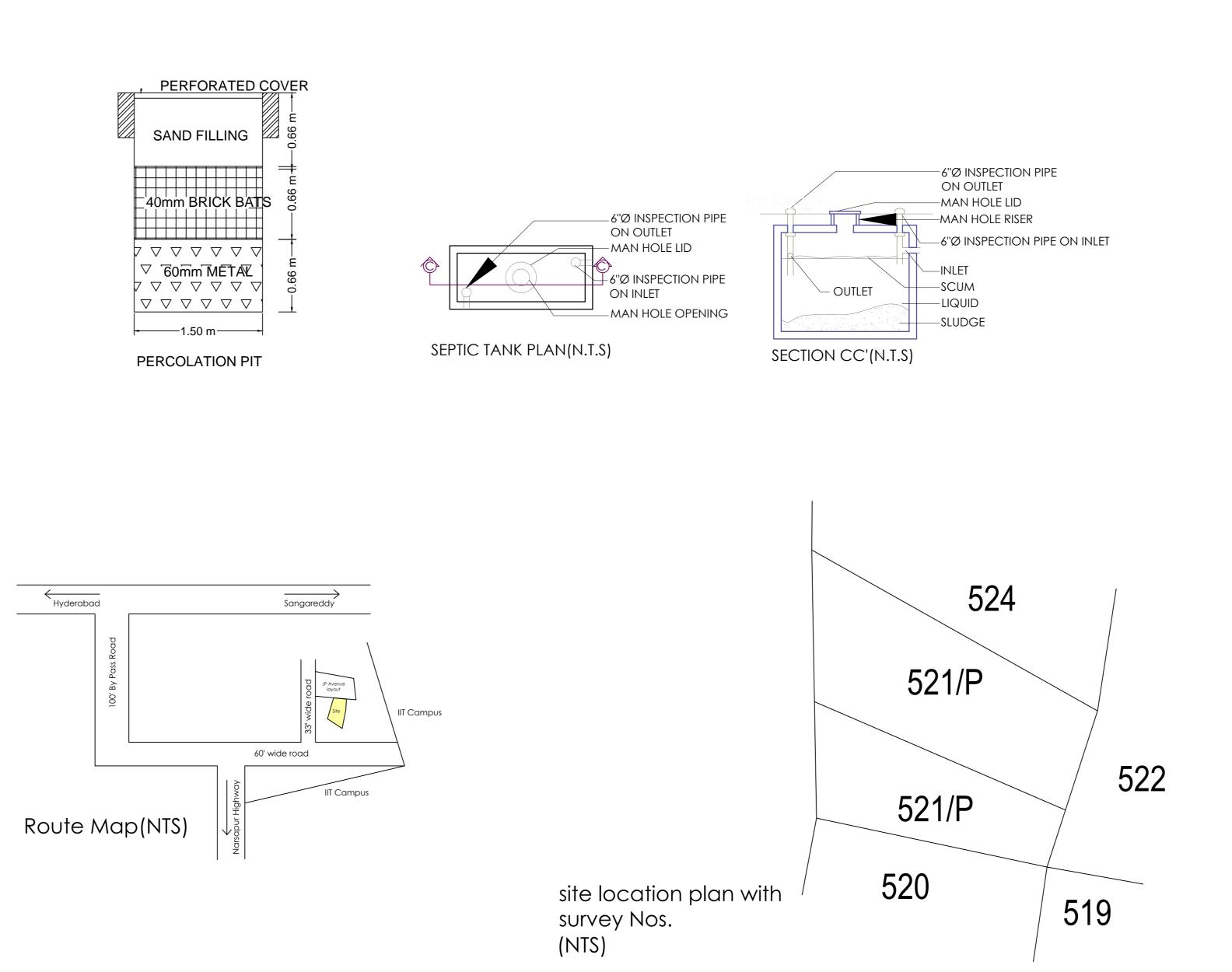


DRAFT LAYOUT (SCALE 1:300)



THE TECHNICAL APPROVAL OF DRAFT LAYOUT with open plots OF HYDERABAD METROPOLITAN DEVELOPENT AUTORITY Swarna Jayanti Complex, Ameerpet, Hyderabad, with Layout Permit dated on 06-04-2021., Layout Plan No:000183/LO/Plg/HMDA/2021 dt: 06-04-2021, File No. 033894/SKP/LT/U6/HMDA/10022020 approved in Sy. No. 521/aa, at Mamidipally Village Kandi mandal Sangareddy district to an extent of 9407.61 sq.mts is accorded subject to following conditions:

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

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 app developer & not made party of HMDA and its Employees.

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-033894/SKP/LT/U6/HMDA/10022020 dated 06-04-2021.

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.

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.

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

The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the Plot Nos. 34, 35, 36, 37, 38 & 39 (Total 6 plots) to an extent of 1019.23 sq.yds or 852.21 sq.mts (16.18). 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.

The applicant is permitted to sell the plots, other than mortgaged plots as mentioned

in item no. 7 above.

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.

The Layout applicant shall display a board at a prominent in the above site showing

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.

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.

The HMDA/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.

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

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. Simple mortgage (16.04%) of plotted area in plot 34, 35, 36, 37, 38 & 39 (Total 6 plots) to an extent of 1019.23 sq.yds or 852.21 sq.mts Sqm(16.18%) vide deed no 12430/2021 dt: 15.03.2021 of Survey No. 521/aa, at Mamidipally Village Kandi mandal ,Sangareddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex Ameerpet, Hyderabad-500016,

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOS. 521/AA SITUATED MAMIDIPALLEE VILLAGE, KANDI MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-

SUNIL JAIN & PRIYATHAM BABU DONTHA

PLOT BOUNDARY ABUTTING ROAD

COMMON PLOT

PROPOSED CONSTRUCTION

DATE: 06-04-2021	SHEET NO.: 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority: HMDA	Plot Use : Residential	
File Number : 033894/SKP/LT/U6/HMDA/10022020	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNearbyReligiousStructure : 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: 9.14	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 521/aa	
Village Name : Mamidipallee	North : ROAD WIDTH - 12	
Mandal : Kandi	South : VACANT LAND	
	East : VACANT LA	ND
	West : ROAD WIDTH - 12	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9407.61
NET AREA OF PLOT	(A-Deductions)	9407.61
Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	9407.61
AccessoryUse Area		9.00
Vacant Plot Area		9398.61
LAND USE ANALYSIS		
Plotted Area		5266.84
Road Area		3021.27
Organized open space/park Area/Uitility Area		882.60
Social Infrastructure Area		236.93
BUILT UP AREA CHECK		
MORTGAGE AREA IN Plot Nos. 34, 35, 36, 37, 38 & 39 (Total 6 plots)		852.21
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY
COLOR INDEX		

