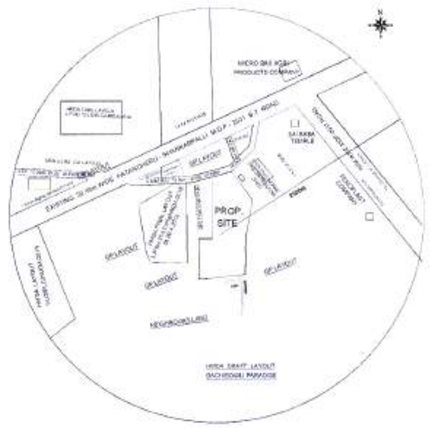
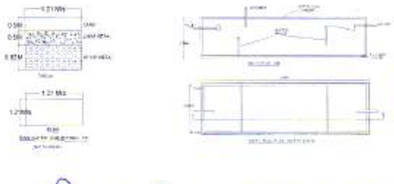
15.03 % Plotted Area to be Mortgaged in favour of M.C.HMDA vide plot no's.1 to 9 and 12 to 29(27 plots) to an extent 6207 Sqyds

DRAFT LAYOUT
(SCALE 1:800)





Panchayath Secretary
G.P. NANDIGAMA
Mdl: Patancheru, Dist. Sangareddy

నిర్మాణ అనుమతి

ఉత్తర్వులు సంఖ్య 3/డి.ని/202 తేది 20/04/2022.

ద్వార ప్లాన్ ప్రకారం ఈ అనుమతి తేదినిండ్ల వరకు చెల్లును

అయితే యజమాని హక్కు కలిగించరు
గ్రామనిక పాత్ర స్థలంలోగాని, ప్రభుత్వ స్థలంలోగాని కీపన్ స్థలంలోగాని
చెర్యుశికం, ఎఫ్.టి యలే గాని మరియు ఏదైన కోర్టు కేసులు
ఉన్నట్లయితే ఇట్టి అనుమతి చెల్లుబాటు కాదు

Panchayath Secretary
G.P. NANDIGAMA
Mdl: Patancheru, Dist. Sangareddy

Name : GANGAVATH KOTESHWAR RAO
Designation : Assistant Planning Officer
Date : 01-Feb-2022 12:

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 01-Feb-2022 13:

a) Shall make necessary arrangements for providing connectivity of its internal/servicing water supply duly laying the necessary pipelines of the same as proposed by the major trunk/connecting pipeline under mission bhageeratha or any other as approved by the relevant authorities such as HMWSSB, DTCP, R&B dept.,

b) For all layouts less than 10 acres in size, the developer shall put in place a mechanism for sewage treatment in accordance with zerodischarge basis based policy. Further, the treated sewerage shall be connected to the existing public sewerage system at/as the point as specified.

c) Shall undertake underground burying of all utilities and services lines either under the footpaths or carriage way/at median of the roads as the case may be with proper precautions at junctions and crossings, etc.,

d) Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and segregation and shall be developed in accordance with the telangana state waste management rules.

e) Is mandatorily for segregation of garbage shall be put in place.

f) Shall develop Avenue plantation within the median (in 61 feet and above roads) and, by the side of road paths towards the plot boundary duly leaving the entry footpath spaces for pedestrians.

g) Shall provide the underground storm water drainage system.

h) In the road paths shall be paved with tiles only any other such materials.

i) Cycling tracks should be developed within the layout.

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

k) All the street light shall be provided with LED lighting.

l) Shall make necessary arrangements for complete disposal of scraps of plastic in layout and shall issue necessary instructions and create awareness among the plot owners/purchases.

m) Green belongs shall be planned and taken up in a manner prescribed and expenses and will be in scope and execution, as can be given and the DC is issued.

1.) THE TECHNICAL APPROVAL OF DRAFT LAYOUT/ HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) Layout Permit No.000067/LO/Pg1/HMDA/2022.01/11-01-2022 File No. 018808/SKP/LO/Pg1/HMDA/2022/02821 dt:11-01-2022 Layout Plan approved in Sy. No. 284/a and 284/b/1 in Kandlakoya Village, Patancheruvu Mandal, Sangareddy District to an extent of 54,408.39 Sq. yds is accorded subject to following conditions:

2) The Layout Number issued does not warrant 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 it any litigation / cases be settled the owner by the sole land / developer & not mean 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. 018808/SKP/A1/LO/Pg1/HMDA/2022/02821 dt:11-01-2022

5) The issue of mortgage by mortgagee sole executed by the applicant in favour of HMDA is purely a measure to ensure completion of the components of development / infrastructure by the applicant / developer and HMDA in no way responsible to the plot purchaser in the event of default by applicant / developer.

6) The applicant / developer are directed to complete the above developmental works within a period of 5 years and submit a requisition letter for releasing of mortgage deed / area which is in favour of METROPOLITAN COMMISSIONER, duly enclosing NOC 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 mortgage in favour of HMDA i.e. from plot no(s). 1 to 9 and 12 to 29 (27 plots) to an extent of 6,789.97 Sq.m and local body shall ensure that no developments like building authorized or un-authorizable 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 para 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 parts of the layout in general until and unless the applicant has completed the developmental works and then get released the mortgaged land from HMDA.

10) The layout applicant shall display a board at a prominent in the above site showing the layout details with permit no. and with full details of the layout specifications and conditions to facilitate the public in the locality.

11) Zonal Commissioner/Municipal/Executive Authority should ensure that the open spaces shall be developed by the applicant along with other development with compound wall and grill as per sanctioned layout plan.

12) The GMR/Municipal shall handover such encumbrance free lands to HMDA and such spaces of the layout shall take care and not allow any type of construction in the layout and collect endowment 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, dt: 24-01-2011, G.O.Ms.No. 168, MA. Dt: 07-04-2012, G.O.Ms.No. 246, MA. Dt: 19-06-2015, G.O.Ms.No. 229, MA. Dt: 30-07-2015, G.O.Ms.No. 329, M.A. G.O.Ms.No. 527.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOS. 284/P AND 159/P SITUATED AT NANDIGAMA VILLAGE, PATANCHERU(M), NANDIGAMA, SANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-

M/s BHAGYAMEE DEVELOPERS Pvt. Ltd. Rep. by its Project Director Sri B. MAHESH and others

DATE: 11-01-2022 | SHEET NO: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL	
Authority: HMDA	Plot Use : Residential
File Number: 018808/SKP/LO/Pg1/HMDA/2018/02821	Plot Sub Use : Residential Bldg
Application Type: General Proposal	Plot Activity Pattern/Structure : NA
Project Type: Open Layout	Land Use Zone : Residential
Nature of Development: New	Land Sub Use Zone : Residential Zone-I (Urban areas comprising plots for group housing and individual houses)
Location: Extended area of Greater HMDA (HMDA)	Abutting Road Width : 30.00
Built up Use: New Plots (Approved Layout) Areas	Survey No. : 159/p and 165/p
Village Name: Nandigam	North : ROAD WIDTH - 18.00
Mandal: Patancheruvu	South : VACANT LAND
	East : VACANT LAND
	West : VACANT LAND

AREA DETAILS		SQ.MT.
AREA OF PLOT (Gross)	(A)	54408.39
NET AREA OF PLOT	(A-Deductions)	54408.39
Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	54408.39
Vacant Plot Area		54408.39
LAND USE ANALYSIS		
Plotted Area		34538.63
Road Area		14684.39
Organised Open space/park Area/Vitality Area		4373.63
Local Infrastructure Area		1062.30
BUILT UP AREA CHECK		
MORTGAGE AREA IN Plot No.(s) 1 to 9 and 12 to 29 (27 plots)		5189.87
ADDITIONAL MORTGAGE AREA		0.00
ARCHITECT/SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT

OWNER'S SIGNATURE	ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
For BHAGYAMEE DEVELOPERS (P) LTD. Project Director	ANIL KUMAR MIKKILI M.ARCH Registered Architect CA/2000/26018	M. RAMBABU