

1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT HYDERABAD METROPOLITAN DEVELOPMENT 50007 with - AUTHORITY: Swarnajyothi Commercial Complex, Amanpet, Hyderabad. Layout Permit No. 000324/LO/TH/HMDA/2021, Date: 23 September, 2021. File No. 04134/GH/LT/06/HMDA/15032021 Dt: 23 September, 2021. Layout Plan approved in Sy. No(s). 240p, 242p, 243, 244p, 247p, 248p, 249p, 250p, 251p of Gudur (Bibinagar) Village covering an extent of 44637.53 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) 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 mortgage 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. 04134/GH/LT/06/HMDA/15032021 Dt:23 September, 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 development 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 regards to roads and open spaces taken over by the Executive Authority before release of the Final Layout Plan.

7) The applicant has mortgaged 15.15 % of plotted area i.e. 6760.27 Sq. Mtrs in Plot Nos. 90-103 (Total 14 plots) of Survey No. 240p, 242p, 243, 244p, 247p, 248p, 249p, 250p, 251p of Gudur (Bibinagar) Village, Bibinagar Mandal, Yadadri District, Mortgaged in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarnajyothi Commercial Complex, Amanpet, Hyderabad, Vide Document No.6704/2021 Dt: 24.07.2021.

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 Lr. 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 CHMC/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.

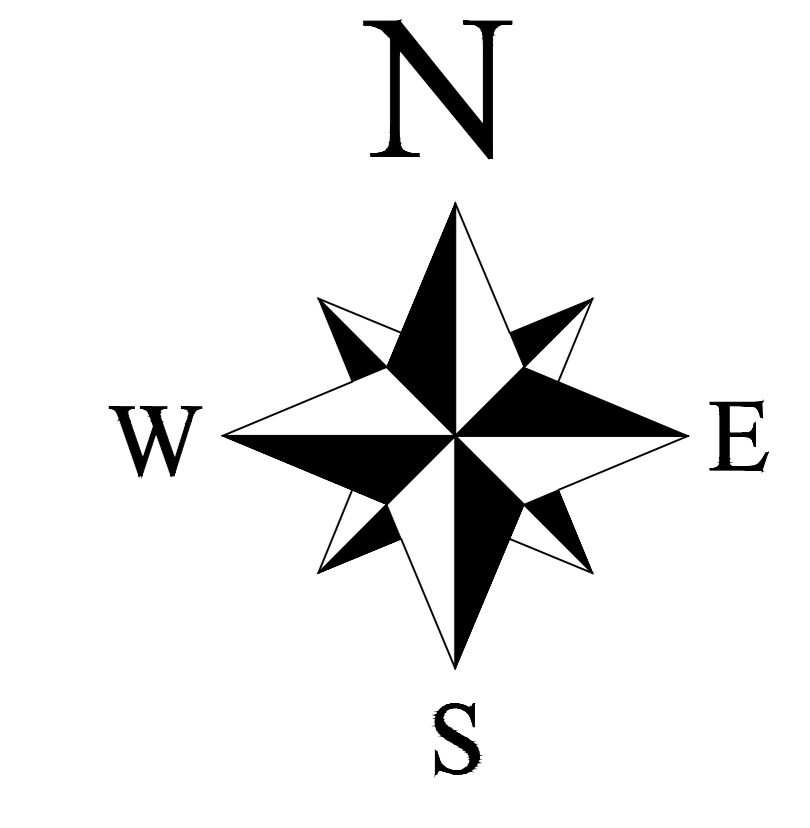
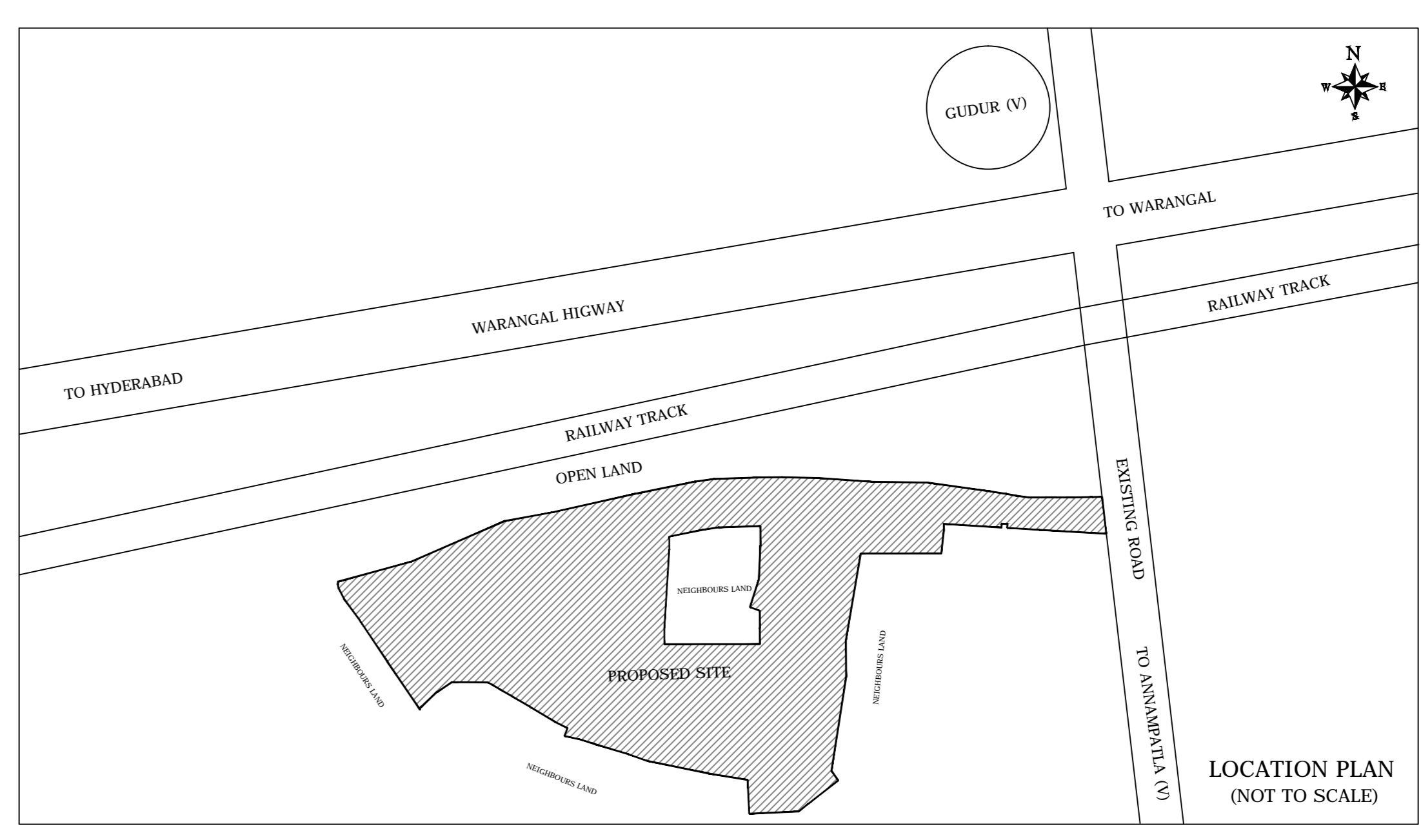
13) This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.

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. 188 MA Dt: 07-04-2012, G.O.Ms.No. 248 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.

15) The applicant has submitted Gift deed against proposed 100ft wide road effected area dry handing over to the local body to an extent of 13832.47 Sq.mtrs vide Doc.No.6705/2021 dt.24.07.2021 and submitted confirmation letter from local body dt.02.08.2021.

16) The applicant shall handover the Layout roads area 7264.00 Sq.mtrs (23.58%), Open space area 2626.22 Sq.mtrs (8.53 %) Social infrastructure area 778.22sq.mtrs (2.53 %) to the Local Body before release of Final Layout plans by HMDA.

PLAN SHOWING THE PROPOSED DRAFT LAYOUT OPEN PLOT IN SY NOS. 240P, 242P, 243, 244P, 247P, 248P, 249P, 250P, 251P SITUATED AT GUDUR(BIBINAGAR) VILLAGE, BIBINAGAR MANDAL, YADADRI DIST. T.S.		
BELONGING TO: GUDURU NARAYAN REDDY AND OTHERS		
DATE: 23/09/2021	SHEET NO: 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority: HMDA	Plot Use: Residential	
File Number: 04134/GH/LT/06/HMDA/15032021	Plot SubUse: Residential Bldg	
Application Type: General Proposal	PlotNearby/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 Erasthite HUDA (HMDA)	Abutting Road Width: 9.00	
SubLocation: New Areas / Approved Layout Areas	Survey No: 240p, 242p, 243, 244p, 247p, 248p, 249p, 250p, 251p	
Village Name: Gudur(Bibinagar)	North: -	
Mandal: Bibinagar	South: -	
	East: -	
	West: -	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	30804.75
Road Widening Area		13832.78
Liftover Owners Land Area		4188.01
Total		17960.79
BALANCE AREA OF PLOT	(A-Deductions)	30804.75
Vacant Plot Area		30804.75
Land use analysis/Area distribution		
Plotted Area		20136.31
Road Area		7264.00
Organized open space/park Area/Utility Area		2626.22
Social Infrastructure Area		778.22
BUILT UP AREA CHECK		
MORTGAGE AREA Plot Nos. 90-103 (Total 14 plots)		3050.27
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		



DRAFT LAYOUT PLAN
SCALE: 1:600

OWNER'S SIGNATURE 	ARCHITECT'S SIGNATURE
	KOLLOJI MONIKA, M. Arch. B. Arch. Architect CA/2017/86041 Mob: 8555827210