



- THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, Swarna Jayanti Complex, Ameerpet, Hyderabad with Layout Permit No.000164/LO/Plg/HMDA/2022, Date : 23 August, 2022, File No. 049681/SMD/LT/U6/HMDA/21102021 Dt:23 August, 2022 Layout Plan approved in Sy. No(s). 191/P,192/P & 193/P of Elkatha Village, Farooqnagar Mandal, Ranga Reddy District covering an extent of 1,33,967.57 Sq.m is accorded subject to following conditions:
- 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. 049681/SMD/LT/U6/HMDA/21102021 Dt:23 August, 2022.
- 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). 1 - 22, 183 - 203 total to an extent of 12770.58 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 GHMC/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.

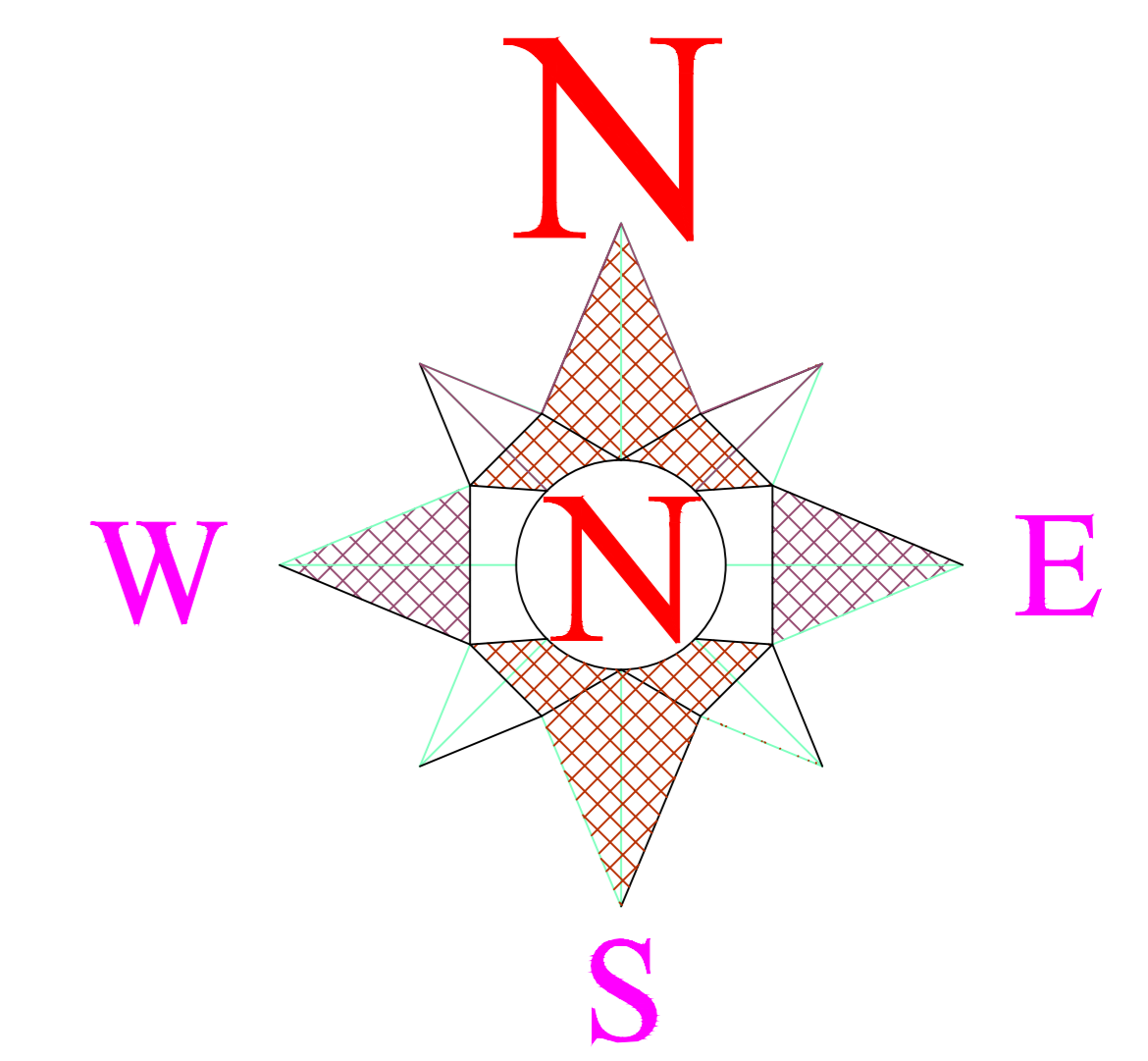
PLAN SHOWING THE PROPOSED DRAFT LAYOUT OPEN PLOT IN SY NOS. 191/P, 192/P & 193/P SITUATED AT ELKATHA VILLAGE, FAROOQNAGAR(PART) MANDAL, RANGA REDDY DIST.T.S.

BELONGING TO:
SRI PADMAVATHI ESTATES REP BY ITS MANAGING PARTNERS M PADMAJIA M NARENDER REDDY & M KRISHNA REDDY

DATE: 23/08/2022 SHEET NO.: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :		SQ.MT.
Authority: HMDA	Plot Use : Residential	140728.41
File Number: 049681/SMD/LT/U6/HMDA/21102021	Plot SubUse : Residential Bldg	0.00
Application Type : General Proposal	PlotNearby/ReligiousStructure : NA	6760.84
Project Type : Open Layout	Land Use Zone : Residential	133967.57
Nature of Development : New	Land SubUse Zone : Residential zone-2 (urban areas contiguous to growth corridor)	84985.02
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 12.19	34754.72
SubLocation : New Areas / Approved Layout Areas	Survey No. : 191/P, 192/P & 193/P	10876.63
Village Name : Elkatha	North : -	3350.59
Mandal : Farooqnagar(part)	South : -	
	East : -	
	West : -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	140728.41
NET AREA OF PLOT	(A-Deductions)	133967.57
Road Widening Area		6760.84
Amenity Area		0.00
Total		6760.84
BALANCE AREA OF PLOT	(A-Deductions)	133967.57
Vacant Plot Area		133967.57
Land use analysis/Area distribution		
Plotted Area		84985.02
Road Area		34754.72
Organized open space/park Area/Utility Area		10876.63
Social Infrastructure Area		3350.59
BUILT UP AREA CHECK		
MORTGAGE AREA Plots 1-22, 183-203		12770.58
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)	Owner	
DEVELOPMENT AUTHORITY		LOCAL BODY
COLOR INDEX		
Plot Boundary		
Abutting Road		
Proposed Construction		
Common Plot		
Road Widening Area		



Realest Builder Pvt. Ltd

DRAFT LAYOUT PLAN

(SCALE 1:800)

CORPORATE OFFICE:
Plot No. 76, Road No. 51, BNR Hills, Nandi Hills, Jubilee Hills, Hyderabad-500033

BRANCH OFFICE:
Premises No.401, 4th Floor, Plot No. 209, Prime Estate, Opp. Metro Pillar No. 625, Miyapur, Hyderabad-500049.

OWNER'S SIGNATURE

H. Padmavathi

ARCHITECT'S SIGNATURE

G. Bhargavi

G. BHARGAVI
ARCHITECT
Lic. No. CA/2018/97607
HYDERABAD.