

- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad - 500007 with Layout Permit No. 002256/12/P/HMDA/2019, Date: 23 August, 2019, File No. 023169/MED/LT/06/HMDA/01052019 Dt: 23/08/2019, Layout Plan approved in Sy. No(s) 104P, 105P, 106, 107P, 108P & 109 of Nagalur Village, Dundigal / Gandmisisamma Mandal, Medchal-Malkajgiri covering an extent of 161973.05 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 L.P. No. 023169/MED/LT/06/HMDA/01052019 Dt: 23/08/2019.
- 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 regulation 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 mortgage in favour of HMDA (as from Plot Nos). 327 to 334 & 340 to 389 (Total 58 plots) to an extent of 14168.33 Sqm and Local Body shall ensure that no developments (the building authorized or un-authorized) 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 all any un-authorized developments in the area under mortgage to HMDA in particular and in other parts 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 Gram/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.
- 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. 108 MA Dt: 07-06-2012, 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.

BELONGING TO :  
M/S. APARNA SHELTERS PRIVATE LIMITED REP BY ITS AUTHORISED SIGNATORY SRI A. SRINIVAS S/O A. CHAKRADHARA RAO

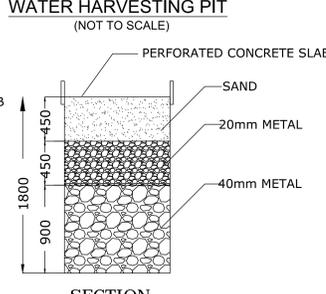
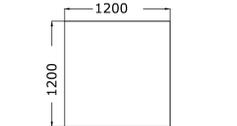
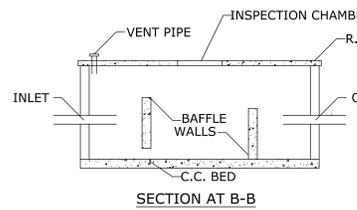
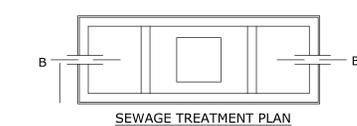
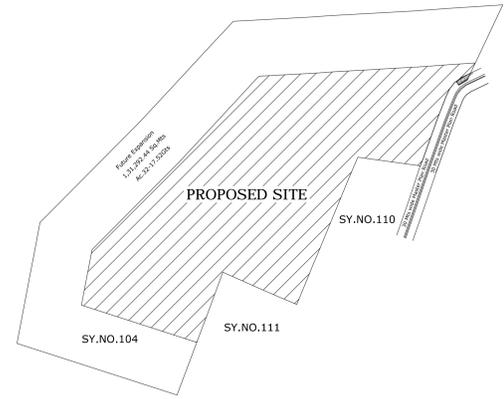
DATE: 23-08-2019 SHEET NO.: 01/01

AREA STATEMENT HMDA	
<b>PROJECT DETAIL :</b>	
Authority: HMDA	Plot Use: Residential
File Number: 023169/MED/LT/06/HMDA/01052019	Plot SubUse: Residential Bldg
Application Type: General Proposal	PlotNearby/Religious/Structure: NA
Project Type: Open Layout	Land Use Zone: Residential
Nature of Development: New	Land SubUse Zone: NA
Location: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width: 15.00
SubLocation: New Areas / Approved Layout Areas	Survey No.: 104P, 105P, 106, 107P, 108P, & 109
Village Name: Naglur	North: CTS NO -
Mandal: Dundigal/Gandmisisamma	South: CTS NO -
	East: ROAD WIDTH - 4.3
	West: CTS NO -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	161973.06
Deduction for NetPlot Area		
Road Widening Area		209.10
Total		209.10
NET AREA OF PLOT	(A-Deductions)	161763.97
Surrender Free of Cost		209.10
Amenity Area		0.00
Total		209.10
BALANCE AREA OF PLOT	(A-Deductions)	161763.97
AccessoryUse Area		913.40
Vacant Plot Area		160850.57
LAND USE ANALYSIS		
Plotted Area		93399.03
Road Area		49616.70
Organized open space/park Area/Utility Area		14682.18
Social Infrastructure Area		4066.13

BUILT UP AREA CHECK	
MORTGAGE AREA IN Plot No(s). 327 to 334, & 340 to 389 (Total 58 plots)	14168.33
ARCH / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

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



DRAFT LAYOUT  
Scale (1:1200)

OWNERS SIGNATURE	ENGINEERS SIGNATURE
 For APARNA SHELTERS PRIVATE LIMITED Authorised Signatory	 Y.U. SWAMY LICENSED ENGINEER REG. NO. 4-805, APARNA TOWERS, KONDAPUR, HYDERABAD-500 084.