

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad – 500007 with Layout Permit No. 000289/LO/Plg/HMDA/2021. Dt:04-08-2021, File No. 045142/SKP/LT/U6/HMDA/12042021 Dt:04-08-2021Layout Plan approved in Sy. No(s). 196/P of Isnapur Village, Patancheruvu Mandal, Sanga Reddy District to an extent of 22,848.64 Sq.m is accorded subject to following The Layout Number issued does not exempt the lands under reference from purview of Urban 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 cases 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 take up the developme work as per specifications given in Lr. No. 045142/SKP/LT/U6/HMDA/12042021 Dt:04-08-2021. 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 is no way accountable plot purchaser in the layout of default by applicant / developer. 6. The applicant / developer are directed to complete the above developmental works within a period of 3 years and submi requisition letter for releasing of mortgage plots / area which is in favour of METROPOLITAN COMMISSIONER, HMDA dul 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. 7. 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).

TO HYDERABAD

PLAN OF PERCOLATION PIT

C/S OF PERCOLATION PIT

COARSE SAND

- 40mm METAL

TO ZAHEERABAD

SEPTIC TANK PLAN

**LOCATION PLAN** 

Transformer yard shall be provided in the area earmarked for utilities. All the street light shall be provided with LED lighting.

before the OC is issued.

G.Lvl

OPEN DRAIN SECTION

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/purchases. Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan

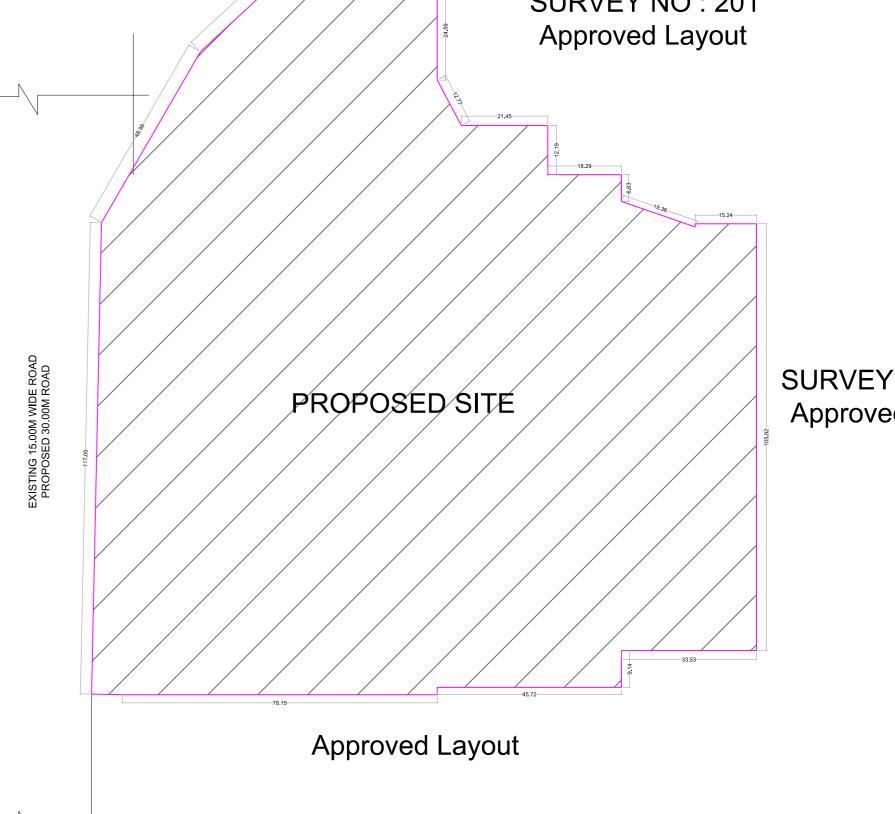
PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY.NOS.196/P SITUATED AT ISNAPUR VILLAGE, PATANCHERUVU MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

M/S: MILE STONE CONSTRUCTIONS REP BY ITS MANAGING PARTNER, Sri: GADDAM RAMA KRISHNA REDDY & OTHER

3. 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.			
4. 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. 045142/SKP/LT/U6/HMDA/12042021 Dt:04-08-2021.  5. The Deed of Mortgage by conditional sale executed by the applicant in favour of HMDA is purely a measure to ensure	DATE: 04-08-2021	SHEET NO.: 01/01	
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.	AREA STATEMENT HMDA		
6. 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	PROJECT DETAIL :		
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.	Authority : HMDA	Plot Use : Residential	
7. 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). 20,21,22,23,24,25,26,27 & 45, 46, 47(Total 11 plots) to an extent of 2350.9 Sq.mts and Local Body shall ensure that no developments like building authorized or un-authorizedly should come in the site until Final Layout Approval by HMDA	File Number : 045142/SKP/LT/U6/HMDA/12042021	Plot SubUse : Residential Bldg	
	Application Type : General Proposal	PlotNearbyReligiousStructure : NA	
	Project Type : Open Layout	Land Use Zone : Residential	
8) The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.	permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.  Nature of Development: New  Land SubUse Zone: Residential zone-1 (urban are		rban areas contiguous to growth corridor)
9) 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.	Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width: 30.00	
	SubLocation : New Areas / Approved Layout Areas	Survey No. : 196/P	
10) 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.	Village Name : Isnapur	North : Vacant Land	
	Mandal : Patancheruvu	South: SURVEY NO - 201/P, EXISTING HMDA APPROVED LAY OUT	
<ul><li>11) 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.</li><li>12) The GHMC/Municipal Gram Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take</li></ul>		East : SURVEY NO - EXISTING HMDA APPROVED LAYOUT	
		West: ROAD WIDTH - 15.0	
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.	AREA DETAILS :	AREA DETAILS:	
	AREA OF PLOT (Minimum)	(A)	23795.12
13) This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.	NET AREA OF PLOT	(A-Deductions)	22848.64
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. 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.	Road Widening Area		946.48
Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized 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 dept,.	Amenity Area		0.00
	Total		946.48
	BALANCE AREA OF PLOT	(A-Deductions)	22848.64
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. Future, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified.	Vacant Plot Area		22848.64
	LAND USE ANALYSIS		
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.	Plotted Area		15656.23
Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and	Road Area		4748.27
bio-compost unit shall be developed in accordance with the telangana solid waste management rules.	Organized open space/park Area/Uitility Area		1870.62
A mechanism for segregation of garbage shall be put in place.	Social Infrastructure Area		572.69
Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot	BUILT UP AREA CHECK		
boundary duly leaving the entire footpath space for pedestrians.	MORTGAGE AREA IN Plot No(s). 20,21,22,23,24,25,26,27 & 45, 46, 47(Total 11 plots)		2350.90
Shall provide the underground storm water drainage system.	ADDITIONAL MORTGAGE AREA		0.00
All the foot paths shall be paved with tiles and any other such material.	ARCH / ENGG / SUPERVISOR (Regd)		Owner
Cycling tracks should be developed within the layout.			
Transformer yard shall be provided in the area earmarked for utilities.	DEVELOPMENT AUTHORITY		LOCAL BODY
	1	,	

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

SURVEY NO: 201 Approved Layout SURVEY NO: 201 PROPOSED SITE Approved Layout Approved Layout



OWNER'S SIGNATURE | ARCHITECT SIGNATURE