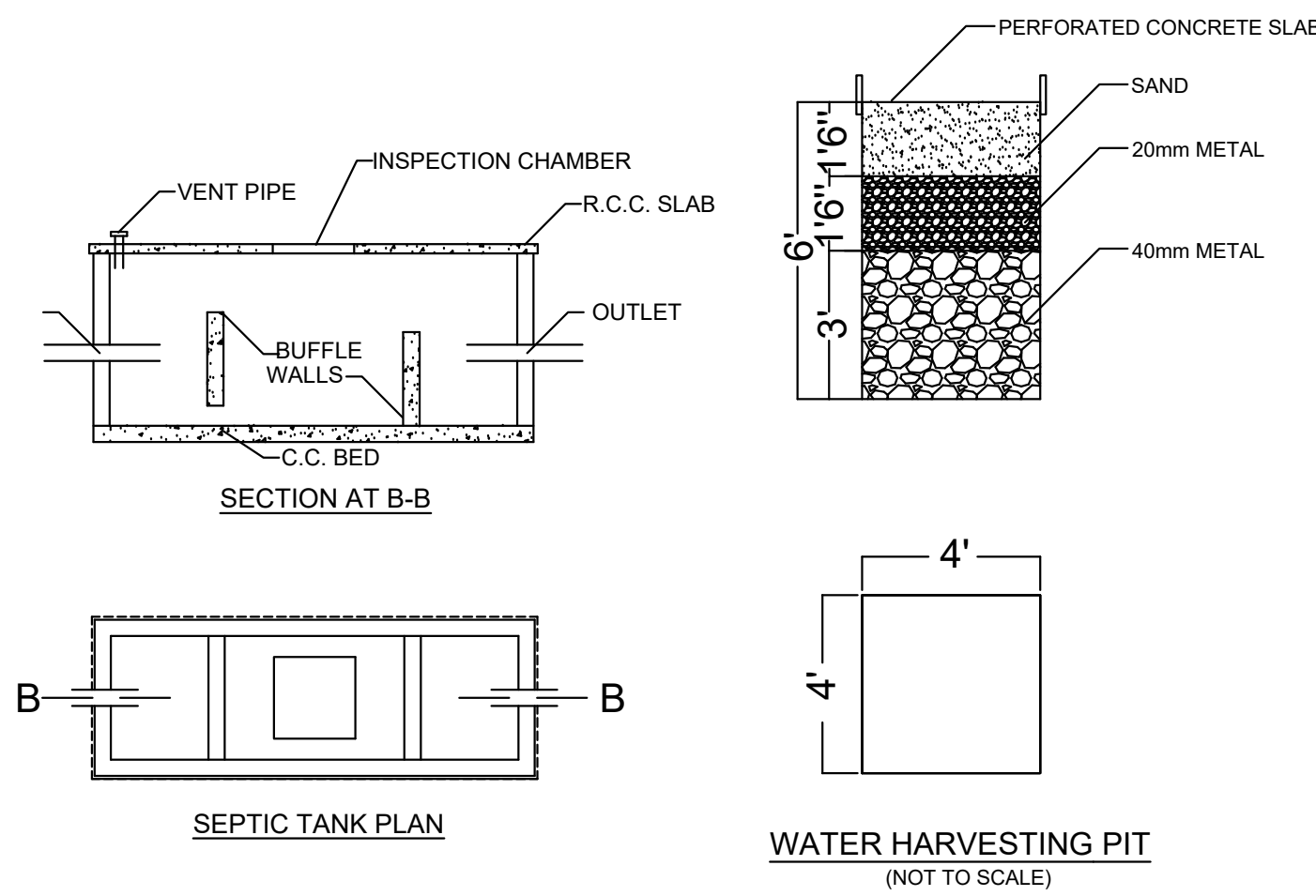
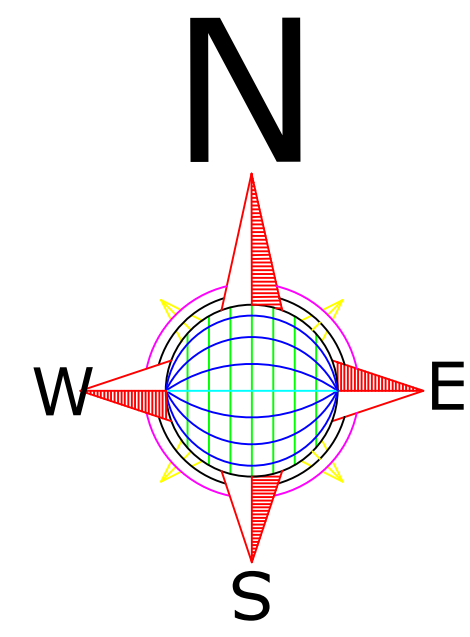




DRAFT LAYOUT  
(SCALE 1:400)



1) The TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad - 500007 with Layout Permit No.000339/L/O/Pg/HMDA/2021Dt:08-10-2021, File No. 047898/GHT/LT/UE/HMDA/05082021, Dt: 08-10-2021 Layout Plan approved in Sy. No. 47/2 OR 47/PART of Hanamapur Village covering an extent of 22404.20 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) 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. 047898/GHT/LT/UE/HMDA/05082021, Dt:08-10-2021.	
4) 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.	
5) 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.	
6) 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). 81, 83 to 90 (Total 9 plots) to an extent of 2289.79 Sq.mts and Local Body shall ensure that no developments the building authorized or un-authorized should come in the site until Final Layout Approval by HMDA.	
7) The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.	
8) 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.	
9) 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.	
10) 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.	
11) 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.	
12) This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.	
13) 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: 30-08-2012, G.O.Ms.No. 276 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.	
14) The proposed site is earmarked for Peri-Urban Use Zone and the applicant shall follow the specific conditions as follows: a) The ground coverage of the Residential building in the plot shall not exceed 25% of total plot area. b) Maximum height allowed for Residential use is 15 Mtrs and below. c) The owner/ developer shall specifically mention those condition while disposing the plots in this layout in the agreement sale and the sale deed, as the case may be. d) The owner/ developer shall also mention the above conditions in the Pamphlet/ Brochure and the sign boards etc., for promoting this layout located in Peri-urban use zone.	
PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NO.47/2 OR 47/PART SITUATED AT HANAMAPUR VILLAGE, BUVANAGIRI MANDAL, YADADRI DISTRICT, TELANGANA STATE	
BELONGING TO :-	
GIRISH JAJU	
DATE: 08-10-2021	SHEET NO.: 01/01
AREA STATEMENT HMDA	
PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 047898/GHT/LT/UE/HMDA/05082021	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 : Peri Urban
Location : Extended area of Ershwile HUDA (HMDA)	Abutting Road Width : 30.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 47/2 OR 47/PART
Village Name : Hanamapur	North : VACANT LAND
Mandal : Buvanagiri	South : ROAD WIDTH - 30
	East : VACANT LAND
	West : VACANT LAND
AREA DETAILS :	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
Road Widening Area	1928.59
Amenity Area	0.00
Total	1928.59
BALANCE AREA OF PLOT	(A-Deductions)
Vacant Plot Area	22404.20
LAND USE ANALYSIS	
Plotted Area	14680.77
Road Area	5273.74
Organized open space/park Area/Utility Area	1889.30
Social infrastructure Area	560.33
BUILT UP AREA CHECK	
MORTGAGE AREA IN Plot Nos. Plot No(s) 81, 83 to 90 (Total 9 plots)	2289.79
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	



OWNER'S SIGNATURE	ARCHITECT SIGNATURE