LAND USE BREAK UP	B1		
	(SQM)	(Acres)	In Percentage
Site Area	1,52,994.00	37.81	100.00%
Nala Area	-	-	
Balance Site Area	1,52,994.00	37.81	
Reserve Green - Required- (7.5%)	11,474.55	2.84	7.50%
Reserve Green - Proposed	11,489.63	2.84	7.51%
Social Infra - Required- (2.5%)	3,824.85	0.95	2.50%
Social Infra - Proposed	3,824.81	0.95	2.50%
Internal Road	41,857.70	10.34	27.36%
NET AREA	95,821.86	23.68	
Plotted Area	94,099.25	23.25	61.51%
Services Area	1,719.78	0.42	1.12%
Open Area	2.81	0.00	0.00%
Sub-Total	95,821.84	23.68	62.63%
TRUNK ROAD AREA TR-9-TR10	7,578.33	1.87	
No. of Plots		337	

Plot Numbers	Area (Sqyd)	No. Of Plots
178-179-180	133	3
31	198	1
327	223	1
16	248	1
15	250	1
169	334	1
181	598	1
228	2001	1
337	15000	1
275,276,289,290,299,300,312,313,322,323,331,332	314	12
33,34,35,36,37,38,39,40,41,42,43,46,47,48,49,50,51,52,53,54,55,56,59,60,61,62,63,64,65,66,67,68, 69'72,73,74,75,76,77,78,79,80,83,84,85,86,87,88,89,90,91,94,95,96,97,98,99,100,101,102,103,104, 107,108,109,110,111,112,113,114,115,116,117,120,121,122,123,124,125,126,127,128,129,130,133, 134,135,136,137,138,139,140,141,142,143,146,147,148,149,150,151,152,153,154,155,156,157,159, 160,161,162,163,164,165,166,167,168,170,171,188,189,190,191,194,195,196,197,204,205,206,207,208, 209,210,211,212,213,214,217,218,219,220,221,222,223,224,225,226,227,229,230,231,232,,235, 236,237,238,239,240,241,242,245,246,247,248,249,250,251,252,253,256,257,258,259,260,261,262, 263,264,267,268,269,270,271,272,273,274,277,278,279,280,281,284,285,286,287,288,291,292,293, 294,295,296,297,298,301,302,303,304,305,307,308,309,310,311,314,315,316,317,318,319,320,321, 324,325,326,328,329,330,333,334,335,336	300	233
32,44,45,57,58,70,71,81,82,92,93,105,106,118,119,131,132,144,145,158,192,193,215,216, 233,234,243,244,254,255,265,266,282,283,306	298	35
1,2,3,4,5,6,7,8,9,10,11,12,13,14,17,18,19,20,21,22,23,24,25,26,27,28,29,30,172,173,174,175,176,177,182, 183,184,185,186,187,198,199,200,201,202,203	200	46

AREA STATEMENT OF 15% MORTGAGE PLOT'S FOR B1 & B2					
S.No	Phases	Total Plotted area in Sqm	Total Plotted area in Sq.yds	Required 15% of Mortgage Area of total plotted Area	Required 15% of Mortgage Area of total plotted Area in Sq.yds
1	PHASE B1	94099.25	112542	14114.89	16881
2	PHASE B2	40911.16	48939	6136.67	7339
Total Plotted area		135010.41	161471	20251.56	24221
Total Mortgage Area Required For B1&B2				20251.56	24221

S.No	Type	Plot Type	Plot area in Sqm	Plot area in Sq.yds	Plot No's	Total No of Plots	Total Mortgage Plotted area in Sqm	Total Mortgage Plotted area in Sq.yds
1	Type-1	East Facing	167.20	200	9,10	2	334.40	400
2	Type-2	East Facing	248.91	298	44,70,118	3	746.73	893
3	Type-3	East Facing	250.84	300	114,117,295,296,297	5	1254.20	1500
4	Type-1	West Facing	167.20	200	22,23	2	334.40	400
5	Type-4	West facing	207.77	248	16	1	207.77	248
6	Type-2	West facing	248.91	298	45,93	2	497.82	595
7	Type-3	West facing	250.84	300	94,95,96,97,292,293,29 4,314,315,316,317	11	2759.24	3300
8	Type-5	West facing	1674.06	2001	228	1	1674.06	2001
9	Type-6	West facing	12545.91	15000	337	1	12545.91	15000
					Total Plotted area	28	20354.53	24338
Total Mortgage Area Provided For B1&B2							20354.53	24338

RESERVED GREEN AREA BREAK UP-PHASE B1	
RG. NO	AREA (SQ.MT)
RG 401	945.95
RG 402	1003.35
RG 403	5739.09
RG 404	54.86
RG 405	948.46
RG 406	1003.35
RG 407	553.26
RG 408	227.31
RG 409	924.03
RG 410	89.97
TOTAL	11489.63

LAND USE BREAK UP	B2		
	(SQM)	(Acres)	In Percentage
Site Area	70,070.64	17.31	100.00%
Nala Area	972.56	0.24	
Balance Site Area	69,098.08	17.07	
Reserve Green - Required	5,182.36	1.28	7.50%
Reserve Green - Proposed	5,225.64	1.29	7.56%
Social Infra - Required	1,727.45	0.43	2.50%
Social Infra - Proposed	1,728.05	0.43	2.50%
Internal Road	20,018.14	4.95	28.97%
NET AREA	42,126.25	10.41	
Plotted Area	40,911.16	10.11	59.21%
Services Area	1,215.09	0.30	1.76%
Open Area	-	-	
Sub-Total	42,126.25	10.41	60.97%
TRUNK ROAD (24M) TR08-TR09	3,395.51	0.84	
No. of Plots		245	

PLOTS NUMBERS	AREA (SQ.Y)	TOTAL UNITS	TOTAL AREA (SQ.Y)
001-012, 15-30, 33-48, 51-63, 66-78, 81-111, 113-127, 130-144, 147-159, 162-174, 177-190, 193-204, 207-216, 219-230, 233-244	200.0	217	43400.00
13, 14, 31, 32, 49, 50, 64, 65, 79, 80, 112, 128, 129, 145, 146, 160, 161, 175, 176, 191, 192, 205, 206, 217, 218, 231, 232, 245	198	28	5534.48
TOTAL(SQ.Y)		245	48934.48
TOTAL(SQ.MT)			40915.44

RESERVED GREEN AREA BREAK UP-PHASE B2	
RG. NO	AREA (SQ.MT)
RG 410	969.39
RG 411	2056.54
RG 412	128.08
RG 413	896.99
RG 414	607.98
RG 415	98.53
RG 416	182.84
RG 417	95.09
RG 418	190.20
TOTAL	5225.64

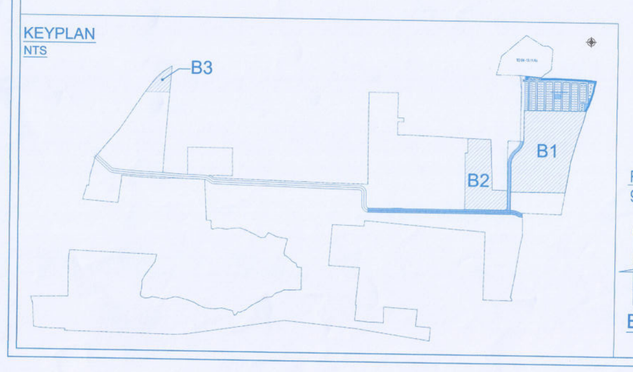
LAND USE BREAK UP	B3		
	(SQM)	(Acres)	In Percentage
Site Area	12,336.79	3.05	100.00%
Nala Area		-	
Balance Site Area	12,336.79	3.05	
Reserve Green - Required	925.26	0.23	7.50%
Reserve Green - Proposed	938.24	0.23	7.61%
Social Infra - Required	308.42	0.08	2.50%
Social Infra - Proposed	320.32	0.08	2.60%
Internal Road	3,266.51	0.81	26.48%
NET AREA	7,811.72	1.93	
Plotted Area	7,212.43	1.78	58.46%
Services Area	598.87	0.15	4.85%
Open Area	-	-	
Sub-Total	7,811.30	1.93	63.32%
TRUNK ROAD	-	-	
No. of Plots		39	

RESERVED GREEN AREA BREAK UP-PHASE B3	
RG. NO	AREA (SQ.MT)
RG-3001	896.42
RG-3002	41.82
TOTAL	938.24

AREA STATEMENT OF 15% REGULAR MORTGAGE PLOT'S FOR B3			
S.No	Phases	Total Plotted area in Sqm	Required 15% of Regular Mortgage Area of total plotted Area
1	PHASE B3	7212.43	1081.86

S.No	Type	Plot Type	Plot.No	Plot area in Sqm	Total No of Plots	Total Provided Mortgage Plotted area in Sqm
1	Type-1	West Facing	1	245.85	1	245.85
2	Type-1	West Facing	8	183.75	1	183.75
3	Type-1	West Facing	9	167.57	1	167.57
4	Type-1	West Facing	10	158.69	1	158.69
5	Type-1	East Facing	38	167.20	1	167.20
6	Type-1	East Facing	39	165.27	1	165.27
					6	1088.33
Total Regular Mortgage Area Provided For B3						1088.33

B3 PLOTTING LAYOUT



LEGEND:
- SITE BOUNDARY
- PLOTS
- RESERVE GREEN
- SERVICES
- SOCIAL INFRA PARCEL
- TRUNK ROAD PROPOSED FOR CURRENT DEVELOPMENT
- 15% Mortgage Plot

Technical approval of Integrated Township

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Layout Permit No. 36/LO/plg/HMDA/2023 /LO/HMDA/ /Date 01/11/2023
File No. 01/plg/TSLO/SKP/2023
The Layout plot approval in Sy. No. 120, 121, 123, 124, & 125 Of Peddakanjarla village
Covering an extent of 46,158.92 Sq. Mtrs./Acres. is approved subject to following conditions

1. The applicant/layout owner/developer is hereby permitted to sell the Plots Nos. From 61, 178 & 179/2 to 24 to 45 & 62 to 70 and the plots Nos. From 81, 9, 10, 38 & 39 to 22, 23, 46, 47 are mortgaged in favour of Metropolitan Commissioner HMDA
2. That the layout now issued does not change the land use reference from purview of Urban Land Ceiling Act, 1976
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. 66/LO/ Dated 26/07/2023
5. The deed of mortgage by conditions are executed by the applicant in favor 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 responsible
6. The the plot purchaser/owner/developer/applicant/developer within period of 5 years 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 mortgage in favour of HMDA i.e., From Plot Nos 61, 9, 10, 38 & 39 to 22, 23, 46, 47 and the Municipality shall ensure that, no developments are being undertaken or unauthorisedly 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 area under Mortgage to HMDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental work as has not released the mortgaged land from HMDA
10. The layout applicant shall erect 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 layout
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
12. 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 submitting 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

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

71 to 92, 98 to 113, 115, 116, 119 to 227, 229 to 291, 298 to 313 & 318 to 336.
B2 1 to 245
123 2 to 7, 11 to 37.
228, 292 to 297, 314 to 317 & 337
B3 1, 8, 9, 10, 38 & 39.
45 to 70, 93, 94, 95, 96, 97, 114, 117, 118, 228, 292 to 297, 314 to 317 & 337
B3 1, 8, 9, 10, 38 & 39.

PROJECT TITLE:
Integrated Township Development - Second Phase (Phase A2 -Villas & Amenities, LIG Block, Work Centers and Plotted Development - Phase B1, Phase B2, Phase B3 & Phase C1) Situated at Survey Nos 120(P), 121(P),125(P), Peddakanjarla Village, Patancheru Mandal, Sangareddy District, Sangareddy-502319.

Belongs To:
1. Aurobindo Tattva Township Developers LLP
2. Tattva Developers Private Limited
3. Auro Realty Private Limited

NOTES:

SANCTION DRAWING

N

SHEET NO. 1

NAME OF THE DEVELOPER & OWNER
Tattva Developers Private Limited (49.83 Acres)
Aurobindo Tattva Township Developers LLP(8 Acres)

RAMI REDDY V

BUILDER'S SIGNATURE

STRUCTURAL ENGINEER'S SIGNATURE

ROHAN A YAWALKER

ARCHITECT'S SIGNATURE

GEORGE VERGHESE
CA/95/18621

SUBJECT OF DRAWING :
AMALGAMATED SITE PLAN FOR PHASE B1,B2 & B3

FILENAME : SANCTION DRAWING		
SCALE : 1:1200	DATE : 16-10-2023	JOB NO.: 20112
DRAWN : MPB	CHECKED : AH	
DWG NO: SD-001-B1,B2 & B3		