/05/2026 16:02:03

Municipal Commissioner / Panchayat
Secretary,
Bheemaram Gram Panchayat
Farooqnagar, Rangareddy



Copy to:

1. The Metropolitan Commissioner, HMDA.
2. The Sub-Registrar, SRO, Rangareddy District.
3. The District Registrar, Rangareddy District.
4. The Collector, Rangareddy District.

5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

NOTE: This is computer generated letter, doesn't require any manual signatures





**OFFICE OF THE HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY**

BuildNow

FINAL LAYOUT LETTER

Application No: **016923/HMDA/04363/SWFL/SKP1/2026**

Date: **20/05/2026**

To:

The Municipal Commissioner / Panchayat Secretary,
Bhemaram Gram Panchayat,
Farooqnagar Mandal,
Rangareddy District.

Dear Sir / Madam,

**Sub: HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Layout
Open Plot** in Survey No. **156, 157, 158, 159, 160/P, 161, 162/P, 163/P, 170/P** of Locality, **Bhemaram**
Village, **Farooqnagar** Mandal, **Rangareddy** District to an extent of **70726.79 Sq.mt** - Technical
Approval Accorded - Reg.

- Ref:**
1. Your application file No. **016923/HMDA/04363/SWFL/SKP1/2026**, dt: **03/04/2026**
 2. Draft Layout Application No. **12289/764/2025/H**
 3. Draft Layout permit No. **09/2025/H**, dt. **25/01/2025**
 4. Gift Deed No. 1363/2025, Date: 04/02/2025 executed at Sub-Registrar- **Rangareddy** Dist.
 5. Relinquishment Deed Doc No. 4608/2026, Date: - 19/05/2026

It is to inform that, in the reference 1st cited, **M/s TMR INFRA PRIVATE LIMITED** has applied for
Layout Open Plot in Survey No. **156, 157, 158, 159, 160/P, 161, 162/P, 163/P, 170/P** of Locality, **Bhemaram**
Village, **Farooqnagar** Mandal, **Rangareddy** District to an extent of **70726.79 Sq.Mt.**

The above proposal has been examined under the provisions of section - 18, 19 & 20 of HMDA Act 2008. The applicant has paid all required fees and charges to HMDA including Municipality / Municipal Corporation Charges. Accordingly, the technical approval is hereby accorded vide Final Layout Permit No. **2141/HMDA/SWFL/2026**, date. **20/05/2026** you are requested to release the plans and proceedings to the Applicant.

Vide reference 3rd cited, the applicant has submitted Deed of Relinquishment executed in favour of the Metropolitan Commissioner, HMDA for Plot Nos. to an extent of 6352.59 Sq.mtrs vide Doc no. 4608/2026 ,

Date: 19/05/2026

The land use analysis of the Final Layout Approved as follows:

Area Covered Under	Proposed Area in Sq. Mtrs	Percentage (%)
Plotted Area	41071.26	58.07
Road Area	22412.9	31.69
Open Space Area	7202.57	10.18
Buffer Area	40.06	0.06
Social Infrastructure Area	0	0.0
Common Parking Area	0.0	0.0
Utilities Area	0	0.0
Amenities Area	0	0.0
Green Belt Area	0	0.0
Total Net Layout	70726.79	100.0

Number of Plots / Villas	250
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The Final Layout accorded is subject to the following Conditions:

1. That the layout now issued does not exempt the lands under reference from the purview of the A.P. Agricultural Land Ceiling Act, 1973.
2. The roads, open spaces and social infrastructure and utilities have been taken over by the Local Authority with registered gift deed vide doc. No. 1363/2025, dt. 04/02/2025
3. After handing over of the open spaces, roads, utilities and social infrastructure to the local body, deed of relinquishment with reference to mortgaged plots was executed by HMDA vide Document no: 4608/2026, Dt: 19/05/2026
4. Every plot shown in the sanctioned plan Layout Permit No. **2141/HMDA/SWFL/2026,dt.20/05/2026** shall be utilized for the construction of any Residential dwelling house and no shop, godown / industry, or any other building which is not ordinarily connected with dwelling shall be constructed in the site. No building shall be converted to any other than to which it has been permitted for.
5. The Residential building permission shall be considered for approval as per Building Rules - 2012 and the amended rules issued by the Government from time to time.
6. In this layout which has been provided with water supply, sewerage and drainage disposal systems, street lighting rain water harvesting structure and other civic amenities shall be properly and effectively maintained.
7. The Local Authority shall ensure that the roads and open spaces which are provided with necessary plantation and greenery shall be maintained by the Local Authority.
8. There will not be any revision of this Final Layout. If revised, the same will be communicated to the Local Authority.

9. This permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
10. If any dispute litigation arises in future, regarding the ownership of the land, site boundary etc., the applicant shall be responsible for the settlement of the same. HMDA or its employees shall not be a party to any such dispute litigation.
11. The HMDA reserves the right to cancel the permission if it is found that the permission obtained by the applicant is based on misrepresentation or by mistake of facts.
12. The applicant is solely responsible for ownership land disputes / boundary dispute / discrepancy / encroachments / litigations that arise in future.
13. The applicant shall comply with the terms and conditions and to adhere as imposed in the final layout proceedings of this office and layout rules and regulations.
14. The other general conditions are applicable.
15. Any conditions laid by the authority are applicable.
16. The applicant shall keep all the roads open for free access to the general public and lands in the interior and no compound wall is permitted.
17. The Local Authority shall ensure that a minimum safety distance (both vertical & horizontal) of 3m (10'0") shall be maintained between the building and the high tension electricity lines while approving the residential building permissions in the layout.
18. If there are any court cases pending before the court of law, the final layout issued is subject to the outcome of court orders.

You are requested to scrupulously follow the above and Final Layout Permit No. **2141/HMDA/SWFL/2026**, date **20/05/2026** and you are informed to issue the Residential Building Permissions as per the delegation of powers issued by HMDA.

Yours Faithfully



Designation: Chief Planning Officer

20/05/2026 16:01:58

For:

Metropolitan Commissioner

Hyderabad Metropolitan Development
Authority



Copy to:

1. M/s TMR INFRA PRIVATE LIMITED, PLOT NO.2, SURYA ENCLAVE ROAD, TRIMULGHERRY, SECUNDERABAD, HYDERABAD-500015
2. To The Sub- Registrar,
3. FAROOQNAGAR SRO,
4. Rangareddy District.
5. The District Registrar, Rangareddy District.
6. The Collector, Rangareddy District.
7. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

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