"Technical approval of revised DRAFT Layout" with housing under (Gated community)

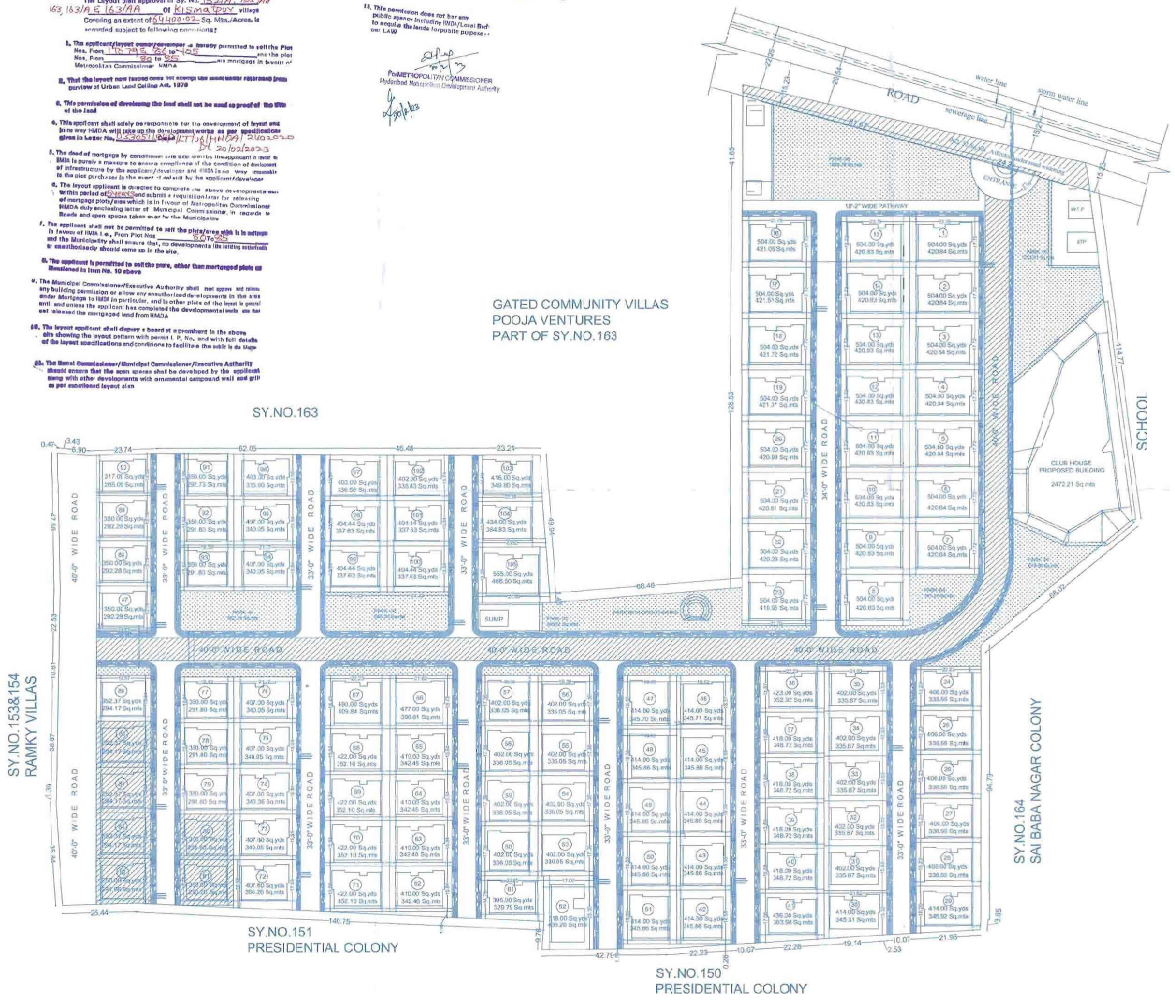
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Layout Permit No. 7/LO/HMDA/2021 /Dated 20/01/2023
File No. 033051/SBC/LT/HMDA/2020
The Layout plan approved in Sy. No. 152/A, 152/AA, 163/A, 163/AA, 163, 163/A & 163/AA of Kismatpur village
Covering an extent of 54400.02 Sq. Mts./Acres. is accorded subject to following conditions:

1. The applicant/owner may proceed to develop the Plot Nos. From 1 to 145 & 147 to 152 and the plot Nos. From ____ to ____ as mortgage in favour of Metropolitan Commissioner, HMDA
2. That the layout new formed area set aside use and owner reserved 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
4. The applicant shall solely be responsible for the development of layout and have any HMDA will take up the development works as per specification given in letter No. 033051/SBC/LT/HMDA/2020 Dated 20/01/2023
5. The deed of mortgage by constituting the sale deed in development is not to claim a measure to ensure compliance of the condition of development of infrastructure by the applicant/developer and HMDA is not responsible to the plot purchaser in the event it will be the applicant/developer
6. The layout applicant is directed to complete the above development within period of 2 years and submit a requisition letter by releasing of mortgage plot/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 mortgage in favour of HMDA i.e., From Plot Nos. 146 to 152
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 grant or issue any building permission or allow any unauthorised developments in the area under mortgage to HMDA in particular, and in other plots of the layout in general and ensure the applicant has complied the developmental works as per and 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 to be aware
11. The Municipal 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

15. The Gram Panchayat shall ensure that open space covered by mortgaged open space of the layout shall take over from the ... by way of notified affidavit before release of layout to the ... subjecting the open space change and face as per their taken form
11. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per LAW

Commissioner
Hyderabad Metropolitan Development Authority



LAND USE ANALYSIS			
	Area(mts)	Area(sq.yds)	Area(acrs)
TOTAL SITE AREA	65154.47	77924.10	Ac.16 - 04 Gts.
ROAD WIDENING AREA	754.45	902.34	
NET PLOT AREA	64400.02	77024.30	Ac.15-36.56 Gts

	Area(mts)		Percentage (%)
PLOTTED AREA	37355.05		58.00
OPEN AREA	6451.50		10.02
ROADS	17154.57		26.64
AMENITIES	2472.21		3.84
PROVISION FOR TRANSFORMER, GARBAGE AREA & SUMP (UTILITIES)	532.72		0.87
S.T.P & W.T.P	403.97		0.63
TOTAL	64400.02		100.00

MORTGAGE AREA REQUIRED = 5% OF UNITS
MORTGAGE AREA = 1758.12 Sq.mts
PROVIDED IN PLOT/VILLA/ UNIT NO.(80,81,82,83,84 & 85) (6 PLOTS)

AREA STATEMENT

PLOT NO.	D.NO.	P.NO.	SITE AREA	Sq.Yds
1	420.84	336.68	336.68	402.80
2	420.84	336.68	336.68	402.80
3	420.84	336.68	336.68	402.80
4	420.83	336.67	336.67	402.80
5	420.84	336.68	336.68	402.80
6	420.83	336.67	336.67	402.80
7	420.84	336.68	336.68	402.80
8	420.84	336.68	336.68	402.80
9	420.83	336.67	336.67	402.80
10	420.83	336.67	336.67	402.80
11	420.83	336.67	336.67	402.80
12	420.83	336.67	336.67	402.80
13	420.83	336.67	336.67	402.80
14	420.83	336.67	336.67	402.80
15	420.83	336.67	336.67	402.80
16	420.83	336.67	336.67	402.80
17	421.53	337.22	337.22	403.50
18	421.72	337.38	337.38	403.70
19	421.37	337.10	337.10	403.40
20	420.99	336.79	336.79	403.00
21	420.61	336.49	336.49	402.60
22	420.23	336.18	336.18	402.20
23	419.85	335.88	335.88	401.80
24	406.00	324.80	324.80	388.00
25	336.68	269.34	269.34	322.00
26	336.68	269.34	269.34	322.00
27	336.68	269.34	269.34	322.00
28	336.68	269.34	269.34	322.00
29	336.68	269.34	269.34	322.00
30	336.68	269.34	269.34	322.00
31	336.68	269.34	269.34	322.00
32	336.68	269.34	269.34	322.00
33	336.68	269.34	269.34	322.00
34	406.00	324.80	324.80	388.00
35	336.68	269.34	269.34	322.00
36	336.68	269.34	269.34	322.00
37	336.68	269.34	269.34	322.00
38	336.68	269.34	269.34	322.00
39	336.68	269.34	269.34	322.00
40	336.68	269.34	269.34	322.00
41	336.68	269.34	269.34	322.00
42	336.68	269.34	269.34	322.00
43	336.68	269.34	269.34	322.00
44	336.68	269.34	269.34	322.00
45	336.68	269.34	269.34	322.00
46	336.68	269.34	269.34	322.00
47	345.70	276.56	276.56	330.80
48	345.86	276.69	276.69	330.99
49	345.86	276.69	276.69	330.99
50	345.86	276.69	276.69	330.99
51	345.86	276.69	276.69	330.99
52	345.86	276.69	276.69	330.99
53	345.86	276.69	276.69	330.99
54	345.86	276.69	276.69	330.99
55	345.86	276.69	276.69	330.99
56	335.05	268.04	268.04	320.60
57	335.05	268.04	268.04	320.60
58	335.05	268.04	268.04	320.60
59	335.05	268.04	268.04	320.60
60	335.05	268.04	268.04	320.60
61	335.05	268.04	268.04	320.60
62	335.05	268.04	268.04	320.60
63	342.46	273.97	273.97	327.70
64	342.46	273.97	273.97	327.70
65	342.46	273.97	273.97	327.70
66	342.46	273.97	273.97	327.70
67	339.81	271.85	271.85	325.00
68	335.67	268.54	268.54	321.00
69	335.67	268.54	268.54	321.00
70	335.67	268.54	268.54	321.00
71	335.67	268.54	268.54	321.00
72	335.67	268.54	268.54	321.00
73	335.67	268.54	268.54	321.00
74	335.67	268.54	268.54	321.00
75	335.67	268.54	268.54	321.00
76	335.67	268.54	268.54	321.00
77	335.67	268.54	268.54	321.00
78	335.67	268.54	268.54	321.00
79	335.67	268.54	268.54	321.00
80	335.67	268.54	268.54	321.00
81	345.31	276.25	276.25	330.30
82	345.92	276.74	276.74	330.90
83	345.92	276.74	276.74	330.90
84	345.92	276.74	276.74	330.90
85	345.92	276.74	276.74	330.90
86	345.92	276.74	276.74	330.90
87	345.92	276.74	276.74	330.90
88	345.92	276.74	276.74	330.90
89	345.92	276.74	276.74	330.90
90	345.92	276.74	276.74	330.90
91	345.92	276.74	276.74	330.90
92	345.92	276.74	276.74	330.90
93	345.92	276.74	276.74	330.90
94	345.92	276.74	276.74	330.90
95	345.92	276.74	276.74	330.90
96	345.92	276.74	276.74	330.90
97	345.92	276.74	276.74	330.90
98	345.92	276.74	276.74	330.90
99	345.92	276.74	276.74	330.90
100	345.92	276.74	276.74	330.90
101	345.92	276.74	276.74	330.90
102	345.92	276.74	276.74	330.90
103	349.80	279.84	279.84	334.60
104	337.63	270.10	270.10	322.90
105	337.63	270.10	270.10	322.90
106	337.63	270.10	270.10	322.90
107	337.63	270.10	270.10	322.90
108	337.63	270.10	270.10	322.90
109	465.50	372.40	372.40	445.00
110	336.68	269.34	269.34	322.00
111	336.68	269.34	269.34	322.00
112	336.68	269.34	269.34	322.00