1. THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ,Amerpet ,Hyderabad ,Vide Lr.No.000104/LO/Pfs/HMDA/2023, Dt:24-05-2023, File No. 060184/SMD/LT/U6/HMDA/20032023, Dt:24-05-2023, Layout Plan approved in Sy.Nos. 192/p and 193/p Situated at AGAPALLY village covering an extent of 126700.81 Sq.m is accorded subject to following conditions:

2. The Layout Number issued does not exempt 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 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 Lr. No. 060184/SMD/LT/U6/HMDA/20032023, Dt:24-05-2023.

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 no way accountable to the plot purchaser in the layout of default by applicant / developer.

6. 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.

7. The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMDA i.e. from Plot No. : 7 to 82 (total 76 number of plots) i.e. 12158.97 Sq.Mts (15.160) & 83 to 85 & 97 to 105 (TOTAL NO OF PLOTS –22) i.e. 4175.17 Sq.mtrs (5.192) & 96, 107 to 119 & 122 to 129 (total 22 number of plots) i.e. 4140.22 Sq.mtrs (5.156), and Local Body shall ensure that no developments like building authorized or un-authorizedly should come in the site until Final Layout Approval by HMDA.

1) The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.

2) 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.

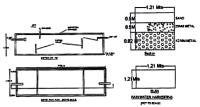
3) The Layout applicant shall display a board at a prominent in the above site showing the layout pattern with permit LP No. and with full details of the layout specifications and conditions to facilitate the public in the matter.

4) 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.

5) The GHMC/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.

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

7) 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.



PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOS. 192/P AND 193/P SITUATED AT AGAPALLE VILLAGE, MAHESHWARAM MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

SELLER(S) :
MR S R GROUP REP BY ITS PARTNER SRI N.SAMANTH REDDY & OTHERS

DATE : 24-05-2023 | SHEET NO: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL:	
Authority : HMDA	Plot Use : Residential
File Number : 060184/SMD/LT/U6/HMDA/20032023	Plot Sub Use : Residential Bldg
Application Type : General Proposal	Proposal Type : Direct
Project Type : Open Layout	Land Use Zone : Residential
Nature of Development : New	Land Sub Use Zone : Residential zone (Urban areas contiguous to growth corridor)
Location : Extended area of Erstwhile HUDA (PMDR)	Abutting Road Width : 12.19
Application Received Date : New Area / Approved Layout Areas	Survey No. : 192p and 193p
Village Name / Agpadu :	North : VACANT LAND
Mandal : Maheshwaram	South : VACANT LAND
	East : ROAD WIDTH - 12.19
	West : VACANT LAND

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	126700.81
NET AREA OF PLOT	(A-Deductions)	126700.81
Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	126700.81
Vacant Plot Area		126700.81
LAND USE ANALYSIS		
Plotted Area		88370.19
Road Area		23342.32
Organized open space& Amenity Area		10988.69
Social Infrastructure Area		3171.41
BUILT UP AREA CHECK		
AVERAGE AREA OF PLOTS Max. 1 to 82 (total 76 number of plots)		12158.97
ADDITIONAL MORTGAGE AREA 83 to 85 & 97 to 105 (TOTAL NO OF PLOTS -22)		4175.17
ADDITIONAL MORTGAGE AREA 96, 107 to 119 & 122 to 129 (total 22 number of plots)		4140.22

ARCHITECT/ SUPERVISOR (Regd)	Owner

DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	

N
NW NE W E SW SE S

Name : DHARAVATH DAMODAR NAIK
Designation : Junior Planning Officer
Date : 29-May-2023 19:

Name : LAVKAM RAM REDDY
Designation : Planning Officer
Date : 29-May-2023 19:

01/6/2023

OWNER'S SIGNATURE	ARCHITECT SIGNATURE	STR.ENGR.SIGNATURE
	ANIL KUMAR MIKKILI B.ARCH Registered Architect CA/2006/27014	K. BALEEP KUMAR, M.Tech, MIE STRUCTURAL ENGINEER Reg.No.AP-1/1/2006 Flat No.G-1, Sri Durga Residency, L.B. Nagar, HYDERABAD