

TOPO PLAN
Not to Scale

DRAFT LAYOUT
Scale (1:1500)

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HARSHAGUDA METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) COMMERCIAL COMPLEX, TANJAL, HYDRABAD - 500077 with Layout Permit No. 00152/07/PH/MDA/2019 Dated 04 June 2019. File No. 022042Z/ALT/USHMDA/26042019. Layout Plan approved in by No. 738p, 737p, 741p and 742p of HARSHAGUDA VILLAGE of Maheshwaram Village covering an extent of 10713.97 G.O.Ms No. 276/MA/2012-G.O.Ms No. 528 & G.O.Ms No. 527.

2. The Layout Number issued does not exempt the lands under reference from purchase of Urban and Ceiling Act 1974.

3. This permission of developing the land shall not be used as proof of the title of the land. And if any dispute/road cases to settle the matter by the applicant/developer is not made party of HMDA and its Employees.

4. The applicant shall be responsible for the development of road and in no way HMDA will take up the development work as per specifications given in L.P. No. 022042Z/ALT/USHMDA/26042019.

5. The Date of Mortgage by conditional sale executed by the applicant in favour of HMDA is a matter to be considered in the condition of development of infrastructure by the applicant/developer and HMDA is not way accountable to the post purchaser in the layout of the applicant/developer.

6. The applicant/developer is directed to complete the above development works within a period of 3 years and submit a final report for releasing of mortgage proceeds in favour of METROPOLITAN COMMISSIONER, HMDA. Any encroachment by Municipality Commissioner/Executive Authority in regard to roads and open spaces shall be covered by the Executive Authority before release of the Final Layout Plan.

7. The applicant shall not be permitted to sell the plots which are in mortgage in favour of HMDA (as from Plot No. 186 to 230 (Total 45 plots)) to an extent of 100% (70% and 20% to 24% Total 45 plots) in an extent of 360.00 Sq.Ms for non submission of Agri-lease to non agricultural conversion proceedings from RDC. Local Body shall ensure that no developments like building, structures or un-authorised sheds come in the site until Final Layout Approval by HMDA.

8. The applicant is permitted to sell the plots, other than mortgage plots as mentioned in item no. 7 above.

9. The Mortgage Commissioner/Executive Authority shall not approve and release any building permission or all any unauthorised developments in the area under mortgage by HMDA in particular and in other sites of the layout in general until and unless the applicant has completed the development works and then get released the mortgage loan from HMDA.

10. The Layout applicant shall display a board at a prominent in the above site showing the layout plan with special LP No. and with all details of the layout specifications and conditions to be followed by 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 ornaments compound wall and grill as per sanctioned layout plan.

12. The CEMC/Municipal Corporation Functionaries 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 Final Layout Plan. Collecting the necessary charges and fees as per their rules in force.

13. The permission does not for 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. 24.6.2013, G.O.Ms No. 188 MA Dt. 07.06.2012, G.O.Ms No. 246 MA Dt. 30.05.2012, G.O.Ms No. 276/MA/2012-G.O.Ms No. 528 & G.O.Ms No. 527.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SURVEY NO. 736p, 737p, 738p, 739p, 741p and 742p of HARSHAGUDA VILLAGE HO, SITUATED AT MANKAL - ORRG VILLAGE, MAHESWARAM-ORRG MANDAL, RANGA REDDY DISTRICT, T.S.

BELONGING TO :-
BHASHYAM PROJECTS REPRESENTED BY ITS MANAGING PARTNER SRI B. NAVEEN & OTHERS

DATE: 04-06-2019 SHEET NO.: 0101

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 022042Z/ALT/USHMDA/26042019	Plot Sub/Use : Residential Bldg
Application Type : General Proposal	Plot/Neighbour/Religious/Structure : NA
Project Type : Open Layout	Land Use Zone : Special development zone (SDZ)
Nature of Development : New	Land Sub/Use Zone : SDZ
Location : Outer Ring Road Growth Corridor (ORRG)	Abutting Road Width : 12.94
Sub/Location : New Areas / Approved Layout Areas	Survey No. : 736p, 737p, 738p, 739p, 741p and 742p of HARSHAGUDA VILLAGE Ho
Village Name : Mankal - ORRG	North : CTS NO -
Mandal : Maheswaram-ORRG	South : CTS NO -
	East : CTS NO -
	West : ROAD WIDTH - 12.94

AREA DETAILS :

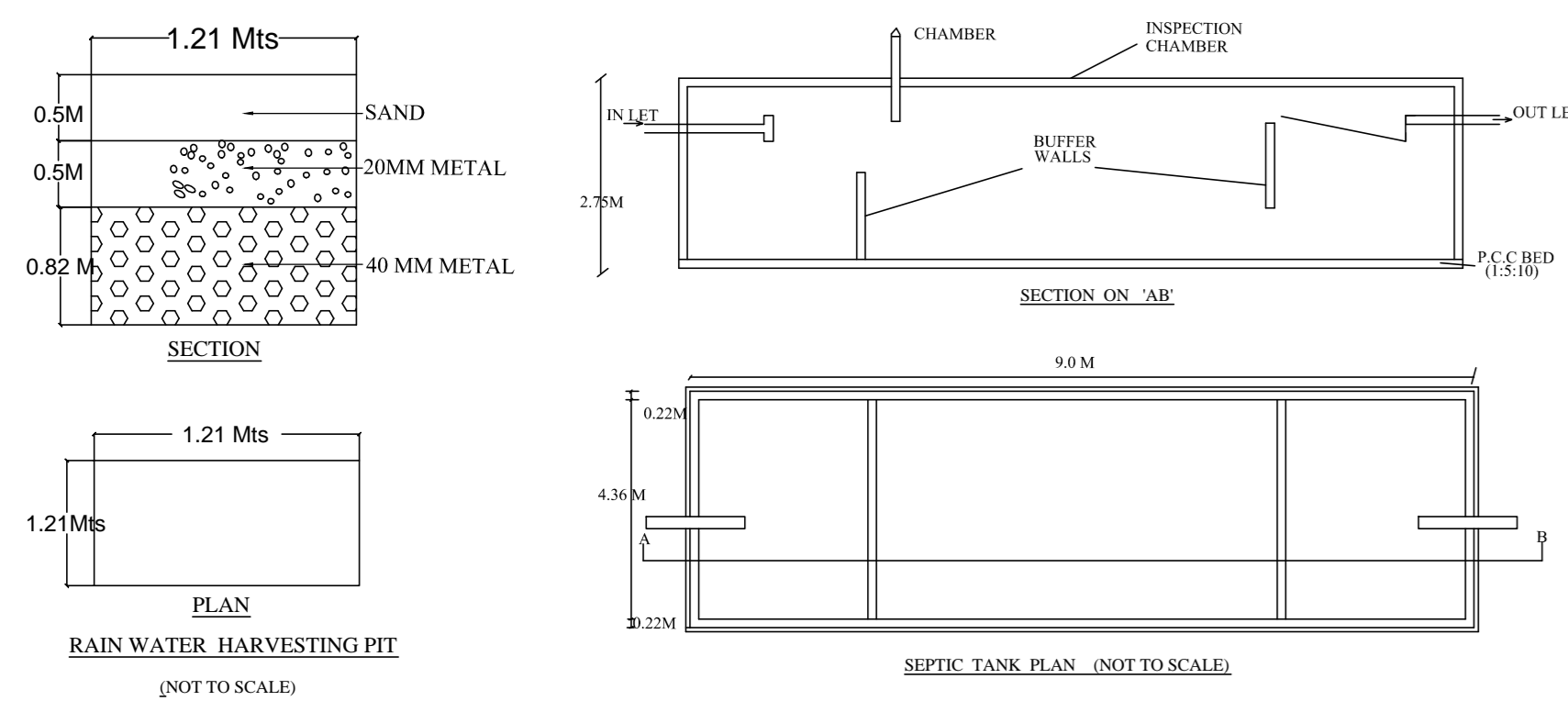
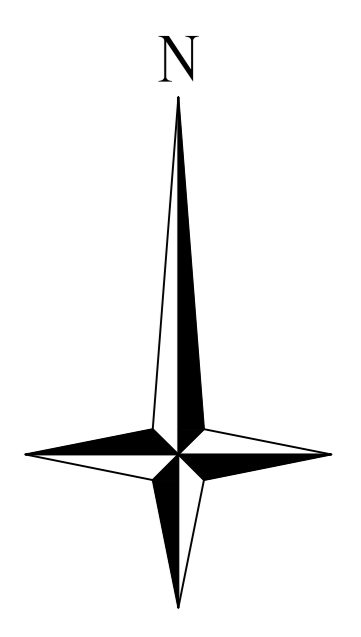
AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	116713.97
Road Widening Area		2919.09
Amenity Area		0.00
Total		2919.09
BALANCE AREA OF PLOT	(A-Deductions)	116713.97
Vacant Plot Area		116713.97
LAND USE ANALYSIS		
Plotted Area		6558.31
Road Area		32111.01
Organized open space/park Area/Utility Area		9230.62
Social Infrastructure Area		2783.61

BUILT UP AREA CHECK

MORTGAGE AREA IN PLOT NO(S) 186 TO 230 (TOTAL 45 PLOTS)	10058.77
ADDITIONAL MORTGAGE AREA IN PLOT NO(S) 231 TO 244 (TOTAL 14 PLOTS)	3405.85
ARCH / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

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



OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE	STR. ENGR. SIGNATURE
1. For Bhashyam Projects 2. Managing Partner 3. Bhashyam 4. M. Naveen 5. M. Naveen 6. Bhashyam	 ANIL KUMAR MIKKILI Registered Architect CA/2604/2014	 M. NAVEEN Structural Engineer No. 1587, Upper Meppal, Hyderabad