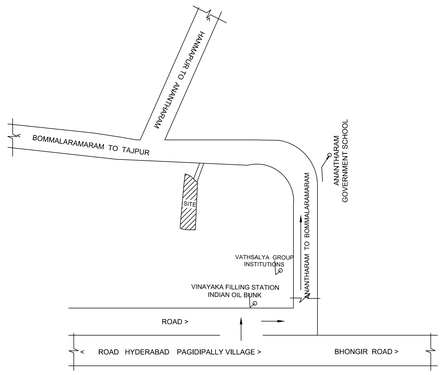
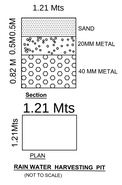
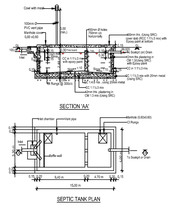
DRAFT LAYOUT PLAN
SCALE:(1:500)



LOCATION PLAN
(NOT TO SCALE)



RAIN WATER HARVESTING PIT
(NOT TO SCALE)



1) THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad – 500007 with Layout Permit No. 0000550/LO/Pg/HMDA/2021, Date : 22 January, 2021 , File No. 036627/GHT/LT/U6/HM DA/17062020, Dt: 22 January, 2021 Layout Plan approved in Sy. No(s). 290/A of Anantharam Village covering an extent of 17,906.78 Sq.m is accorded subject to following conditions

2) The Layout Number issued does not exempt the lands under reference from purv iew 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. 036627/GHT/LT/U6/HMDA/17062020, Dt: 22 January, 2021.

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 regs rds 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). 08 to 19 (Total 12 plots) to an extent of 1627.08 Sq.mts and Local Body shall ensure that no developments like building authorized or un-authorizedly 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 rele ased 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 orn amental 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) The proposed site is earmarked for Peri-Urban Use Zone and the applicant shall follow the specific conditions as follows:

a)Theground 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.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH OPEN PLOTS IN SY.NOS. 290/A SITUATED AT ANANTHARAM (RURAL) VILLAGE, BUVANAGIRI MANDAL, YADADRI DIST.,T.S.

BELONGING TO:-

ALUGUVELLI SUDARSHAN REDDY AND OTHERS

DATE : 22/01/2021	SHEET NO.: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 036627/GHT/LT/U6/HMDA/17062020	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. : 290/A
Village Name : Anantharam (Rural)	North : ROAD WIDTH - 9.14
Mandal : Buvanagiri	South : ROAD WIDTH - 9.14
	East : CTS NO -
	West : CTS NO -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17906.78
NET AREA OF PLOT	(A-Deductions)	17906.78
Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	17906.78
Vacant Plot Area		17906.78
LAND USE ANALYSIS		
Plotted Area		10542.22
Road Area		5406.86
Organized open space/park Area/Utility Area		1509.15
Social Infrastructure Area		448.55

BUILT UP AREA CHECK	
MORTGAGE AREA Plot No(s). 08 to 19 (Total 12 plots)	1627.08
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

N

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
A. Sudarshan Reddy	V. Kalpana KALPANA.V CA/2013/58869 Member of Council of Architecture

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