

BELONGING TO:
RUBRA SREE HOUSING PVT. LTD. REP. BY ITS MANAGING DIRECTOR M. SRINIVAS

DATE: 11/08/2021 SHEET NO: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 035589/SMDL/TA/HHMDA/11/02/20	Plot Sub/Use : Residential Bldg
Application Type : General Proposal	Plot/Neighbourhood/Structure : NA
Project Type : Open Layout	Land Use Zone : Residential
Nature of Development : New	Land Sub/Use Zone : Residential zone-1 (urban areas contiguous to growth corridor)
Location : Extended area of Enclave HMDA (HMDA)	Abutting Road Width : 18.06
Sublocation : New Area / Approved Layout Area	Survey No. : 201P, 202P
Village Name : Tooprankurd	North : VACANT LAND
Mandal : Maheswaram	South : VACANT LAND
	East : ROAD WIDTH - 10
	West : VACANT LAND

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	2265.32
Road Widening Area		3448.96
Amenity Area		0.00
Total		3448.96
BALANCE AREA OF PLOT		2265.32
Vacant Plot Area		2265.32
Land use analysis/Area distribution		
Plot/Net Area		15158.74
Road Area		5196.13
Organized open space/Park Area/Safety Area		2021.28
Social Infrastructure Area		580.01

BUILT UP AREA CHECK

MORTGAGE AREA Plot Nos. 74 to 87	2301.75
ADDITIONAL MORTGAGE AREA	0.00
ARCH / ENGG / SUPERVISOR (Sign)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD WIDENING AREA	Yellow

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDRABAD METROPOLITAN DEVELOPMENT 500007 with Layout - AUTHORITY District Swarnajayanti complex - Anaravul, Hyderabad. Permit No. 000293/LO/PIg/HMDA/2021, Date - 11 August, 2021, 035589/SMDL/TA/HHMDA/11/02/20; 11 August, 2021) Sy.No. 201/P, 203/P OF Tooprankurd Village, Maheswaram Mandal, Range Reddy District covering an extent of 24422.3 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 & not made party of HMDA and its Employees.
4. The applicant shall be responsible for the development of layout and in no way HMDA will take up the development work as per specifications given in L. No. 035589/SMDL/TA/HHMDA/11/02/20; 11 August, 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 request letter for releasing mortgage plots / area which is in favour of METROPOLITAN COMMISSIONER, HMDA duly enclosing letter to Municipality Commissioner / Executive Authority in rego rds 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 mortgaged in favour of HMDA i.e. from Plot Nos. 74 to 87 an extent 2301.75 Sq.mts (15.50) and Local Body shall ensure that no developments like building authorized or un-authorized should come in the site until Final Layout Approved 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 of 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 O/MC/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) 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.M.s.No. 158 MA Dt: 07-04-2012, G.O.M.s.No. 245 MA Dt: 30-05-2012, G.O.M.s.No. 276 MA Dt: 02-07-2010, G.O.M.s.No. 526 & G.O.M.s.No. 527.

L P NO.000293/LO/PIg/HMDA/2021

FUTURE EXPANSION

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