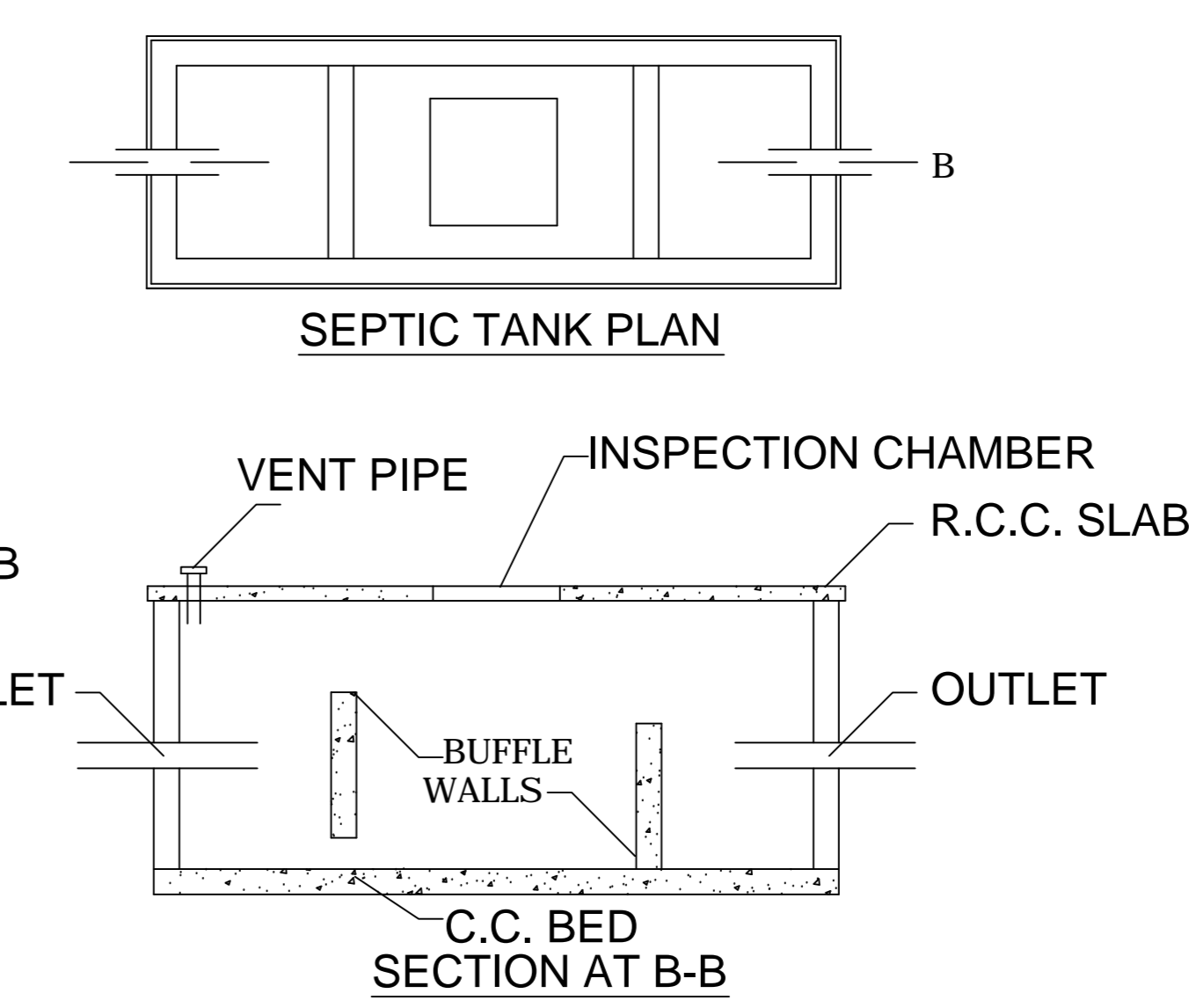
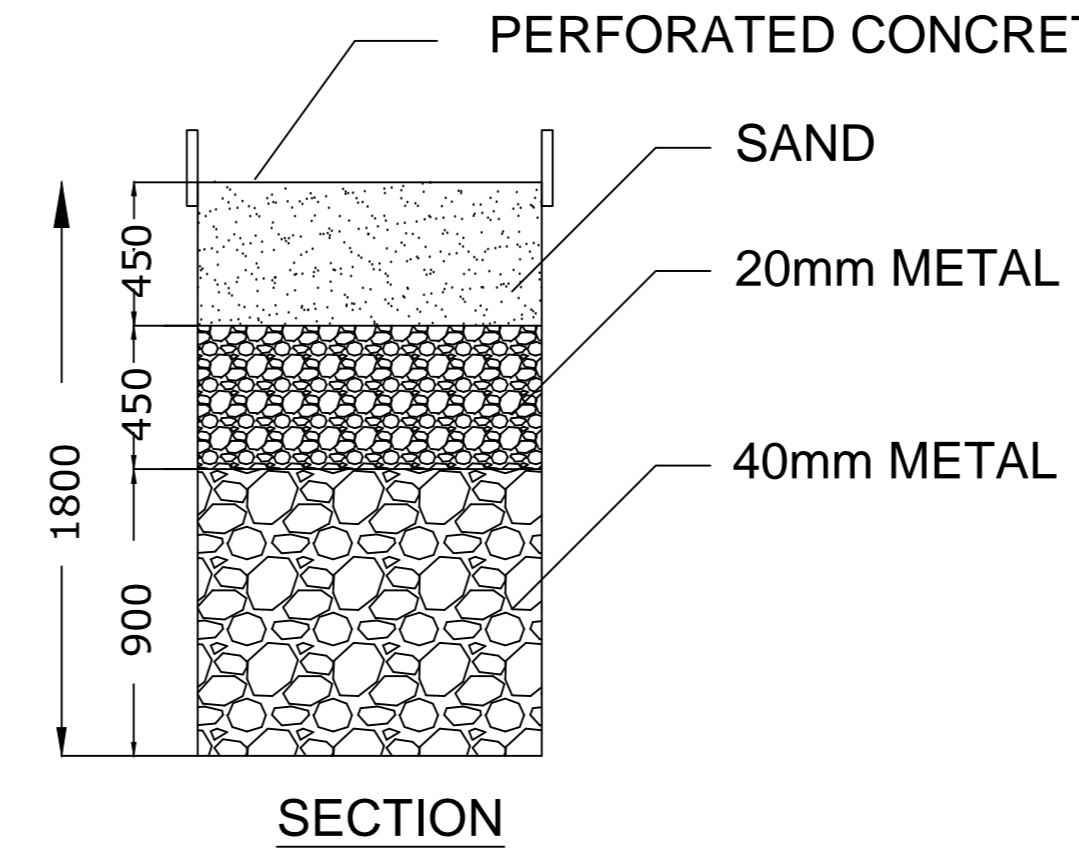
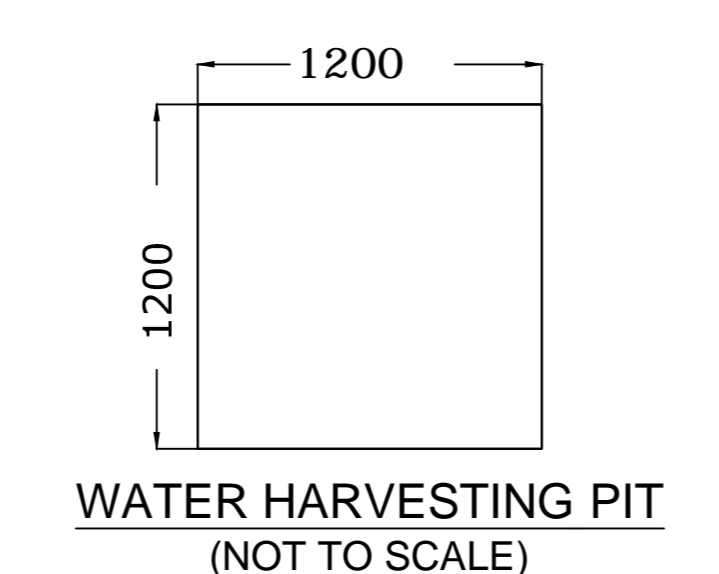
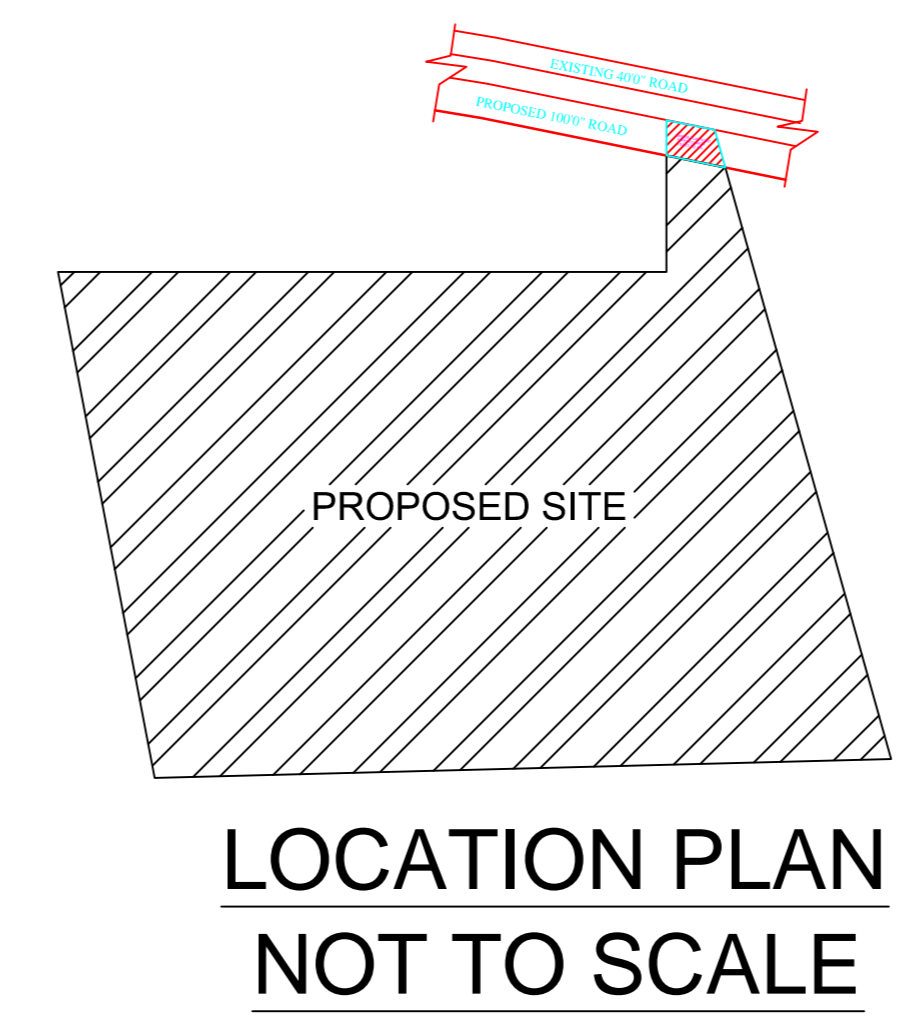


SY.No 461/22

**DRAFT LAYOUT
(SCALE 1:400)**



1. THE PERMITS APPROVAL OF DRAFT LAYOUT OF HYDRABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) CONVEYED. DEVELOPER: 'MAHESWARAM' WITH LAND PERMITS NO. 00206A/01/PH/MA/2017 Dt. 17-03-2017 (SR/24/34/CL/TA/8/HMDA/2302020) Dt. 17-03-2017 (SR/2020) 461/27/19 Maheshwaram Village, Maheshwaram Mandal, Maheshwaram District, Rangareddy District covering an extent of 24811.21sq.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 any litigation/claim cases will be the matter of the applicant/developer & not the matter of HMDA and its Employees.
4. The applicant shall be responsible for the development of layout and to pay HMDA fee as per the conditions of the specifications given in Lr.No. 03/24/34/CL/TA/8/HMDA/2302020/Dt.17-03-2017.
5. The Date of Mortgage by certified value executed by the applicant in favour of HMDA is to be in force to ensure completion of the condition of development of infrastructure by the applicant/developer and HMDA is no way accountable to the purchaser of the layout created by applicant/developer.
6. The applicant/developer are directed to complete the above developmental works within a period of 2 years and submit a final layout plan for releasing of mortgage plots/areas which is in favour of METROPOLITAN COMMISSIONER, HMDA City including letter from Municipal Commissioner, City Authority in regard 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/areas which is in mortgage in favour of HMDA (as per Plot Nos) 56 to 67 extent of 2389.30 Sq. Mtrs. (10.07%), and local body shall ensure that no developments like banking, school or an authority should come in the site until Final Layout Approval by HMDA.
8. The applicant is permitted to sell the plots, other than mortgage plots as mentioned in item no. 7 above.
9. The Municipal Commissioner/Executive Authority shall not approve and release any building permission or any other authorized developments in the area under mortgage to HMDA in particular and in other plots of the layout created 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 L.P.No. and with full details of the layout specifications and conditions to facilitate the public in the matter.
11. The Municipal Commissioner/Executive Authority should ensure that the open spaces shall be developed by the applicant along with other development with ornamental compound wall and gate as per sanctioned layout plan.
12. The City Municipal Commissioner/Executive Authority 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.Ms.No.33 MA Dt.04-07-2015, G.O.Ms.No. 168 MA Dt.05-08-2012, G.O.Ms.No. 266 MA Dt.30-06-2012, G.O.Ms.No. 275 MA Dt.02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No.527. The applicant has submitted the additional O's mortgage deed vide doc no. 3355/0201, dt.02.10.2017 to the extent of 211.56 sq.m per plot nos. 52 to 55 (total road & area) towards the submission of title certificate.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS. 461/22(p) SITUATED AT MAHESWARAM VILLAGE, MAHESWARAM MANDAL, RANGAREDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
PALLEMATI VIJAYA KUMARI REPRESENTED BY HER DAGRA HOLDER AJASRA HOMES PRIVATE LIMITED REP BY ITS MANAGING DIRECTOR N RAMAKRISHNA RAO S/O N VENKATESWAR RAO

DATE: 17-03-2021	SHEET NO.: 01/01
------------------	------------------

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 03/24/34/CL/TA/8/HMDA/2302020	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearby/Religious/Structure : 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 : 12.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 461/27(p)
Village Name : Maheshwaram	North : ROAD WIDTH - 12
Mandal : Maheshwaram	South : VACANT LAND
	East : VACANT LAND
	West : VACANT LAND

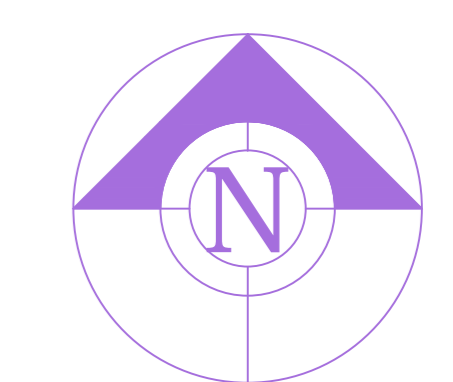
AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	24611.23
Deduction for NetPlot Area		
Road Widening Area		127.29
Total		127.29
NET AREA OF PLOT	(A-Deductions)	24483.94
BALANCE AREA OF PLOT		
Road Widening Area		127.29
Amenity Area		0.00
Total		127.29
BALANCE AREA OF PLOT	(A-Deductions)	24483.94
Accessory/Use Area		9.00
Vacant Plot Area		24474.94

LAND USE ANALYSIS	
Plotted Area	14869.35
Road Area	7054.14
Organized open space/park Area/Utility Area	1944.38
Social Infrastructure Area	616.08

BUILT UP AREA CHECK	
MORTGAGE AREA IN Plot Nos) 56 to 67	2389.30
ADDITIONAL MORTGAGE AREA IN plot nos.52 to 55 (total road & plots)	751.56
ARCHT / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	
	LOCAL BODY

COLOR INDEX

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



OWNER'S SIGNATURE	ARCHITECT SIGNATURE
For AJASRA HOMES PVT. LTD. <i>N. Ramakrishna Rao</i> Managing Director	<i>(P. Nagalakshmi)</i> NAGALAKSHMI PAPPU CA/2014/62415 Registered Architect