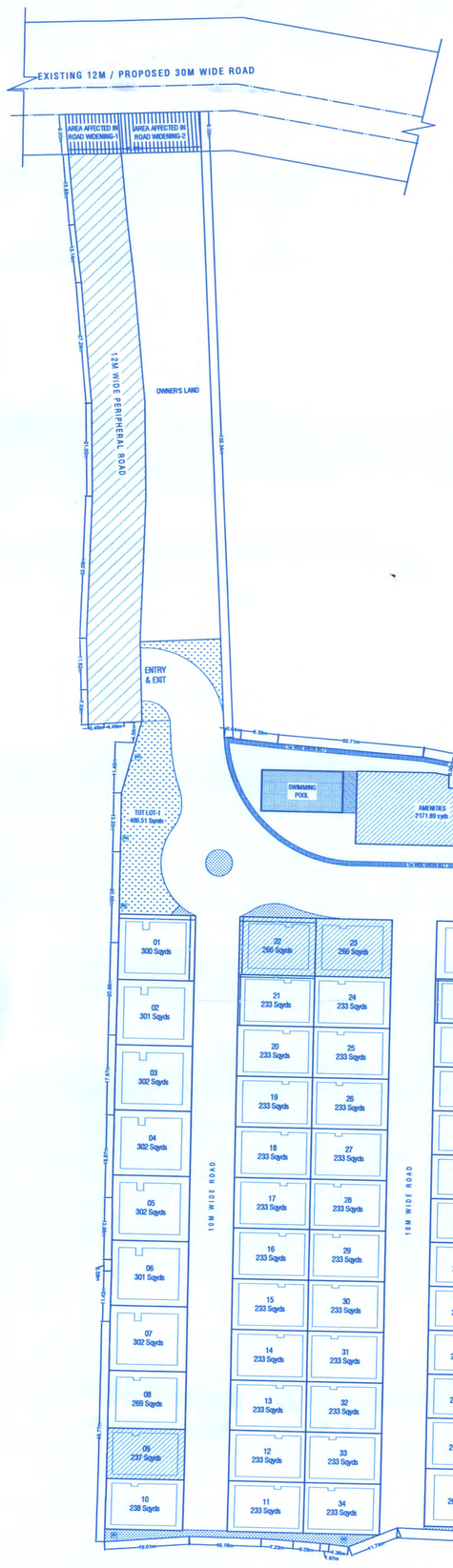

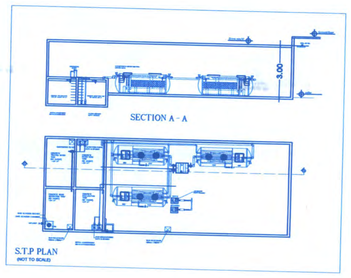

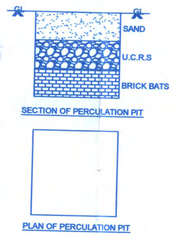

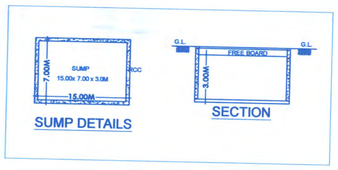

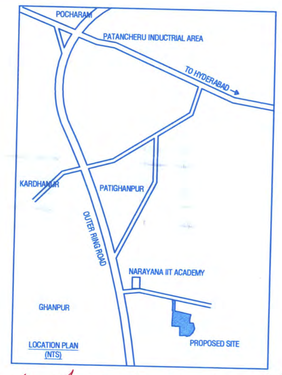

Technical approval of Draft Layout with Housing Under Gated Community

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Layout Permit No. 34/Lo/plg/HMDA/2023 Dated 18/10/2023
File No. 04698/Zoc/LT/U6/HMDA/2006/2024
The Layout plan approval in Sy. No. 301, 302, 303, 365, 392, 693 Of Patighanpur village
Covering an extent of 54489.58 Sq. Mts./Acres. is accorded subject to following conditions

1. The applicant/layout owner/developer is hereby permitted to sell the plots Nos. From 1/TO 6, 10 TO 21, 23 TO 91, 94 TO 105, 107 TO 117, 119 TO 137, 139 TO 155 & 158 TO 166 and the plot Nos. From 9, 22, 23, 92 to 93, 106, 118, 138, 157 are mortgages in favour of Metropolitan Commissioner HMDA
2. That the layout now issued does not exempt the same from the 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
4. This applicant shall solely be responsible for the development of layout and in no way HMDA will take up the development works as per specifications given in Letter No. 04698/ Zoc/LT/U6/HMDA/2023 Dated 18/10/2023
5. The deed of mortgage by conditional sale executed in favour of the Commissioner 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 event of default by the applicant/developer
6. The layout applicant is directed to complete the above developmental works within period of 3 years and submit a requisition later for releasing of mortgage plots/area which is in favour of Metropolitan Commissioner HMDA duly enclosing letter of Municipal Commissioner, in regards to Roads and open spaces taken over by the Municipality
7. The applicant shall not be permitted to sell the plots/area which is in mortgage in favour of HMDA i e., From Plot Nos 9, 22, 23, 92 to 93, 106, 118, 138, 157 and the Municipality shall ensure that, no developments like building authorisation or encumberiadly should come up in the site.
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 allow any encumbrance 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 L P, No., and with full details of the layout specifications and conditions to facilitate the public in the matter
11. The Zonal Commissioner/Municipal Commissioner/Executive Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan
12. The GHMC/Municipality/Gram Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take over from the applicant by way of notarised affidavit before release of layout to the applicant, 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

18/10/23

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

18/10/23

గృహ నిర్మాణ అనుమతి

ఉత్తర్వుల సంఖ్య 25/జి.పి.పి/2023 తేదీ 02/11/2023

ఆన్లైన్ ప్లాన్ ప్రకారం ఈ అనుమతి తేదీ 02/11/2025

షరతులు

గతంలో వేసిన ప్రభుత్వ స్థలంలోగాని, ప్రభుత్వ స్థలంలోగాని చెరువు-కేంద్ర, ఎఫ్. టీ యల్ గాని మరియు ఏదైన కోర్టు కేసులు ఉన్నట్లయితే ఇట్టి అనుమతి చెల్లుబాటు కాదు

Panchayath Secretary
Grampanchayath Pati
Mdl: Patancheru, Dist. Sangareddy

Project Title :PLAN SHOWING THE PROPOSED LAYOUT PLAN WITH HOUSING UNDER GATED COMMUNITY IN SY. NO. 301,302, 303, 365, 392, 393 SITUATED AT PATIGHANPUR VILLAGE, PATANCHERU MANDAL, SANGAREDDY DISTRICT, T.S

BELONGING TO:
M/S HALLMARK HAMPTON PROJECTS & OTHERS,
REP BY
SRI. ALLU SRINIVASA REDDY,
S/O. LATE ALLU VEERA REDDY
AND
SRI M. SHYAM SUNDER REDDY,
S/O. M. RAMI REDDY

AREA STATETMENT :-

TOTAL SITE AREA	= 58,090.43 Sqmts
LESS TOWARDS OWNER'S LAND	= 1,790.03 Sqmts
SITE AREA FOR DEVELOPMENT	= 56,300.40 Sqmts
12M WIDE PERIPHERAL ROAD AREA	= 1,543.48 Sqmts
ROAD WIDENING AREA-1	= 108.44 Sqmts
ROAD WIDENING AREA-2	= 163.90 Sqmts
NET SITE AREA	**= 54,484.58 Sqmts**
PLOTTED AREA	= 30,867.49 Sqmts (56.65%)
TOT LOT AREA	= 5,507.30 Sqmts (10.11%)
AMENITIES	= 1,815.98 Sqmts (3.33%)
UTILITIES AREA	= 903.63 Sqmts (1.66%)
ROADS AREA	= 15,390.18 Sqmts (28.25%)
TOTAL NO. OF PLOTS	= 166 no.s

REQUIRED MORTGAGE PLOTS : 9 NO.S
PROPOSED MORTGAGE PLOTS :9 NO.S
MORTGAGE PLOT NO'S : 9, 22, 23, 92, 93, 106, 118, 138, 157

~~NALA MORTGAGE PLOT NOS : 122, 123, 124, 135, 137, 138, 155, 133~~

REQUIRED AMMENITIES AREA (54,355 Sqmts) : 1,630.65 Sqmts (3 %)

PROPOSED AMMENITIES AREA(54,355 Sqmts) : 1,883.68 Sqmts (3.46 %)

SPECIFICATIONS:

FOUNDATION	C.R.S. IN C.M.
FLOORING	R.C.C. 1:2:4
SUPER STRUCTURE	BRICK IN C.M.
SLAB, BEAMS, CHAJJAS	R.C.C. 1:2:4
DOORS, WINDOWS, VENTILATORS	T. WOOD
COLUMNS	VITRIFIED TILES
PLASTERING	IN C.M.

OPENINGS:

DOORS:	WINDOWS:
MD : 1.53 x 2.10	W : 1.20 x 1.20
MD1 : 1.22 x 2.10	W1 : 1.80 x 1.20
MD2 : 1.10 x 2.10	W2 : 2.40 x 1.20
D : 0.90 x 2.10	VENTILATORS:
D1 : 0.75 x 2.10	V : 0.60 x 0.60

REFERENCE:

PROPOSED
EXISTING
TO BE DISMANTLED
MORTGAGE AREA

NORTH

NOTE:
ALL DIMENSIONS ARE IN METERS

SCALE: 1: 600

Owner's Signature:

For HALLMARK HAMPTON PROJECTS
Partners

Builder's Signature:(Regn.No.)

For HALLMARK HAMPTON PROJECTS
Partners

Architect's Signature:
(Regn.No.):

E. KALYANA KUMAR REDDY
M. ARCH.
ARCHITECT - CA/99/25227.

Sheet Title: SANCTION DRAWING

SITE PLAN

SHEET NO :1/39