1) THE TECHNICAL APPROVAL OF DRAFT LAYOUTOF HYDERABAD METROPOLITAN DEVELOPMENT BODIEL with – AUTHORITY District Swarna Jayanti Complex, Ameerpet, Hyderabad . Layout Permit No.000284/LO/Pkg/HMDA/2021, Date : 31 July, 2021, File No. 044277/SMD/17/UE/HMDA/18032021,31 July, 2021 Layout Plan approved in Sy. Nos. 212/PART in Kothur(Kothur) (V) Kothur (M), Range Reddy District covering to an extent of 46,639.45 Sq.m is accorded subject to following conditions.

2) 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 development work as per specifications given in Lr. No. 044277/SMD/17/UE/HMDA/18032021, 31 July, 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 to the 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 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.

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: 129 to 158 to an extent of 4735.32 Sq.mts and Local Body shall ensure that no developments the buildings authorised or un-authorised should come in the site until Final Layout Approval by HMDA.

8) The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.

9) The Municipal Commissioner/Executive Authority shall not approve and release any building permission or sit 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.

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.

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.

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 in the Hereditament land and shall not issue building permission in the Layout 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.M.s.No. 33 MA Dt: 24-01-2013, G.O.Ms.No. 168 MA Dt: 07-04-2013, G.O.Ms.No. 249 MA Dt: 30-06-2013, G.O.Ms.No. 278 MA Dt: 02-07-2015, G.O.Ms.No. 526 & G.O.Ms.No. 527.

15) 15.39% of developable area i.e. from Plot Nos. 129 to 158 to an extent of 4735.32 Sq.mts of Survey Nos. 212/PART, in Kothur(Kothur) (V) Kothur (M), Range Reddy District, mortgaged in favour of The Metropolitan Commissioner, Hyde rotect Metropolitan Development Authority, Tarnaka, Opp.NTR Stadium Ameerpet, Hyde rotect, this Mortgage deed no.5828/2021, Date: 19/07/2021. Sro.Shadnagar.

PLAN SHOWING THE PROPOSED DRAFT LAYOUT OPEN PLOT IN SY.NOS. 212/PART SITUATED AT KOTHUR(KOTHUR) VILLAGE, KOTHUR MANDAL, RANGA REDDY DIST. T.S.

BELONGING TO :
SWATHI PROMOTERS PVT.LTD REP BY MEDAPATI KRISHNA REDDY

DATE : 31/07/2021	SHEET NO. : 01/01

AREA STATEMENT HMDA

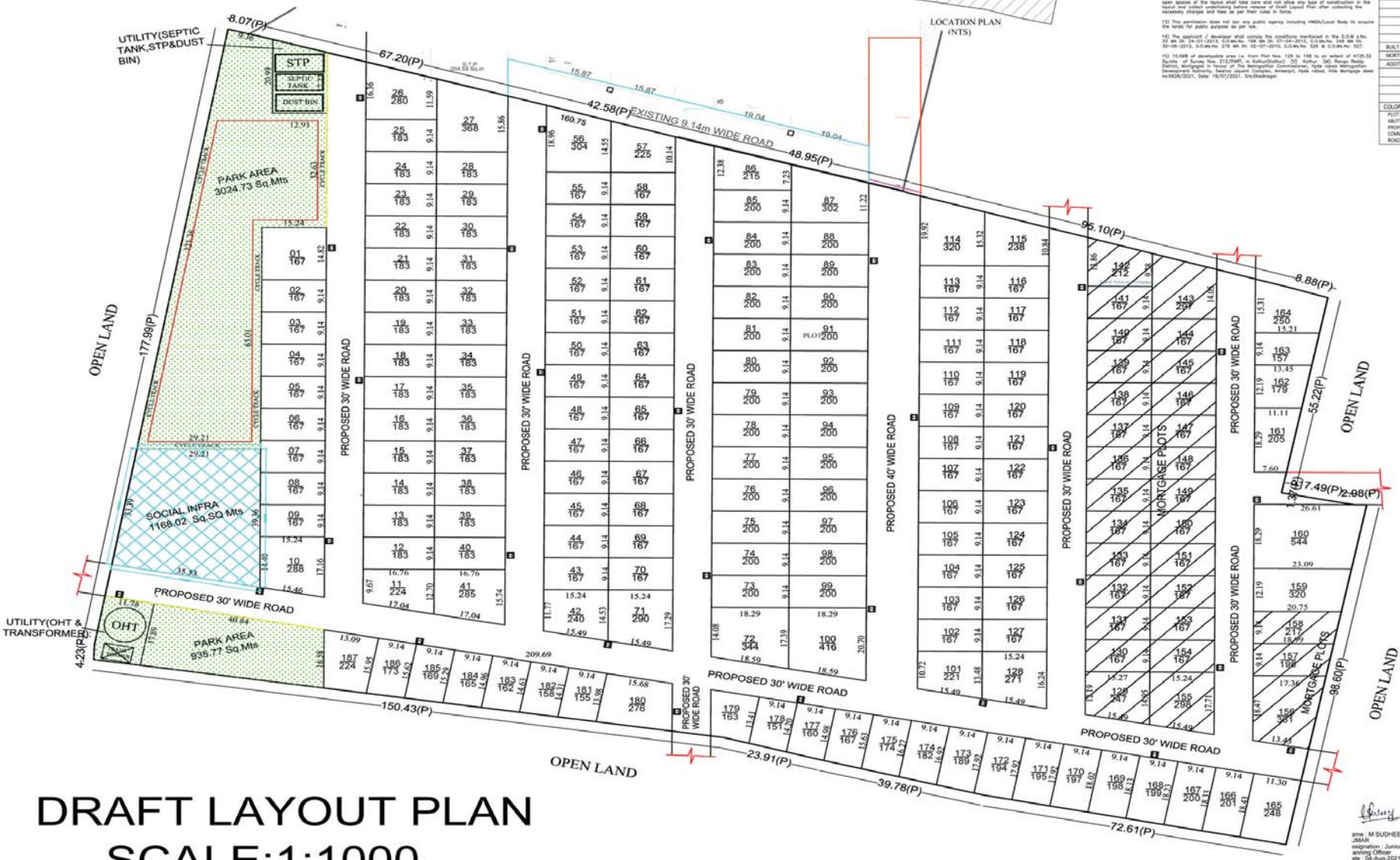
PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 044277/SMD/LT/UE/HMDA/18032021	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Open Layout	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : Residential zone-T (urban areas contiguous to growth corridor)
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 12.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 212/PART
Village Name : Kothur(Kothur)	North : -
Mandal : Kothur	South : -
	East : -
	West : -

AREA DETAILS :

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	46639.45
NET AREA OF PLOT	(A-Deductions)	46639.45
Amenity Area		0.00
Total		0.00
BALANCE AREA OF PLOT	(A-Deductions)	46639.45
Vacant Plot Area		46639.45
Land use analysis/Area distribution		
Plotted Area		30390.40
Road Area		11130.45
Organized open space/park Area/Utility Area		3960.51
Social Infrastructure Area		1168.02
BUILT UP AREA CHECK		
MORTGAGE AREA Plot Nos: 129 to 158		4735.32
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



DRAFT LAYOUT PLAN
SCALE:1:1000

ame : M SUDHEER JMAR
esignation : Junior anning Officer
ate : 04-Aug-2021 17:

Name : B V KRISHNA KUMAR
Designation : Planning Officer
Date : 04-Aug-2021 18:

OWNER'S SIGNATURE
For SWATHI PROMOTERS (P) LTD.
Medapati Krishna Reddy (Chairman)

ARCHITECT'S SIGNATURE
G. BHARGAVI
ARCHITECT
Lic. No. CA/2018/97607
HYDERABAD.