PROPOSED 45M WIDE ROAD

PROPOSED 45M WIDE ROAD

ROAD CENTRE LINE

PROPOSED 45M WIDE ROAD

EXISTING 20M WIDE ROAD

ROAD CENTRE LINE

EXISTING 20M WIDE ROAD

EFFECTED IN ROAD WIDENING

EFFECTED IN ROAD WIDENING

CULVERT

SY NO.204P - NEIGHBOURS PROPERTY

SY NO.202 - NEIGHBOURS PROPERTY

EXISTING NALA

40' WIDE EXISTING NALA

9m BUFFER LINE

SY NO.249/2 - NEIGHBOURS PROPERTY

SY NO.249/2 - NEIGHBOURS PROPERTY

OPENSPACE-1
1728.04 Sqyd

OPENSPACE-2
2067.38 Sqyd

OPENSPACE-3
2857.99 Sqyd

OPENSPACE
1008.16 Sqyd

SOCIAL INFRASTRUCTURE
2541.15 Sqyd

TEMPLE
162.11 Sqyd

SEPTIC TANK
SIZE 4.10M X 1.65M

30'-0" WIDE ROAD

40'-0" WIDE ROAD

SECTION-YY
SCALE: 3/32"=1'0"

SECTION-XX
SCALE: 3/32"=1'0"

SECTION OF R/WP
(Not to scale)

PLAN OF SEPTIC TANK
SCALE: 3/32"=1'0"

PLAN OF SEPTIC TANK
SCALE: 3/32"=1'0"

LAYOUT PLAN

ROAD CENTRE LINE

THE TECHNICAL APPROVAL OF DRAFT RESIDENTAL LAYOUT PLAN WITH OPEN PLOTS

1. HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Tarnaka, Hyderabad - 500007.
Layout Permit No.20LO/0141/Mowd/2015 Dated.....4-2-15
File No:.....20LO/43...../LO/HMDA/2015 The Draft Layout Plan approved in Sy.No.203, 204P & 205 of Kongarakalan Village Covering an extent of 21-24 Sq.mtrs/ Acres is accorded subject following conditions:

2. The the layout no. issued does not exempt the same under reference from purview of Urban Land Ceiling Act 1976.

3. This permission or developing the land shall not be used as proof of the title of the land and if any litigation / court case to settle this 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 works as per specifications given in Lr No. 20LO/43/LO/0141/Mowd/2015 dt 4-2-15

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 in no way be accountable to the plot purchaser in the extent of default by the applicant / developer

6. The applicant / developer are directed to complete the above developmental works with in a period of 3 YEARS and submit a requisition later for releasing of mortgage plots/ area which is in favour of Metropolitan Commissioner/HMDA Duly endosing letter to Municipality Commissioner/Executive Authority in regards to Roads and open spaces taken over by the Executive. Authority before releases of 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 Nos. 126 to 144, 148 to 173 total 45 plots and Municipality shall ensure tha, no developments like building authorised or unauthorisedly should come up in the situ. Until final Layout approved by HMDA.

8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no 10 above.

9. The Municipal Commissioner / Executive Authority shall not approve and release any building permission or all any unauthorised 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 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 sanctioned layout plan

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 the Lay-out and collect undertaking before release of draft lay-out plan after collecting The necessary charges and fee's 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,DL,24-01-2013, G.O.Ms.No.163 MA,DL,07-04-2012, G.O.Ms.No.245 MA,Dt. 30-06-2012, G.O.MS.No.276 MA,DL,02-07-2010, G.O.Ms.No.528 AND G.O.M.S.527

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

KONGAR KHURD

LOCATION PLAN
(NOT TO SCALE)

CHENGALUDA VILLAGE

PROPOSED SITE

MANGALPALLE

VASUDEVAPURAM

PEDDAMUDA

PROJECT:

PLAN SHOWING THE PROPOSED LAYOUT IN SY.NO - 203,204P & 205, SITUATED AT KONGARAKALAN (V), IBRAHIMPATNAM(M), R.R. DISTRICT, TELANGANA STATE.

BELONGS TO:
M/S.SRI SAI DEVELOPERS
REP BY ITS MANAGING PARTNERS
K.KRISHNA REDDY S/O LATE K.V.N REDDY,
B.UPENDER REDDY S/O BIXAM REDDY.

AREA STATEMENT:-

1) TOTAL SITE AREA = 87412.08 Sqm (or) 21Ac 24 Gun (or) 104544.00 Sqyd

2) EFFECTED IN ROAD WIDENING IN EXISTING 66' WIDE ROAD. = 2668.40 Sqm (or) 2933.28 Sqyd

3) TOTAL NET SITE AREA = 84943.63 Sqm (or) 20Ac 39 60 Gun (or) 101591.74 Sqyd

LAND ANALYSIS	Sqyd	Sqm	Percentage
REGULAR PLOTTED AREA	58683.54	49066.91	57.764%
5% DEVELOPABLE AREA FOR L.I.G	3061.33	2559.66	3.013%
5% DEVELOPABLE AREA FOR E.W.S	3018.23	2523.62	2.971%
ROADS AREA	26036.61	21769.92	25.628%
SOCIAL INFRASTRUCTURE AREA	2541.15	2124.72	2.501%
OPEN SPACE AREA	7661.57	6406.20	7.542%
UTILITY	427.20	357.19	0.421%
TEMPLE AREA	162.11	135.55	0.159%
TOTAL AREA	101591.74	84943.77	100%

UNDER 15% PLOTTED AREA MORTGAGE SYSTEM PLOT NO 126 TO 144, 148 TO 173 TO AN EXTENT OF 9788.50 SQYDS WHICH IS 15.11% OF PLOTTED AREA ARE ENDORSED AT PLOT UNDER MORTGAGE TO M.C. HMDA

PROPOSED

NORTH	SCALE
N	1" = 50'0"

SIGNATURE OF ARCHITECT :

L. MADAN, C-65, Madhuranagar, Hyderabad.
License No.CA/2000/28919

L. Madan, Architect
License No: CA/2000/28919
C-65, Madhu Nagar, Hyderabad

SIGNATURE OF ARCHITECT :

PROMOTERS/LICENSEE/OWNER :

For M/S. SRI SAI DEVELOPERS
Managing Partners

SIGNATURE OF PROMOTERS/LICENSEE/OWNER