

**THE TECHNICAL APPROVAL OF DRAFT RESIDENTIAL LAYOUT WITH OPEN PLOTS**

1. HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
1st Commercial Complex, Tanaka, Hyderabad - 500007.  
L.P. No. 63/LO/PLG/HMDA/2016 DT. 26-07-2016  
File No. 30108.2.1.10.019.HMDA/2016  
The Draft Layout Plan approved in Sy. No. 154/1, 154/1/1, 154/13/3, 154/13/A1, 154/13/A2, 154/13/A3 & 151/6 OF KONDAKAL VILLAGE, SHANKARPALLI MANDAL, RANGA REDDY DISTRICT, TELANGANA.  
Village Covering an extent of 7.12 Sq. miles.  
As is accorded subject following conditions:
2. The layout no. issued does not exempt the lands under reference from purview of Local Land Ceiling Act 1976.
3. This permission of developing the land shall not be used as proof of the title of the land, and if any litigation / court case to settle the matter by the applicant/Developer & not made party of HMDA and its Employees.
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will liaise up the development works as per specifications given in L.P. No. 30108.2.1.10.019.HMDA/2016 DT. 26-07-2016
5. 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 in no way accountable to the plot purchaser in the extent of default by the applicant / developer.
6. The applicant / developer are directed to complete the above developmental works within a period of 3 years and submit a requisition later for releasing of mortgage plots area which is in favour of Metropolitan Commissioner HMDA Duty enclosing letter to Municipality Commissioner/Executive Authority in regards to Roads and open spaces taken over by the Executive Authority before releases of Final Layout Plan.
7. The applicant shall not be permitted to sell the plots / area which is in mortgaged in favour of HMDA i.e., from Plot Nos. 22, 38, 39, 76, 77, 78 (Total 14.80 Acres) and Municipality shall ensure that, no developments like building authorised or unauthorised should come up in the situ. Until final Layout approved by HMDA.
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 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 works and then get released the mortgaged land from HMDA.
10. The layout applicant shall display 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 matter.
11. Zonal Commissioner / Municipal / Executive Authority shall 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.
12. 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 before the Lay-out and collect undertaking before release of draft lay-out plan after collecting 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.
14. 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. 245 MA DT. 30-06-2012, G.O. Ms. No. 276 MA DT. 02-07-2010, G.O. Ms. No. 526 AND G.O. MS. 527

REVISED AND EXTENSION LAYOUT FOR THE LP.NO. 63/LO/PLG/HMDA/2016 DT. 26-07-2016 IN SY.NO.154/1, 154/1/1, 154/13/3, 154/13/A1, 154/13/A2, 154/13/A3 & 151/6 OF KONDAKAL VILLAGE, SHANKARPALLI MANDAL, RANGA REDDY DISTRICT, TELANGANA. BELONGS TO :

1. M/s SRR FORTUNE INFRA PVT. LTD.  
Rep by Managing Directors  
P. Srinivas Reddy S/o P. Yadav Reddy  
K. Ramesh S/o K. Krishna Murthy



SCALE: 1"=50'-0"



LOCATION MAP

REFERENCE

DRAFT LAYOUT BOUNDARY

AREA PARTICULARS :

|                         |                                |
|-------------------------|--------------------------------|
| TOTAL AREA              | 24,321.70 Sqyds (Or) Ac 05.025 |
| ROAD AFFECTED AREA      | 1,906.87 Sqyds (Or) Ac 00.394  |
| NET LAYOUT AREA         | 22,414.83 Sqyds (Or) Ac 04.631 |
| EXISTING ROADS          |                                |
| PROPOSED ROADS          |                                |
| PLOTS MORTGAGED TO HMDA |                                |
| WATER HARVESTING PITS   |                                |
| NO. OF PLOTS            | 58                             |

DRAFT LAYOUT LAND USE ANALYSIS:

| DESCRIPTION                | AREA IN Sqyds | AREA IN Ac | PERCENTAGE |
|----------------------------|---------------|------------|------------|
| ROADS AREA                 | 5,692.04      | 01.178     | 25.40 %    |
| OPEN AREA                  | 2,241.98      | 00.463     | 10.00 %    |
| SOCIAL INFRASTRUCTURE AREA | 560.57        | 00.116     | 02.50 %    |
| PLOTTED AREA               | 13,920.24     | 02.876     | 62.10 %    |
| LAYOUT AREA                | 22,414.83     | 04.631     | 100.00 %   |

EXTENSION LAYOUT BOUNDARY

AREA PARTICULARS :

|                           |                                |
|---------------------------|--------------------------------|
| TOTAL EXTENSION AREA      | 20,679.82 Sqyds (Or) Ac 04.272 |
| ROAD AFFECTED AREA        | 1,027.68 Sqyds (Or) Ac 00.212  |
| NET EXTENSION LAYOUT AREA | 19,652.14 Sqyds (Or) Ac 04.060 |
| EXISTING ROADS            |                                |
| PROPOSED ROADS            |                                |
| PLOTS MORTGAGED TO HMDA   |                                |
| WATER HARVESTING PITS     |                                |
| NO. OF PLOTS              | 45                             |

EXTENSION LAYOUT LAND USE ANALYSIS:

| DESCRIPTION                | AREA IN Sqyds | AREA IN Ac | PERCENTAGE |
|----------------------------|---------------|------------|------------|
| ROADS AREA                 | 4,593.41      | 00.949     | 23.37 %    |
| OPEN AREA                  | 968.65        | 00.200     | 04.93 %    |
| SOCIAL INFRASTRUCTURE AREA | 498.00        | 00.103     | 02.53 %    |
| UTILITY                    | 136.68        | 00.028     | 00.70 %    |
| PLOTTED AREA               | 13,455.40     | 02.780     | 68.47 %    |
| LAYOUT AREA                | 19,652.14     | 04.060     | 100.00 %   |

TOTAL LAYOUT LAND USE ANALYSIS:

| DESCRIPTION                | AREA IN Sqyds | AREA IN Ac | PERCENTAGE |
|----------------------------|---------------|------------|------------|
| ROADS AREA                 | 10,285.45     | 02.125     | 24.45 %    |
| OPEN AREA                  | 3,210.63      | 00.663     | 07.63 %    |
| SOCIAL INFRASTRUCTURE AREA | 1,058.57      | 00.219     | 02.52 %    |
| UTILITY                    | 136.68        | 00.028     | 00.33 %    |
| PLOTTED AREA               | 27,375.64     | 05.656     | 65.07 %    |
| LAYOUT AREA                | 42,066.97     | 08.691     | 100.00 %   |

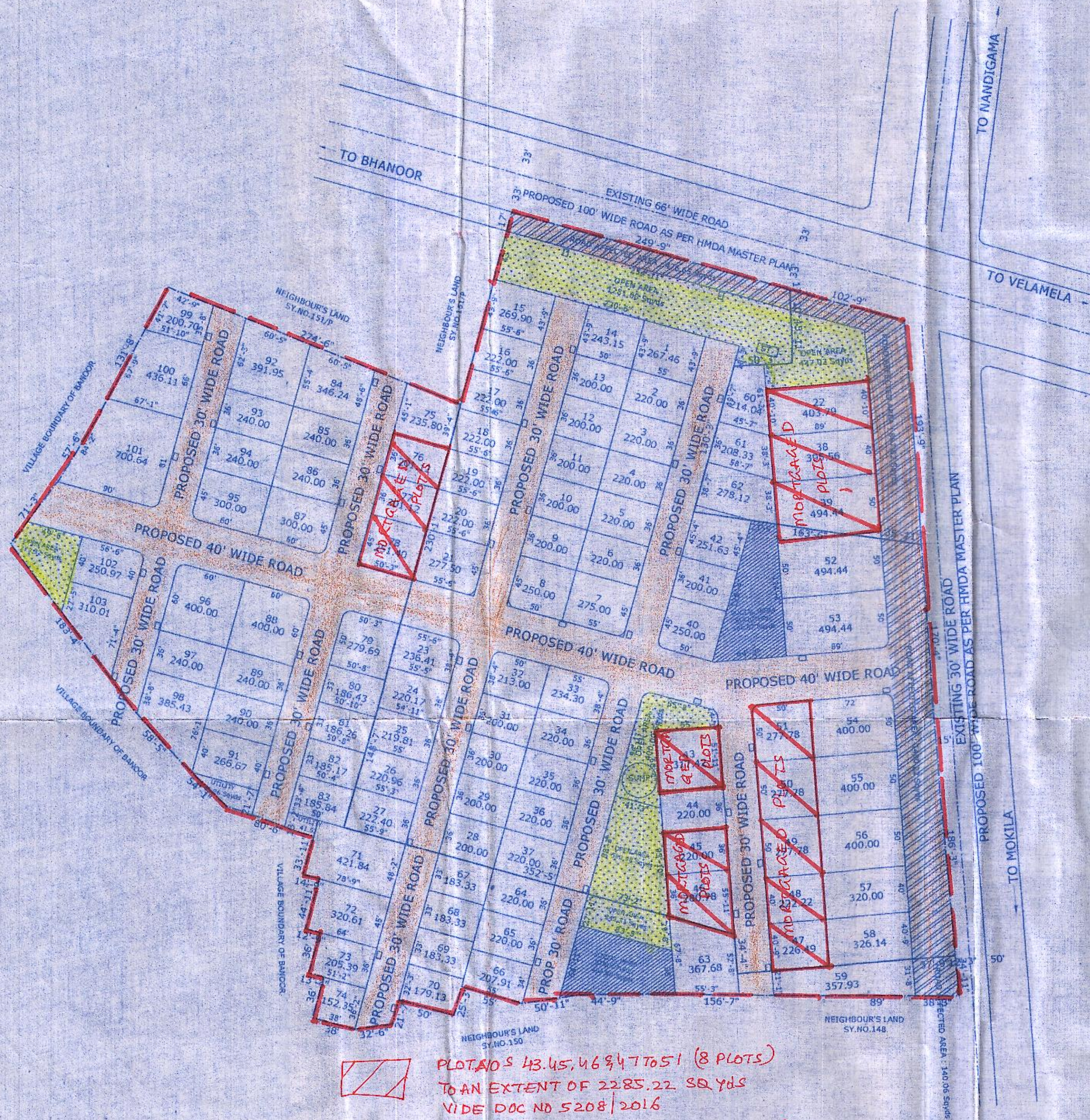
K. Ramesh S/o K. Krishna Murthy  
For METROPOLITAN COMMISSIONER  
Hyderabad Metropolitan Development Authority  
Date: 26/07/2016



1.

2.

APPLICANT'S SIGNATURE



PLOTS 43, 45, 46 & 47 to 51 (8 PLOTS)  
TO AN EXTENT OF 2285.22 SQ.Yds  
VIDE DOC NO 5208/2016

PLOT NOS 22, 38, 39, 76 & 78 (6 PLOTS)  
MORTGAGED IN FAVOUR OF M.C.HMDA  
VIDE REGISTERED DEED NO 572/2016  
DT. 24-10-2016 TO AN EXTENT OF  
1947.43 SQ.Yds (15.46%)