

ANJANA'S SIGNATURE

COMPLETE PROJECT PRESENTATION GUIDE

ANJANA'S SIGNATURE

01 Features Of This Project

02 Project Developments

03 Existing Area Developments

04 Upcoming Area Developments

05 Benefits Of Investment



1) FEATURES OF THIS PROJECT

1

10 ACRES PREMIUM VILLA PROJECT



2

DEVELOPED IN 2 PHASES

2

3

LUXURY VILLA PLOTS + VILLAS



4

HMDA APPROVED & RERA CERTIFIED



5

SPOT REGISTRATION



2) PROJECT DEVELOPMENTS

LIVING STYLE ENHANCED
WITH A SPLASH OF
INNOVATION & DESIGN



PROJECT HIGHLIGHTS

- ◆ HMDA APPROVED LAYOUT
- ◆ RERA REGISTERED
- ◆ GATED COMMUNITY DEVELOPMENTS
- ◆ VASTHU COMPLIANT VENTURE
- ◆ CLEAR TITLE
- ◆ SPOT REGISTRATION
- ◆ ELEGANT ENTRANCE ARCH
- ◆ RAIN WATER HARVESTING PITS
- ◆ CC ROADS WITH KERB STONES
- ◆ MODERN STREET LIGHTS
- ◆ WATER PIPELINES TO INDIVIDUAL PLOT
- ◆ COMPOUND WALL ENCLOSING THE PROJECT
- ◆ UNDERGROUND ELECTRIC CABLING
- ◆ UNDERGROUND DRAINAGE
- ◆ AVENUE PLANTATION
- ◆ PLAY AREA FOR KIDS
- ◆ 24X7 SECURE ENVIRONMENT
- ◆ LANDSCAPE PARKS

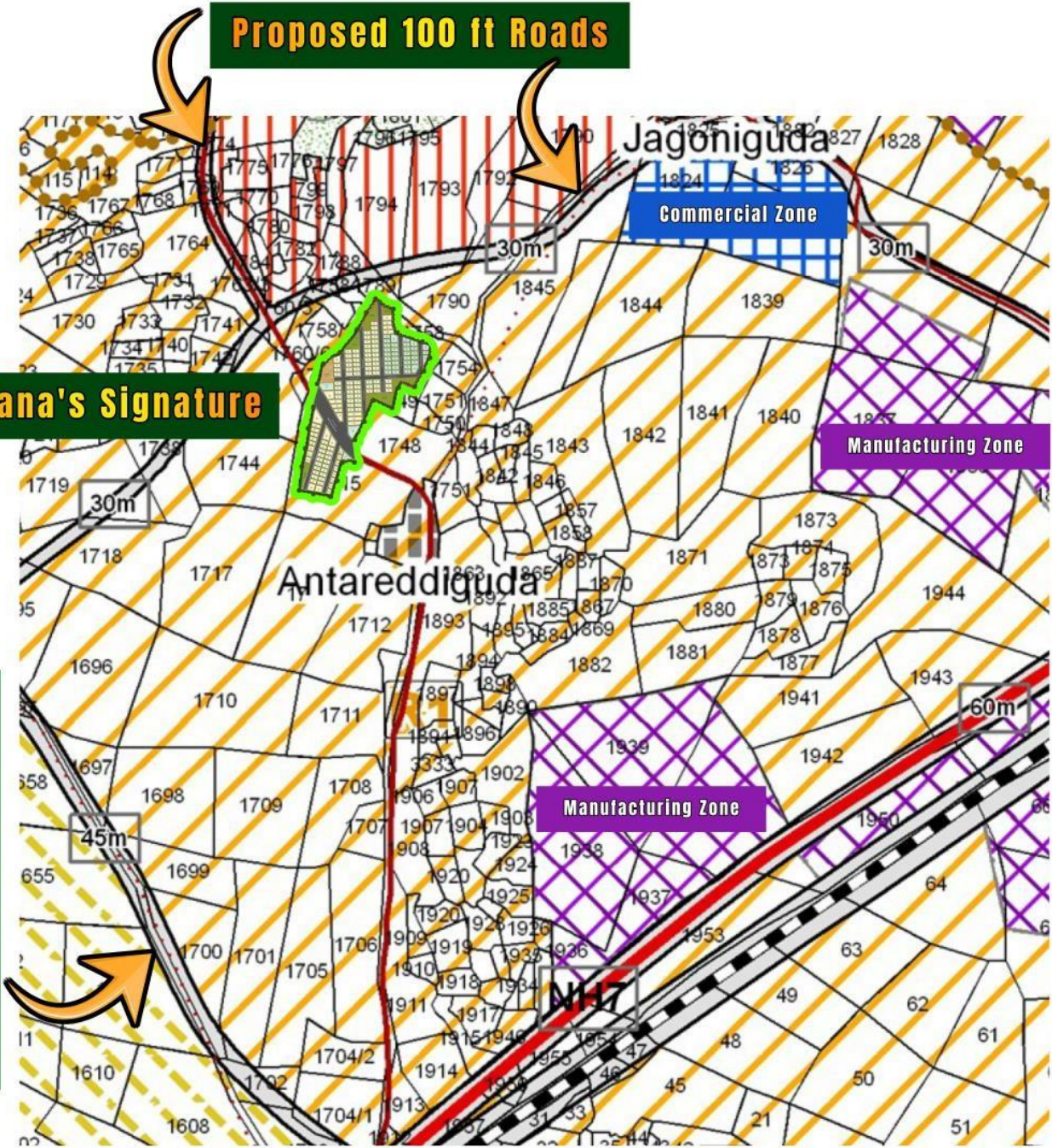
Anjana's Signature is a luxury villa plots community, which is designed to complement the tastes and wishes of those who've seen it all in life and now have made a place for themselves in the society they interact with, everyday.



Proposed 100 ft Roads

Anjana's Signature

Proposed 150 ft Road

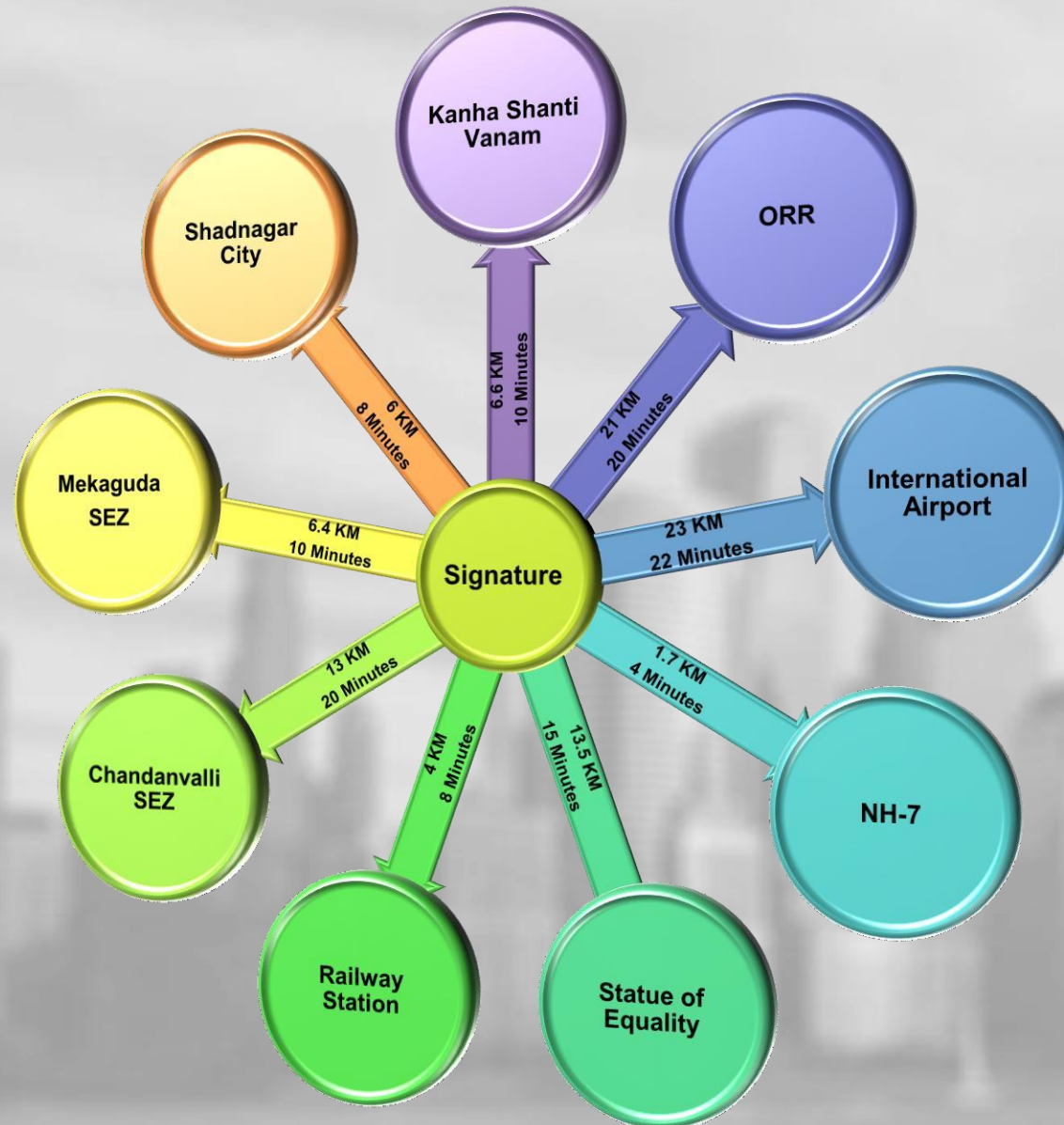


3) EXISTING DEVELOPMENTS

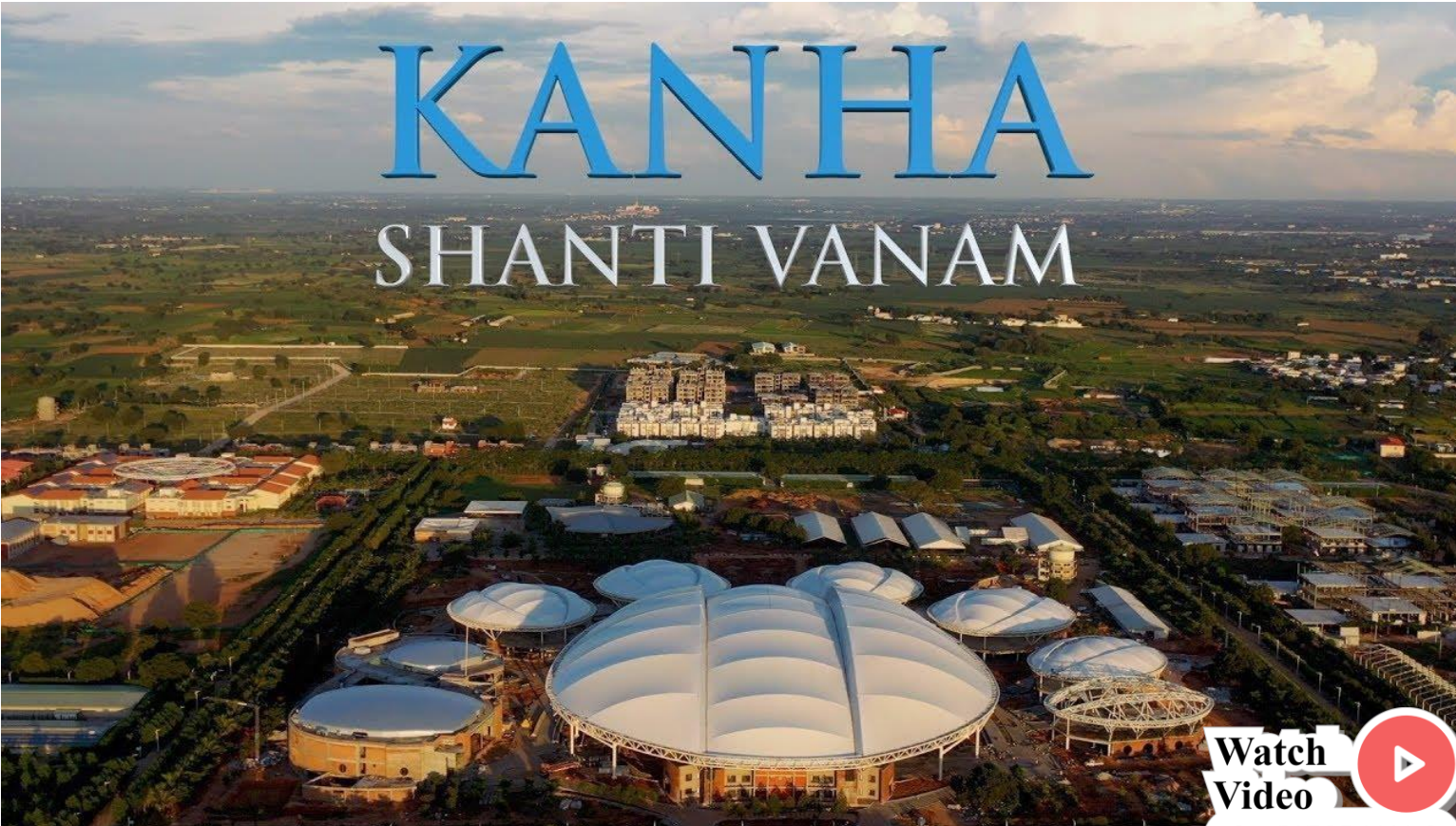


A) CONNECTIVITY

EXISTING DEVELOPMENTS

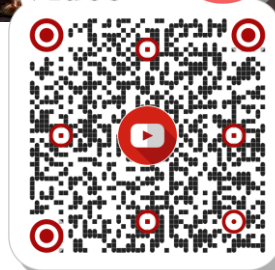


EXISTING DEVELOPMENTS



It is Just 10 Minutes Drive from Anjana's Signature

Watch
Video



- ✓ **Large-scale infrastructure for spiritual gatherings:** Kanha Shanti Vanam is continuously being developed to accommodate a growing number of visitors. This includes a 32-acre meditation area, a central meditation hall, eight satellite buildings for various training facilities, an auditorium, a conference hall, and a well-equipped kitchen.
- ✓ **Focus on sustainable practices:** Kanha Shanti Vanam is committed to sustainable practices and environmental conservation. They have a dedicated team working on replanting trees and have a large in-house nursery to grow saplings.
- ✓ **Educational programs:** The Heartfulness Institute, located within Kanha Shanti Vanam, offers a variety of educational programs on yoga, meditation, and personal development. They even hold workshops on topics like brain development.
- ✓ **Focus on Wellness:** The Wellness Center at Kanha Shanti Vanam offers a variety of services including therapeutic healing systems like Ayurveda and Panchakarma.
- ✓ **Residential community:** Kanha Shanti Vanam is planned to be an integrated township with residential colonies surrounding the spiritual retreat center. This will allow visitors to experience a lifestyle based on spirituality and heartfulness.

EXISTING DEVELOPMENTS

STATUE OF EQUALITY

- ❖ Located in Muchintal, Ranga Reddy district, Telangana, India
- ❖ Built to commemorate the 1,000th birth anniversary of Ramanujacharya, an 11th-century Hindu philosopher and social reformer
- ❖ The statue is 216 feet (66 meters) tall and is made of panchaloha, an alloy of five metals: gold, silver, copper, brass, and bronze
- ❖ It is the second tallest sitting statue in the world, after the Spring Temple Buddha in China
- ❖ The statue was inaugurated by Prime Minister Narendra Modi on February 5, 2022
- ❖ The complex surrounding the statue also includes a museum, a library, an auditorium, and an Omniscience theater



Key features of the Statue of Equality

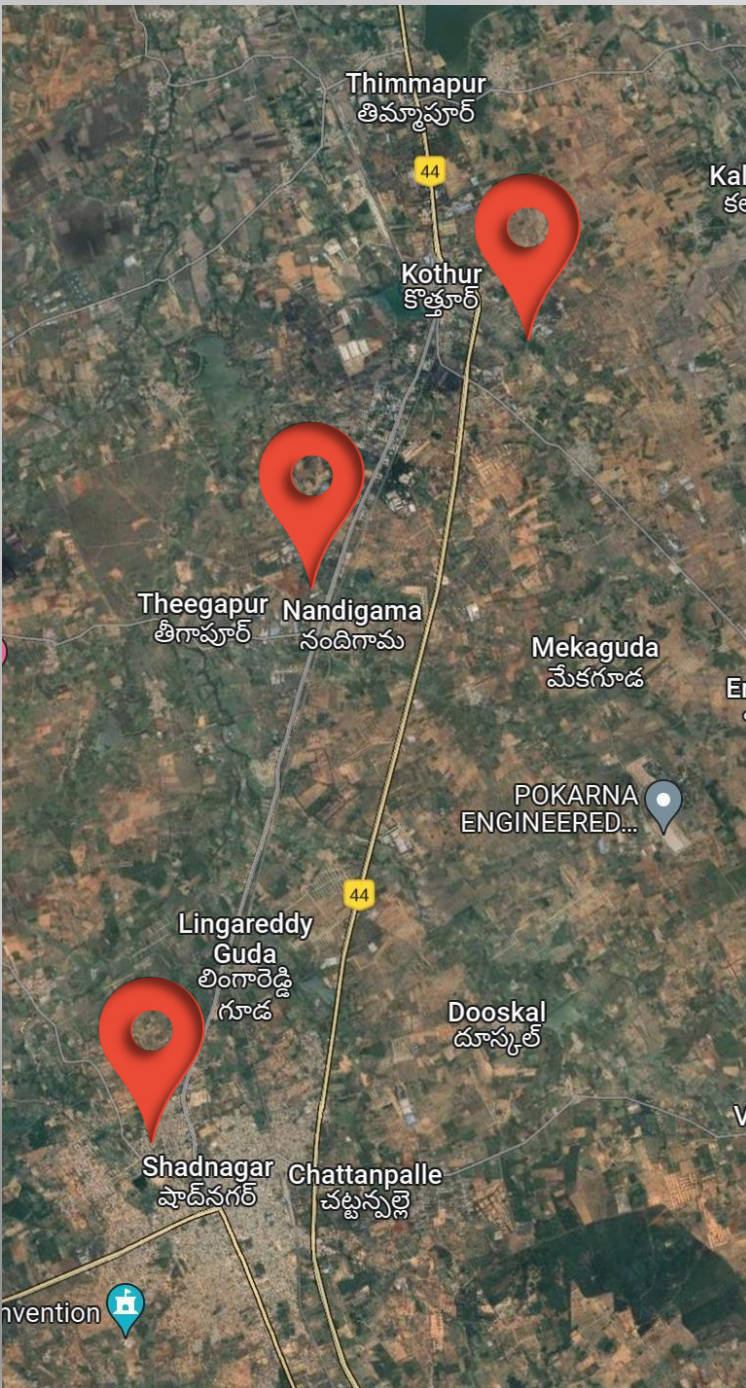
- ❖ The statue is surrounded by 108 temples, representing the 108 divine abodes of Vaishnavism
- ❖ A 120-kilogram gold statue of Ramanujacharya is housed inside the Bhadravedi
- ❖ A musical fountain has been installed to perform abhishekham (ritual bathing) to the statue of Ramanujacharya
- ❖ The complex also features a Vedic digital library and research center

Significance of the Statue of Equality

- ❖ The statue is a symbol of Ramanujacharya's teachings of equality and social justice
- ❖ It is a reminder of the importance of fighting against caste discrimination and untouchability
- ❖ The statue is a popular tourist destination and a place of pilgrimage for Hindus



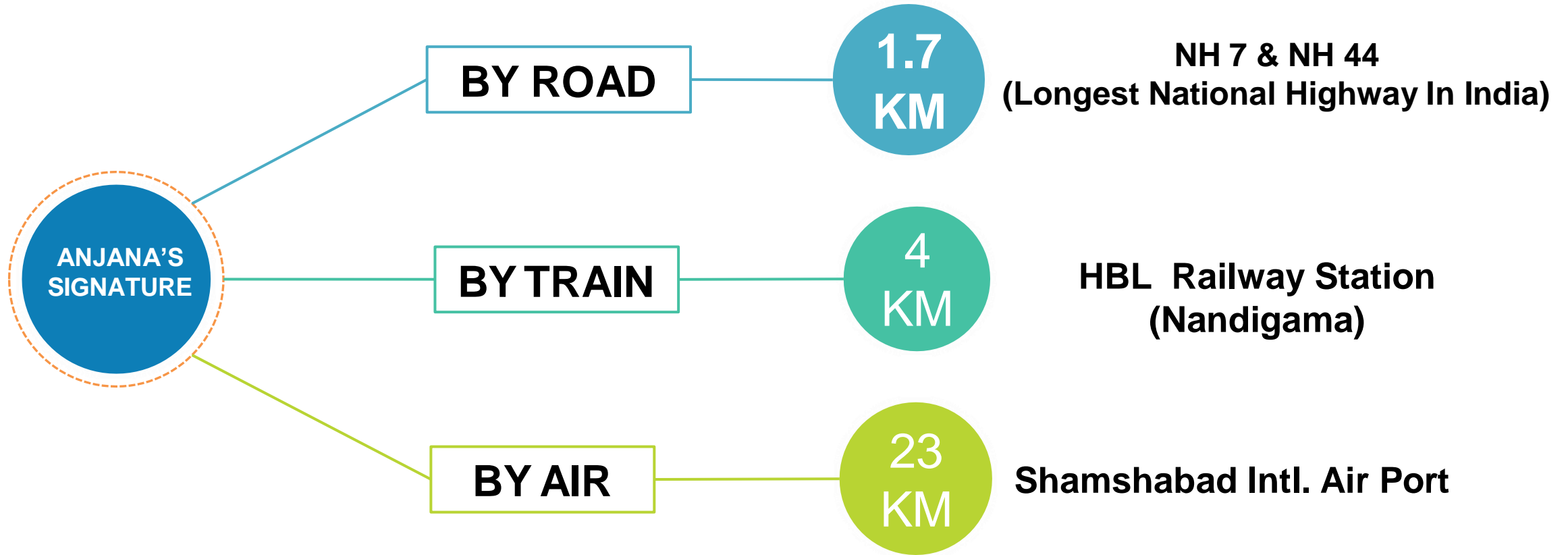
It is Just 15 Minutes Drive from Anjana's Signature



B) RESIDENTIAL POPULATION

- Kothur – 87,423
- Nandigama – 16,996
- Shadnagar – 1,50,928

D) TRANSPORTATION



C) EMPLOYMENT SECTORS (Nandigama)

EXISTING DEVELOPMENTS

S No	UnitName	District	Mandal
1	Rohan Builders (India) Pvt Ltd	Rangareddy	Nandigama
2	M/S KAMSON HYGIENE CARE PRIVATE LIMITED	Rangareddy	Nandigama
3	MSN Laboratories Private Limited.,	Rangareddy	Nandigama
4	M C V POLYMERS	Rangareddy	Nandigama
5	One Stop Recycling LLP	Rangareddy	Nandigama
6	M/s Pave Enterprises	Rangareddy	Nandigama
7	B and B TRIPLEWALL CONTAINERS LIMITED	Rangareddy	Nandigama
8	CREATIVE POLYPACK LIMITED	Rangareddy	Nandigama
9	SRI LAXMI NIVASA PLY AND BOARDS	Rangareddy	Nandigama
10	M/s Bion Therapeutics (India) Private Limited	Rangareddy	Nandigama
11	SRIVUJA PAPER PRIVATE LIMITED	Rangareddy	Nandigama
12	PAVAN FOODS & BEBEREGES	Rangareddy	Nandigama
13	HERITOR HI TECH BATTERIES LLP	Rangareddy	Nandigama
14	ASK RAJKAMAL INDUSTRIES PVT LTD	Rangareddy	Nandigama
15	NANDHIGAMA INDUSTRIES	Rangareddy	Nandigama
16	M/S. AMBICA INDUSTRIES	Rangareddy	Nandigama
17	CHANDRA NAYAK ENTERPRISES	Rangareddy	Nandigama
18	M/S. KAMSON HYGIENE CARE PRIVATE LIMITED	Rangareddy	Nandigama
19	M/S. B & B TRIPLEWALL CONTAINERS LIMITED	Rangareddy	Nandigama
20	HERBOCHEM (INDIA) PRIVATE LIMITED	Rangareddy	Nandigama
21	C K FABRICS PRIVATE LIMITED	Rangareddy	Nandigama
22	SUPRIYA CORN PRODUCTS PVT LTD	Rangareddy	Nandigama
23	M/S. AMBICA INDUSTRIES	Rangareddy	Nandigama
24	Kamson Healthcare Pvt Ltd	Rangareddy	Nandigama
25	MILKYPLUS FOOD PRIVATE LIMITED (FORMERLY: SARITHA	Rangareddy	Nandigama
26	PEXCEL POLYMER INDUSTRIES	Rangareddy	Nandigama
27	M/s Reboot Resources Private Ltd.,	Rangareddy	Nandigama
28	H S Packaging	Rangareddy	Nandigama
29	SANJU DEVI	Rangareddy	Nandigama
30	SANKET ENTERPRISES	Rangareddy	Nandigama
31	DHRUV METAL BOX ENTERPRISES	Rangareddy	Nandigama
32	HERITOR HI-TECH BATTERIES LLP	Rangareddy	Nandigama
33	SANJAY KUMAR MITTAL IND	Rangareddy	Nandigama
34	SANGWAN RAMPHAL SINGH	Rangareddy	Nandigama
35	SRI DHANLAXMI INDUSTRIES	Rangareddy	Nandigama
36	ANKIT METAL INDUSTRIES	Rangareddy	Nandigama
37	ADESH JAIN	Rangareddy	Nandigama
38	SIGMA PLASTICS	Rangareddy	Nandigama
39	VINAYAKA COTTON MILLS PVT LTD	Rangareddy	Nandigama
40	M/s. NAV NIRMAN INDUSTRIES	Rangareddy	Nandigama

S No	UnitName	District	Mandal
41	SRI BALAJI INDUSTRIES	Rangareddy	Nandigama
42	SRI GOVIND INDUSTRIES	Rangareddy	Nandigama
43	BLOW TEK PACKAGING PVT LTD	Rangareddy	Nandigama
44	HARISH SANGWAN INDUSTRY	Rangareddy	Nandigama
45	ANKIT METAL INDUSTRIES	Rangareddy	Nandigama
46	SRI RAMA METAL INDUSTRIES	Rangareddy	Nandigama
47	BADHLI ENTERPRISES	Rangareddy	Nandigama
48	SRI BALAJI POLYMERS	Rangareddy	Nandigama
49	R K FOOD INDUSTRIES	Rangareddy	Nandigama
50	NIDHI TRADE LINK	Rangareddy	Nandigama
51	HARVISH AGRIGENICS PRIVATE LIMITED	Rangareddy	Nandigama
52	SRI LAXMI VISHNU SUMITRA PACKAGING	Rangareddy	Nandigama
53	SRI LAXMI NIVASA PLY & BOARDS	Rangareddy	Nandigama
54	JAI RAJENDRA POLY ADDITIVES	Rangareddy	Nandigama
55	SHANTI KUNJ INFRASTRUCTURE LLP	Rangareddy	Nandigama
56	R K FOOD INDUSTRIES	Rangareddy	Nandigama
57	NIDHI TRADE LINK	Rangareddy	Nandigama
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61	JAI RAJENDRA POLY ADDITIVES	Rangareddy	Nandigama
62	SHANTI KUNJ INFRASTRUCTURE LLP	Rangareddy	Nandigama
63	AGRO TECH FOODS LTD	Rangareddy	Nandigama
64	Veekay Plast	Rangareddy	Nandigama
65	NIT BRICKS AND PAINTS	Rangareddy	Nandigama
66	MSN LABORATORIES PRIVATE LIMITED, FORMULATION-II	Rangareddy	Nandigama
67	AMBICA PROFILES	Rangareddy	Nandigama
68	M/s.Satya Lakshmi Industries(Battery Recycling)	Rangareddy	Nandigama
69	GRAINS VALLEY FOOD PRODUCTS	Rangareddy	Nandigama
70	M/S. RAMESH DEVI	Rangareddy	Nandigama
71	M/s. MAHALAKSHMI ALLOYS & METALS PVT. LTD	Rangareddy	Nandigama
72	BHARAT ENTERPRISES	Rangareddy	Nandigama
73	TECHNO INFRA	Rangareddy	Nandigama
74	M/S.JAGRITI STEEL PVT LTD. UNIT(II)	Rangareddy	Nandigama
75	RAR FOOD PRODUCTS	Rangareddy	Nandigama
76	M/s.GOWELL POWER SYSTEMS	Rangareddy	Nandigama
77	M/S M. G. BROTHERS INDUSTRIES PRIVATE LIMITED	Rangareddy	Nandigama
78	M/s. Navratna Packaging Solutions	Rangareddy	Nandigama
79	M/s. Aspen Shaving Products	Rangareddy	Nandigama
80	Veekay Plast	Rangareddy	Nandigama

INTERCITY MMTS

KEY HIGHLIGHTS OF MMTS

- ✓ 80 Km length
- ✓ Budget - 480 Crore
- ✓ Phase 2 Undanagar to Mahabubnagar
- ✓ Covering Thimmapur, Kothuru, Nandigama & Shadnagar,
- ✓ Daily intercity transit of approx. 5000 passengers

MMTS is Just 4 KM away from Anjana's Signature

మహబూబ్ నగర్ వరకు ఎంఎంటీఎస్

• రూ.480 కోట్ల అంచనా • 50శాతం భరించేందుకు రాష్ట్రం అంగీకారం • భూసేకరణ పనులు మొదలు

(ఆంధ్రజ్యోతి, రంగారెడ్డిజిల్లా ప్రతినిధి)

హైదరాబాద్ నుంచి మహబూబ్ నగర్ వరకు ఎంఎంటీఎస్ లోకల్ రైళ్లను పొడిగించే పనులు వేగ వంతమయ్యాయి. ఎంఎంటీఎస్ లోకల్ రైల్స్ను శంషాబాద్ లోని ఉందానగర్ వరకు పొడిగించే పనులు చేపట్టిన ప్రభుత్వం ఈ మార్గాన్ని మహబూబ్ నగర్ వరకు పొడిగించేందుకు నిర్ణయించింది. ఇందులో భాగంగా శంషాబాద్ ఉందానగర్ నుంచి మహబూబ్ నగర్ వరకు 80కిలోమీటర్ల దూరం రైలు మార్గం విస్తరించేందుకు పనులు మొదలు పెట్టింది. ఎంఎంటీఎస్ పొడిగింపు కోసం అయ్యే ఖర్చులో 50శాతం భరించేందుకు రాష్ట్ర ప్రభుత్వం అంగీకరించడంతో పాటు జీవో కూడా జారీ చేయడంతో కేంద్రం ఈ పనులకు గ్రీన్ సిగ్నల్ ఇచ్చింది. దీంతో రైలుమార్గం విస్తరణ కోసం భూసేకరణ మొదలు పెట్టారు. ఉందానగర్ నుంచి మహబూబ్ నగర్ వరకు 80కిలో మీటర్ల పొడవున దంబ్లింగ్ పనులు చేపట్టాల్సి ఉంటుంది. ఇందులో రంగారెడ్డిజిల్లా పరిధిలో 57కి.మీ పొడవునా రైలు మార్గం విస్తరించనున్నారు. ఈ మార్గం విస్తరణకు మొత్తం రూ.480 కోట్లు అవసరమని అంచనా వేశారు. ఇందులో రూ.240 కోట్లు రాష్ట్ర ప్రభుత్వం భరించనుంది. ఇదిలా ఉంటే మొత్తం విస్తరణకు 60 ఎకరాల వరకు భూసేకరణ చేయాల్సి ఉంటుంది. ఇందులో 40ఎకరాలు రంగారెడ్డిజిల్లా పరిధిలోనే సేకరిస్తారు. మూడేళ్లలో ఈ పనులు పూర్తవుతాయని అధికారులు తెలిపారు.

ఈ ప్రాంతాల మీదుగా ..

ఎంఎంటీఎస్ లోకల్ రైళ్లు హైదరాబాద్ నుంచి మహబూబ్ నగర్ నడిపితే జిల్లాలోని పలు ప్రాంతాలతో పాటు మహబూబ్ నగర్ జిల్లా వాసులకు రవాణా సౌకర్యం కలగనుంది. ఉందానగర్, తిమ్మాపూర్, కొత్తూరు, షాద్ నగర్, బూర్గుల, బాలానగర్, రాజాపూర్, జడ్చర్ల, మహబూబ్ నగర్ ప్రాంత వాసులకు హైదరాబాద్ కు రవాణా సౌకర్యం మెరుగవుతుంది.



ఎంఎంటీఎస్ ట్రైన్

ఉందానగర్ కు డిసెంబర్ లో ట్రయల్ రన్

ప్రస్తుతం ఎంఎంటీఎస్ రైలు ఫలక్ నుమా వరకు నడుస్తోంది. దీన్ని శంషాబాద్ ఉందానగర్ వరకు పొడిగించే పనులు చివరి దశకు చేరుకున్నాయి. డిసెంబర్ నెలలో ఫలక్ నుమా నుంచి ఉందానగర్ వరకు డీజిల్ ఇంజన్ తో ట్రయల్ రన్ నిర్వహిస్తామని రైల్వే అధికారులు తెలిపారు. వచ్చే ఏడాది మార్చి నుంచి పూర్తిస్థాయిలో ఉందానగర్ వరకు ఎంఎంటీఎస్ సర్వీసులు నడుపుతామని తెలిపారు.

ఎయిర్ పోర్టుకు ఎంఎంటీఎస్ అనుమానమే

ఎంఎంటీఎస్ ను శంషాబాద్ అంతర్జాతీయ విమానాశ్రయానికి పొడిగించే పనులపై ఇంకా సందిగ్ధత నెలకొంది. ఇందుకు అవసరమైన భూసేకరణకు అనుమతులు లభించడం లేదు. ఎయిర్ పోర్టును విస్తరించాల్సి ఉన్నందున రెండో టర్మినల్ ఏర్పాటు ఎక్కడ ఆసనానిపై ఇంకా స్పష్టత రాలేదు. దీంతో ఎంఎంటీఎస్ నకు భూసేకరణకు ఆటంకాలు ఎదురవుతున్నాయి. పైగా ఎంఎంటీఎస్ ను ఎయిర్ పోర్టుకు అనుసంధానించే విషయంలో విమానయానశాఖ నుంచి సానుకూలత రాలేదని అధికారులు చెబుతున్నారు. దీంతో ఎయిర్ పోర్టు వరకు ఎంఎంటీఎస్ ను పొడిగించే విషయంలో సందిగ్ధత కొనసాగుతోంది.

METRO EXPANSION

FUTURE
DEVELOPMENTS



- ✓ Nagole to Shamshabad Airport
- ✓ 29 KM Length

శంషాబాద్ ఎయిర్ పోర్ట్ కి
మెట్రో రైల్

METRO is Just 23 KM away from Anjana's Signature



AIRPORT CITY

FUTURE
DEVELOPMENTS



Scan the above QR code for
Airport City Video

- ✓ **Airport City spreads over 5500 acres**
- ✓ **Developed in 7 Ports**
- ✓ **1st theme based airport city in India**
- ✓ **Creates 50,000 employment**

GMR Airport City is Just 15 KM away from Anjana's Signature

FUTURE DEVELOPMENTS



MORE DEVELOPMENTS

- ✓ **My Home City Project spreads over 3500 acres at Mansanpally**
- ✓ **6 Liner Highway**
- ✓ **Proposed 150ft Ring Road for Nandigma, Kothuru & Thimmapur As per HMDA Masterplan**
- ✓ **Thimmapur Railway hub**

BENEFITS OF INVESTMENT

- **Pure Residential Zone**
- **Project in City limits**
- **Neighbour to 150 ft & 100 ft Roads as per HMDA Master Plan**
- **Coming Inside RRR**
- **Highly Recommended Area for Satellite Townships**
- **High chances of Resale in 3-5 years**
- **ROI will be two /three times in 5 years**

MY FINAL CONCLUSION

Invest in Anjana's Signature and Get High Returns

Allow me to own a safe & prime property for your bright future

Don't Wait to Purchase the plot – Purchase the plot and Wait

APPROVALS



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Draft layout Letter

Application No. **054251/SMD/LT/U6/HMDA/28042022**

Date : **22 October, 2022**

To,

ARUDRA INFRA DEVELOPERS rep by YADAMA TULASI RAM AND OTHERS
2-136/85, USHODAYA CLONY PHASE-2, UMCC HOSPITAL, GAJULARAMARAM,
KUKATPALLE(M), KUKATPALLY, MEDCHAL-MALKAJGIRI, T.S.-500055. ,
HYDERABAD, TELANGANA
Pin Code - 500055

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **1715/PART, 1746/PART, 1757/PART, 1759/PART,1760/PART, 1761/PART & 1762/PART** situated at **Nandigama** Village, **Nandigama** Mandal, **Ranga Reddy** Dist. to an extent of **39739.57**

Sq.m - Approval Accorded - Reg.

Ref: 1. Application of **ARUDRA INFRA DEVELOPERS rep by YADAMA TULASI RAM AND OTHERS**, Dated: **28 April, 2022**.

2. This Application No. **054251/SMD/LT/U6/HMDA/28042022**, **Date 26 July, 2022**, intimating the DC.

With reference to your application cited for approval of Draft **Layout Open Plot** have been technically approved and forwarded to the The Commissioner/Executive authority,Nandigama Village,Nandigama Mandal,Rangareddy District. vide this office Application No. **054251/SMD/LT/U6/HMDA/28042022 Layout Permit No. 000206/LO/Plg/HMDA/2022, Date : 22 October, 2022** for taking further necessary action as per the powers delegated to the Local Authority and to release the plans **within (7) days** after collecting necessary fees at their end.

You are therefore, requested to approach the The Commissioner/Executive authority,Nandigama Village,Nandigama Mandal,Rangareddy District., for release of Draft Layout Permission.

This is for information.



Name : **LAKKAM RAM REDDY**
Designation : **Planning Officer**
Date : **22-Oct-2022 13: 49:47**

**For Metropolitan Commissioner
Planning Officer**



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **054251/SMD/LT/U6/HMDA/28042022**

Date : **22 October, 2022**

To,

The Sub-Registrar,
Shadnagar SRO,
Rangareddy District.

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **1715/PART, 1746/PART, 1757/PART, 1759/PART,1760/PART, 1761/PART & 1762/PART** situated at **Nandigama** Village, **Nandigama** Mandal, **Ranga Reddy** Dist. to an extent of **39739.57**

Sq.m - Approval Accorded - Reg.

Ref: 1. Application of **ARUDRA INFRA DEVELOPERS rep by YADAMA TULASI RAM AND OTHERS**, Dated: **28 April, 2022**.

2. This Application No. **054251/SMD/LT/U6/HMDA/28042022**, **Date 26 July, 2022**, intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document No. **6518/2022, 6519/2022, 7589/2022, Date: 30/8/2022**, executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 1, 49, 72, 118 - 126, 130 - 145, 146 - 154 to an extent of 6393.35 Sq.Mt.** of **Nandigama** Village, **Nandigama** Mandal, **Ranga Reddy** Dist. to an extent of **6393.35 Sq.Mt.** of the **plotted area as per G.O.Ms.No.276 MA dt.02-07-2010 & The Commissioner/Executive authority,Nandigama Village,Nandigama Mandal,Rangareddy District.** as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:22 October, 2022, you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgaged against HMDA.

20.7% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **1, 49, 72, 118 - 126, 130 - 145, 146 - 154** through registered mortgage deed Vide Document No. **6518/2022, 6519/2022, 7589/2022, Date: 30/8/2022** towards security to submission of conversion certificate from concerned RDO/DRO of Revenue Department.

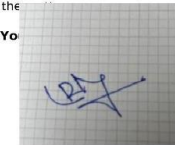
Taking into consideration of the agreement & Deed of Mortgage, Certificate of Encumbrance on property issued by you, this Authority released the draft Layout permission in favour of the applicant / developer Draft **Layout Permit No. 000206/LO/Plg/HMDA/2022, dt.22 October, 2022.**

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 1, 49, 72, 118 - 126, 130 - 145, 146 - 154 to an extent of 6393.35 Sq.Mt.** as per the plan enclosed to any other persons(s) till necessary communication is sent by this Authority.

You are requested to note the each open spaces of the Layout and not to register such open spaces as shown in the Layout plan.

The Assistant Planning Officer of this Authority will be approaching you periodically for ascertaining the required details in the Layout under reference. You are accordingly requested to extent necessary assistance in the **Encl: one plan**

Yo



Name : **LAKKAM RAM REDDY**
Designation : **Planning Officer**
Date : **22-Oct-2022 13: 49:45**

**For Metropolitan Commissioner
Planning Officer**

Copy to:

1. The Commissioner/Executive authority,
Nandigama Village,

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.
Planning Department

Application No. **054251/SMD/LT/U6/HMDA/28042022**Date : **22 October, 2022**

To,

The Commissioner/Executive authority,
Nandigama Village,
Nandigama Mandal,
Rangareddy District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout Open Plot** (without enclosing the site with compound wall) in Sy.Nos. **1715/PART, 1746/PART, 1757/PART, 1759/PART, 1760/PART, 1761/PART & 1762/PART, Nandigama Village,**

Nandigama Mandal, Ranga Reddy Dist. to an extent of **39739.57 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **ARUDRA INFRA DEVELOPERS rep by YADAMA TULASI RAM AND OTHERS**, Dated: **28 April, 2022**.

2. This Application No. **054251/SMD/LT/U6/HMDA/28042022**, Date **26 July, 2022**, intimating the DC.

3. Applicant's letter Date **28 April, 2022** submitting the Mortgage Deed No **6518/2022, 6519/2022, 7589/2022, Date: 30/8/2022** executed at Joint Sub- Registrar-2 Ranga reddy (RO) and Statement of Encumbrance on Property before mortgage & after mortgage

It is to inform that, in the reference 1st cited, **ARUDRA INFRA DEVELOPERS rep by YADAMA TULASI RAM AND OTHERS** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **1715/PART, 1746/PART, 1757/PART, 1759/PART, 1760/PART, 1761/PART & 1762/PART**, situated at **Nandigama (V), Nandigama (M), Ranga Reddy** to an extent of **39739.57 Sq.Mt**

The above proposal has been examined under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory master plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force.

The applicant has paid all required fees and charges to HMDA.

Vide reference 3 the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot No. **1, 49, 72, 118 - 126, 130 - 145, 146 - 154** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **6518/2022, 6519/2022, 7589/2022, Date: 30/8/2022**.

The applicant has submitted the layout plan duly demarcating on ground and showing the proposed road network, plotted area and open spaces in the said layout area, to an of **39739.57. Sq.Mt** with **1, 49, 72, 118 - 126, 130 - 145, 146 - 154** no of plots along with the existing measurements of the plot area on ground. The same is hereby examined and approval in draft **Layout Permit No. 000206/LO/Plg/HMDA/2022, dt.22 October, 2022**.

The land analysis of the Draft Layout Approved is as follows:

Sr no	Area	Sq.Mtrs
1	Total Site area	42395.35
2	Master plan Road affected area	2655.78
3	Net Site Area	39739.57
4	Plotted area	24868.58
5	Open space	
	(i) Park	4047.06
	(ii) Social Infrastructure	999.87
6	Layout Road Area	9824.08
7	Amenities area	0
8	Any Other	0

**Telangana State Real Estate Regulatory Authority**

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : **P0240006918**

Project: **ARUDRA EXOTICA**, Survey No.: **1715/PART, 1746/PART, 1757/PART, 1759/PART, 1760/PART, 1761/PART & 1762/PART**, Plot No. Of Site: , at **Nandhigam, Nandigama, Ranga Reddy, 509228**;

1. **Arudra Infra Developers Private Limited** having its registered office / principal place of business at **Village: Mandal: District: Medchal-Malkajgiri, Pin: 500072**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The registration shall be valid for a period of 2 years commencing from **11/09/2023** and ending with **22/10/2025** unless extended by the Authority in accordance with the Act and the rules made there under;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By **B. CA KRISHNA SHIVA**
(REAL ESTATE REGULATORY AUTHORITY)
Date : 11-Sep-2023 12:31:54 IST

Dated: **11/09/2023**
Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Project in Residential Zone-1

RESIDENTIAL USE ZONE

1.2.1 RESIDENTIAL ZONE – 1(R1), RESIDENTIAL ZONE – 2(R2)

The various uses permitted and prohibited in Residential Use Zone-1 and Residential Use Zone-2, are as mentioned in the following table.

Table 1.1 : Residential Zone 1,2 (R1, R2): Uses Permitted and Uses Prohibited

Uses Permitted I	Uses Prohibited II
<ul style="list-style-type: none"> ▪ All types of residential buildings ▪ Auditoriums ▪ Bakeries and confectioneries 	<ul style="list-style-type: none"> ▪ All other uses not mentioned in Col. I ▪ Botanical garden
<ul style="list-style-type: none"> ▪ Banks ▪ Burial-grounds/ Cremation ground ▪ Bus depots without workshop 	<ul style="list-style-type: none"> ▪ Courts of law
<ul style="list-style-type: none"> ▪ Bus stands 	<ul style="list-style-type: none"> ▪ Heavy, large and extensive industries
<ul style="list-style-type: none"> ▪ Cinema halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width ▪ Clubs 	<ul style="list-style-type: none"> ▪ Hospitals treating contagious and infectious diseases
<ul style="list-style-type: none"> ▪ Community centres 	<ul style="list-style-type: none"> ▪ Indoor games stadium
<ul style="list-style-type: none"> ▪ Computer software units /IT Enabled Services ▪ Convenience shopping 	<ul style="list-style-type: none"> ▪ International conference centre
<ul style="list-style-type: none"> ▪ Customary home occupation/household units ▪ Dharamshalas 	<ul style="list-style-type: none"> ▪ Obnoxious and hazardous industries
<ul style="list-style-type: none"> ▪ Doctors' clinics and Dispensaries ▪ Educational Institutions like., School, Degree Colleges and Professional Colleges / Universities. ▪ Electrical distribution station 	<ul style="list-style-type: none"> ▪ Outdoor games stadium
<ul style="list-style-type: none"> ▪ Electronic printing press ▪ Exhibition and art gallery 	<ul style="list-style-type: none"> ▪ Reformatory
<ul style="list-style-type: none"> ▪ Fire stations 	
<ul style="list-style-type: none"> ▪ Foreign missions ▪ Function halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width 	<ul style="list-style-type: none"> ▪ Shooting range
<ul style="list-style-type: none"> ▪ Games facilities of local nature both indoor and outdoor ▪ Group housing / Apartment Complexes 	<ul style="list-style-type: none"> ▪ Slaughter-house
<ul style="list-style-type: none"> ▪ Guest houses ▪ Gymnasium 	<ul style="list-style-type: none"> ▪ Solid waste dumping yards
<ul style="list-style-type: none"> ▪ Health facilities with not more than 20 beds ▪ Hostels & Boarding houses ▪ Hotels on plots of above 2000 sq.mts and abutting road of minimum width of 18 meters 	<ul style="list-style-type: none"> ▪ Storage godowns of perishables, hazardous and inflammable goods ▪ Storage of gas cylinders
<ul style="list-style-type: none"> ▪ Library ▪ Motor vehicle repairing workshops/garages ▪ Municipal, state and central government offices ▪ Night shelters ▪ Parks/totlots ▪ Petrol pumps 	<ul style="list-style-type: none"> ▪ Warehousing ▪ Water treatment plant
	<ul style="list-style-type: none"> ▪ Wholesale mandis
	<ul style="list-style-type: none"> ▪ Workshops for buses etc.
<ul style="list-style-type: none"> ▪ Plant nursery ▪ Police check posts 	<ul style="list-style-type: none"> ▪ Zoological garden

Uses Permitted I	Uses Prohibited II
<ul style="list-style-type: none"> ▪ Police stations ▪ Post offices ▪ Professional offices ▪ Public utilities and buildings except service and storage yards ▪ Religious premises ▪ Research institutes 	
<ul style="list-style-type: none"> ▪ Restaurants/eating places ▪ Retail shopping centres ▪ Showroom for sale & distribution of LPGas ▪ Taxi stand/three wheeler stands ▪ Technical training centre ▪ Transit visitors camp ▪ Water pumping station ▪ Weekly markets ▪ Informal market (informal sector activities) 	
<ul style="list-style-type: none"> ▪ Yoga centres/Health clinics 	

THANK YOU

