

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT OPEN PLOTS LAYOUT IN SY NO. 242P,243,244,245,246P,247P, 258P,259,260P, 261, 262,263,264, 265 AND 266 MANKAL - ORRG VILLAGE, MAHESWARAM ORRG MANDAL RANGA REDDY DISTRICT, T.S.

BELONGING TO:-

M/S SANTOSH ESTATES AND DEVELOPERS

DATE: 02-07-2018 SHEET NO.: 0101

AREA STATEMENT HMDA

PROJECT DETAIL :			
Authority	: HMDA	Plot Use	: Residential
File Number	: 005677/SMO/TLU/HMDA/04122017	Plot SubUse	: Residential Bldg
Application Type	: General Proposal	Plot/Neatly/Religious/Structure	: NA
Project Type	: Open Layout	Land Use Zone	: Special development zone (SDZ)
Nature of Development	: New	Land SubUse Zone	: SDZ1
Location	: Outer Ring Road Growth Corridor (ORRG)	Abutting Road Width	: 30.00
SubLocation	: New Areas / Approved Layout Areas	Survey No.	: SY NO. 242P,243,244,245,246P,247P, 258P,259,260P, 261, 262,263,264, 265 AND 266
Village Name	: Mankal - ORRG	North	: ROAD WIDTH - 21
Mandal	: Maheswaram-ORRG	South	: ROAD WIDTH -
		East	: SURVEY NO - 247p, 246p, 258p, 260p
		West	: SURVEY NO - 239, 267, 241

AREA DETAILS :			SQ.MT.
AREA OF PLOT (Minimum)	(A)		71882.23
NET AREA OF PLOT	(A-Deductions)		71452.56

Road Widening Area		429.66
Amenity Area		462.65
Total		892.31
BALANCE AREA OF PLOT	(A-Deductions)	70560.25
Vacant Plot Area		71452.56
LAND USE ANALYSIS		
Plotted Area		42528.93
Road Area		21239.90
Amenity Area		462.65
Organized open space/park Area/Utility Area		5417.35
Social Infrastructure Area		1803.71

MORTGAGE AREA PLOT NO: (03 TO 10, 14 TO 34)	6597.13
ADDITIONAL MORTGAGE AREA PLOT NO: (195 TO 201, 204 TO 209)	2128.55
ARCH / ENGR / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	

- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad 500007 with Layout Permit No.000150/LCO/HMDA/2018 Date: 02 July, 2018 File No.005677/SMO/TLU/HMDA/04122017 Dt.02 July, 2018 Layout plan approved in its no.11/2017-242P,243,244,245,246P,247P, 258P,259,260P, 261, 262,263,264, 265 AND 266 of Mankal Village covering an extent of 71882.23 Sq.mts is accorded subject to following conditions.
- 2) The Layout Number issued does not exempt the lands under reference from survey 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 ready 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. 005677/SMO/TLU/HMDA/04122017, Dt.02 July, 2018.
- 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 accountable to the plot purchaser in the layout of subject to 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 area which is in favour of METROPOLITAN COMMISSIONER, HMDA duly endorsing 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) 15.00% of plotted area i.e. 6597.13 Sq. Mtrs. in plot no. (03 to 10, 14 to 34) is Mortgaged in favour of Hyderabad Metropolitan Development Authority. Vide Document No.6033/2018 Dt.22-05-2018.
- 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 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 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 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 gate as per mentioned layout plan.
- 12) The GNMC/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 understanding before release of Draft Layout Plan after collecting the necessary charges and fees as per their rules in force.
- 13) The 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.24-07-2015, G.O.Ms.No. 168/MA Dt.07-04-2016, G.O.Ms.No. 346/MA Dt.30-06-2012, G.O.Ms.No. 276/MA Dt.02-07-2010, G.O.Ms.No. 508 & G.O.Ms.No.527.
- 15) The applicant had mortgaged additional 5% towards the residential facility i.e. to an extent of 1113.94 Sq.mts in plot no. (195 to 201, 204 to 209) in Mortgage in favour of The Metropolitan Commissioner / Hyderabad Metropolitan Development Authority. Vide Document No.6034/2018 Dt.22-05-2018.
- 16) The applicant / developer should hand over the open space area 5417.35 Sq.mts, Social Infrastructure area 1803.71 Sq.mts, Amenity area 462.65 sq.mts and roads area 21239.90 Sq.mts to the Local Body at free of cost, by way of Registered deed before release of the Final Layout plan from HMDA.

