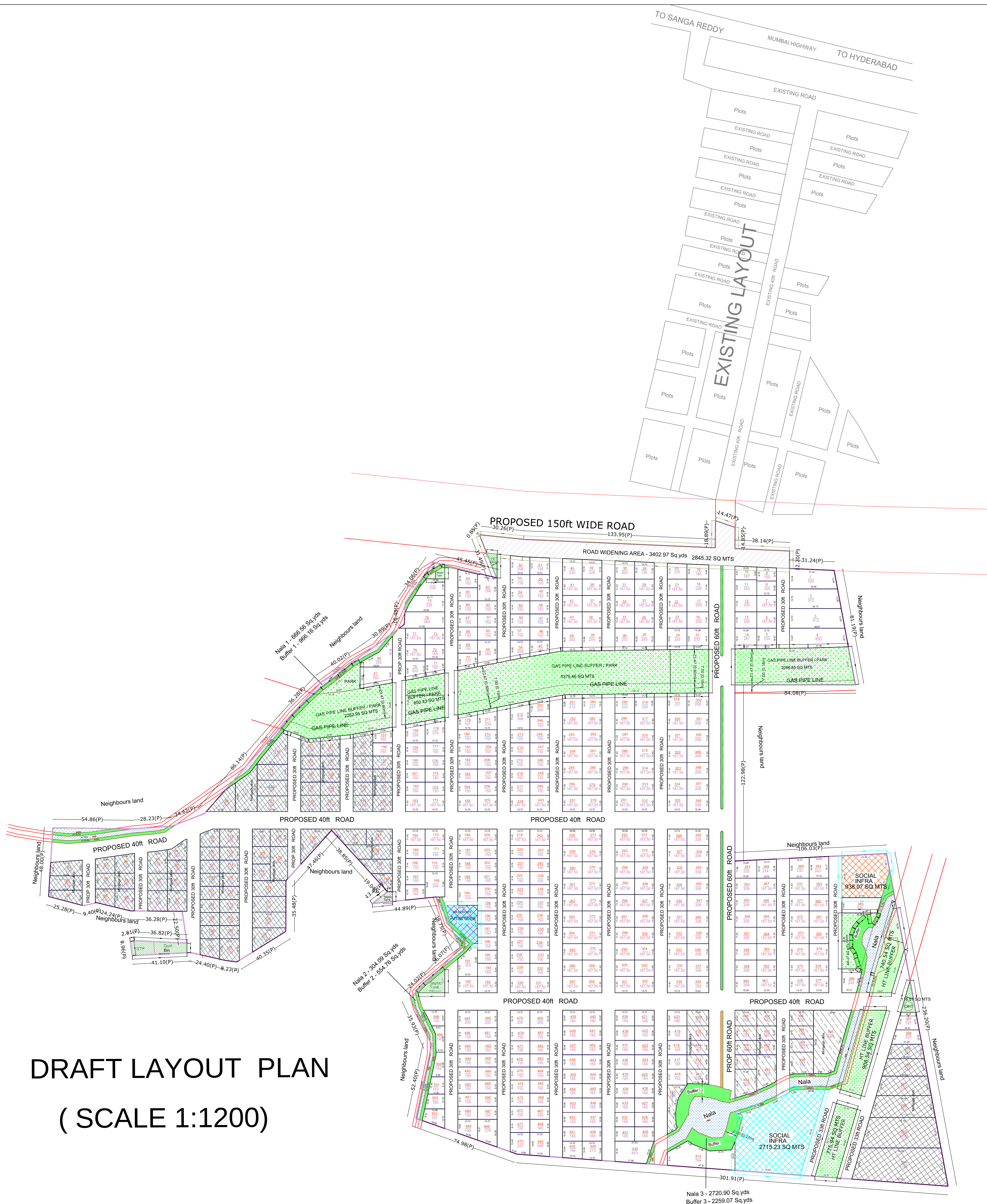
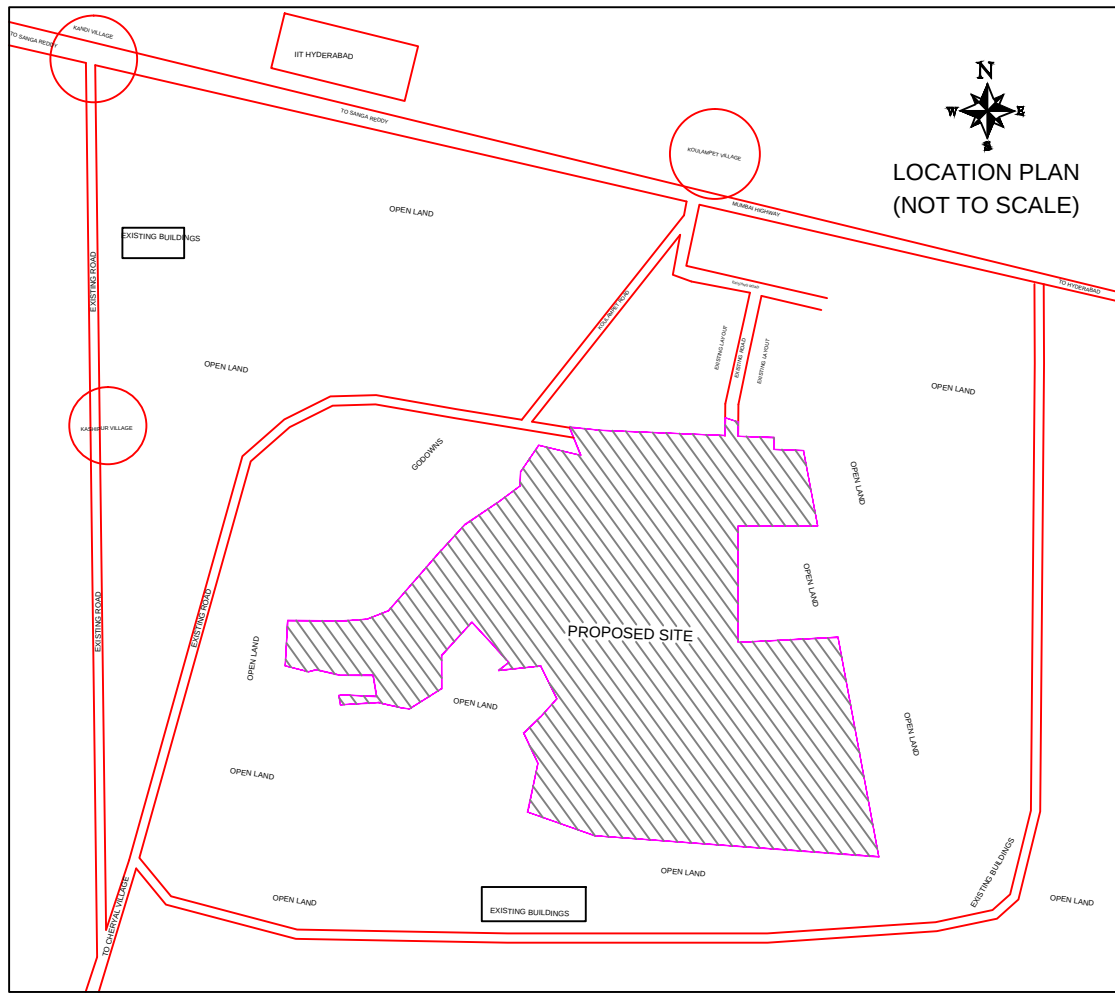


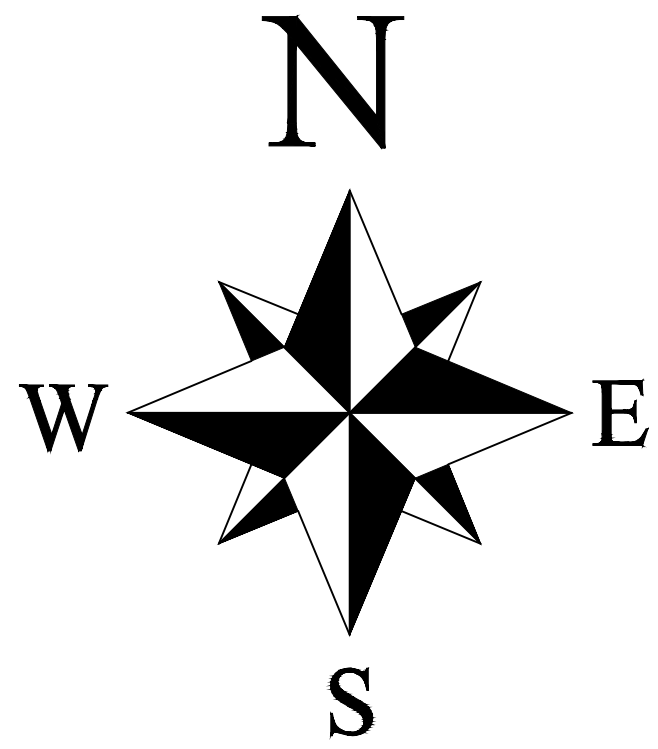


DRAFT LAYOUT PLAN
(SCALE 1:1200)



- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT 500082, with - AUTHORITY District Swarna Jayanti Complex, Ameerpet, Hyderabad. Layout Permit No.00136/LO/PH/HMDA/2023, Date : 10 July, 2023, File No. 059959/SKP/LT/UB/HMDA/08032023, Dt:10 July, 2023, Layout Plan approved in Sy. Nos. 62, 65 to 70, 73 to 82, 83p, 93 & 94 in Cheriyal (V) Kandi (M), Sangha Reddy District covering to an extent of 15504.99 Sq.m 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 and 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. 059959/SKP/LT/UB/HMDA/08032023, Dt: 10 July, 2023.
- 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 regulation 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/area which is in mortgage in favour of HMDA i.e. from Plot Nos.82-155, 389-394 and 395-415 to an extent of 21379.46 Sq.mtrs and Local Body shall ensure that no developments like building, authorized or un-authorized 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 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 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 LP 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 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.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.
- 15) 15.00% of developable area i.e. from Plot Nos. 82-155 to an extent of 12794.27 Sq.mts of Survey Nos. 62, 65 to 70, 73 to 82, 83p, 93 & 94 in Cheriyal (V) Kandi (M), Sangha Reddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerpet, Hyderabad, Vide Mortgage deed no.13278/2023, Date: 27/06/2023, Sr.No: Sangha Reddy.
- 16) 5.00 % of developable area, 4293.82 Sq.mtrs i.e. from Plots 389-394 of Survey Nos. 62, 65 to 70, 73 to 82, 83p, 93 & 94 in Cheriyal (V) Kandi (M), Sangha Reddy District, additionally Mortgaged for Iradimatti, in favour of The Metropolitan Commissioner, Hyderabad, Vide Deed Document No.13278/2023, Date:27/06/2023. The applicant has handed over the area affected under proposed 45 Mts wide Master plan road to an extent of 2845.32 Sq.mtrs., in favour of The Gram Panchayat Cheriyal Village, Kandi Mandal., vide gift deed document no.13281 /2023, date: 27/06/2023.
- 17) 5.00 % of developable area, 4293.82 Sq.mtrs i.e. from Plots 395-415 of Survey Nos. 62, 65 to 70, 73 to 82, 83p, 93 & 94 in Cheriyal (V) Kandi (M), Sangha Reddy District, additionally Mortgaged for Iradimatti, in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerpet, Hyderabad, Vide Deed Document No.13278/2023, Date:27/06/2023. The applicant has handed over the area affected under proposed 45 Mts wide Master plan road to an extent of 2845.32 Sq.mtrs., in favour of The Gram Panchayat Cheriyal Village, Kandi Mandal., vide gift deed document no.13281 /2023, date: 27/06/2023.

PLAN SHOWING THE PROPOSED DRAFT LAYOUT OPEN PLOT IN SY NOS. 62, 65 TO 70, 73 TO 82, 83p, 93 & 94 SITUATED AT CHERIYAL VILLAGE, KANDI MANDAL, SANGA REDDY DIST. T.S.		
BELONGING TO : PRAKASH GROUP REP BY PROPRIETOR PEREPI SRINIVASARAO AND OTHERS		
DATE : 10/07/2023	SHEET NO : 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 059959/SKP/LT/UB/HMDA/08032023	Plot Sub/Use : Residential Bldg	
Application Type : General Proposal	Plot/Nearby/Religious/Structure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land Sub/Use Zone : NA	
Location : Erstwhite Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00	
Sub/Location : New Areas / Approved Layout Areas	Survey No : 62, 65 to 70, 73 to 82, 83p, 93 & 94	
Village Name : Cheriyal	North : -	
Mandal : Kandi	South : -	
	East : -	
	West : -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	155094.98
NET AREA OF PLOT	(A-Deductions)	146002.48
Road Widening Area		2845.32
Buffer/Zone Area		6247.18
Total		9092.50
BALANCE AREA OF PLOT	(A-Deductions)	146002.48
Vacant Plot Area		146002.48
Land use analysis/Area distribution		
Plotted Area		85100.89
Road Area		42662.62
Organized open space/park Area/Utility Area		14176.45
Social Infrastructure Area		3653.30
Amenity Area		408.52
BUILT UP AREA CHECK		
MORTGAGE AREA Plot Nos. 82-155		12794.27
ADDITIONAL MORTGAGE AREA Plots 389-394 & 395-415		8585.19
ARCH / ENGG / SUPERVISOR (Regd)	Owner	
DEVELOPMENT AUTHORITY		LOCAL BODY
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD WIDENING AREA		



OWNER'S SIGNATURE

For PRAKASH GROUP
Srinivasarao
PROPRIETOR

ARCHITECT'S SIGNATURE

K. Y. Anu
NAGANJANEYULU .K
ARCHITECT
CA/2008/42604