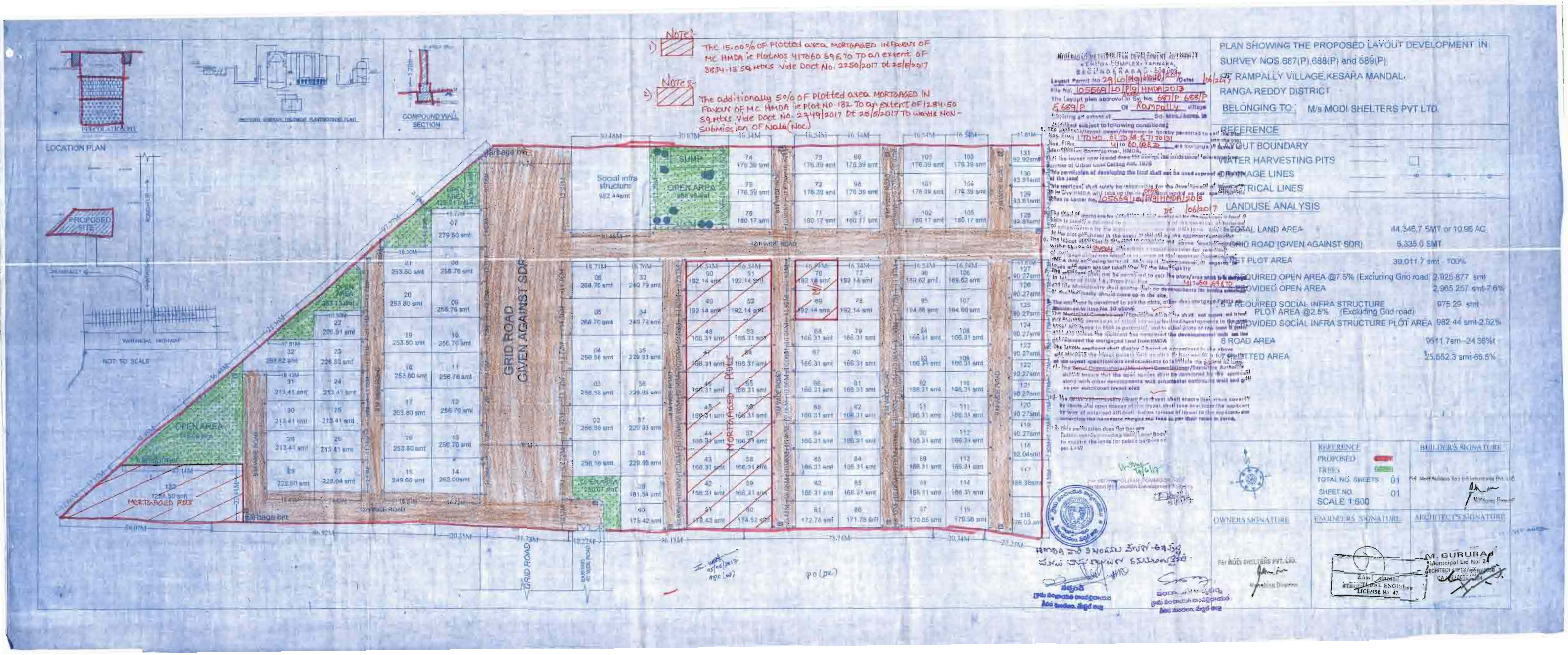

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
4TH FLOOR, TSIIC COMPLEX, TARNAKA,
SECUNDERABAD - 500 009.
Layout Permit No 29/LO/P(G)/HMDA/2017 /Dated 06/2017
File No: 105669/LO/P(G)/HMDA/2017
The Layout plan approved in Sy. No. 687/P 688/P & 689/P of Rampally village
Covering an extent of Sq. Mtrs./Acres. is
Subject to following conditions

1. The applicant/layout owner/developer is hereby permitted to sell the plots bearing Nos. From 170 to 01 To 08 & 71 To 121 and the plots Nos. From 41 to 60, 69 & 70 are mortgaged in favour of Metropolitan Commissioner, HMDA.
2. The layout now issued does not comply the provisions of Urban Land Ceiling Act, 1976
3. The permission of developing the land shall not be used as proof of ownership of the land
4. The applicant shall solely be responsible for the development of internal roads. The roads to be taken over by HMDA will be as per the approved layout plan. Which is earlier No. 105669/LO/P(G)/HMDA/2015 Dt 06/2017
5. The grant of permission for conversion of agriculture land for non-agricultural purposes is subject to payment of conversion tax as applicable at the time of issuance of Proceedings of conversion by the appropriate authority. HMDA hereby reserves the right to collect the balance conversion tax if any, as may be assessed by the appropriate authority.
6. The layout applicant is directed to complete the above development works as per the approved layout within a period of 3 years and submit a completion certificate for consideration of HMDA. Failure to complete the development works within the stipulated period will attract penal action as per the provisions of the HMDA Act and Rules and Regulations framed thereunder.
7. The applicant shall not be permitted to sell the plots/area which is mortgaged in favour of HMDA i.e., From Plot No. 41 To 60, 69 & 70 and the subsidiary shall ensure that no developments be made on the mortgaged area or the subsidiary should come up on the site.
8. The applicant is permitted to sell the plots, other than mortgaged area as mentioned in Item No. 30 above.
9. The Metropolitan Commissioner/Executive Authority shall not issue ad hoc permission for any building permission of plots in the approved layout. Individual developments in the approved layout should come to HMDA in particular, and no other plots in the land be sold until and unless the applicant has completed the developmental work on the land and released the mortgaged land from HMDA.
10. The layout applicant shall display 3 board at a prominent in the above site showing the layout plan with details of plots and the layout specifications and conditions to facilitate the public in general.
11. The Local Planning Authority/Metropolitan Commissioner/Executive Authority shall ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and grills as per sanctioned layout plan
12. The Gram Panchayat/Municipality/Grant 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 applicants and collecting the necessary charges and fees as per their rules in force.
13. This permission does not bar any Public authority/including local/Local Body to require the lands for public purposes as per LAW

Metropolitan Commissioner
Hyderabad Metropolitan Development Authority

PLAN SHOWING THE PROPOSED LAYOUT DEVELOPMENT IN SURVEY NOS.687(P),688(P) and 689(P) OF RAMPALLY VILLAGE,KESARA MANDAL, RANGA REDDY DISTRICT

BELONGING TO : M/s MODI SHELTERS PVT LTD.

REFERENCE
LAYOUT BOUNDARY
WATER HARVESTING PITS
DRAINAGE LINES
ELECTRICAL LINES

LANDUSE ANALYSIS

TOTAL LAND AREA	44,346.7 SMT or 10.96 AC
GRID ROAD (GIVEN AGAINST SDR)	5,335.0 SMT
NET PLOT AREA	39,011.7 smt - 100%
5.1 REQUIRED OPEN AREA @7.5% (Excluding Grid road)	2,925.877 smt
PROVIDED OPEN AREA	2,965.257 smt-7.6%
5.3 REQUIRED SOCIAL INFRA STRUCTURE PLOT AREA @2.5% (Excluding Grid road)	975.29 smt
PROVIDED SOCIAL INFRA STRUCTURE PLOT AREA	982.44 smt-2.52%
6 ROAD AREA	9611.7sm--24.38%t
BUILTTED AREA	25,652.3 smt-66.5%

REFERENCE	BUILDER'S SIGNATURE
PROPOSED TREES TOTAL NO. SHEETS 01 SHEET NO. 01 SCALE 1:600	For Modi Builders Housing Developers Pvt. Ltd. Managing Director
OWNERS SIGNATURE	ENGINEERS SIGNATURE
For MODI SHELTERS PVT. LTD. Managing Director	Z.M.I. ZAKI STRUCTURAL ENGINEER LICENSE No. 47

ARCHITECT'S SIGNATURE
M. GURURAJ
Municipal Lic No: 2
ARCHITECT/TP12/GHMC/2008