

ISO_full_bleed_A0_(841.00_x_1189.00_MM)

PROPOSED 30.0M WIDE ROAD AS PER GO.Ms.No.106 Dt:6.7.20
EXISTING 20.0M WIDE ROAD
30.0M MAINROAD
SHAMSHABAD
AMERPET

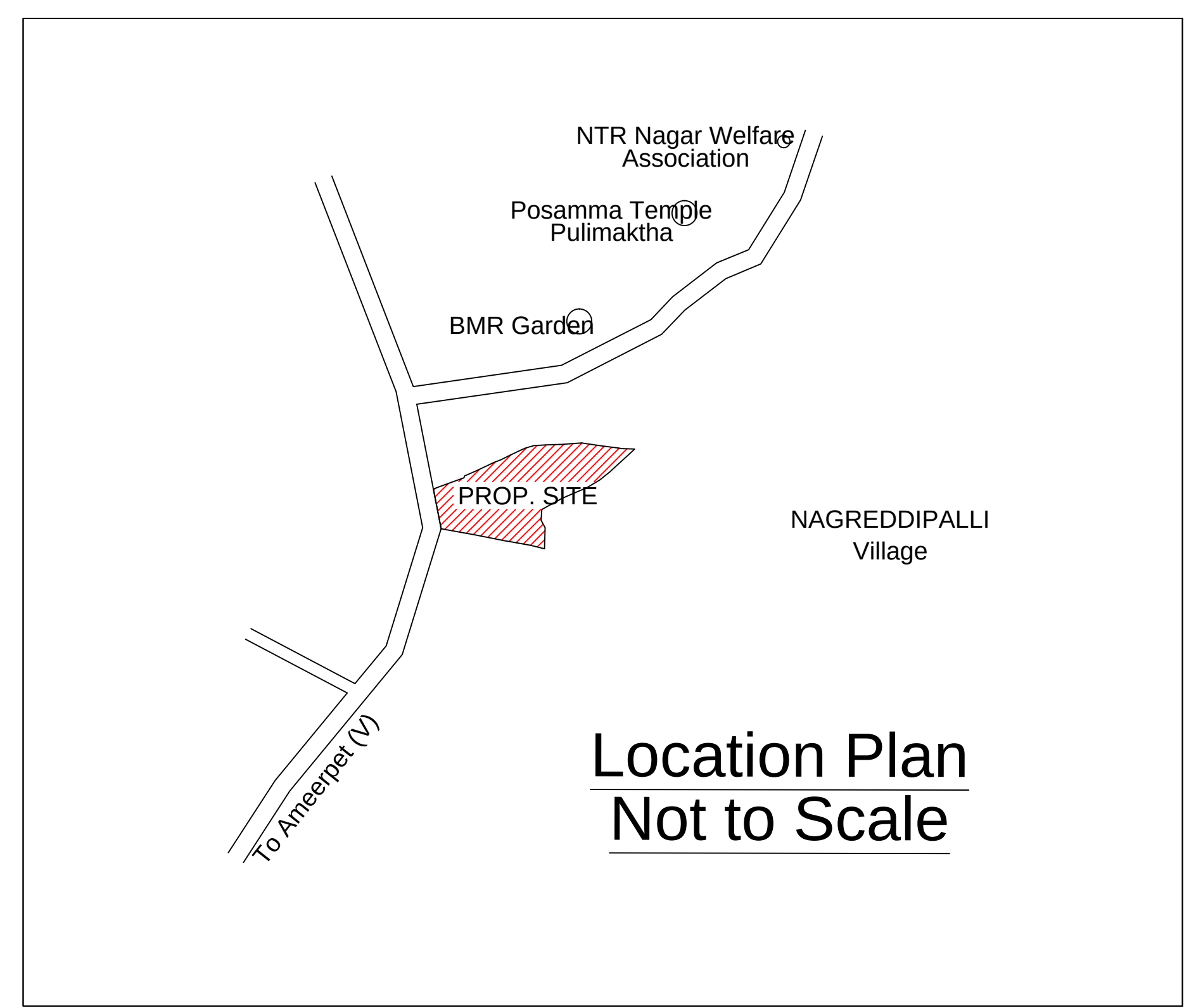
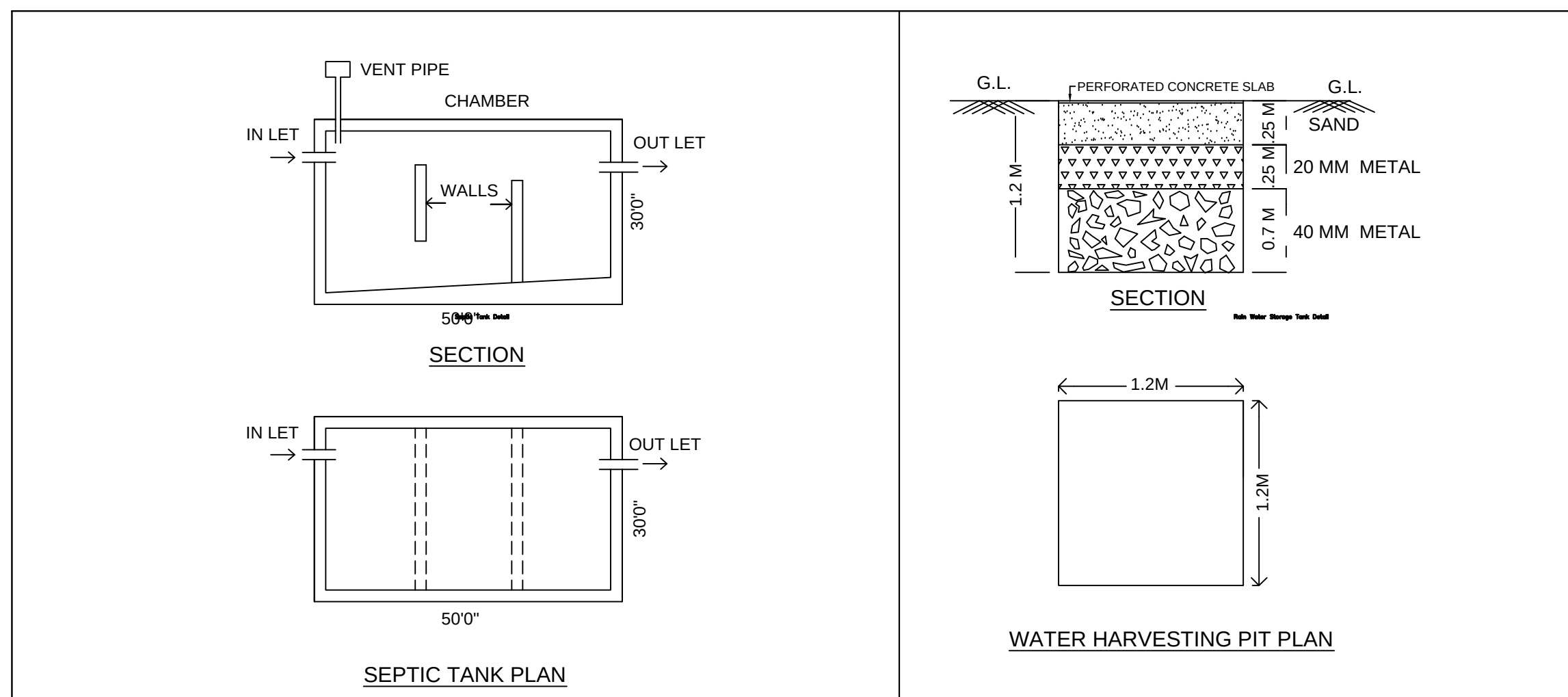
NEIGHBOURS OPEN LAND

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DRAFT LAYOUT PLAN
SCALE:(1:400)



THE PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH OPEN PLOTS IN SY NOS. 125P, 126P SITUATED AT NAGREDDIPALLE VILLAGE, MAHESWARAM MANDAL, RANGA REDDY DIST. T.S.		
BELONGING TO:- NATURE HOME PROJECTS REP BY ITS MANAGING PARTNER VEMANA CHENCHU MURALI		
DATE: 11/01/2021	SHEET NO. : 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 034887/SMD/LTU6/HMDA/03032020	Plot Sub/Use : Residential Bldg	
Application Type : General Proposal	Plot/Neighbourhood/Structure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land Sub/Use Zone : Residential zone-1 (urban areas contiguous to growth corridor)	
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 30.00	
Sub/Location : New Areas / Approved Layout Areas	Survey No. : 125P, 126P	
Village Name : Nagreddipalle	North : CTS NO -	
Mandal : Maheswaram	South : CTS NO -	
	East : CTS NO -	
	West : ROAD WIDTH - 20	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	28821.45
Road Widening Area		3054.00
Amenity Area		0.00
Total		3054.00
BALANCE AREA OF PLOT	(A-Deductions)	28821.45
Vacant Plot Area		28821.45
LAND USE ANALYSIS		
Plotted Area		19160.73
Road Area		7295.77
Organized open space/park Area/Utility Area		2601.62
Social Infrastructure Area		763.02
BUILT UP AREA CHECK		
MORTGAGE AREA Plot No(s): 69.77 to 86 (Total 11 plots)		3061.48
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		

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT/ HYDERABAD METROPOLITAN DEVELOPMENT SOCIETY with Layout - AUTHORITY District Commercial Complex, Tarnaka, Hyderabad Layout Permit No. 000028/0/Phy/HMDA/2021, Date : 11 January, 2021.
2. 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 L.R. No. 034887/SMO/LT/U6/HMDA/03032020/3 /3/2020 dt:11 January, 2021 Sy.No. 125P, 126P, 2P Nagreddipalle Village, Maheswaram Mandal, Ranga Reddy District covering an extent of 32875.45 sq.m is accorded subject to follow ing conditions:
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 L.R. No. 034887/SMO/LT/U6/HMDA/03032020/3 /3/2020 dt:11 January, 2021.
5. The Dead 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 regulation 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(s). 69.77 to 86 (Total 11 plots) an extent 3061.48 Sq.mtrs (15.98%) , 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 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.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. 528 & G.O.Ms.No. 527.

