



L.P. No. 22/LO/HMDA/2013



PROPOSED HMDA LAYOUT PLAN IN S.NOS. 118/P, 119/P, 137/P & 145/P SITUATED AT ANKUSHAPUR VILLAGE, GHATKESAR MANDAL, RANGA REDDY DISTRICT. BELONGING TO INDO INFRA DEVELOPERS PVT. LTD. SRI MALLEM SHIVA GANESH BABU S/O. SRI MADHAVA RAO AND TWO OTHERS

1. SRI MALLEM MADHAVA RAO S/O. VENKAIHAH
2. SRI D. NARENDER S/O. RAMULU

LANDUSE ANALYSIS :

PARTICULARS	AREA IN sq. yds.	AREA IN Sq.Mts.	PERCENTAGE
PLOTTED AREAS	39964	33413.90	48.36 %
LIG AREA	2615	2186.40	03.16 %
EWS AREA	3000	2508.30	03.63 %
ROADS AREA	28607	23918.31	34.62 %
SOCIAL INFRASTRUCTURE	2067	1728.22	02.50 %
OPEN AREA	6390	5342.66	07.73 %
TOTAL AREA	82643	69097.81	100.00 %

References :  
 Layout boundry  
 Total layout area 17.08 Acres (or 17 acres 3 guntas)  
 Total No. of Plots 225 Nos.  
 Water harvesting pits (4' x 4' x 4')

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
 at GHMC Building, West Marredpally,  
 SECUNDERABAD - 500 003.

Layout Permit No. 22/LO/HMDA/2013 Date: 28-11-2013  
 File No. 101216/LO/104/HMDA/2013  
 The layout plan approval in Sy. No. 118/P, 119/P, 137/P, 145/P  
 of ANKUSHAPUR village  
 covering an extent of 17Ac-03Gnta Mrs./Acres, is  
 accorded subject to following conditions;

1. The applicant/plot owner/developer is hereby permitted to sell the Plot Nos. From 170 to 225 and the plot Nos. From 57 to 70 are mortgaged in favour of Metropolitan Commissioner, HMDA.
2. That the layout plan issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1975
3. This permission of developing the land shall not be used as proof of the title of the land
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up the development works as per specifications given in Letter No. 22/LO/HMDA/2013 Dated: 28-11-2013
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 event of default by the applicant/developer.
6. The layout applicant is directed to complete the above developmental works within a period of 30 days and submit a requisition later for releasing of mortgage plots/area which is in favour of Metropolitan Commissioner HMDA duly enclosing letter of Municipal Commissioner. In regards to Roads and open spaces taken over by the Municipality
7. The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMDA i.e. From Plot Nos. 57 to 70 and the Municipality shall ensure that, no developments like buildings, authorised or unauthorised should come up in the site.
8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No. 10 above
9. The Municipal Commissioner/Executive Authority shall not approve and release any building permission or allow any unauthorised developments in the plots 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.

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 Zonal Commissioner/Municipal Commissioner/Executive Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan

The GHMC/Municipality/Gram Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take over from the applicant, by way of notarised affidavit, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.

This permission does not constitute Public Agency involving Public Local Body to acquire the lands for public purpose as per LAW

For METROPOLITAN COMMISSIONER  
 Hyderabad Metropolitan Development Authority

*(Signature)*  
 28/11/13  
 APO(OR) PO(RNR)

Future Extension

Future Extension

15.8% of plotted area mortgaged in favor of Metropolitan Commissioner, HMDA. The same is subject to 2192/2013/2013-14. Plot No. 51420