

SUB: Approval of layout and Row Housing proposals in S.No. 142/4,3 and 143/p of Madhurawala(v).

AGENDA NOTE:

1. Name of the person/ Society & Address. : Sri M.V.R.Patruadu
2. S.No. village : 142/ 3 & 4 and 143/2p,3p of Madhura-wada(v).
3. Whether the particulars required are furnished: Yes
4. Whether the development charges are paid : paid Rs.1,30,140/-
5. Land use as per Master plan: Residential
6. Whether the approach road is available, if so what is the width of the road. : 60' road connecting to VUDA Madhura-wada layout at the south for which consent letter permission to form the road, furnished.
7. Whether it falls in the Satellite town, if so name of the Satellite. : Rushikonda Satellite
8. Whether land falls in Urban Agglomeration: or not. : No
9. Whether ULC/Agriculture land certificate is produced. : Furnished (M.R.O. Certificate)  
*These lands 240y/10 gatta lands. They are not covered by Agriculture land ceiling Act as per X-ai no. 9887/91 A dt 21.6.91 MRO VSD.*
10. Whether it is under land acquisition, if so stage of acquisition. : Falls in Satellite township as per G.O.Ms.No.911 dated 9.11.87
11. Land use analysis(Total layout area): Ac:10.22

STATEMENT-I (LAYOUT)

Sl. No.	Land use	Extent in Ac.cts.	Percentage	Required Size of plots	No.of plots
1.	Plotted area	5.11	50.00		
2.	Convenient shopping	0.04	0.39		
3.	Roads area	3.82	37.38		
4.	Open space	1.08	10.57		
5.	Parking area	0.17	1.56		
Total		10.22	100.00		

STATEMENT-II - ANNEXURE ENCLOSED

The proposed layout is intended to be developed as Row Housing Project with 80' Master Plan roads, 40', 33', 24' internal roads. 3 types of buildings are proposed in this layout namely A, B, C categories with plinth areas of 85.92 Sq.mts., 52.15 Sq.mts., 38.98 Sq.mts., respectively with 14+36+114 units totalling to 164 units. The promoters are proposing this row housing scheme duly observing the front and rear set backs confirming to building & coverage norms. All the 3 types of houses will have a future extension rooms in rear side.

The layout plan has been designed with Master Plan roads, Roads approach connection to the adjacent layouts. Open spaces, totlot areas have been earmarked with 10% open space norms. Areas have also been identified for parking space, convenient shopping. Combined septic tanks have been proposed at the end of each block. Total density proposed is 16 D/Us per Acre. The total built up area comes to 7296 Sq.mts. which comes to 17.64% coverage of total area.

The proposed layout and Row housing proposed satisfy the norms.

In view of above/<sup>the</sup>proposed layout and Row housing proposals may be placed before VUDA for its consideration - subject - - - - to condition that the party should furnish undertaking for payment of proportionate cost of external development as per G.O.Ms.No.911 dated 9.11.87.

## ANNEXURE-II

AS PER G.O.MS.NO.503 M.A., dated 23.10.91

## PROPOSED ROW HOUSING

Group	Extent	AS PER NORMS				Sides	Coverage	AS PER PLANS			Coverage
		Size of plot	Front Mts.	Rear Mts.				Front Mts.	Rear Mts.	Sides Mts.	
'A'	(216.56 Sq.yds 181.68 Sgm.) 85.92 M2 PA	30' X 65'	2.00	2.50	Row Housing	60%	6 Mts. for (80' road)	3.56 Mts	Side spaces not observed	47.29%	
'B'	(167 Sq.yds) (139.61 Sgm.) 52.15M2 PA	30' X 50'	1.50	2.00	-do-	65%	3.05 Mts for and 6 Mts for 33 & 40' roads & 80'	3.05 Mts	since <del>xxx</del> row housing.	37.25%	
'C'	111 Sq.yds. 92.79 Sgm. 35.98 M2 PA	24' X 40'	1.25	1.50	-do-	70%	3.05 Mts.	1.83 Mts		39.85%	

SUBJECT NO. 520

Approved.

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