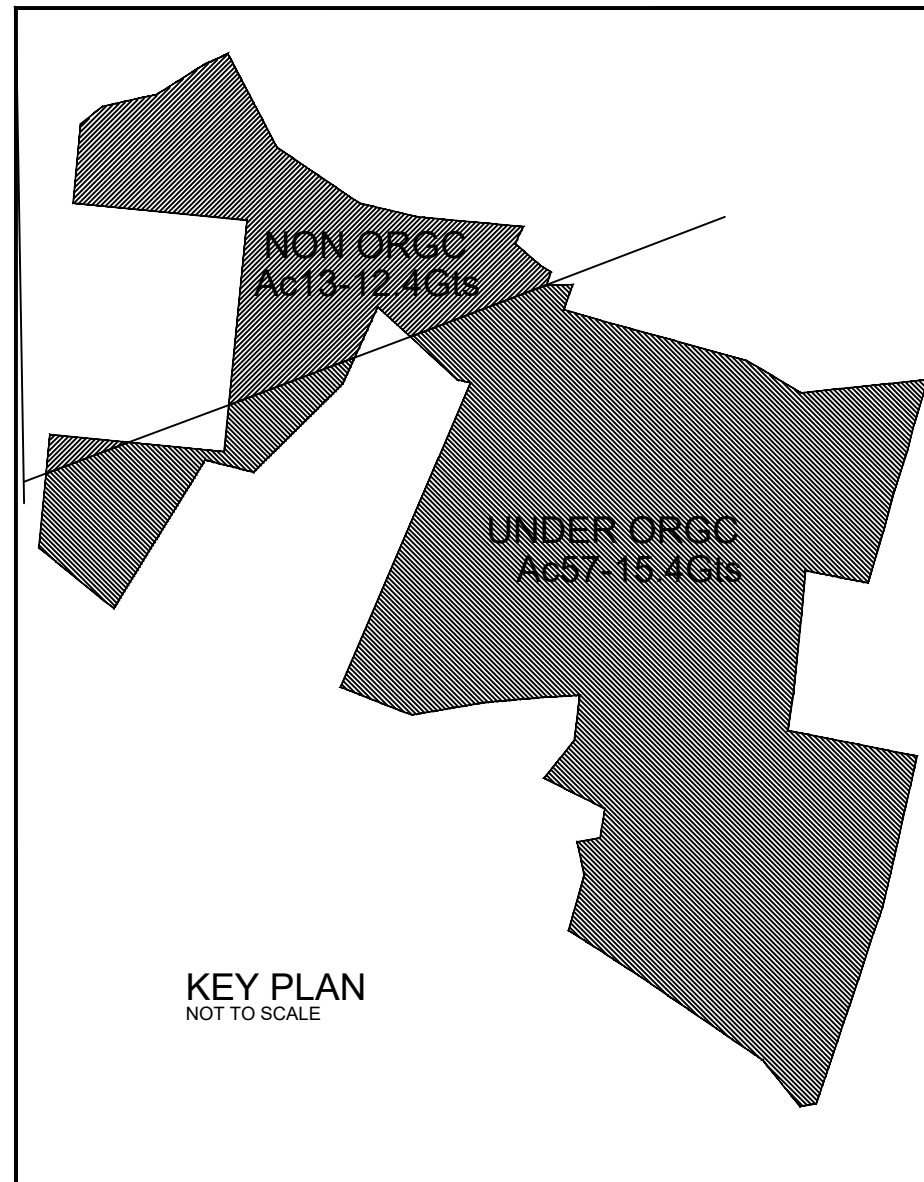
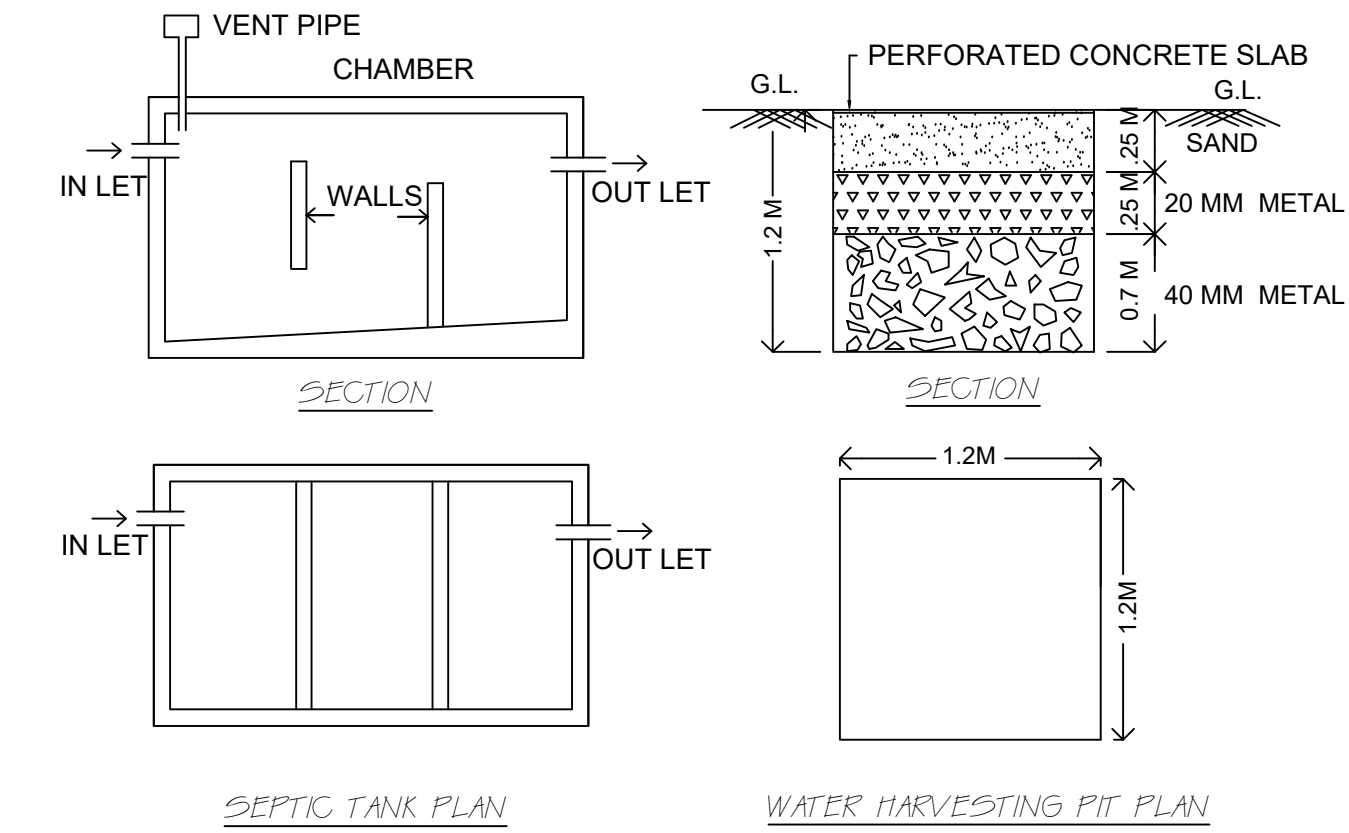
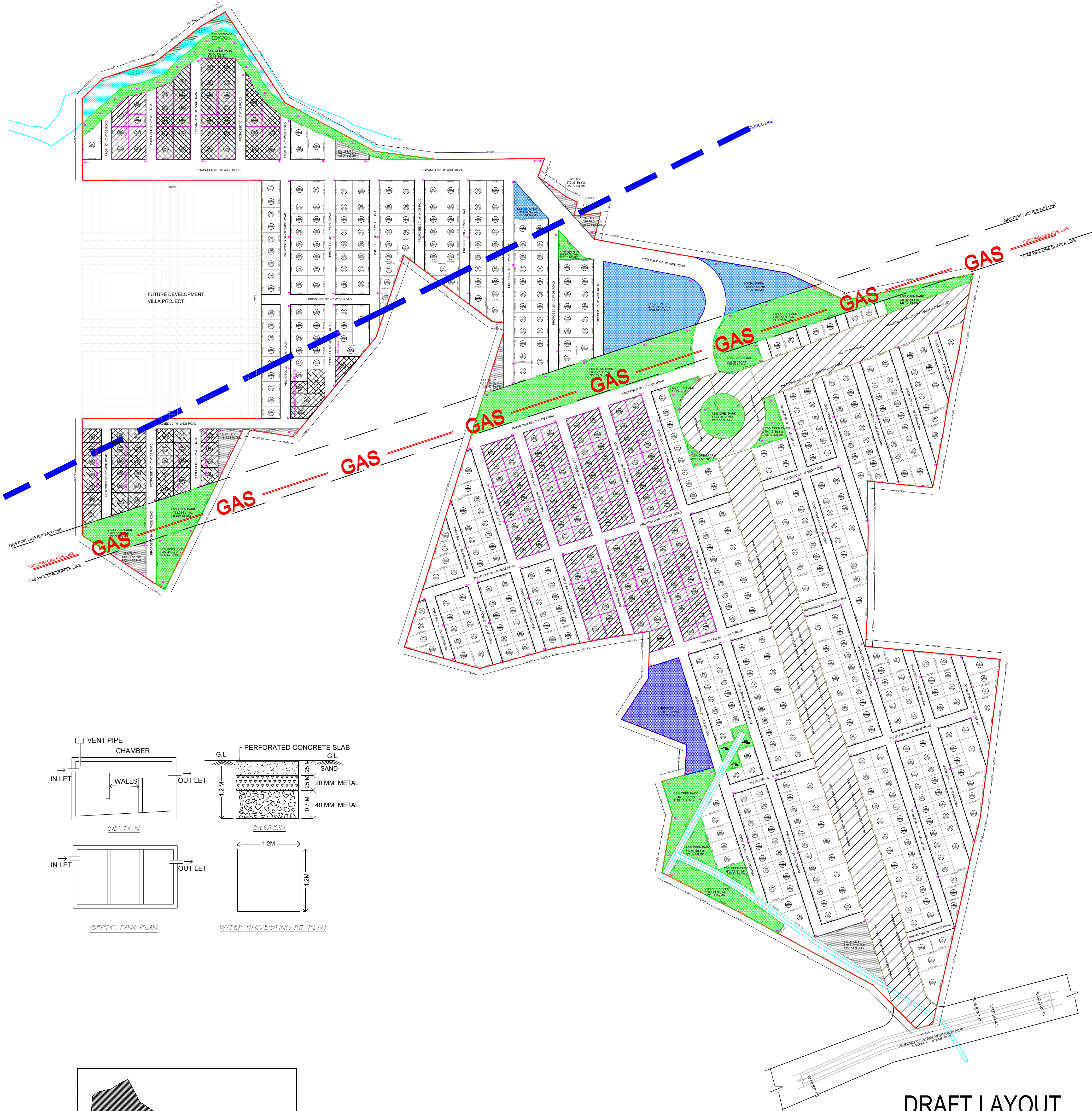




THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY Swarna jayanthi Complex Ameerpet, Hyderabad - 500016 with Layout Permit No.0001781.0/P/HMDA/2023.Dt:-16-09-2023 File No. 046351/ZOCLTU6/HMDA/16062021.Dt:-16-09-2023 Layout Plan approved in Sy. No(s). 271/p. 272/p.273/p.336/p.338/p.339.340.341.343/p.344/p.346/p of Dundigal-ORRG Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District covering an extent of 4,49,714.90Sq.mts is accorded subject to following conditions.

The Layout Number issued does not exempt the lands under reference from purview of Urban Land Ceiling Act 1976.

This permission of developing the land shall not be used as proof of the title of the land. And if any litigation / court cases to settle the matter by the applicant / developer & not made party of HMDA and its Employees.

The applicant shall solely be responsible for the development of layout and in no way HMDA will take up the development work as per specifications given in Lr. No. 046351/ZOCLTU6/HMDA/16062021.Dt:-16-09-2023

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 layout of default by applicant / developer.

The applicant / developer are directed to complete the above developmental works within a period of 3 years and submit a requisition letter for releasing of mortgage plots / area which is in favour of METROPOLITAN COMMISSIONER, HMDA duly enclosing letter to Municipality Commissioner / Executive Authority in regards to roads and open spaces taken over by the Executive Authority before release of the Final Layout Plan.

The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMDA i.e. from Plot No(s). 293 to 338, 395 to 466, 667 to 669 (total 121 plots) total to an extent of 22,259.00 Sq.mtrs and Local Body shall ensure that no developments like building authorized or un-authorized should come in the site until Final Layout Approval by HMDA.

The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.

The Municipal Commissioner/Executive Authority shall not approve and release any building permission or all any un-authorized 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 works and then got 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 LP No. and with full details of the layout specifications and conditions to facilitate the public in the matter.

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

The GHM/Municipal Gram Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take care and not allow any type of construction in the layout and collect undertaking before release of Draft Layout Plan after collecting the necessary charges and fees as per their rules in force.

This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.

The applicant / developer shall comply the conditions mentioned in the G.O.Ms.No. 33 MA Dt: 24-01-2013, G.O.Ms.No. 168 MA Dt: 07-04-2012, G.O.Ms.No. 246 MA Dt: 30-06-2012, G.O.Ms.No. 276 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.

The applicant shall hand over Internal Roads area 66,184.13 sqmts (25.96%), Open Space area 26,805.55 sqmts (10.51%), Utility area to an extent of 3,793.88 Sq.mtrs (1.48%) and Social Infrastructure area 7,963.41 sqmts(3.12%) to the local body at free of cost through registered gift deed before release of final layout plan by HMDA.

15% of developable area to an extent of 22,259.00 Sq.mtrs i.e. from Plot Nos. 293 to 338, 395 to 466, 667 to 669 (total 121 plots) of Survey Nos. 271/p. 272/p.273/p.336/p.338/p.339.340.341. 343/p.344/p.346/p, of Dundigal-ORRG Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, additionally Mortgaged for non submission of Nala conversion certificate, in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna jayanthi Complex,Ameerpet, Hyderabad, Vide Mortgage Deed Document No. 21516/2023, Dt:09.08.2023.

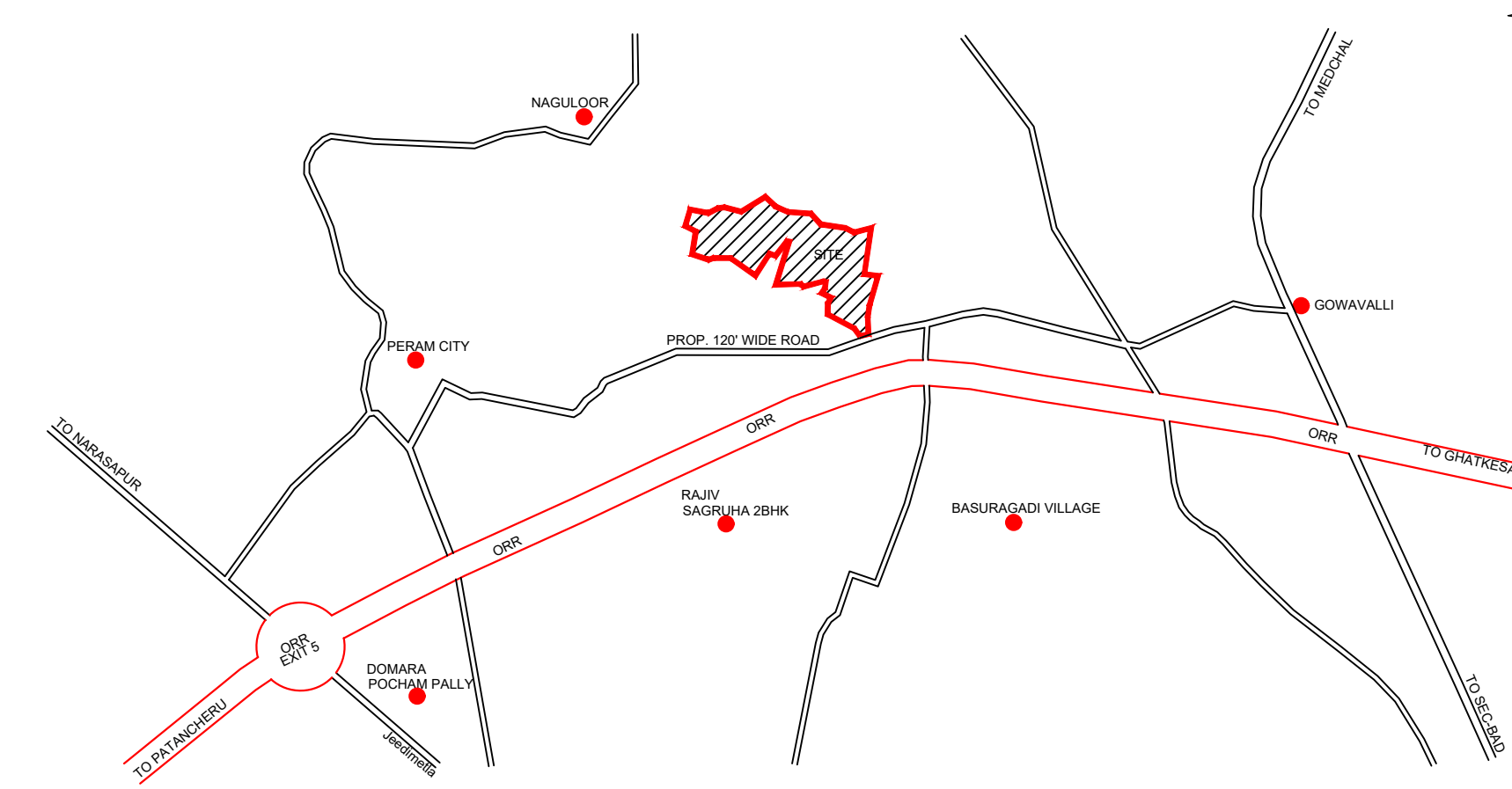
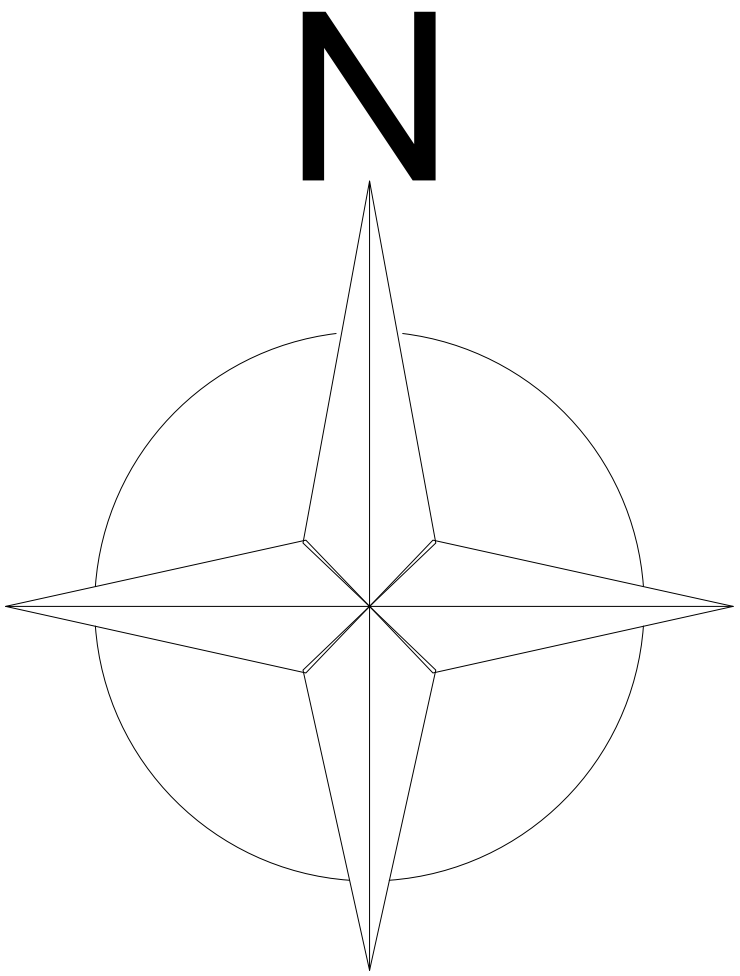
5 % of developable area, 7516.94 Sq.mtrs i.e. from Plot Nos. 670 to 705 (total 36 plots) of Survey No. 271/p. 272/p.273/p.336/p.338/p.339.340.341. 343/p.344/p.346/p, of Dundigal-ORRG Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, additionally Mortgaged for non submission of Nala conversion certificate, in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna jayanthi Complex,Ameerpet, Hyderabad, Vide Mortgage Deed Document No. 21514/2023, Dt:09.08.2023.

The applicant had handed over the master plan road affected area as per G.O.Ms.No. 106 MA dt. 06/07/2020 to an extent of 25655.40 Sq.mts in favour of the Local body by virtue of registered Gift Deed vide doc no. 23008 of 2023, dt. 25.08.2023 and same was confirmed by the local body dt.06-09-2023, The Municipal Commissioner.

The applicant had handed over the internal road area as per G.O.Ms.No. 106 MA dt. 06/07/2020 to an extent of 12449.24 Sq.mts in favour of the Local body by virtue of registered Gift Deed vide doc no. 23009 of 2023, dt. 25.08.2023 and same was confirmed by the local body dt.06-09-2023, The Municipal Commissioner.

500% of developable area, 7,452.12 Sq.mtrs i.e. from Plot Nos. 609, 610, 622 to 624, 634 to 665 (total 37 plots) of Survey Nos. 271/p. 272/p.273/p.336/p.338/p.339.340.341. 343/p.344/p.346/p, of Dundigal-ORRG Village, Dundigal-Gandimaisamma-ORRG Mandal, Medchal-Malkajgiri District, additionally Mortgaged for availing instalment facility, in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Tarnaka, Hyderabad, Vide Document No. 21515/2023, dt: 09/08/2023.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS.288,269,270,271,272,273,274,275,336,337/P.338,339,340,341,343,344,346, SITUATED AT DUNDIGAL-ORRG VILLAGE, DUNDIGAL, MUNGUPALITY-ORRG MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE.		
BELONGING TO:-		
KESINI INFRA DEVELOPERS LLP & OTHERS		
DATE: 16-09-2023		
SHEET NO:- 01/01		
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority - HMDA	Plot Use - Residential	
File Number - 046351/ZOCLTU6/HMDA/16062021	Plot SubUse - Residential Bldg	
Application Type - General Proposal	PlotNeatly/ReligiousStructure - NA	
Project Type - Open Layout	Land Use Zone - Special development zone (SDZ)	
Nature of Development : New	Land SubUse Zone - SDZ1	
Location - Outer Ring Road Growth Corridor (ORRG)	Abutting Road Width : 30.00	
SubLocation - New Areas / Approved Layout Areas	Survey No : 268,269,270,271,272,273,274,275,336,337/P.338,339,340,341,343,344,346,	
Village Name - Dundigal-ORRG	North : SURVEY NO - 100,101,102,103,104,105,111,113,16,120	
Mandal - Dundigal Municipality-ORRG	South : ROAD WIDTH - 12	
	East : SURVEY NO - 216,217,346,347	
	West : SURVEY NO - 267,276,281,282	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	255036.87
Road Widening Area		
26555.40		
Bulk/Zone Area		
5411.091		
Total		
31086.41		
BALANCE AREA OF PLOT		
(A-Deductions)		
255036.87		
Vacant Plot Area		
255036.87		
LAND USE ANALYSIS		
Plotted Area		
146596.38		
Road Area		
66184.13		
Organized open space/park Area/Utility Area		
3589.44		
Social Infrastructure Area		
7963.41		
Amenity Area		
3702.03		
BUILT UP AREA CHECK		
MORTGAGE AREA IN PLOT NOS. 293 TO 338, 395 TO 466, 667 TO 669 (TOTAL 121 PLOTS)		
22259.00		
ADDITIONAL MORTGAGE AREA IN PLOT NOS. 670 TO 705 (TOTAL 36 PLOTS) (FOR NALA)		
7516.94		
ADDITIONAL MORTGAGE AREA in Plot Nos. 609, 610, 622 to 624, 634 to 665 (total 37 plots) (availing instalment facility)		
7452.12		
ARCH / ENGG / SUPERVISOR (Regd)		
Owner		
DEVELOPMENT AUTHORITY		
LOCAL BODY		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD WIDENING AREA		



DRAFT LAYOUT
(SCALE 1:1600)

OWNER'S SIGNATURE	ARCHITECT SIGNATURE