



DRAFT LAYOUT PLAN
SCALE:(1:500)

1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, Swarna Jayanti Complex, Ammaspet, Hyderabad with Layout Permit No.0002061,OP/HMDA/2022, Date :22 October, 2022. File No. 054251SMDLTU6/HMDA/28042022 Dt.22 October, 2022. Layout Plan approved by Sy. No.1, 1715/PART, 1746/PART, 1757/PART, 1759/PART, 1760/PART, 1761/PART & 1762/PART of Nandigama Village, Nandigama Mandal, Rangareddy District covering an extent of 39, 739.57 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) The permission of developing the land shall not be used as proof of the title of the land and if any litigation / court case 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. 054251SMDLTU6/HMDA/28042022 Dt.22 October, 2022.

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 in 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 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 mortgage in favour of HMDA i.e. from Plot No(s). 1, 49, 72, 118 - 126, 130 - 145, 146 - 154 total to an extent of 6393.35 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 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 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 purposes as per law.

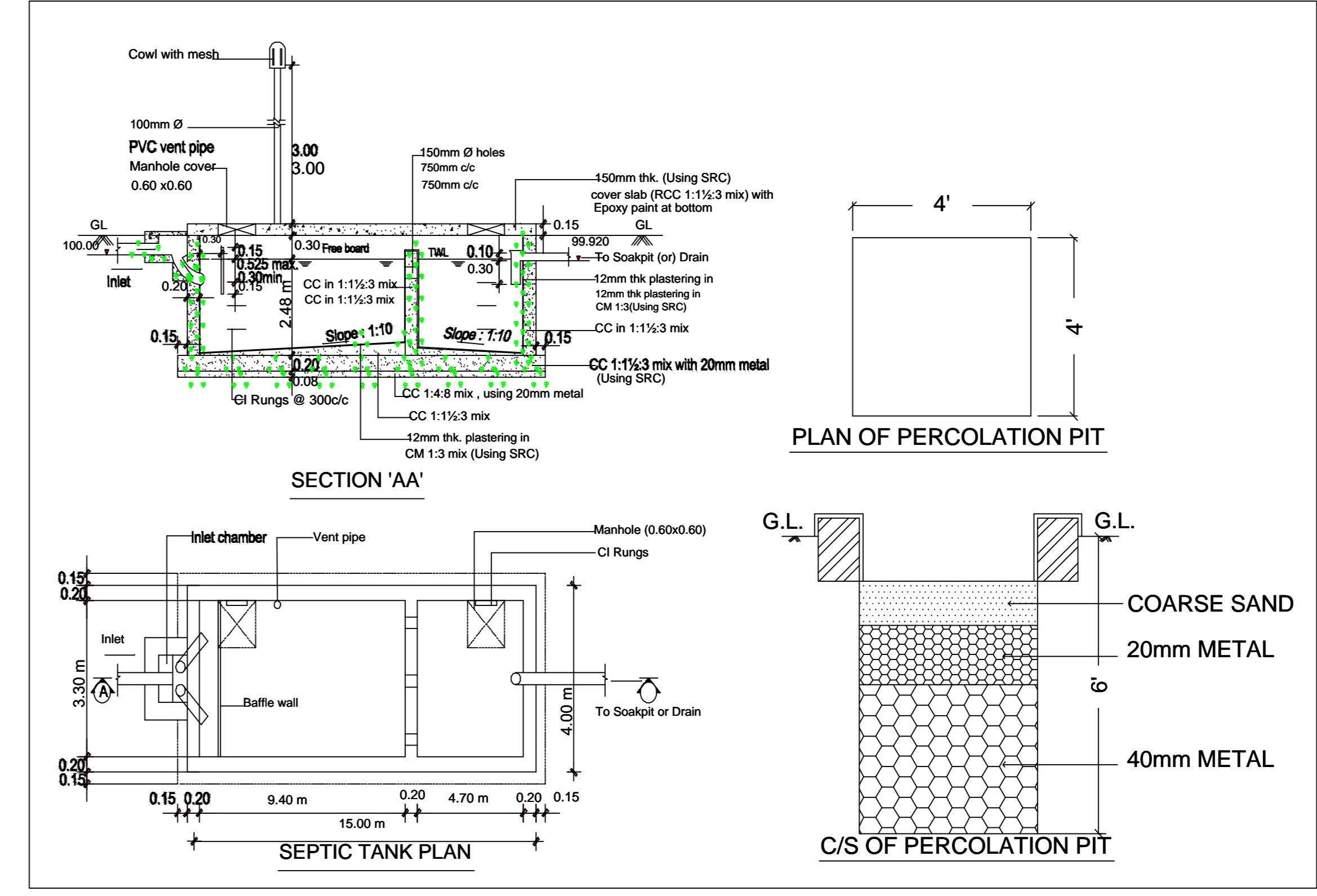
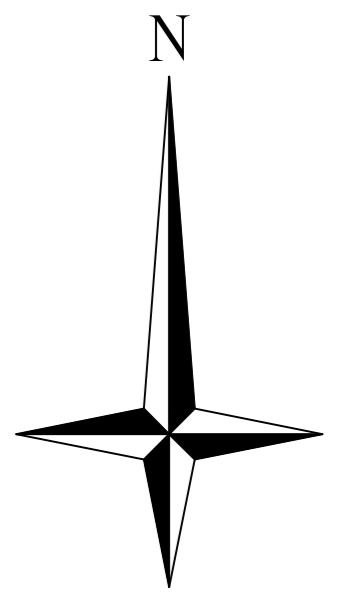
14) The applicant / developer shall comply the conditions mentioned in the G.O.Ms.No. 33 MA Dt. 24-01-2013, G.O.Ms.No. 186 MA Dt. 07-04-2012, G.O.Ms.No. 246 MA Dt. 30-05-2012, G.O.Ms.No. 276 MA Dt. 02-07-2010, G.O.Ms.No. 528 & G.O.Ms.No. 527.

THE PLAN SHOWING THE PROPOSED 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. T.S.

BELONGING TO:-
ARUDRA INFRA DEVELOPERS REP BY YADAMA TULASI RAM AND OTHERS

DATE : 22/10/2022	SHEET NO. : 01/01	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 054251SMDLTU6/HMDA/28042022	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 Enstahle HUDA (HMDA)	Abutting Road Width : 10.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 1715/PART, 1746/PART, 1757/PART, 1759/PART, 1760/PART, 1761/PART & 1762/PART	
Village Name : Nandigama	North : CTS NO -	
Mandal : Nandigama	South : CTS NO -	
	East : CTS NO -	
	West : ROAD WIDTH - 10	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	42395.35
		39739.57
Road Widening Area		2655.78
Amenity Area		0.00
Total		2655.78
BALANCE AREA OF PLOT	(A-Deductions)	39739.57
Vacant Plot Area		39739.57
LAND USE ANALYSIS/AREA DISTRIBUTION		
Plotted Area		24858.58
Road Area		9824.08
Organized open space/park Area/Utility Area		4047.06
Social Infrastructure Area		999.87
BUILT UP AREA CHECK		
MORTGAGE AREA Plot No(s). 1, 49, 72, 118 - 126, 130 - 145, 146 - 154		6393.35
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
Plot Boundary	Black
Abutting Road	Red
Proposed Construction	Green
Common Plot	Yellow
Road Widening Area	Blue



OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE