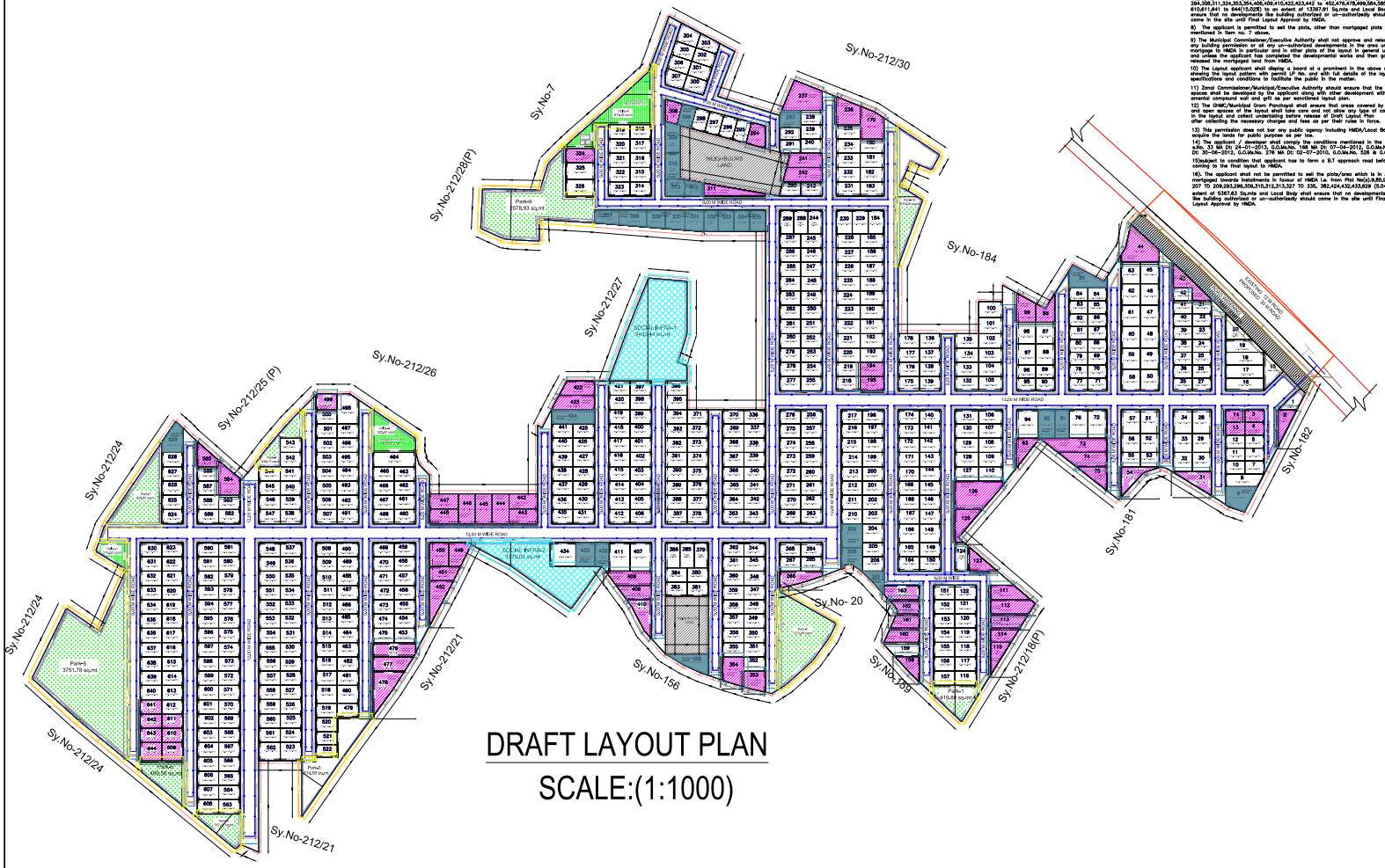

DRAFT LAYOUT PLAN

SCALE:(1:1000)

1.THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (District Commercial Complex, Tarnaka, Hyderabad 1500007 with Layout Permit No.. 000064/LO/Plg/HMDA/2020,Date:25 June, 2020,
File No. 015469/SKP/L1/U6/HMDA/20092018 Date:25 June, 2020 Layout Plan approved in Sy. No(s). 18, 19, 20, 22, 23, 25, 29, 212/18, 212/19, 212/20, 212/22, 212/23, 212/25, 212/28, 182 & 183of I Pocharam(P)Pocharam Village, Patancheruvu-500021 Mandal, Sangareddy District to an net extent of 150943.11 Sq.mt 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 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. 015469/SKP/L1/U6/HMDA/20092018 Date:25 June, 2020,

5. The Deed of Mortgage by conditional sale executed by the applicant in favour of HMDA for ensuring a measure of insure compliance of the condition of development of infrastructure by the applicant / developer and HMDA is in 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 accompanied with the certificate issued by the Competent 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/area which is in mortgaged in favour of HMDA i.e. from Plot No(s). 2,3,4,13,14,31,43,44,54,73,74,75 86,93,99,111 to 115,123,125,126,158,160 to 163,176,194,195,236,237,241,242,265, 294,309,311,324,353,354,408,409,410,422,423,442 to 452,476,478,499,584,585,609, 610,611,641 to 644(15.0200) to an extent of 13367.91 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 receipt of the certificate issued by HMDA, the developmental works and then get 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 approved 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 crn compound wall and grill as per sanctioned layout plan.

12) The Grant/Alienation from Panchayat shall exclude the areas covered by roads 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 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. 278 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No.527.

15)subject to condition that applicant has to form a B.T approach road before coming to the final layout to HMDA.

16). The applicant shall not be permitted to sell the plots/area which is in Additional mortgaged towards installments in favour of HMDA i.e. from Plot No(s).9,85,91,92, 207 TO 209,293,299,306,310,312,313,327 TO 335, 382,424,432,433,629 (5.0486) to an extent of 5367.63 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.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SURVEY NO.18, 19, 20, 22, 23, 25, 29, 212/18, 212/19, 212/20, 212/22, 212/23, 212/25, 212/28, 182 & 183 ,SITUATED AT POCHARAM(PATANCHERUVU) VILLAGE, PATANCHERUVU MANDAL , SANGA REDDY DISTRICT , TELANGANA STATE.

BELONGING TO:

SREE SHAKTHI INFRA PROJECTS. REP BY 1. P DEVENDER REDDY 2. K. BUCHI REDDY

DATE : 29/06/2020	SHEET NO.: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA		Plot Use : Residential
File Number : 015469/SKPLT1/U6/HMDA/20092018		Plot SubUse : Residential Bldg
Application Type : General Proposal		PlotNearbyReligiousStructure : NA
Project Type : Open Layout		Land Use Zone : Multiple use zone
Nature of Development : New		Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)		Abutting Road Width : 30.00
SubLocation : New Areas / Approved Layout Areas		Survey No. : 18, 19, 20, 22, 23, 25, 29, 212/18, 212/19, 212/20, 212/22, 212/23, 212/25, 212/28, 182 & 183
Village Name : Pocharam(Patancheruvu)		North : CTS NO :-
Mandal : Patancheruvu		South : CTS NO :-
		East : ROAD WIDTH :- 12
		West : CTS NO :-

AREA DETAILS :

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	152330.41
NET AREA OF PLOT	(A-Deductions)	150943.11
Road Widening Area		1387.29
Amenity Area		0.00
Total		1387.29
BALANCE AREA OF PLOT	(A-Deductions)	150943.11
Vacant Plot Area		150943.11
LAND USE ANALYSIS		
Plotted Area		89000.77
Road Area		45222.05
Organized open space/park Area/Utility Area		12509.47
Social Infrastructure Area		3761.52
MORTGAGE AREA PLOT NO(S). 2,3,4,13,14,31,43,44,54,73,74,75,86,93,99,111 to 115,123,125,126,158,160 to 163, 176,194,195, 236,237,241,242,265,294,309,311,324, 353,354,408,409,410,422,423,442 to 452,476, 478,499,584, 585,609,610,611,641 to 644		13367.91
ADDITIONAL MORTGAGE AREA FOR INSTALLMENTS PLOT NOS.9,85,91,92,207 TO 209,293,299, 306,310, 312, 313,327 TO 335, 382,424,432,433,629		5367.63
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA

Name : GANGAVATH KOTESHWAR RAO
Designation : Assistant Planning Officer
Date : 03-Jul-2020 11:

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 03-Jul-2020 11:

OWNER'S SIGNATURE	ARCHITECTS SIGNATURE
For SREE SHAKTHI INFRA PROJECTS	