

II TECHNICAL APPROVAL OF DRAFT LAYOUT WITH OPEN PLOTS II

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad - 500007 with Layout Permit No.000044/DP/HMDA/2016 Dt.28-12-2017 File No. 000114/SKPL/TL/HMDA/2016/02016 Dt.27-08-2016 Layout plan in Sy. No(s): 233P, 234P, 235P, 236P, 243P of Bhanour village, Patancheruvu Mandal covering an extent of 40873.25 Sqm is accorded subject to following conditions:

- The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
- The applicant shall not be permitted to sell the plots and area which is mortgaged in favour of M.C., HMDA (i.e., from The Plot Nos.72 to 91 (Total 20 plots) to an extent of 3934.59 Sq.mts or 4706 Sq.Yds.
- That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P. Agricultural Land Ceiling Act, 1973.
- This permission of developing the land shall not be used as proof of the title of the land.
- The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
- The Agreement & Deed of Mortgage by conditions sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/ developer and HMDA is no way accountable to the plot purchaser in the event of default by the applicant / developer.
- In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA is liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008.
- The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & overhead tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits. The details are as follows:
 - Leveling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).
 - Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
 - Development of drainage and channelization of nales for allowing storm water run-off. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - Undertake street lighting and electricity facilities including providing of transformers. Provision of independent sewerage disposal system and protected water supply system including OHT and pumps. These shall be in exclusive area over and not part of the mandatory open spaces.
 - Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
 - Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
 - Construction of low height compound wall with iron grill to the open spaces.
 - Provision of rain water harvesting pits per acre four numbers minimum.
- The layout applicant is directed to complete the above developmental works within a period of THREE (3) YEARS as per G.O.Ms.No.276 MA dt.2-7-2010 and submit a requisition letter for release of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
- The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
- The Executive Authority shall not approve and release any building permission or allow any unauthorized 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 and release of final layout.
- The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Executive Authority.
- The Executive Authority shall release the plans in (07) seven days period and also to ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of final layout to the applicant, after collecting the necessary charges and fees as per their rules in force, as per their rules inf
- The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
- The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
- This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and easement rights.

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority :	HMDA	Plot Use :	Residential
File No :	000114/SKPL/TL/HMDA/2016/02016	Plot SubUse :	Residential Bldg
Application Type :	General Proposal	Plot/Nearty/Religious/Structure :	NA
Project Type :	Open Layout	Land Use Zone :	Residential
Nature of Development :	New	Land SubUse Zone :	NA
Location :	Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width :	12.19
SubLocation :	New Areas / Approved Layout Areas	Survey No. :	233P, 234P, 235P, 236P, 243P
Village Name :	Bhanour	North :	SURVEY NO - 233P, 235P
Mandal :	Patancheruvu	South :	SURVEY NO - 269, 244, 235P
		East :	SURVEY NO - 236P, 243P
		West :	ROAD WIDTH - 12

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	40873.25

MORTGAGE AREA DETAILS:

Mortgaged Plots from Plot no's: 72 to 91 (Total 20 plots)	3934.59
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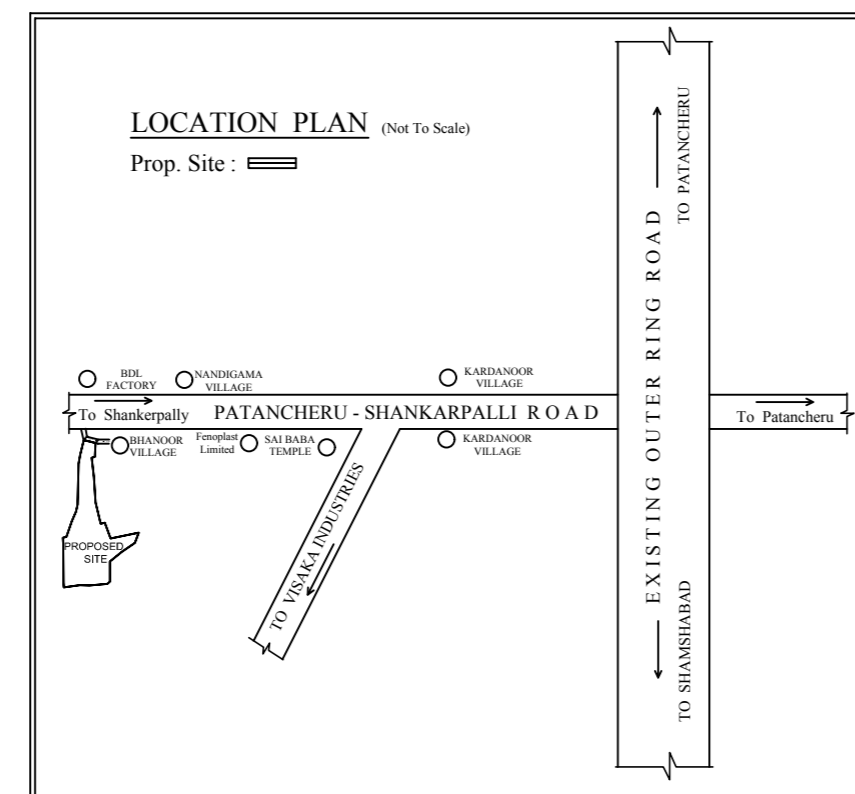
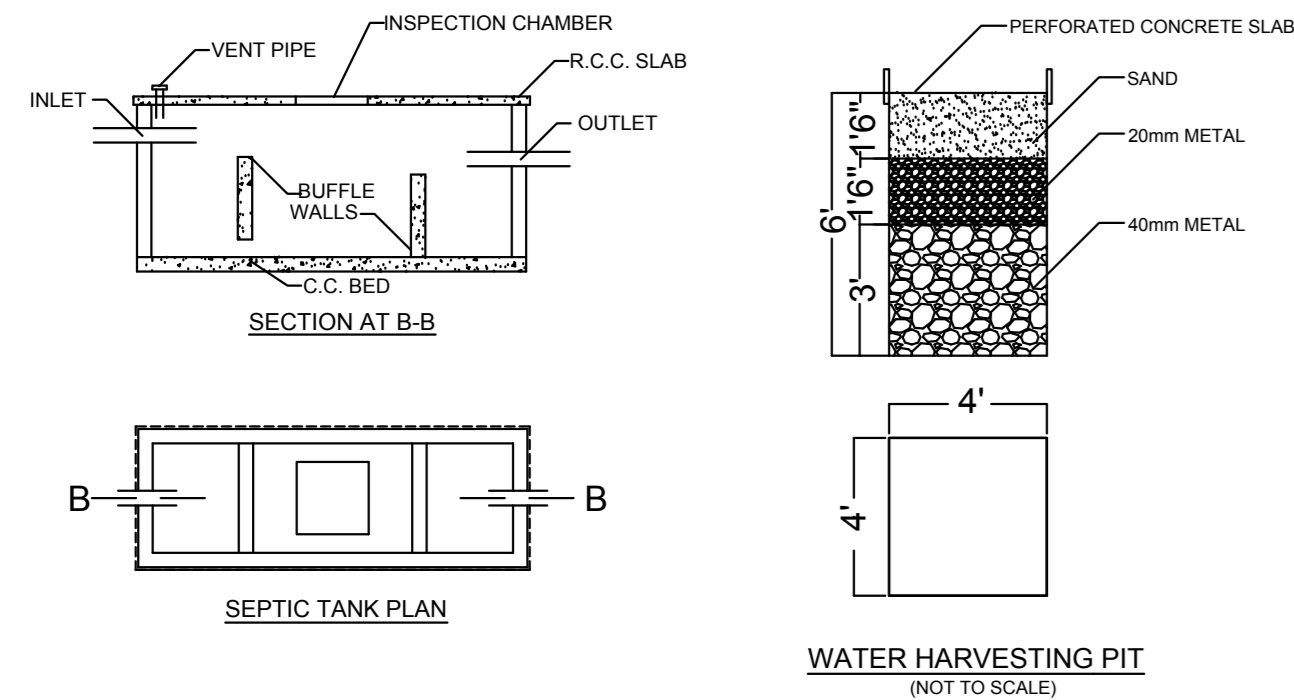
LAND USE ANALYSIS:

Plotted Area :	22250.01
Road Area :	13366.95
Organized Open Space Area & Green Belt Area & Utility Area :	4231.74
Social Infrastructure Area :	1028.12

ARCH / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION COMMON PLOT	Green
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Orange



OWNER SIGNATURE:

ARCHITECT SIGNATURE: