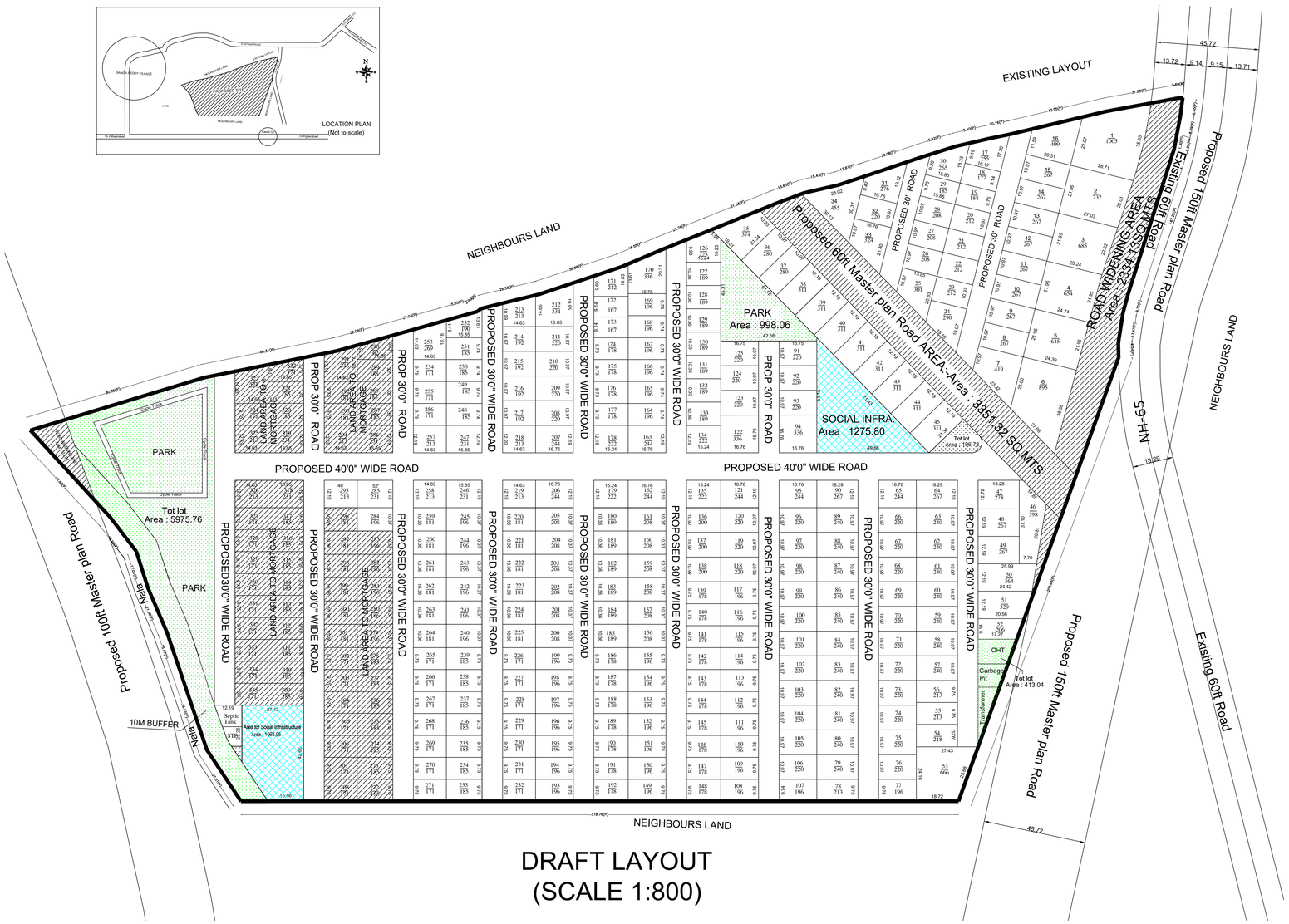

DRAFT LAYOUT
(SCALE 1:800)

1) THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY with Layout Permit No.000254/LO/Plg/HMDA/2021, dt:06-07-2021 File No. 037092/SKP/LT/U6/HMDA/03072020 dt:06-07-2021 Layout Plan approved in Sy. No. 217 of Kulabgoor Village, Sangareddy Mandal, Sanga Reddy District to an extent of 93337.23 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. 037092/SKP/LT/U6/HMDA/03072020dt:06-07-2021

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 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). 272 TO 283, 286 TO 294, 296 TO 335 total (61 plots) to an extent of 9518.69Sq.m 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 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 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.M s.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. 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) In case of layout sites more than 10 Acres, provision shall be made for construction of sewerage Treatment plan (STP) duly earmarking separate area in addition to mandatory layout open spaces.

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 management rules.

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.

j) Transformer yard shall be provided in the area earmarked for utilities.

k) All the street light shall be provided with LED lighting.

l) 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 surviving as per the plan before the OC is issued.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOS.217 SITUATED AT KULABGOOR VILLAGE, SANGAREDDY MANDAL , SANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-

SRI SAI KRISHNA PROPERTY DEVELOPERS REP BY MANAGING PARTNER K DORA PRASAD AND OTHERS

DATE : 06-07-2021	SHEET NO.: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 037092/SKP/LT/U6/HMDA/03072020	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 : 45.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 217
Village Name : Kulabgoor	North : -
Mandal : Sangareddy	South : -
	East : -
	West : -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	99495.48
NET AREA OF PLOT	(A-Deductions)	93337.23
Road Widening Area		6158.25
Amenity Area		0.00
Total		6158.25
BALANCE AREA OF PLOT	(A-Deductions)	93337.23
Vacant Plot Area		93337.23
LAND USE ANALYSIS		
Plotted Area		62652.85
Road Area		20756.00
Organized open space/park Area/Utility Area		7583.58
Social Infrastructure Area		2344.76
BUILT UP AREA CHECK		
MORTGAGE AREA IN Plot No(s). 272 TO 283, 286 TO 294, 296 TO 335 total (61 plots)		9518.69
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

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

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Name : GANGAVATH KOTESHWAR RAO
Designation : Assistant Planning Officer
Date : 09-Jul-2021 12:

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 09-Jul-2021 16:

OWNER'S SIGNATURE	ARCHITECT SIGNATURE
For SRI SAIKRISHNA PROPERTY DEVELOPERS Managing Partner	KALPANA.V CA/2013/58869 Member of Council of Architecture