

1) THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY with Layout Permit No.000227/LO/Plg/HMDA/2022 dt:16-11-2022, File No. 050681/SKP/LT/U6/HMDA/01122021 dt:16-11-2022 Layout Plan approved in Sy. No. 211/P of Bhanoor Village, APatancheruvu Mandal, Sanga Reddy District to an extent of 7,586.88 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 Céiling 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

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. 050681/SKP/LT/U6/HMDA/01122021

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 regards to roads and open spaces taken over by the Executive Authority before release of the Final Layout 7) The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMDA i.e.

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 LP No. and with full details of the layout specifications and conditions to facilitate the public in

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

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 rélease 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. 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.

a) Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under mission bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH/ RWS dept,. b) For all layouts less than 10 acres in size, the developer shall put in place a mechanism for septage treatment in accordance with Telangana State FSSM policy. Future, the treated sewerage shall be connected to the existing public sewerage system up—to the point as specified.

c) Shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions at junctions and crossings, etc. d) Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the telangana solid waste

e) A mechanism for segregation of garbage shall be put in place.

f) Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire footpath space for pedestrians.

- g) Shall provide the underground storm water drainage system.
- h) All the foot paths shall be paved with tiles and any other such material.
- i) Cycling tracks should be developed within the layout.
- i) Transformer yard shall be provided in the area earmarked for utilities.
- k) All the street light shall be provided with LED lighting.
- I) Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/purchases.

m) Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOS.211P SITUATED AT BHANOOR VILLAGE PATANCHERUVU MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

M/s SRIKA PROJECTS REPRESENTED BY ITS MANAGING PARTNER V. SRIKANTH

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

COMMON PLOT

PROPOSED CONSTRUCTION

DATE: 16-11-2022	SHEET NO.: 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 050681/SKP/LT/U6/HMDA/01122021	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNearbyReligiousStructure : 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 Erstwhile HUDA (HMDA)	Abutting Road Width: 12.00	
SubLocation : New Areas / Approved Layout Areas	Sy.no :211P	
Village : Bhanoor	North: -	
Mandal : Patancheruvu	South: -	
	East: -	
	West: -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7586.88
NET AREA OF PLOT	(A-Deductions)	7586.88
Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	7586.88
Vacant Plot Area	,	7586.88
LAND USE ANALYSIS		
Plotted Area		4934.58
Road Area		1791.43
Organized open space/park Area/Uitility Area		668.9
Social Infrastructure Area		191.9
BUILT UP AREA CHECK		
MORTGAGE AREA IN PLOT NO(S). 22 TO 25,26 (05	PLOTS)	1122.08
ADDITIONAL MORTGAGE AREA	-	0.00
ARCH / ENGG / SUPERV	ISOR (Regd)	Owner

OWNER'S SIGNATURE | ARCHITECT SIGNATURE

