

- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Swarna Jayanti Complex, Ameerpet, Hyderabad 500082, Layout Permit No.000223/LD/Pg/HMDA/2022, Date : 12 November, 2022, File No: 054112/SKP/LT/UE/HMDA/21042022, Dt:12 November, 2022 Layout Plan approved in Sy. Nos. 319 of Edthunur Village, Kandi Mandal, Sangareddy District to an extent of 37098.70 Sq.mt. 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. 054112/SKP/LT/UE/HMDA/21042022, Dt:12 November, 2022.
- 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 regd. res 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. 4-16 & 98-116 to an extent of 472.135 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 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 get 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 G.M.C/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.M.No. 168 MA Dt: 07-04-2012, G.O.M.No. 246 MA Dt: 30-05-2012, G.O.M.No. 278 MA Dt: 02-07-2010, G.O.M.No. 525 & G.O.M.No. 527.
- 15) 15.90% of developable area i.e. from Plot Nos :4-8 & 98-116 to an extent of 3560.08 Sq.mts. of Survey Nos. 319 of Edthunur Village, Kandi Mandal, Sangareddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerpet, Hyderabad, Vide Mortgage deed no.34848/2022, Date: 12/10/2022, Sro: Sangareddy. And 5.19 % of developable area, i.e. Plots 9-16 to an extent of 1161.87 Sq.mts in Survey Nos. 319 of Edthunur Village, Kandi Mandal, Sangareddy District, addition ally Mortgaged for non submission of Nala conversion certificate, in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swa rna Jayanti Complex, Ameerpet, Hyderabad & Vide Deed Document No. 34848/2022, Date:12/10/2022,SRO, Sangareddy.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH OPEN PLOTS IN SY.NOS. 319 SITUATED AT EDTHANUR VILLAGE, KANDI MANDAL, SANGA REDDY DIST.T.S.

BELONGING TO:-
MIS RAJA DEVELOPERS AND BUILDERS REP BY MANAGING PARTNER RAMESH INTURI

DATE: 12/11/2022 SHEET NO.: 01/01

AREA STATEMENT HMDA

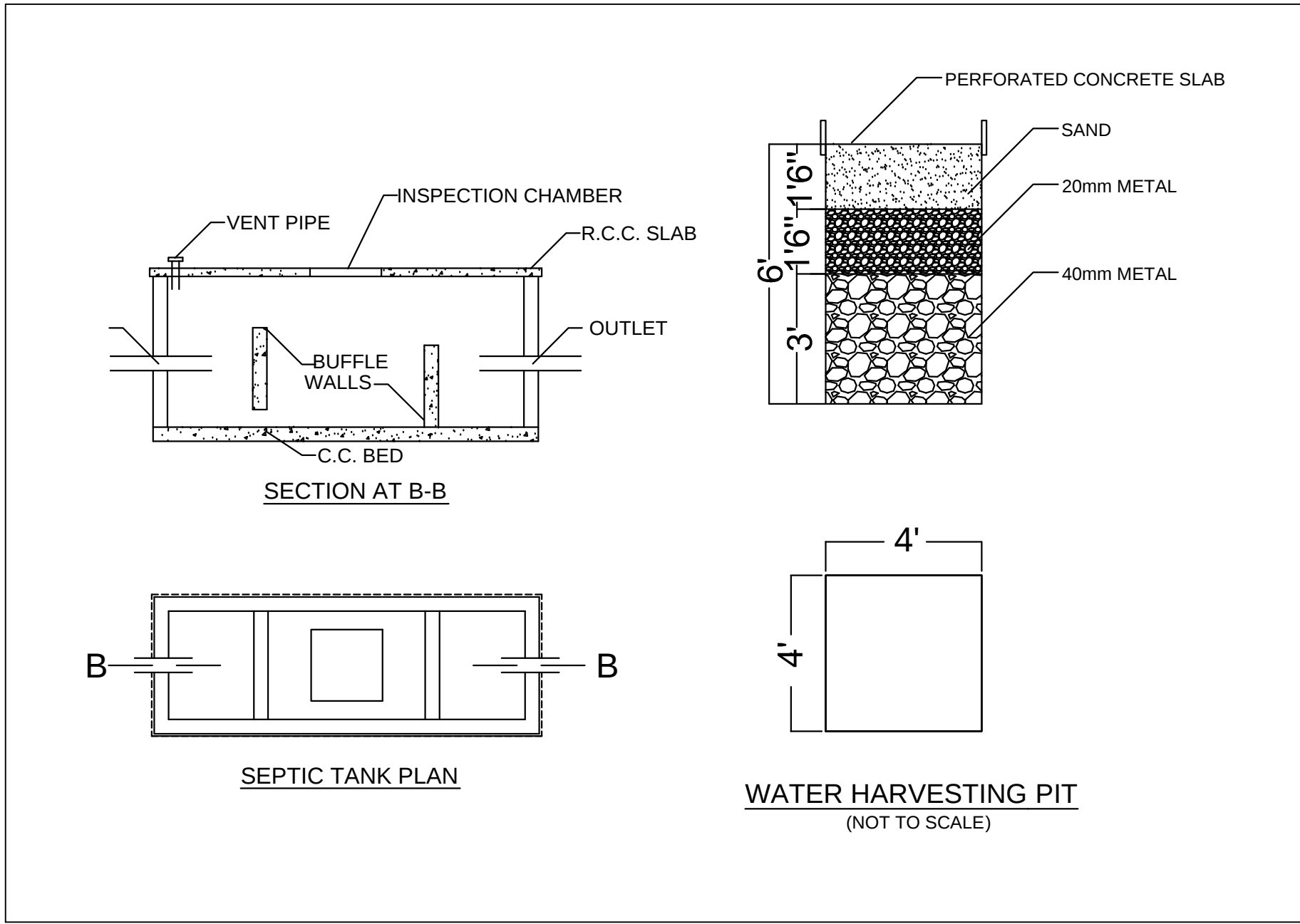
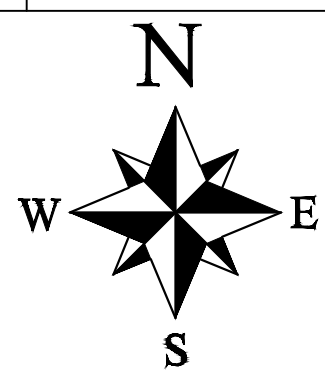
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 054112/SKP/LT/UE/HMDA/21042022	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNeatly/Religious/Structure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land SubUse Zone : Residential zone-1 (urban areas contiguous to growth corridor)	
Location : Extended area of Ershwhite HUDA (HMDA)	Abutting Road Width : 18.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 319	
Village Name : Edthanur	North : -	
Mandal : Kandi	South : -	
	East : -	
	West : -	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	37098.70
NET AREA OF PLOT	(A-Deductions)	37098.70

Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	37098.70
Vacant Plot Area		37098.70
LAND USE ANALYSIS/AREA DISTRIBUTION		
Plotted Area		22378.21
Road Area		10541.42
Organized open space/park area/Utility Area		3188.79
Social Infrastructure Area		960.29

BUILT UP AREA CHECK		
Plot Boundary	Mortgage Area Plot Nos: 4 to 8 & 98 to 116	3560.08
Additional Mortgage Area Plots Nos. 9 to 16		1161.87
ARCH / ENGG / SUPERVISOR (Regd)		
		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX	
Plot Boundary	
Abutting Road	
Proposed Construction	
Common Plot	
Road Widening Area	



UTILITY AREA
233.00 SQ.YDS

OTHERS LAND

UTILITY AREA
249.00 SQ.YDS

DRAFT LAYOUT PLAN SCALE:(1:500)

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
For RAJA DEVELOPERS AND BUILDERS Managing Partner	

