

SHANKARPALLY VILLAGE

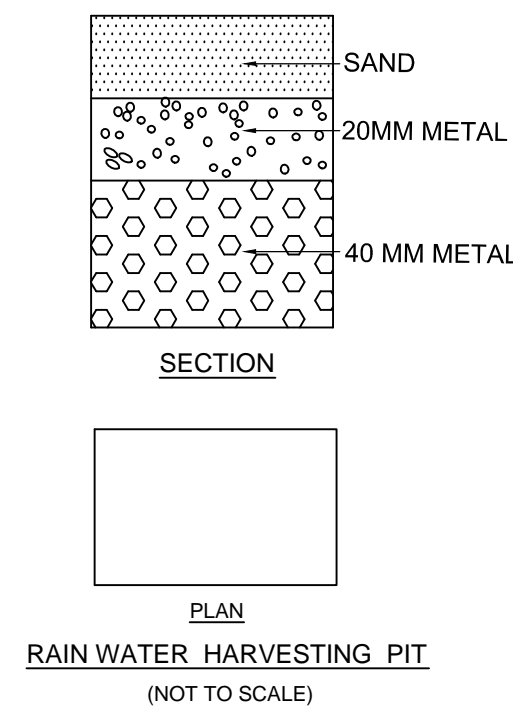
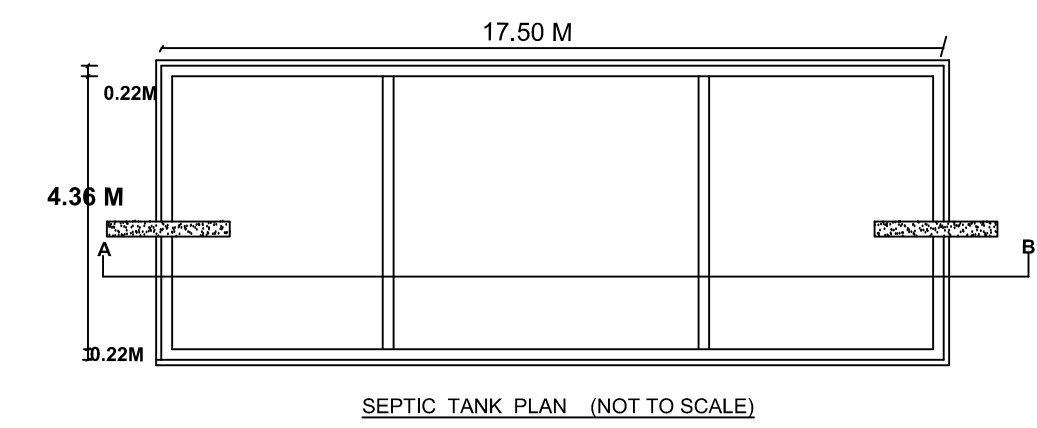
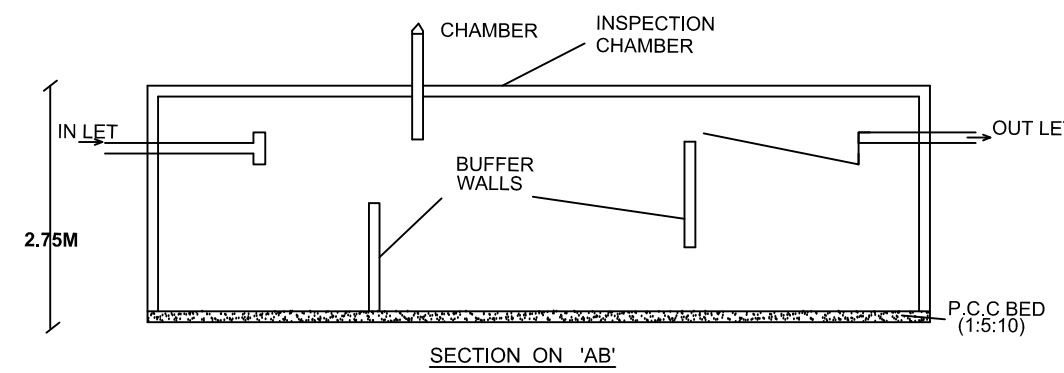
DRAFT LAYOUT  
Scale (1:800)

LOCATION PLAN (N.T.S.)

SHANKARPALLY VILLAGE

EXISTING ROAD :

PIPE LINE :



1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Telangana, Hyderabad - 500007 with Layout Permit No. 002150/LDP/HMDA/2015, Date: 27 May 2015, File No. 07821/SKPL/TU6/HMDA/2015 (12/12/2015) Plan approved by the Hon. 344 Part of, Shankarpally (V) & Mandal & R.R. District covering an extent of 35213.98 sq.m is accorded subject to necessary conditions.  
2. The Layout Number issued does not exempt the lands under reference from purview of Urban Land Ceiling Act 1975.  
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 L.No. 017821/SKPL/TU6/HMDA/2015 (12/12/2015).  
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 in no way accountable to the 100% purchase in the event 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 request letter for releasing of mortgage plots / areas 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 shall not be permitted to sell the plots/areas which is in mortgage in favour of HMDA (ie. from Plot Nos. 1 to 4 and 72 to 75 (total 8 number of plots) ie. 3571.37 Sq.mtrs (15.75 %), and additional mortgage of (Plot Nos.) 80 & 81 (total 2 number of plots) ie. 1346.6 Sq.mtrs (5.94 % to a total extent of 4917.95 Sq.mtrs (21.71%) and Local Body shall ensure that no development the building authorized or un-authorized should come in the site until Final Layout Approved 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 any un-authorized developments in the area under mortgage to HMDA in particular and in other plots of the layout in general until the applicant has completed the developmental works and then got released the mortgaged lands from HMDA.  
10. The Layout applicant shall display a board at a prominent in the above site showing the layout pattern with general L.P.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 mentioned layout plan.  
12. The GHMC/Municipal Grant Fanchisee 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 road 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.Ms. No. 20/Ms.Dr. 24/01/2015, G.O.Ms.No. 168/Ms.Dr. 01/04/2012, G.O.Ms.No. 248/Ms.Dr. 30/06/2012, G.O.Ms.No. 276/Ms.Dr. 02/07/2016, G.O.Ms.No. 526 & G.O.Ms.No.527

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SURVEY NO. 304 PART, SITUATED AT SHANKARPALLE VILLAGE, SHANKARPALLE MANDAL, RANGA REDDY DISTRICT, T.S.

BELONGING TO :  
AVALANCHES INFRA TECH PRIVATE LIMITED & OTHERS REP. BY ITS DIRECTOR V SURESH REDDY

DATE : 27-05-2019

SHEET NO. : 01/01

AREA STATEMENT HMDA

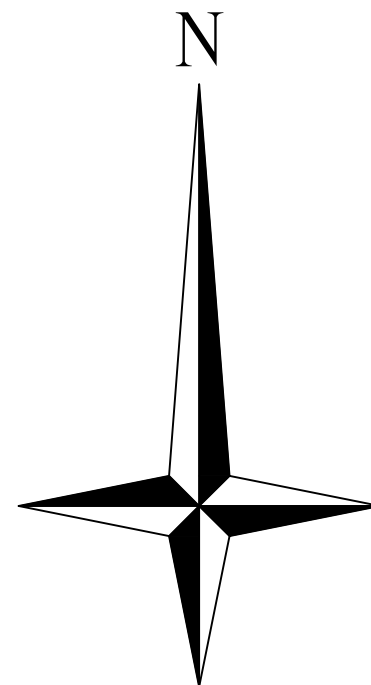
PROJECT DETAIL :	
Authority : HMDA	PLOT USE : Residential
File Number : 017821/SKPL/TU6/HMDA/2015/12018	PLOT Sub/Use : Residential Bldg
Application Type : General Proposal	PLOT/Neatly/Religious/Structure : NA
Project Type : Open Layout	Land Use Zone : Residential
Nature of Development : New	Land Sub/Use Zone : Residential zone-1 (urban areas contiguous to growth corridor)
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 12.19
Sub/Location : New Areas / Approved Layout Areas	Survey No. : 304 PART
Village Name : Shankarpalle	North : CTS NO -
Mandal : Shankarpalle	South : ROAD WIDTH - 12.19
	East : CTS NO -
	West : CTS NO -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35213.98
NET AREA OF PLOT	(A-Deductions)	35213.98

Amenity Area		0.00
BALANCE AREA OF PLOT		35213.98
Vacant Plot Area		35213.98
LAND USE ANALYSIS		
Plotted Area		22649.35
Road Area		8736.01
Organized open space/park Area/Utility Area		2941.76
Social Infrastructure Area		886.88

BUILT UP AREA CHECK		
MORTGAGE AREA IN Plot No(s). 1 to 4 and 72 to 75 (total 8 number of plots)		3571.37
ADDITIONAL MORTGAGE AREA IN Plot No(s). 80 & 81 (total 2 number of plots)		1346.60
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	



OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
Director	ARCHITECT
	GOA Regd. No: CA/2004/32830