

- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDRABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) District Commercial Complex, Tarnaka, Hyderabad - 50007 with Layout Plan No.001/2014/CM/REGD/001, Dated: 21 September, 2015; Plan No. 028966/CHTLTUG/HMDA/09102019 D/Date: 21 September, 2020 Layout Plan approved in Sy. No. 38 Part of Bhuvanagiri Village, Bhuvanagiri Mandal, Nalgonda District covering an extent of 27,298.35 Sq.m is accepted subject to following conditions:
- 2) The Layout Number issued does not exempt the lands under reference from pur view of Urban Land Ceiling Act 1976.
- 3) The 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 L.P. No. 028966/CHTLTUG/HMDA/09102019 D/Date: 21 September, 2020.
- 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 in no way accountable to the plot purchaser in the layout of the applicant / developer.
- 6) The applicant / developer are directed to complete the above developmental works within a period of 3 years and submit a completion certificate for releasing of mortgage plots / area which is in favour of METROPOLITAN COMMISSIONERS, HMDA to the Executive Authority in Municipal 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 add the plot area which is in most gages in favour of HMDA (is from Plot No. 387 to 499) (total 113 plots) total to an extent of 23467.79 Sq.m and Local Body shall ensure that no developments like building authorized or un-authorized should come in the site until Final Layout Plan is approved by HMDA.
- 8) The applicant is permitted to sell the plots, other than mortgage 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 the layout approved by HMDA.
- 10) The Layout applicant shall display a board at a prominent in the above site showing the layout plan with aerial 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 gate as per sanctioned layout plan.
- 12) The GRMC/Municipal/Executive Authority shall ensure that areas covered by roads and open spaces of the layout shall have use and not allow any type of construction in the layout and collect outstanding before release of Draft Layout Plan after collecting the necessary charges and fees as per their rules in force.
- 13) This permission does not bear any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.
- 14) The GRMC/Municipal/Executive Authority shall comply the conditions mentioned in the G.O.Ms No. 331/M/DC/2401/2015, G.O.Ms No. 168/M/DC/07/24/2015, G.O.Ms No. 348/M/DC/30/48/2015, G.O.Ms No. 276/M/DC/02/07/2010, G.O.Ms No. 528 & G.O.Ms No. 527.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH OPEN PLOTS IN SY.NO. 38 PART SITUATED AT BUVANAGIRI VILLAGE, BUVANAGIRI MANDAL, YADADRI DIST., T.S.

BELONGING TO -
HARIPRIYA DEVELOPERS AND OTHERS

DATE: 21/09/2020 SHEET NO.: 01/01

AREA STATEMENT HMDA

PROJECT DETAILS :

Authority: HMDA	Plot Use: Residential
File Number: 028966/CHTLTUG/HMDA/09102019	Plot Sub/Use: Residential Bldg
Application Type: General Proposal	Plot/Neighbourhood/Structure: NA
Project Type: Open Layout	Land Use Zone: Residential
Nature of Development: New	Land Sub/Use Zone: Residential zone-1 (urban areas contiguous to growth corridor)
Location: Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width: 30.00
Sub/Location: New Areas / Approved Layout Areas	Survey No.: 38part
Village Name: Bhuvanagiri	North: -
Mandal: Bhuvanagiri	South: -
	East: -
	West: -

AREA DETAILS :

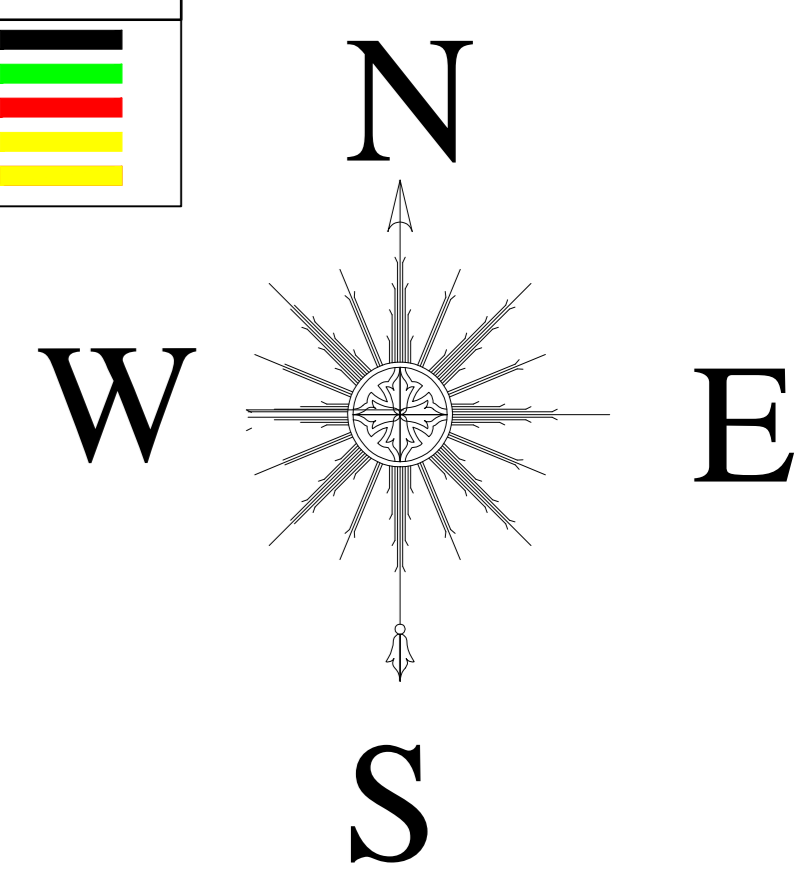
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	227026.39
Road Widening Area		27744.35
Amenity Area		0.00
Total		27744.35
BALANCE AREA OF PLOT	(A-Deductions)	227026.39
Vacant Plot Area		227026.39
LAND USE ANALYSIS		
Plotted Area		131186.63
Road Area		69002.80
Organized open space/park Area/Utility Area		20922.18
Social Infrastructure Area		5918.70

BUILT UP AREA CHECK

MORTGAGE AREA PLOT NO(S), 387 TO 499 (TOTAL 113 PLOTS)	23467.79
ADDITIONAL MORTGAGE AREA	0.00
ARCH / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

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



DRAFT LAYOUT PLAN
SCALE:(1:1400)

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
For M/s. Haripriya Developers <i>[Signature]</i> Managing Partner	<i>[Signature]</i> BALASUBRAMANYAM G.M. ARCHITECT CA/2014/62437