

PROP (VILLA NO 222 378 451T0459 477T0481 486T0 489)

PROP (VILLA NO 98T0 103 108T0115 118T0 127 193T0 202 205T0 214 221 272T0

PROP (VILLA NO 146)

PROP (VILLA NO 49T054 97 130T0 135 217T0 220 270 271 335 336 384 385 435 44

PROP (VILLA NO 57T062 138 T0143 226T0229 327 372 427 432)

PROP (VILLA NOS 326 371 426 476)

PROP (VILLA NO 105 117 192 204 280 342 394 450 485)

PROP (VILLA NO 165 117 192 204 280 342 394 450 485)
PROP (VILLA NO 64 76 88 145 157 231 243 306 318 354 406,418,465
PROP (VILLA NOS 75 87 156 168 242 254 317 365 417 467)
PROP (VILLA NOS 95 96 331 434)
PROP (VILLA NOS 48 129 216)
PROP (VILLA NOS 48 129 216)
PROP (VILLA NO 179 330 433)
PROP (VILLA NOS 63 144 230)
PROP (VILLA NOS 31 17036)
PROP (VILLA NO 237028 397044)
PROP (VILLA NOS 29 AND 45)
PROP (VILLA NO 38)

PROP (VILLA NOS 377 460TO466) OP (VILLA NO 307TO316 319TO325 328 329 355TO384 386TO370 373TO376 407TO416 419TO425 428TO431 469TO47.

PROP (VILLA NO 281TO290 332TO334 337TO341 343TO352 379TO383 386TO392 395TO404 436TO439 442TO448)

PROP (VILLA NO 268 269)

PROP (MORT 181 TO 190) PROP (MORT 169 255)

PROP (MORT 256TO262 265 26 PROP (MORT 263)

DRAFT LAYOUT (SCALE 1:1000)





1.The applicant shall not be permitted to sale the units and area which are mortgaged in favour of M.C., HMDA i.e., from the Plot nos. Nos 169,180,181,182,183,184,185,186,187,188, 189,190,191, 255,256, 257,258,259,260,261,262,263 ,264,265,266&267 to an extent of 3653.32 Sq.m

2. That the draft Gated Community i.e Layout with Housing now issued does not exempt the lands under reference from purview of urban and 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

4. The applicant shall solely be responsible for the development of Gated community i.e layout with Housing and in no way HMDA will take up the development works as per specifications given in letter No. 062100/SKP/LT/U6/HMDA/16112023 Dated.07-03-2025.

5. The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is purely & measure to ensure compliance of the condition of the development of infrastructure by the applicant / developer and HMDA is no way accountably of the plot purchaser in the event of default by the applicant / developer.

6.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.

7. The applicant is directed to complete the above developmental works within a period of SIX(6) Years 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 with Housing permission duly enclosing letter of Local Body with regard to roads ,open spaces etc...taken over by the Local Body.

8. The applicant /developer/owner is here by permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA The applicant is permitted to sell the plots other than mortgaged plots.

9. The applicant shall display the board at a prominent place in the above site showing the Gated community layout pattern with permit LP.no and with full details of the Layout specifications and conditions to facilitate the public in the

10. The Executive Authority / Grampanchayat should ensure that the open spaces shall be developed by the applicant along with other developmental works with ornamental compound wall and grill as per sanctioned layout plan.

11. The Executive Authority / Grampanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

12. The applicant has to develop the Amenities area before releasing of Final

13. This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAW.

14. If any disputes/litigations arises in future, regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such disputes/litigations. The HMDA or its employees shall not be a party to any such disputes/litigations. The final Layout orders will be withdrawn without any notice. The applicant is the whole responsible if any discrepancy occurs in ULC aspects and if any litigations occurs.

15. The HMDA reserve the right to cancel the permission if it is falls that permission is obtained by framed misrepresentation or by mistake of facts.

16. The developmental permission shall not be used as proof of the title of the land. The final layout approval shall not mean responsibilities or clearance of ownership of the site and easement rights.

17.If there is any court case is pending in court of law , the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law .

18. This authority reserve the right to cancel the developmental permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake PLAN SHOWING THE PROPOSED DRAFT LAYOUT WITH HOUSING IN SY.NOS. 212/A, 212 / B, 213/ A , 213 / AA, 213 / AA (B),213 / B (B),213/E,213 / E (C), 213 / EE(C), 213 / EE, 213 / D (D), 213 / C, 214 / B & 219, SITUATED AT CHITKUL VILLAGE, PATANCHERUVU MANDAL, SANGA REDDY DISTRICT, TELANGANA BELONGING TO :-

M/S. APR PROJECTS REPRESENTED BY ITS MANAGING PARTNER SRI. A.KRISHNA REDDY

DATE: 07-03-2025	SHEET NO.: 01/62				
AREA STATEMENT HMDA					
PROJECT DETAIL :					
Authority: HMDA	Plot Use : Residential				
File Number : 062100/SKP/LT/U6/HMDA/16112023	Plot SubUse : Villa				
Application Type : General Proposal	PlotNearbyReligiousStructure : NA				
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential				
Nature of Development : New	Land SubUse Zone : Residential zone-1 (urban areas contiguous to growth corridor)				
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width: 30.00				
SubLocation : New Areas / Approved Layout Areas	Survey No.: 212/A, 212 / B, 213/ A, 213 / AA, 213 / AA (B),2	13 / B (B),213/E,			
ouscoodion. Now / wods / / pprovod Edyode / wods	213 / E (C),213 / EE(C), 213 / EE, 213 / D (D),213/ C, 214 / B & 219,				
Village Name : Chitkul	North: VACANT LAND				
Mandal : Patancheruvu	South: ROAD WIDTH - 12				
	East: ROAD WIDTH - 30				
	West: VACANT LAND				
AREA DETAILS :		SQ.M			
AREA OF PLOT (Minimum)	(A)	127273			
NET AREA OF PLOT	(A-Deductions)	126370			
Road Widening Area		903			
Total		903			
BALANCE AREA OF PLOT	(A-Deductions)	126370			
AccessoryUse Area		436			
4M 2 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		100			

COLOR INDEX PLOT BOUNDARY **ABUTTING ROAD** PROPOSED CONSTRUCTION ROAD WIDENING AREA

LAND USE ANALYSIS

BUILT UP AREA CHECK

Plotted Area

Road Area

Amenity Area

259,260,261,262,263,264,265,266&267

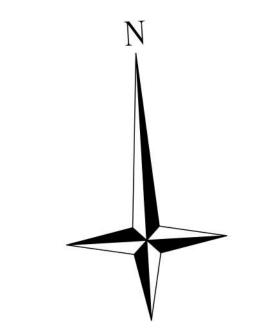
ADDITIONAL MORTGAGE AREA

Organized open space/park Area/Uitility Area

MORTGAGE AREA from the Plot nos. Nos 169,180,181,182,183,184,185,186,187,188, 189,190,191, 255,256, 257,258,

ARCH / ENGG / SUPERVISOR (Regd)

DEVELOPMENT AUTHORITY



37065.06

15176.67

2198.30

3653.32

Owner

LOCAL BODY

Building USE/SUBUSE Details Building Name PROP (VILLA NO 222 378 451T0459 477T0481 486T0 489)

	1 to allow miles	ville.	110		1 organia - Labbar mac
PROP (VILLA NO 98TO 103 106TO115 118TO 127 193TO 202 205TO 214 221 272TO278)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 146)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 49T054 97 130TO 135 217TO 220 270 271 335 336 384 385 435 440 441)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 57TO62 138 TO143 226TO229 327 372 427 432)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 326 371 426 476)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 105 117 192 204 280 342 394 450 485)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 64 76 88 145 157 231 243 306 318 354 406,418,468)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 75 87 156 168 242 254 317 365 417 467)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 95 96 331 434)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 48 129 216)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 179 330 433)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 63 144 230)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 31 TO36)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 23TO28 39TO44)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 29 AND 45)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 38)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 37)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 22)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 223)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 136)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 137)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 224)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 56)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 55)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 21)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 299)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 1)	Residential	Villa	NA NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 2)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 3)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 4)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 5)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 6)	Residential	Villa	NA NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 15 293 297)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 16 17 18 19 20 294 295 296)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 9 AND 304)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 10TO13 300TO303)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 14 AND 292)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NOS 8 AND 305)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 298)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 225)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 46)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 47 104 116 128 203 215 279 291 353 393 405 449 482)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 7)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 484)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 483)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (VILLA NO 30)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 2 upper floo
PROP (AME2)	Commercial	Shop	NA NA	Non-Highrise Building	1 Stilt + 4 upper floor
PROP (AME1)	Commercial	Shop	NA	Non-Highrise Building	1 Stilt + 4 upper floor
PROP (VILLA NOS 377 460TO466)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper flox
DP (VILLA NO 307TO316 319TO325 328 329 355TO364 366TO370 373TO376 407TO416 419TO425 428TO431 469TO475)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (VILLA NO 281TO290 332TO334 337TO341 343TO352 379TO383 386TO392 395TO404 436TO439 442TO448)	Residential	Villa	NA	Non-Highrise Building	1 Ground + 1 upper flo
PROP (VILLA NO 268 269)	Residential	Villa	NA NA	Non-Highrise Building	1 Ground + 1 upper flo
PROP (MORT 180)	Residential	Villa	NA NA		1 Ground + 2 upper flo
PROP (MORT 181 TO 190)	Residential	Villa	NA NA		1 Ground + 1 upper flo
PROP (MORT 169 255)	Residential	Villa	NA NA	Non-Highrise Building	1 Ground + 2 upper flo
PROP (MORT 256TO262 265 266)	Residential	Villa	NA NA	Non-Highrise Building	1 Ground + 1 upper flo
	Residential	Villa	NA NA	Non-Highrise Building	1 Ground + 2 upper flo
PROP (MORT 203)	110000111101		NA NA	Non-Highrise Building	1 Ground + 1 upper floo
PROP (MORT 263) PROP (MORT 264 267)	Residential				I I SECURITY TO A MANUAL TIME
PROP (MORT 263) PROP (MORT 264 267) PROP (MORT 191)	Residential Residential	Villa Villa	NA.	Non-Highrise Building	1 Ground + 2 upper floo

Building Name	Тур	.	A STATE OF	e Area (Sq.mt.)		Units			Required Parking Area	
building Ivame	Тур	۰	SubUse	Area (Sq.mc.)		Require	Required Proj		Required marking A	
PROP (AME2	Comme	ercial	Shop	>0	- 6	1	108	37.62	358.92	
PROP (AME1)	Comme	ercial	Shop	>0		1	254	13.22	839.26	
		Total:		-		÷			1198.18	
arking Check (Ta	ible 7b)									
Vahiela Tuna	Re	qd.		Pro	р.		Dean Area	7		
Vehicle Type	Re No.	qd.	a	Pro No.	_	rea	Prop. Area			
Vehicle Type Total Car		_			Aı	rea 00	Prop. Area]		
. 8	No.	Are	18	No.	A:	-	1850			

OWNER'S SIGNATURE

ARCHITECT SIGNATURE STR.ENGR.SIGNATURE 2 Ple K.DIMPLE CA/2020/121110

