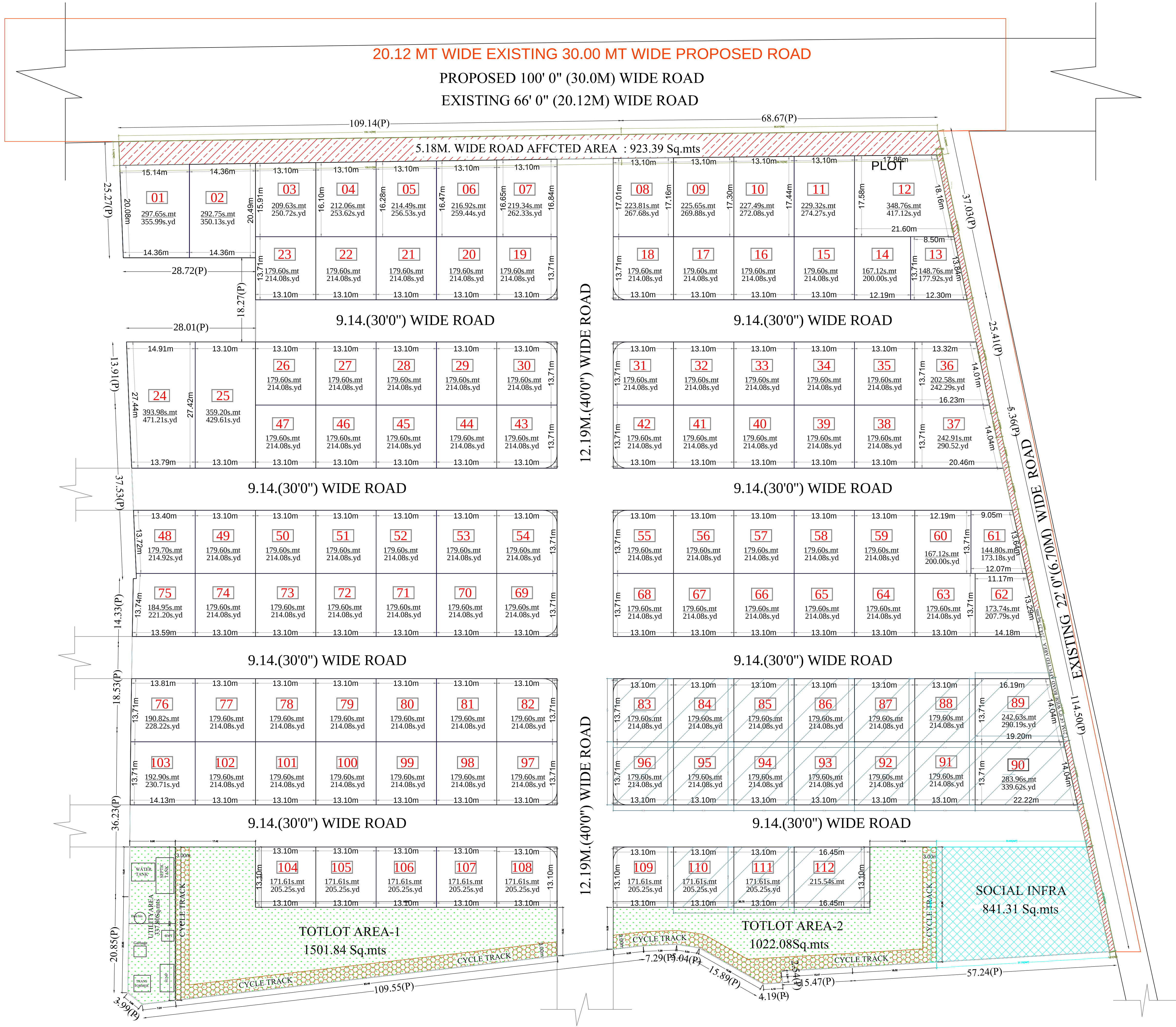




DRAFT LAYOUT PLAN
(SCALE :-1:400)

1. The TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY / Swarna Jayanthi Complex, Amrpet, Hyderabad - 500016 with Layout Permit No.002211(OP)/HMDA/2023, Date: 23 December, 2023, File No. 062088MEDILTUEHMDA/09112023, Dt. 23 December, 2023 Layout Plan approved in Sy. No(s). 17, 18/14, 18/18, 18/3, 18/4 & 18/5 of Sonaram Village, Medchal Mandal, Medchal-Malkajgiri District covering an extent of 34,788.57 Sq.mts 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. 062088MEDILTUEHMDA/09112023 Date : 23 December, 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 mortgage in favour of HMDA (i.e. from Plot No(s). 83 to 96 & 110 to 112 (total 17 plots) total to an extent of 3241.87 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 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 got released the mortgage 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 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.
15. The applicant shall hand over road effected area 214.23sq.mts, Internal roads area 8517.38sq.mts (25.31 %), Tot-plot area 2623.92 sq.mts (7.50%), Utility area 537.80 (1.00%) and social infrastructure area 841.30sq.mts (2.50%) to the local body at free of cost through registered gift deed before release of final layout plan by HMDA.
16. 15% of developable area to an extent of 3241.87 Sq.mts i.e. from Plot Nos. 83 to 96 & 110 to 112 (total 17 plots) of Survey Nos. 17, 18/14, 18/18, 18/3, 18/4 & 18/5, of Sonaram Village, Medchal Mandal, Medchal-Malkajgiri District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanthi Complex, Amrpet, Hyderabad, Vide Mortgage Deed Document No.17696/2023, Dt:19.12.2023.
17. The applicant had handed over the road affected area as per G.O Ms.No. 106 MA dt: 06/07/2020 to an extent of 923.38 Sq.mts in favour of the Local body by virtue of registered Gift Deed vide doc no. No. 17697 of 2023, dt. 19.12.2023, and same was confirmed by the local body dt. : 08-06-2023. The Municipal Commissioner.

PLAN SHOWING THE PROPOSED DRAFT LAYOUT OPEN PLOT IN SYNOUS: 17, 18/14, 18/18, 18/3, 18/4 & 18/5 SITUATED AT SONARAM VILLAGE, MEDCHAL MANDAL, MEDCHAL-MALKAJGIRI DIST. T.S.

BELONGING TO :
M/S.SUNYUGA INFRA REP BY DADIMI VISWANATH REDDY

DATE : 23/12/2023
SHEET NO. : 01/01

AREA STATEMENT HMDA

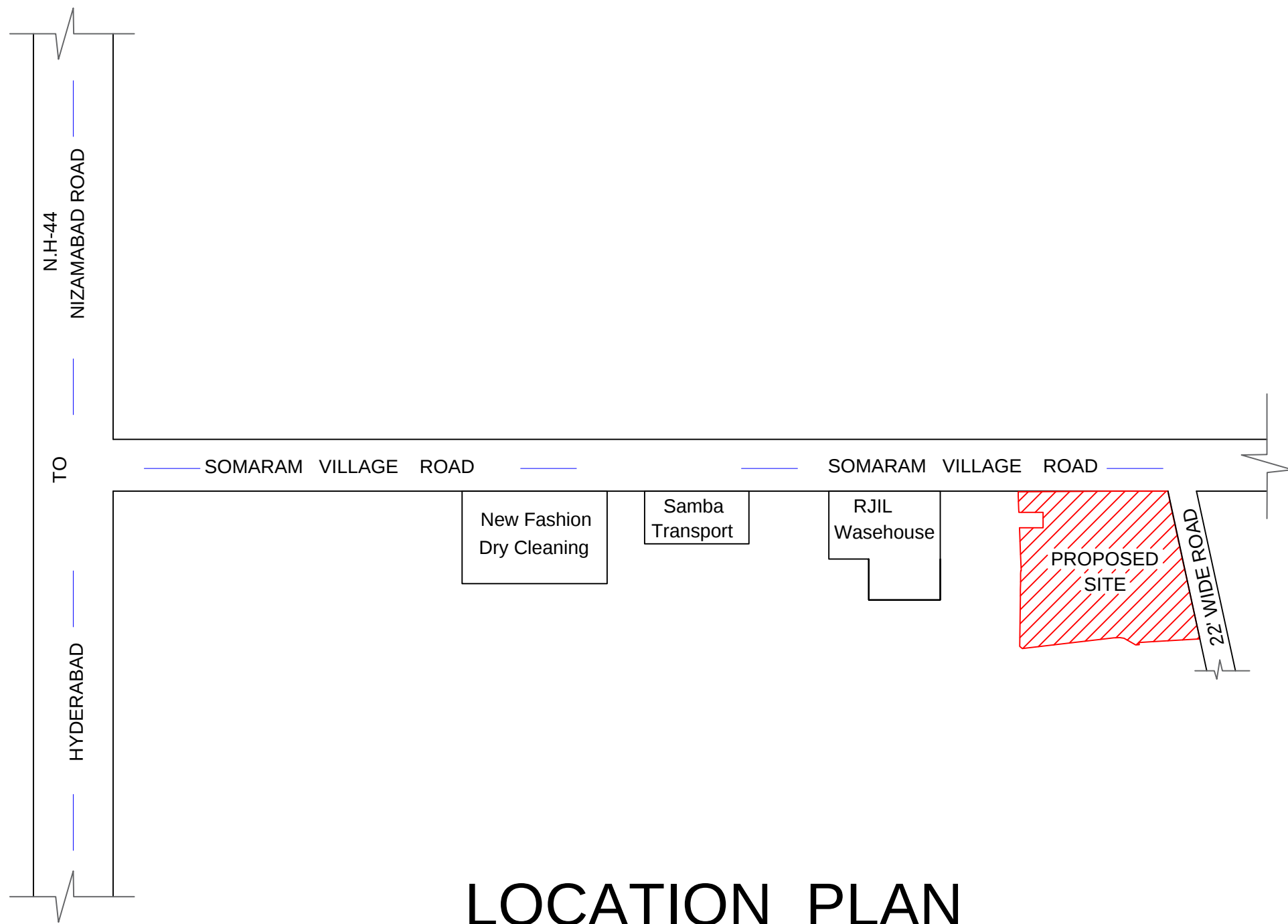
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 062088MEDILTUEHMDA/09112023	Plot SubUse : Residential Bldg	
Application Type : General Proposal	Plot/Nearby/Religious Structure : NA	
Project Type : Open Layout	Land Use Zone : NA	
Nature of Development : New	Land SubUse Zone : NA	
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 20.12	
SubLocation : Existing Built-Up Areas / Congested Areas	Survey No. : 17, 18/14, 18/18, 18/3, 18/4 & 18/5	
Village Name : Sonaram	North : VACANT LAND	
Mandal : Medchal	South : VACANT LAND	
	East : VACANT LAND	
	West : ROAD WIDTH - 20.12	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	34788.57
NET AREA OF PLOT	(A-Deductions)	33651.76

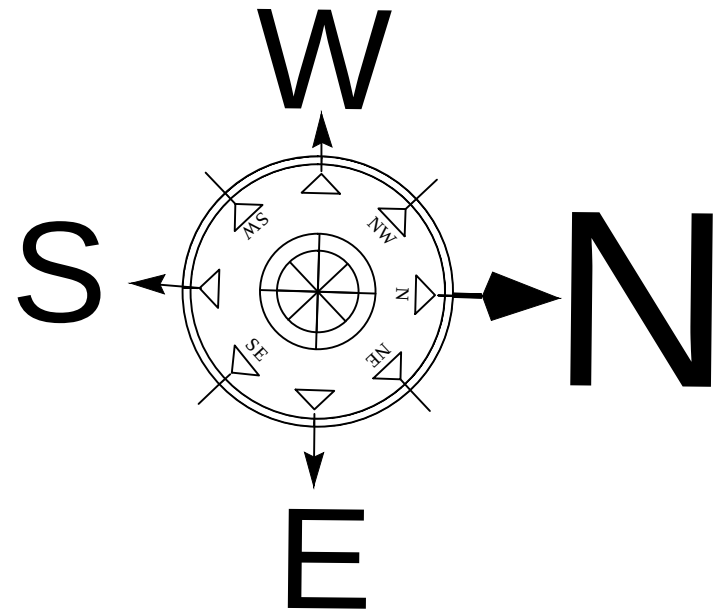
Road Widening Area		1136.81
Amenity Area		0.00
Total		1136.81
BALANCE AREA OF PLOT	(A-Deductions)	33651.76
Vacant Plot Area		33651.76
Land use analysis/Area distribution		
Plotted Area		21431.30
Road Area		8517.36
Organized open space/park Area/Utility Area		2861.73
Social Infrastructure Area		841.31

BUILT UP AREA CHECK		
MORTGAGE AREA Plot Nos. 83 to 96 & 110 to 112 (total 17 plots)		3241.87
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD WIDENING AREA		



LOCATION PLAN
(NOT TO SCALE)



OWNER'S SIGNATURE

For SUNYUGA INFRA
[Signature]
Managing Partner

ARCHITECT'S SIGNATURE

[Signature]
KOLLOJI MONIKA, M.Arch.B.Arch
Architect
CA/2017/89041
Mob: 9868827210