



**OFFICE OF THE HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY**

BuildNow

LAYOUT WITH HOUSING - PERMIT ORDER

Application No: 000497/HMDA/00063/SWDL/SHZ/2025

Date: 29/05/2025

To,

The Municipal Commissioner,
Municipality/Municipal Corporation,
Maheshwaram Mandal,
Rangareddy District.

Dear Sir / Madam,

Sub: HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Application for approval of Draft Layout with Housing Under Gated Community (With Compound Wall) Proposal submitted for Residential use in Survey.No. 243/part, 244/part, 245/part of Locality - , Sree Nagar Village, Maheshwaram Mandal, Rangareddy District, to an extent of 31290.19 Sqmt belonging to M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED DGPA, Sri SHAIK AHMED ALIAS SHAIK AHMED ZUBAIDI, M/s RAN VENTURES PRIVATE LIMITED, Sri MR.VELAGAPURI HARIBABU, Smt SHANKARI NEERAJA,, Smt DHANA LAKSHMI KOTHAPALLI,, Smt VENKATA REKHA KANDUKURI,, Sri NAGA KISHORE KOMMURI,, Smt MRS. BHAVANAM DHANALAKSHMI, Sri MR. CHANDRA SHEKHAR REDDY RAMASAYAM,, Smt GAMANI ANURADHA,, Smt NAGA VENKATA SATYA TEJASWI INAGADAPA,, Sri MR. MURALI KRISHNA ISKALA, and M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED Rep/by ITS DIRECTOR SRI. NAGA DIVAKAR INAGADAPA, S/o SHAIK SALEH ZUBAIDI, Rep/by its Authorized Signatory Mrs. Vinita Raj Narayanam, S/o SRI. VELAGAPURI SWAMY RAO, W/o SRI.S. MAHENDAR REDDY, W/o SRI. KOTHAPALLI LAKSHMINARAYANA, W/o SRI. MURALI KRISHNA, S/o SRI. SURYA PRAKASA RAO, Rep/by C/O. SRI. BHAVANAM KOTI REDDY, S/o SRI. MADHUSUDHAN REDDY RAMASAYAM, W/o SRI. BASA ANIL KUMAR, Rep/by C/O. SRI. NAGA DIVAKAR INAGADAPA,, S/o SRI. CHINA RANGAMANNAR ISKALA and Rep/by SRI NAGA DIVAKAR INAGADAPA - Technical Approval Accorded - Reg.

Ref: 1. Application of 000497/HMDA/00063/SWDL/SHZ/2025, Dated: 29/04/2025
2. This office DC letter addressed to the applicant Dated: 14/05/2025

3. Mortgage Deed No **9147/2025** executed at Joint Sub - Registrar - **Rangareddy** District and Statement of Encumbrance on property before mortgage & after mortgage, as submitted by the applicant

It is to inform that, in the reference 1st cited, **M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED DGPA, Sri SHAIK AHMED ALIAS SHAIK AHMED ZUBAIDI, M/s RAN VENTURES PRIVATE LIMITED, Sri MR.VELAGAPURI HARIBABU, Smt SHANKARI NEERAJA,, Smt DHANA LAKSHMI KOTHAPALLI,, Smt VENKATA REKHA KANDUKURI,, Sri NAGA KISHORE KOMMURI,, Smt MRS. BHAVANAM DHANALAKSHMI, Sri MR. CHANDRA SHEKHAR REDDY RAMASAYAM,, Smt GAMANI ANURADHA,, Smt NAGA VENKATA SATYA TEJASWI INAGADAPA,, Sri MR. MURALI KRISHNA ISKALA, and M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED** has applied to HMDA for development of Draft **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **243/part, 244/part, 245/part** , situated at **Sree Nagar** to an extent of **31290.19 Sq.Mt. (or) Acres**

The above proposal has been examined under the provisions of section - 18, 19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force. The applicant has paid all required fees and charges to HMDA including Municipality / Municipal Corporation Charges. Accordingly, the technical approval is hereby accorded vide Layout Permit No. **000497/HMDA/00063/SWDL/SHZ/2025**, date. **29/04/2025**

Vide reference 3rd cited, the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no. **28/05/2025**, **Date: - 9147/2025**

A. APPLICANT AND LICENSED PERSONNEL DETAILS

Name of Applicant	M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED DGPA, Sri SHAIK AHMED ALIAS SHAIK AHMED ZUBAIDI, M/s RAN VENTURES PRIVATE LIMITED, Sri MR.VELAGAPURI HARIBABU, Smt SHANKARI NEERAJA,, Smt DHANA LAKSHMI KOTHAPALLI,, Smt VENKATA REKHA KANDUKURI,, Sri NAGA KISHORE KOMMURI,, Smt MRS. BHAVANAM DHANALAKSHMI, Sri MR. CHANDRA SHEKHAR REDDY RAMASAYAM,, Smt GAMANI ANURADHA,, Smt NAGA VENKATA SATYA TEJASWI INAGADAPA,, Sri MR. MURALI KRISHNA ISKALA, and M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED		
Architect	B.Deepa	Lic. No	CA/2012/57186
Licensed Technical Person	B.Deepa	Lic. No	CA/2012/57186
Structural Engineer	Ch.Ashok	Lic. No	451/Strl.Eng

B. SITE DETAILS

T.S. No./Survey No./Gramkhantam/Abadi	243/part, 244/part, 245/part
Locality Name	
Village Name	Sree Nagar
Town/City	NA

C. DETAILS OF PERMISSION SANCTIONED

Site Area (Sq. Mtrs)	31598.79	No.of Rain Water Harvesting Pits	0
Road Affected Area(Sq. Mtrs)	308.6	No. of Buildings	1
NALA Affected Area(Sq. Mtrs)	0	No. of Dwelling Units	70
Net Area (Sq. Mtrs)	31290.19	Amenities	1768.0
Tot Lot (m2)	0	Total Sanctioned Built Up Area	32183.38

Building Name - PLOT NO-55				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.84	2	301.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.5	2.0	1.5

Building Name - PLOTNO-56				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	280.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-53				
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No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.93	2	287.39
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-52				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-57				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	

Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-58				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-51				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-50				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	

Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-59				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-60				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II

Set backs (m)	2.0	1.56	1.58	1.52
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Building Name - PLOTNO-49				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-61				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-48				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0

Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-47

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-62

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-70

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-69				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-68				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	

Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-67				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-66				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 65				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	

Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 44				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 29				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)				

Set backs (m)	2.0	1.56	1.6	1.52
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Building Name - PLOTNO-43				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 30				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-31				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0

Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 42

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.52	1.58

Building Name - PLOTNO- 41

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 32

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 33				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 40				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	

Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 39				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 34				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 38				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	

Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	280.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 35				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.93	2	287.39
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-36				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	318.91
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II

Set backs (m)	2.02	1.5	2.06	1.5
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Building Name - PLOTNO- 37				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.84	2	301.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.5	1.5	2.0

Building Name - PLOTNO-19				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.84	2	301.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.5	1.5	2.0

Building Name - PLOT NO-18				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	318.91
Commercial	0	0	0	0

Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.02	1.5	2.06	1.5

Building Name - PLOTNO-17

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.93	2	287.39
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 20

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	280.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 21

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 16				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 22				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	

Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-15				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 23				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-14				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	

Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 24				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 13				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II

Set backs (m)	2.0	1.56	1.6	1.52
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Building Name - PLOTNO- 25				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 12				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 11				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0

Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO- 26				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOT NO-01				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.84	2	301.3
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.02	1.5	1.5	2.0

Building Name - PLOTNO-08				
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No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 07				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO- 06				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	

Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-05				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-04				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-03				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	

Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.88	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.58	1.52

Building Name - PLOTNO-02				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	280.56
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.52

Building Name - PLOTNO-63				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.58	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II

Set backs (m)	2.0	1.56	2.41	1.6
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Building Name - PLOTNO-46				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.01	1.56	2.23	1.6

Building Name - PLOTNO-45				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.58	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.6	1.93

Building Name - PLOTNO-28				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0

Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.59	1.84

Building Name - PLOTNO - 09

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	159.34	2	266.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.51	1.6

Building Name - PLOT-10

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	161.05	2	269.29
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.54	1.6

Building Name - PLOTNO- 27

No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.87			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.58	2	268.57
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	1.61	1.6

Building Name - PLOTNO-54				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	171.87	2	318.91
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.02	1.5	2.06	1.5

Building Name - AMENITIES				
No. of floors	1 Stilt + 4 Floors			
Height of the Building (m)	11.68			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	0	0	0	0
Commercial	0	0	4	1381.68
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	

Stilt	1	1		
U.Floors	0	0		
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	3.0	4.0	3.84	6.81

Building Name - PLOT-64				
No. of floors	Ground Floor + 2 Floors			
Height of the Building (m)	9.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	1	162.57	2	270.04
Commercial	0	0	0	0
Others	0	0	0	0
Parking floor Level	No.		No. of stack	
Cellar	0		0	
Stilt	0		0	
U.Floors	0		0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	2.0	1.56	2.61	1.6

D. MORTGAGE AND INSURANCE DETAILS

Contractor's all Risk Policy No.	431190/44/2026/196	Date	23/05/2025	Valid Upto	22/05/2031
Enter Sr. No. in prohibitory Property Watch Register	BK-1, CS NO 9373/2025 AND DOCT NO 9147/2025	Mortgage Deed No.	9147/2025	Mortgage Date	28/05/2025
Floor handed over	67, 68, 69 AND 70 VILLAS	SRO	MAHESWARA RAM	Area (m2)	1036.77

E. DETAILS OF FEES PAID (RS.) TOTAL

S.No	Category	Amount(INR)
HMDA Charges		
1	Publication Charges	5000.0
2	Audit Inspection Charges	10000.0
3	Road Impact Fees	0.0
4	Development Charges For Layout	2493215.2
5	Processing Charges for Layout	312901.9
6	Development charges for plotted area (Excluding the amenities Plotted area)	1486127.2
7	Processing charges for Plotted area including amenities plotted area	194605.6

8	Processing Charges For Built Up Area Including Amenities Built Up Area	804584.5
9	Development Charges For Amenities Built Up Area	173469.6
10	Shelter Fee	2503215.2
11	3% Capitalization Charges (if land not provided for HMDA)	5052114.08
12	Development Charges For Residential Built Up Area	3073780.0
13	Development charges for amenities plot area	88397.0
14	External Betterment Charges (if site is falling under HADA)	2369094.0
Local Body Charges		
1	Betterment Charges	2346764.25
2	Conversion Charges	312901.9
3	Site Approval	312901.9
4	Building Permit Fee	1609169.0
5	Rain Water Harvesting Charges (Deposit)	312901.9
6	Postage/ Advertisement Charges	1000.0
7	Debris Charges	2000.0
8	Document Verification Charges	5000.0
Other Department Charges		
1	Environment Impact Fee	1672958.75
2	GIS Development Fee	7731.81
3	TG-bPASS User Charges	50000.0
4	Labour CESS	3841160.9
Total		29040994.69

F. OTHER DETAILS

Construction to be Commenced Before	
Construction to be Completed Before	

1. The applicant shall not be permitted to sale the plots/Villas which are mortgaged in favour of M.C., HMDA i.e., from the Plot / Villa Nos **PLOTNO-67, PLOTNO-68, PLOTNO-69, PLOTNO-70** (total number of plots to an extent of Sq.mtrs).
2. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P. Agricultural Land Ceiling Act, 1973.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The Municipality / Municipal Corporation shall ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed at free of cost, before release of final layout to the applicant.
5. The applicant / layout owner / developer are hereby permitted to sell the Plots/Villas other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.

6. The applicant shall construct all the Villas including mortgaged villas in all the aspects before release of Final Layout.
7. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
8. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA to liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008.
9. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.
10. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).
11. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
12. Development of drainage and channelization of NALAs for allowing storm water run-off.
13. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
14. Undertake street lighting and electricity facilities including providing of transformers.
15. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces.
16. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
17. Construction of low height compound wall with Iron grill to the open spaces and handing over the open spaces along with other spaces, i.e., proposed roads area and road affected area, open spaces area, social infrastructure area, utilities area at free of cost and through Registered Gift Deed to the local body.
18. The layout applicant is directed to complete the above developmental works within a period of THREE (6) YEARS as per G.O.Ms.No.7 MA dt.05-01-2016 and submit a requisition letter for release of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
19. The layout applicant shall display a board at a prominent place 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 matter.

20. The applicant shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the size as prescribed to the main trunk/connecting pipeline under Mission Bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH / RWS deptt.;
21. For all layouts less than 10 acres in size, the developer shall put in place a mechanism for septage treatment in accordance with Telangana State FSSM policy; further, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified;
22. In case of layout sites more than 10 Acres, provision shall be made for construction of Sewerage Treatment Plant (STP) duly earmarking separate area in addition to mandatory layout open spaces.
23. Shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
24. Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the Telangana Solid Waste Management rules;
25. A mechanism for Source segregation of garbage shall be put in place;
26. Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire footpath space for pedestrians.
27. Shall provide the underground storm water drainage system.
28. All the foot paths shall be paved with tiles and any other such material.
29. Cycling tracks should be developed within the layout;
30. Transformer yard shall be provided in the area earmarked for utilities.
31. All the street light shall be provided with LED lighting.
32. Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/ purchasers;
33. Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan before the Final Layout is issued.
34. The applicant shall register the project in TG RERA if applicable.

Yours Faithfully



Designation: Chief Planning Officer

29/05/2025 15:30:45

For:

Metropolitan Commissioner

Hyderabad Metropolitan Development
Authority



Copy To:



1. M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED DGPA, Sri SHAIK AHMED ALIAS SHAIK AHMED ZUBAIDI, M/s RAN VENTURES PRIVATE LIMITED, Sri MR.VELAGAPURI HARIBABU, Smt SHANKARI NEERAJA,, Smt DHANA LAKSHMI KOTHAPALLI,, Smt VENKATA REKHA KANDUKURI,, Sri NAGA KISHORE KOMMURI,, Smt MRS. BHAVANAM DHANALAKSHMI, Sri MR. CHANDRA SHEKHAR REDDY RAMASAYAM,, Smt GAMANI ANURADHA,, Smt NAGA VENKATA SATYA TEJASWI INAGADAPA,, Sri MR. MURALI KRISHNA ISKALA, and M/s FIVE ELEMENTS INFRA PROJECTS PRIVATE LIMITED, Office at B1005, 10th Floor, B-Block, The Platina, Gachbowli, Hyderabad,Telangana, 20-5-650/B, QAZIPURA, SHAHLI BANDA, BAHADURPURA, HYDERABAD., office at villa No2, The Trails, Pokalwada, Manikonda, Ranga reddy, Telangana., Flat No.216, Green Space The Hive, Alkapur TownShip, Road No.13, Puppalaguda, Ranga Reddy District, Telangana., Villa No.100, Magna Majestic Meadows, Beside Birla Open Minds School, Ramachandrapuram Mandal Kollur, Sanga Reddy District, Telangana, 12-10-399/4/2/A, Seethaphal mandii, TRT Quarters, Secunderabad, Hyderabad, Telangana., H.No.32-30-2,T.V. RAO Street, Maruthi Nagar, Vijayawada, Machavaram, Krishna Dist. A.P, Ground Floor, 257, Sundara Bhavanam, 7th Cross, 27th Main, Sector 1, HSR Layout, Near HSR Layout Police Station, Bangaluru, karnataka., 1302 D Block Lodha meridian, Near RTO Office , KPHB Colony, kukatpally, Medchal-Malkajgiri Dist., Rajapushpa Atria, 8-502, Golden Mile Road, Goshala, Kokapet, Ranga Reddy District, Telangana, 104 A Block, Vertex Pleasant, Brindavan Colony, Near NRI College, Hyder Nagar, Kukatpally Telangana, Rajapushpa Atria, AQUA-1005, Survey No. 148, Golden Mile Road, Kokapet, Ranga Reddy District, Telangana, Flat No 805, A Block, Aspire Apartments, Durgam Cheruvu Road, Madhapur, R.R.Dist. Telangana and Office at B1005, 10th Floor, B-Block, The Platina, Gachbowli, Hyderabad,Telangana
2. MAHESWARAM Rangareddy
3. The District Registrar, Rangareddy District.
4. The Collector, Rangareddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

NOTE: This is computer generated letter, doesn't require any manual signatures