

DRAFT LAYOUT (SCALE 1:800)

1 ) THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT | PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOs.1315/P, 1316/P, 1317/P & 1318 AUTHORITY District Swarna Jayanti Complex, Ameerprt, Hyderabad —500082, with Layout Permit No.000100/L0/Plg/HMDA/2023 ,Dt:19-05-2023 File No. 056230/SMD/LT/U6/HMDA/11082022 ,Dt:19-05-2023 Layout Plan approved in Sy. Nos. 1315/P, 1316/P, 1317/P & 1318 situated at Nandigama Mandal, Ranga Reddy Dist. To an extent of 66797.05 Sq.mts is accorded subject to following

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. 056230/SMD/LT/U6/HMDA/11082022 , Dt:19-05-2023

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 Nos: 12 to 17 ,59 to 82 to an extent of 6016.43 Sq.mts and Local Body shall ensure that no developments like building authorized or un-authorized should come in the site until Final Layout Approval

8) The applicant is permitted to sell the plots, other than mortgaged 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 got released the mortgaged land from HMDA.

10) 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. 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 grill as per sanctioned layout plan. 12) 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. 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.M s.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 15) 15.27 % of developable area i.e. from Plot Nos. 12 to 17 ,59 to 82 to an extent of 6016.43 Sq.mts of Survey Nos. 1315/P, 1316/P, 1317/P & 1318 of Nandigama Village, Nandigama Mandal, Ranga Reddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerprt, Hyderabad, Vide Mortgage deed no.2399/2023, Date: 17/04/2023. Sro: Shadnagar . . and 5 % of developable area, i.e. Plots 11 ,28 to 33 & 39, 40 and 45 to an extent of 1969.916 Sq.mtrs in Survey Nos. Nos 1315, 1316/P, 1317/P & 1318 of Nandigama Village, Nandigama Mandal, Ranga Reddy Distr additionally Mortgaged for Developments charges instalment ,

in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerprt, Hyderabad , Vide Deed Document No. 2400/2023, Date:17/04/2023. Sro :Shadnagar .

SITUATED AT NANDIGAMA VILLAGE, NANDIGAMA MANDAL, RANGA REDDY DISTRICT, T.S.

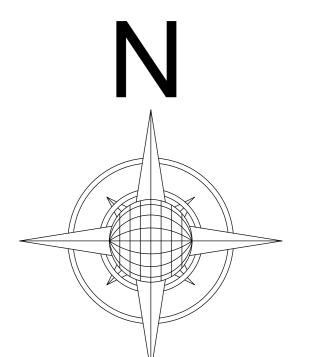
DIVYABHUMIDEVELOPERS RepbyJONNADASIVAKUMAR AndOTHERS

DATE: 19-05-2023	SHEET NO.: 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority: HMDA	Plot Use : Residential	
File Number: 056230/SMD/LT/U6/HMDA/11082022	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. : 1315/P, 1316/P, 1317/P & 1318	
Village Name : Nandigama	North : -	
Mandal : Nandigama	South: -	
	East : -	
	West: -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67182.95
NET AREA OF PLOT	(A-Deductions)	66797.05
BuffeZone Area		385.90
Amenity Area		0.00
Total		385.90
BALANCE AREA OF PLOT	(A-Deductions)	66797.05
Vacant Plot Area		66797.05
LAND USE ANALYSIS		
Plotted Area		39379.39
Road Area		19788.75
Organized open space/park Area/Uitility Area		5958.76
Social Infrastructure Area		1670.14
BUILT UP AREA CHECK		
MORTGAGE AREA IN Plot Nos: 12 to 17 ,59 to 82		6016.43
ADDITIONAL MORTGAGE AREA IN Plots 11 ,28 to 33 & 39, 40 and 45		1969.916
ARCH / ENGG / SUPERVISOR (Regd)		Owner

COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED CONSTRUCTION COMMON PLOT

ROAD WIDENING AREA

LOCAL BODY



DEVELOPMENT AUTHORITY

OWNER'S SIGNATURE | ARCHITECT SIGNATURE



