

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Hyderabad Urban Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276/SKPLT/UG/HMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

The local authority shall ensure that necessary clearance and Urban Land Ceiling clearance of the site under reference are in order, and should automatically follow the Government Instructions Vide Memo No: 1033/19/UG, Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sell the units and area which are mortgaged in favour of M.C. HMDA i.e., from the Villa nos E.8 (2 Units) to an extent of 894.2 Sq.m.

The applicant shall not be permitted to sell the units and area which are additional mortgaged in favour of M.C. HMDA i.e., from the Villa nos 4.3 (2 Units) to an extent of 452.00 Sq.m.

The draft (Self Community) Layout with Housing Gated and Community shall be submitted for approval of the local authority and calling Act 1976 A.P. Approval and calling Act 1975.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall solely be responsible for the development of Gated community to be formed with housing and to comply HMDA will take up the development works as per specifications given in letter No: 017276/SKPLT/UG/HMDA/1412018 Dated: 04-06-2019.

The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is valid & enforceable in accordance with the provisions of the development of infrastructure by the applicant & HMDA is not accountable of the purchase of the land by the applicant & developer.

In case the applicant/developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA is liable to take criminal action against such applicant/developers as per provisions of HMDA Act, 2008.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a request letter for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with housing permission area enclosing plan of Local Body with regard to roads, open spaces etc., taken over by the Local Body.

The applicant development is free to purchase and sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the show site showing the Gated community layout pattern with points (P) nos and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per enclosed layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through regularized gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/objection arises in future regarding the ownership aspects of the land, the local authority shall ensure compliance of the conditions of the development of infrastructure. The HMDA or its employees shall not be party to any such disputes/objection. The final Layout orders will be withdrawn without any notice, if the applicant is the whole responsible for any discrepancy occur in L.C. aspect and if any litigation occurs.

The HMDA reserves the right to cancel the permission if it finds that permission is obtained by fraud, misrepresentation or by mistake of fact.

The development permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibility or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court order against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVY NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 0112

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority: HMDA	Plot Use: Residential
File Number: 017276/SKPLT/UG/HMDA/1412018	Plot SubUse: Residential Bldg
Application Type: General Proposal	Plot/Neighbourly/Religious/Structure: NA
Project Type: Layout with Housing Gated and Community	Land Use Zone: Residential
Nature of Development: New	Land SubUse Zone: NA
Location: Erstwhile Hyderabad Urban Development Authority (HMDA)	Abutting Road Width: 12.00
SubLocation: New Areas / Approved Layout Areas	Survey No.: 138 & 139
Village Name: Kokapet	North: -
Mandal: Gandipet	South: -
	East: -
	West: -

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		1085.95
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
Vacant Plot Area		21575.71
COVERAGE CHECK		
Proposed Coverage Area (40.19 %)		9108.38
Net BUA CHECK		
Residential Net BUA		25837.45
Proposed Net BUA Area		25848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PILOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow



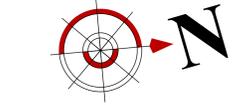
**SITE PLAN
(SCALE 1:400)**

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car	
				Reqd.	Prop.		Reqd./Unit	Reqd.
PRO (TYPE A)	Residential	Residential Bldg	> 0	1	2927.18	80.50	1	-
PRO (CLUB)	Residential	Residential Bldg	> 0	1	1063.12	233.89	1	-
PRO (TYPE D)	Residential	Residential Bldg	> 0	1	5574.86	76.65	1	-
PRO (TYPE E)	Residential	Residential Bldg	> 0	1	2787.43	76.65	1	-
PRO (TYPE F)	Residential	Residential Bldg	> 0	1	1393.72	76.65	1	-
PRO (TYPE B)	Residential	Residential Bldg	> 0	1	2927.18	80.50	1	-
PRO (TYPE C)	Residential	Residential Bldg	> 0	1	6271.72	76.65	1	-
PRO (TYPE G)	Residential	Residential Bldg	> 0	1	696.86	76.65	1	-
PRO (TYPE H)	Residential	Residential Bldg	> 0	1	2195.38	80.50	1	-
Total :			-	-	-	858.64	-	0

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area	Prop. Area
Other Parking	-	-	-	-	0.00
		858.64			0.00



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
PRO (TYPE A)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (CLUB)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Cellar + 1 Ground + 2 upper floors
PRO (TYPE D)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (TYPE E)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (TYPE F)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (TYPE B)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (TYPE C)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (TYPE G)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors
PRO (TYPE H)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors

Net BUA & Dwelling Units Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Net BUA Area (Sq.mt.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
			Void	Resi.			
PRO (TYPE A)	4	1463.60	0.00	1463.60	1463.60	1463.60	04
PRO (CLUB)	1	1143.43	80.31	1063.12	1074.10	1074.10	03
PRO (TYPE D)	8	2787.44	0.00	2787.44	2787.44	2787.44	08
PRO (TYPE E)	4	1393.72	0.00	1393.72	1393.72	1393.72	04
PRO (TYPE F)	2	696.86	0.00	696.86	696.86	696.86	02
PRO (TYPE B)	4	1463.60	0.00	1463.60	1463.60	1463.60	04
PRO (TYPE C)	9	3135.87	0.00	3135.87	3135.87	3135.87	09
PRO (TYPE G)	1	348.43	0.00	348.43	348.43	348.43	01
PRO (TYPE H)	3	1097.70	0.00	1097.70	1097.70	1097.70	03
Grand Total	36	13530.65	80.31	13450.34	13461.32	13461.32	38.00

OWNER'S SIGNATURE

BUILDER'S SIGNATURE

ARCHITECT SIGNATURE

STR.ENGR. SIGNATURE

Syed F. Hasath Ali
B.E. Civil
Licence No: 537

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Hyderabad Urban Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017279/SKPL/TAU/HMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1974.

The local authority shall ensure that necessary clearance and Urban Land Ceiling clearance of the site under reference are in order, and should spontaneously follow the Government instructions vide Memo No: 1033/1974 U.L. Cl. 18.01.1974 before sanctioning and releasing these technical approved building plans.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA.Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sublet the units and area which are mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 50% of the area.

The applicant shall not be permitted to sublet the units and area which are additional mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 50% of the area.

The draft (Self-Contained) Layout with Housing Gated and Community does not exempt the lands under reference from provision of urban and ceiling Act 1974 A.P. Approval and ceiling Act 1974.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall solely be responsible for the development of Gated community to be formed with Housing and no way HMDA will take up the development works as per specifications given in letter no: 017279/SKPL/TAU/HMDA/1412018 Dated: 04-06-2019.

The use of mortgage by conditional sale executed by the applicant in favour of HMDA is purely a financial transaction to ensure compliance of the condition of the development of infrastructure by the applicant. HMDA is not a party to any such mortgage. The applicant shall be responsible for the development of infrastructure facilities as specified by HMDA in the area so mortgaged in favour of HMDA and be bonded and also HMDA is liable to take criminal action against such applicant/developers as per provisions of HMDA Act, 2008.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a regular report for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of full layout with Housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant development work is hereby permitted to sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the above site showing the Gated community layout pattern with permit (P.No) and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/objection arises in future regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such dispute/objection. The HMDA or its employees shall not be a party to any such dispute/objection. The final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in L.C. aspect and if any litigation occurs.

The HMDA reserves the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of facts.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and assessment rights.

The development permission shall not be used as proof of the title of the land.

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If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVY NOS 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

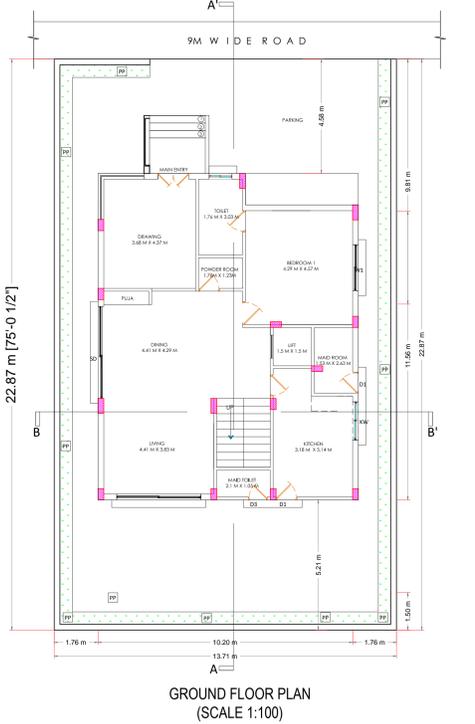
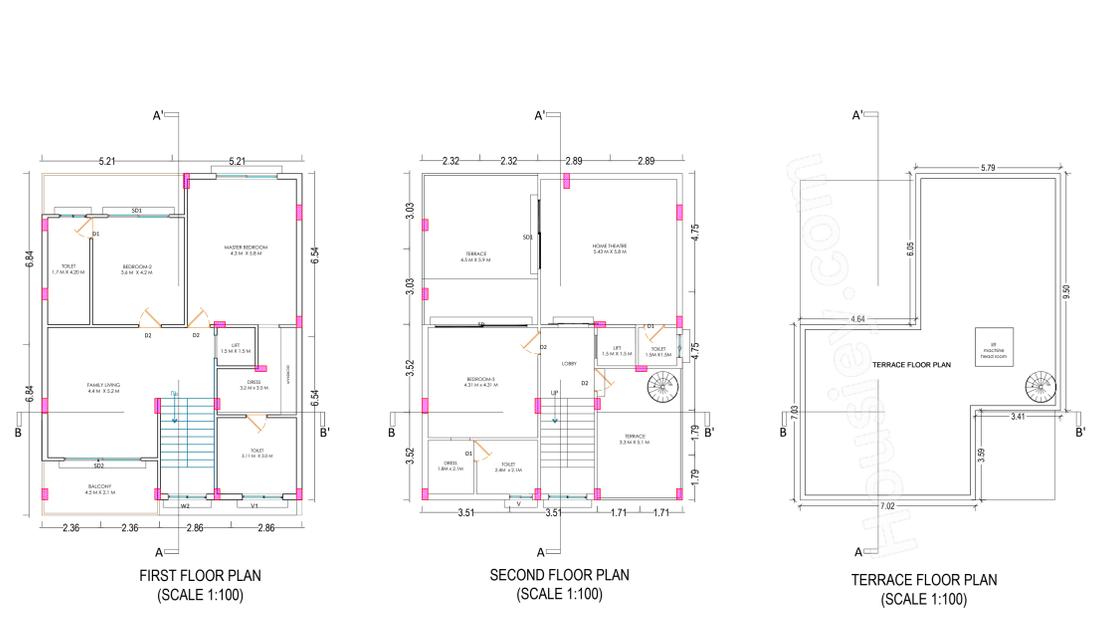
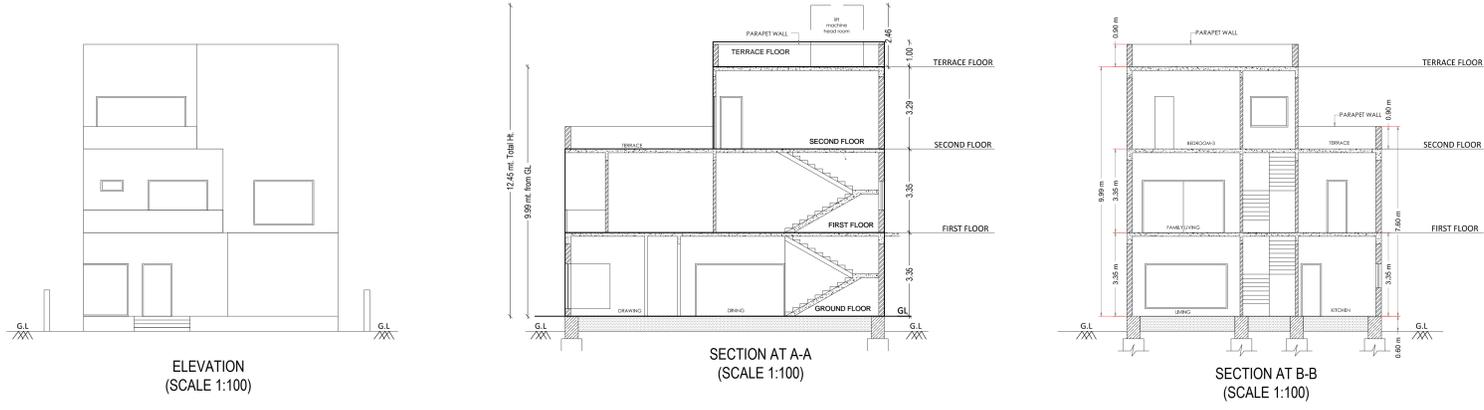
BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 02/12

AREA STATEMENT HMDA		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22661.66
NET AREA OF PLOT	(A-Deductions)	22661.66
AMENITY AREA		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
COVERED CHECK		13553.28
Proposed Coverage Area (40.19 %)		9108.38
NET BUA CHECK		
Residential Net BUA		28837.45
Proposed Net BUA Area		28848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCHT/ENGG/SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY

AREA DETAILS :		SQ. MT.
Authority : HMDA	Plot Use : Residential	
File Number : 017279/SKPL/TAU/HMDA/1412018	Plot SubUse : Residential Bldg	
Application Type : General Proposal	Plot/Nearty/Religious/Structure : NA	
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential	
Nature of Development : New	Land SubUse Zone : NA	
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00	
SubLocation : New Areas / Approved Layout Areas	Survey No. : 138 & 139	
Village Name : Kokapet	North : -	
Mandal : Gandipet	South : -	
	East : -	
	West : -	

COLOR INDEX	
PILOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow



Building PRO (TYPE A)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	130.60	130.60	130.60	01
First Floor	139.19	139.19	139.19	00
Second Floor	96.11	96.11	96.11	00
Terrace Floor	0.00	0.00	0.00	00
Total:	365.90	365.90	365.90	01
Total Number of Same Buildings :	1			
Total :	1463.60	1463.60	1463.60	01

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Telangana Urban Planning & Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017279/SKPLTUEHMDA/1412018 Dated: 04-05-2019.

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The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA.O. 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sublet the units and areas which are mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 50% of the area.

The applicant shall not be permitted to sublet the units and areas which are additional mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 50% of the area.

The draft (Self Community) Layout with Housing not issued does not exempt the lands under reference from provision of urban and ceiling Act 1974 A.P. Agricultural and ceiling Act 1973.

This permission of developing the land shall not be used as proof of the title of the land.

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The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released in full compliance of the condition of the development of infrastructure by the applicant. HMDA is no way accountable of the purchase in the event of default by the applicant/developer.

In case the applicant/developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA is liable to take criminal action against such applicant/developers as per provisions of HMDA Act, 2008.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a regularisation letter for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of full layout with Housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant/developer is free to purchase and sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the layout at a prominent place in the above site showing the Gated community layout pattern with permit (P.F.No and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

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PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVT NOS: 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-05-2019 SHEET NO.: 03/12

AREA STATEMENT HMDA

PROJECT DETAIL :

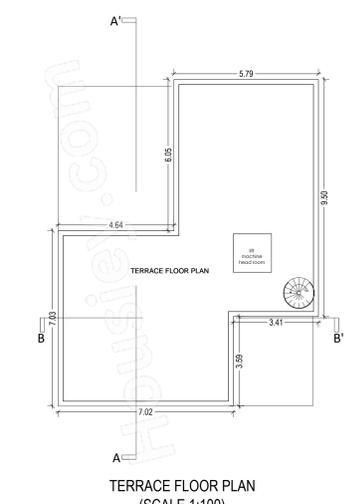
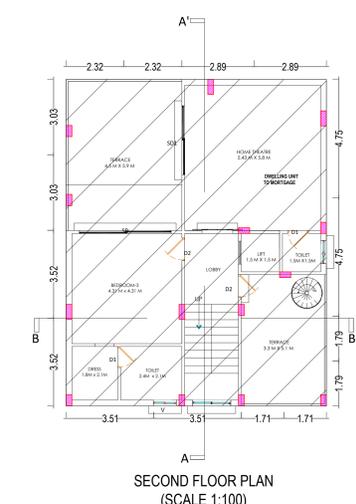
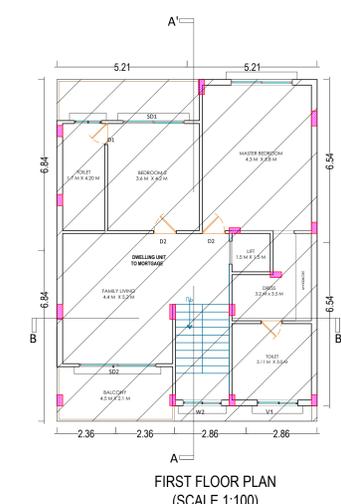
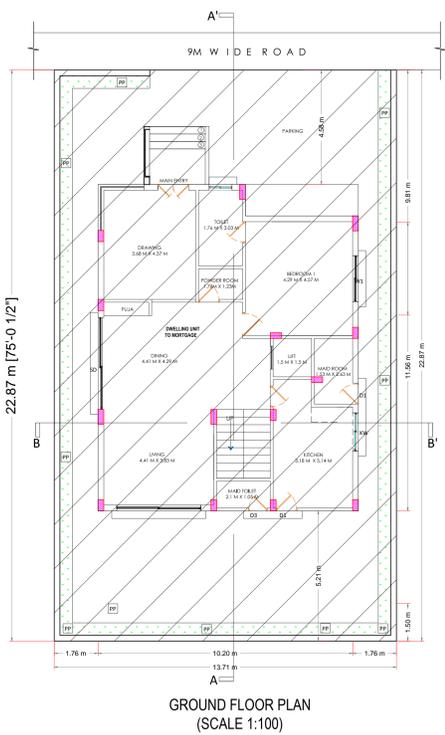
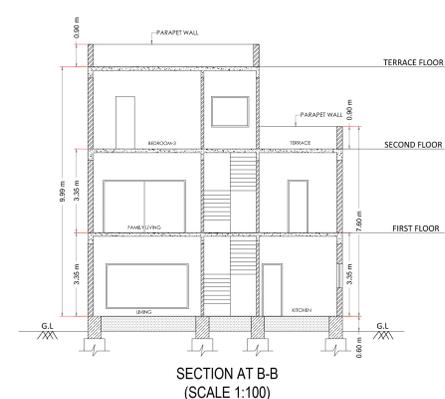
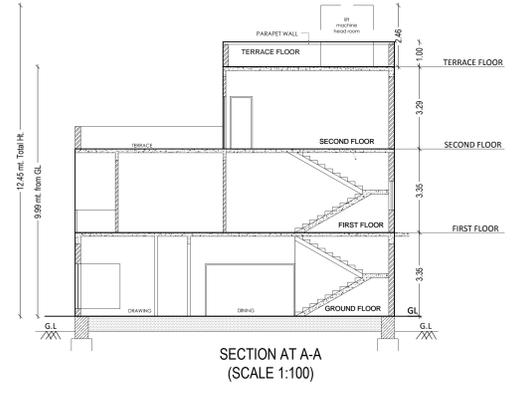
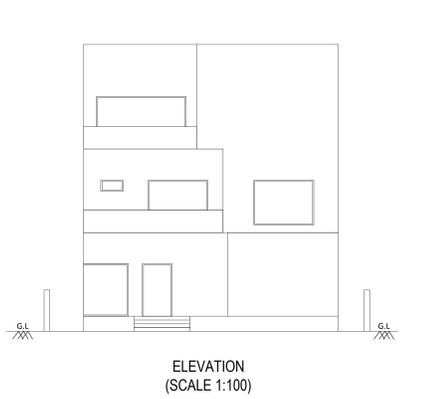
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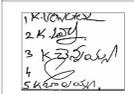
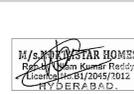
COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow



VILLA-6 (REGULAR MORTGAGE)
VILLA-4.5 (ADDITIONAL MORTGAGE)
Building PRO (TYPE A)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
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Total:	365.90	365.90	365.90	01
Total Number of Same Buildings :	3			
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OWNER'S SIGNATURE 	BUILDER'S SIGNATURE 
ARCHITECT SIGNATURE 	STR.ENGR. SIGNATURE 

R. SUBASH ADURTHI B.Arch
ARCHITECT
COA Regd. No: CA2010/49081

Syed F. Fasath Ali
B.E. CIVIL
Licence No: 537

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Telangana Urban Planning & Management Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276/SKPLTUEHMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1961. The local authority shall ensure that necessary clearance and Urban Land Ceiling clearance of the site under reference are in order, and should spontaneously follow the Government Instructions Vide Memo No: 1033/197186 Dt: 18.05.1997 before sanctioning and releasing these technical approved building plans.

The applicant shall comply the conditions laid down in the G.O.No. No. 168 MA Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to take the units and area which are mortgaged in favour of M.C. HMDA i.e. from the Villa nos E & J (2 Units) to an extent of 984 Sq. mt.

The applicant shall not be permitted to take the units and area which are additional mortgaged in favour of M.C. HMDA i.e. from the Villa nos 4, 5 (2 Units) to an extent of 627.00 Sq. mt.

The draft Street Community Layout with Housing Gated and Community shall not be used as proof of the title of the land.

The applicant shall only be responsible for the development of Gated community in favour of Housing and no way HMDA will take up the development work as per specifications given in letter no: 017276/SKPLTUEHMDA/1412018 Dated: 04-06-2019.

The use of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released in compliance of the condition of the development of infrastructure by the applicant. HMDA is not responsible for the development of infrastructure by the applicant. HMDA is not responsible for the development of infrastructure by the applicant.

The applicant is directed to complete the above development works within a period of 03(Three) years and submit a regular report for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with Housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant development work is hereby permitted to take the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the above site showing the Gated community layout pattern with permit (P.No) and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the amenities area before releasing of Final Layout. This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any disputes/objections arise in future regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such disputes/objections. The HMDA / its employees shall not be a party to any such disputes/objections. The Final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in L.C. aspects and if any litigation occurs.

The HMDA reserves the right to cancel the permission if it is found that permission is obtained by fraud, misrepresentation or by mistake of facts.

The final layout approval shall not release responsibilities or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVY NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-

K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 04/12

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 017276/SKPLTUEHMDA/1412018	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearby/ReligiousStructure : NA
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 138 & 139
Village Name : Kokapet	North : -
Mandal : Gandipet	South : -
	East : -
	West : -

AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22661.66
NET AREA OF PLOT	(A-Deductions)	22661.66

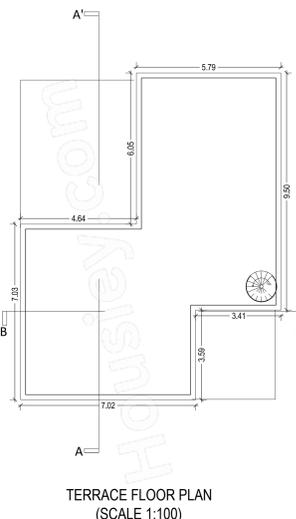
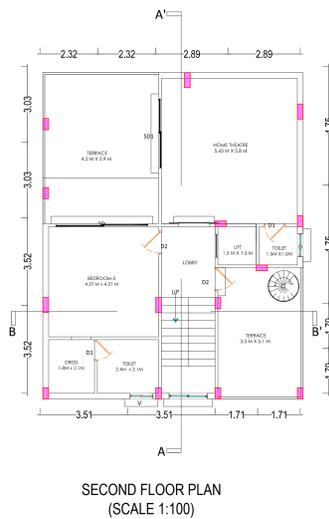
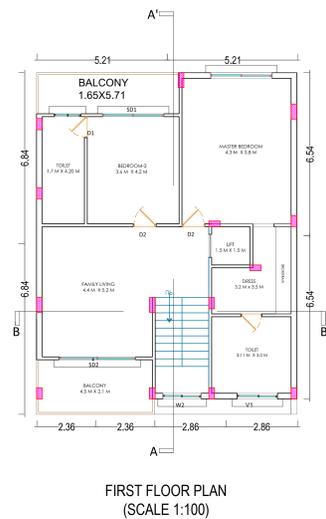
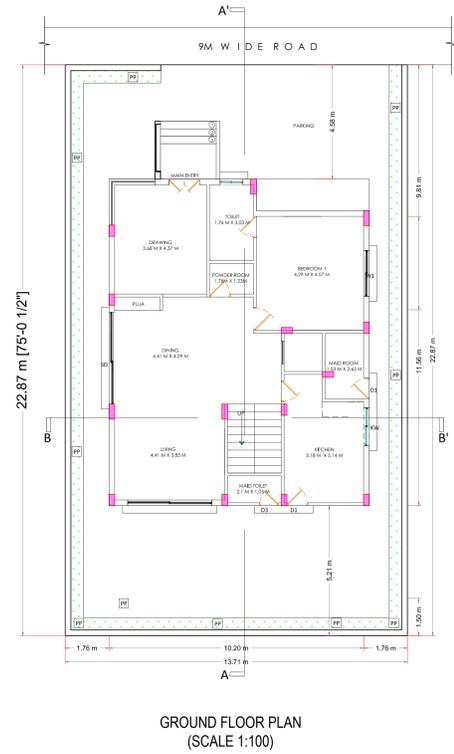
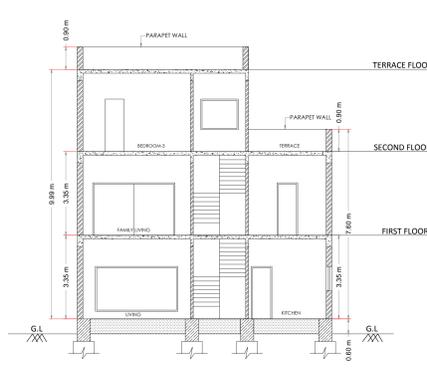
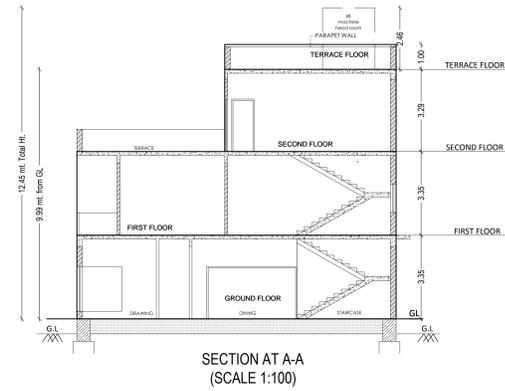
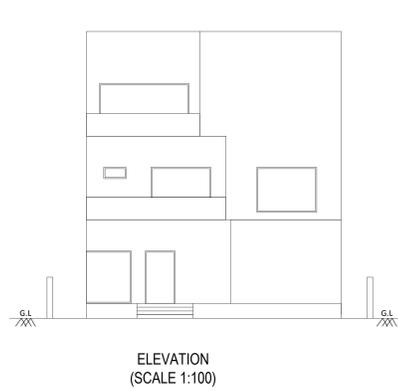
Amenity Area	1085.95
Total	1085.95
BALANCE AREA OF PLOT	21575.71
(Vacant) Plot Area	13553.28

COVERED CHECK	9108.38
Proposed Coverage Area (40.19 %)	9108.38

Net BUA CHECK	29837.45
Residential Net BUA	25848.42
Proposed Net BUA Area	25848.42
Total Proposed Net BUA Area	13461.26
Consumed Net BUA (Factor)	0.59

BUILT UP AREA CHECK	564.20
MORTGAGE AREA	627.00
ADDITIONAL MORTGAGE AREA	Owner
ARCHT / ENGG / SUPERVISOR (Regd)	LOCAL BODY

COLOR INDEX	
PILOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	



Building PRO (TYPE B)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	130.60	130.60	130.60	01
First Floor	139.19	139.19	139.19	00
Second Floor	96.11	96.11	96.11	00
Terrace Floor	0.00	0.00	0.00	00
Total:	365.90	365.90	365.90	01
Total Number of Same Buildings :	4			
Total :	1463.60	1463.60	1463.60	04

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
 1. K Venkatesh 2. K. Jey 3. K. Jey 4. K. Jey 5. K. Jey	 M/S. STAR HOMES Plot No. 138 & 139 Gandipet, Hyderabad.
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
 R. SUBASH ADURTHI B.Arch ARCHITECT COA Regd. No: CA/2010/49081	 Syed F. Fasath Ali B.E. CIVIL Licence No: 537

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Hyderabad Urban Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017275/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1961.

The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should automatically follow the Government Instructions Vide Memo No: 1033/19/141, Dt: 15.06.1997 before sanctioning and releasing these technical approved building plans.

This approval does not confer or effect the ownership of the site Authority of ownership shall remain with the responsibility of the applicant.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA.Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sublet the units and area which are mortgaged in favour of M.C. HMDA i.e., from the VHS nos E.8 (2 Units) to an extent of 20% of the area.

The applicant shall not be permitted to sublet the units and area which are additional mortgaged in favour of M.C. HMDA i.e., from the VHS nos 4.3 (2 Units) to an extent of 20% of the area.

The draft (Self) Community Layout with Housing not issued does not exempt the lands under reference from the provisions of the Urban Land Ceiling Act, 1961.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall remain responsible for the development of Gated community layout with Housing and no way HMDA will take up the development works as per specifications given in letter no: 017275/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

The need of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released to ensure compliance of the condition of the development of infrastructure by the applicant. HMDA and for approval of mortgage plan area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with Housing permission area enclosing plan of Local Body with regard to roads, open spaces etc., taken over by the Local Body.

The applicant development work is hereby permitted to sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the board at a prominent place in the above site showing the Gated community layout pattern with permit (F.No) and with full details of the layout specifications and conditions to be followed by the public in the matter.

The Executive Authority / Grievance cell should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Grievance cell should ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed release of land approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the Amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/objection arises in future, regarding the ownership aspects of the land, site boundary etc., and the applicant shall be a party to any such dispute/litigation. The HMDA or its employees shall not be a party to any such dispute/litigation. The Final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in L.C. aspects and if any litigation occurs.

The HMDA reserves the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of facts.

The developer permission shall not be used as proof of the title of the land.

The final layout approval shall not release responsibilities or clearance of ownership of the site and assessment rights.

The developer permission shall not be used as proof of the title of the land.

The final layout approval shall not release responsibilities or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVT NOS 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

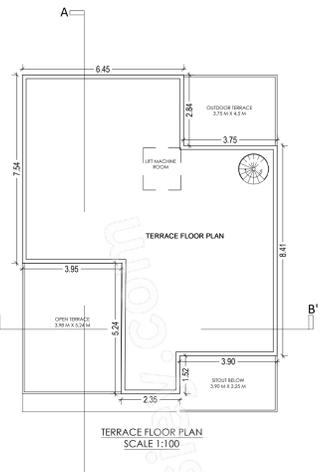
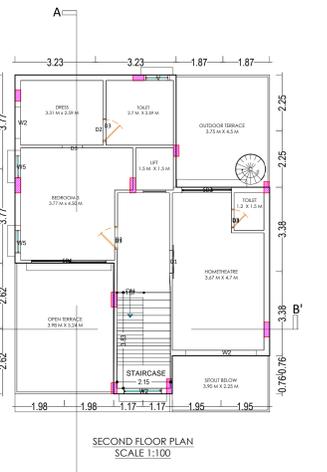
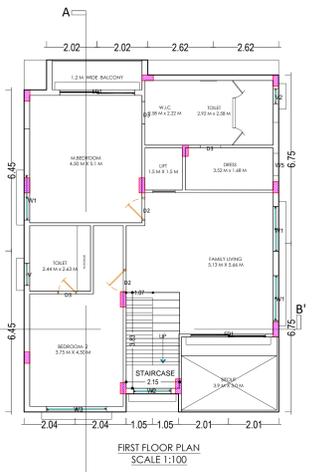
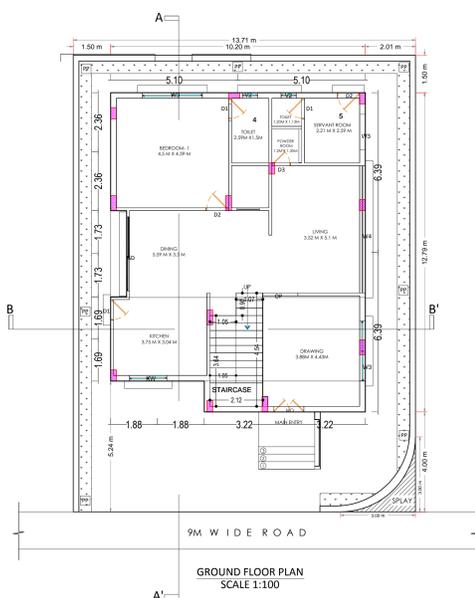
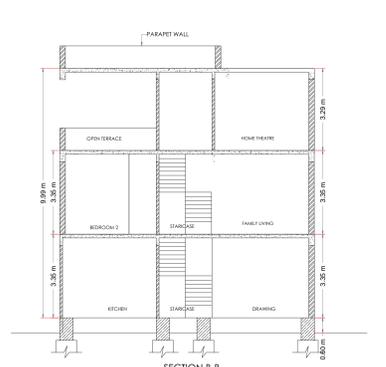
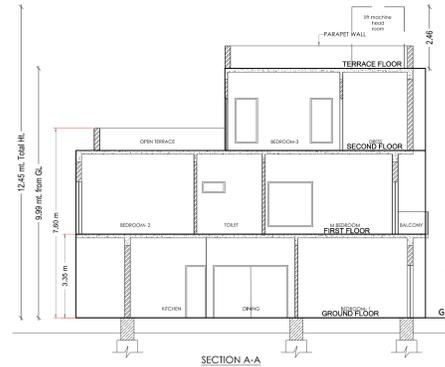
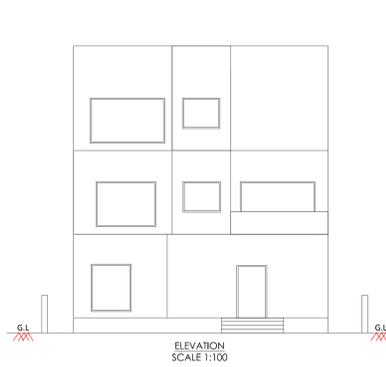
BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 05/12

AREA STATEMENT HMDA	
PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 017275/SKPLTJUEHMDA/1412018	Plot SubUse : Residential Bldg
Application Type : General Proposal	Plot/Neatly/Religious/Structure : NA
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 138 & 139
Village Name : Kokapet	North : -
Mandal : Gandipet	South : -
	East : -
	West : -

AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22661.66
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
COVERAGE CHECK		
Proposed Coverage Area (40.19 %)		9108.38
NET BUA CHECK		
Residential Net BUA		29837.45
Proposed Net BUA Area		28488.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX	
PILOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	



Building PRO (TYPE C)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	123.59	123.59	123.59	01
First Floor	138.04	138.04	138.04	00
Second Floor	86.80	86.80	86.80	00
Terrace Floor	0.00	0.00	0.00	00
Total:	348.43	348.43	348.43	01
Total Number of Same Buildings :	8			
Total :	3135.87	3135.87	3135.87	8

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE

Technical approval is hereby forwarded to the local body for final sanction under section 183 of the Hyderabad Urban Redevelopment Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

The local authority shall ensure that necessary clearance and Urban Land Ceiling clearance of the site under reference are in order, and should automatically follow the Government Instructions Vide Memo No: 1033/19/1412018 Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

This approval does not confer or effect the ownership of the site Authority of ownership shall remain with the responsibility of the applicant.

The applicant shall comply the conditions laid down in the G.O Ms. No. 168 MA Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sell the units and area which are mortgaged in favour of M.C. HMDA i.e., from the Villa nos E & J (Units) to an extent of 50%.

The applicant shall not be permitted to sell the units and area which are additional mortgaged in favour of M.C. HMDA i.e., from the Villa nos 4 & 5 (2 Units) to an extent of 50%.

The draft (Self) Community Layout with Housing not issued does not exempt the lands under reference from survey of urban and calling Act 1976 A.P. Architectural and Building Act 1957.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall remain responsible for the development of Gated community in favour of Housing and no way HMDA will take up the development work as per specifications given in letter no: 017276/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

The need of mortgage by conditional sale executed by the applicant in favour of HMDA is purely a financial transaction to ensure compliance of the condition of the development of infrastructure by the applicant. HMDA is not a party to any such mortgage. The applicant shall be responsible for the development of infrastructure facilities as specified by HMDA in the area so mortgaged in favour of HMDA and be bonded and also HMDA is liable to take criminal action against such applicant-developers as per provisions of HMDA Act, 2008.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a request letter for release of mortgage. The applicant is permitted to sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the board at a prominent place in the above site showing the Gated community layout pattern with permit (F.No) and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Grievance Cell should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Grievance Cell should ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the Amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/litigation arises in future, regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such dispute/litigation. The HMDA or its employees shall not be a party to any such dispute/litigation. The Final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in S.C. aspect and if any litigation occurs.

The HMDA reserve the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of fact.

The developer permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibility or clearance of ownership of the site and assessment rights.

The developer permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibility or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SV NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

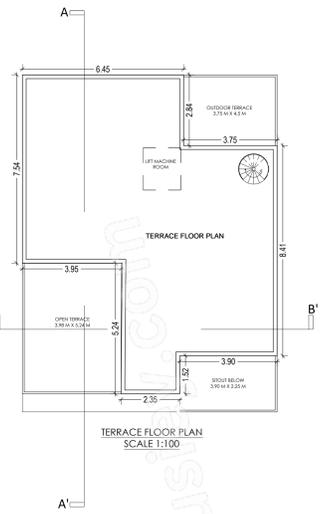
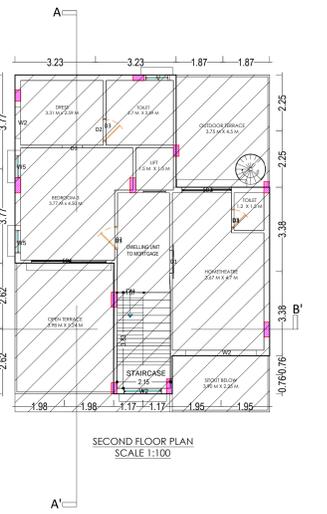
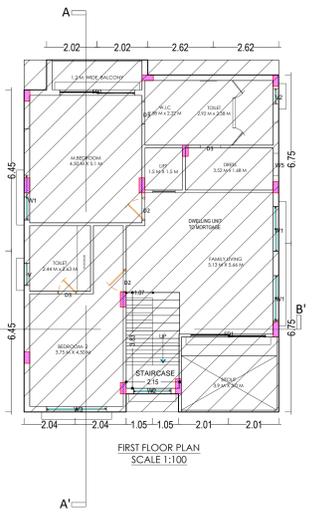
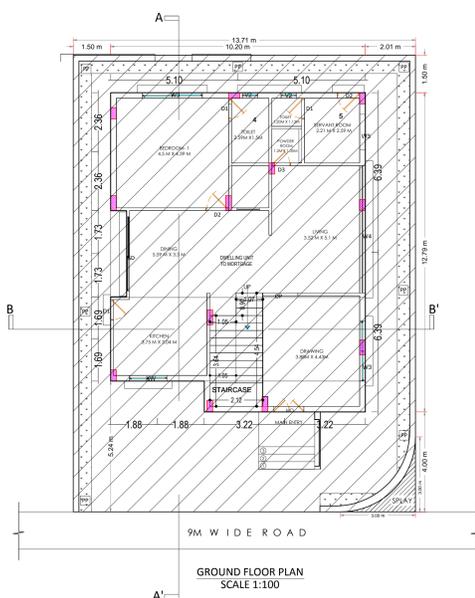
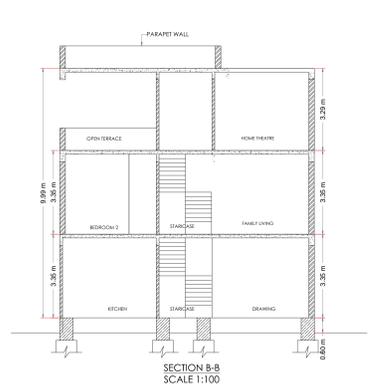
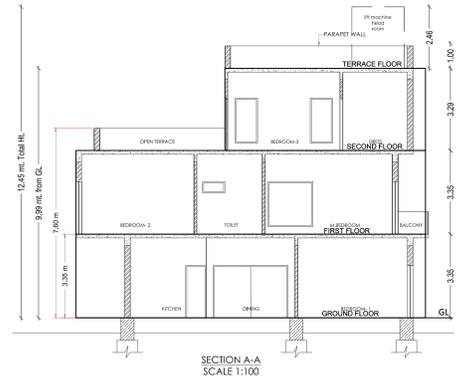
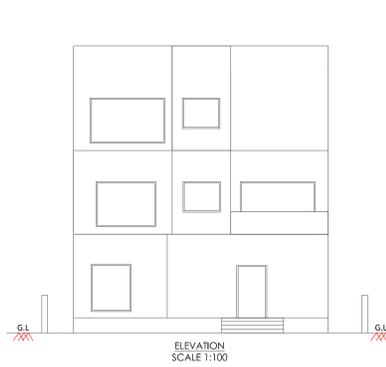
BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 06/12

AREA STATEMENT HMDA	
PROJECT DETAIL :	
Authority: HMDA	Plot Use: Residential
File Number: 017276/SKPLTJUEHMDA/1412018	Plot Sub Use: Residential Bldg
Application Type: General Proposal	Plot/Neatly/Religious/Structure: NA
Project Type: Layout with Housing Gated and Community	Land Use Zone: Residential
Nature of Development: New	Land Sub Use Zone: NA
Location: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width: 12.00
Sub Location: New Areas / Approved Layout Areas	Survey No.: 138 & 139
Village Name: Kokapet	North: -
Mandal: Gandipet	South: -
	East: -
	West: -

AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22661.66
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
COVERAGE CHECK		
Proposed Coverage Area (40.19 %)		9108.38
NET BUA CHECK		
Residential Net BUA		29837.45
Proposed Net BUA Area		29848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCHT / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow



Building PRO (TYPE C) (VILLA NO -08 REGULAR MORTGAGE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	123.59	123.59	123.59	01
First Floor	138.04	138.04	138.04	00
Second Floor	86.80	86.80	86.80	00
Terrace Floor	0.00	0.00	0.00	00
Total:	348.43	348.43	348.43	01
Total Number of Same Buildings:	1			
Total:	3135.87	3135.87	3135.87	01

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
R. SUBASH ADURTHI B.Arch ARCHITECT COA Regd. No: CA/2010/49081	Syed F. Hasath Ali B.E. CIVIL Licence No: 537

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Telangana Urban Planning & Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276SKPLTUEHMDA/1412018 dated 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1974.

The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should spontaneously follow the Government instructions vide Memo No: 1033/1974 U.L. CL. 18.06.1997 before sanctioning and releasing these technical approved building plans.

This approval does not confer or effect the ownership of the site Authority of ownership shall remain with the responsibility of the applicant.

The applicant shall comply the conditions laid down in the G.O.No. No. 168 MA.Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sell the units and area which are mortgaged in favour of M.C. HMDA i.e., from the Villa nos E.3 (2 Units) to an extent of 894.2 Sq.m.

The applicant shall not be permitted to sell the units and area which are additional mortgaged in favour of M.C. HMDA i.e., from the Villa nos E.3 (2 Units) to an extent of 894.2 Sq.m.

The draft (Self) Community Layout with Housing not issued does not exempt the lands under reference from purview of urban and ceiling Act 1974 & P.A.P. Agricultural and ceiling Act 1973.

The permission of developing the land shall not be used as proof of the title of the land.

The applicant shall remain responsible for the development of Gated community to be formed with housing and to comply HMDA will take up the development works as per specifications given in letter No: 017276SKPLTUEHMDA/1412018 Dated 04-06-2019.

The use of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released to ensure compliance of the condition of the development of infrastructure by the applicant. HMDA is not responsible for the development of infrastructure by the applicant. HMDA is not responsible for the development of infrastructure by the applicant. HMDA is not responsible for the development of infrastructure by the applicant.

The applicant is directed to complete the above development works within a period of 03(Three) years and submit a request letter for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant development work is permitted to sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the board at a prominent place in the above site showing the Gated community layout pattern with permit (P.No) and with full details of the layout specifications and conditions to be followed by the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the Amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/objection arises in future regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such dispute/litigation. The HMDA or its employees shall not be a party to any such dispute/litigation. The Final Layout orders will be withdrawn without any notice. The applicant is the whole responsible if any discrepancy occurs in L.C. aspects and if any litigation occurs.

The HMDA reserve the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of facts.

The development permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibility or clearance of ownership of the site and assessment rights.

The development permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibility or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

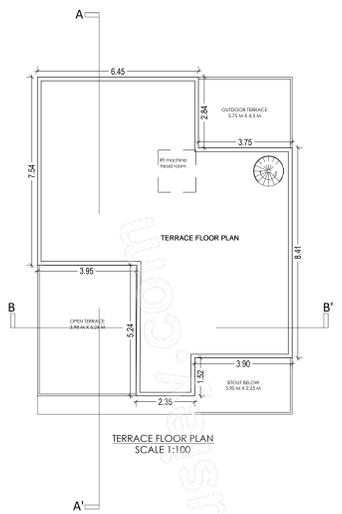
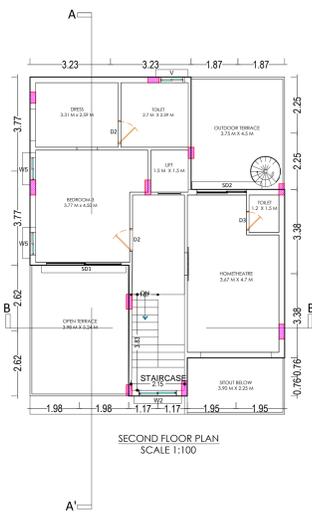
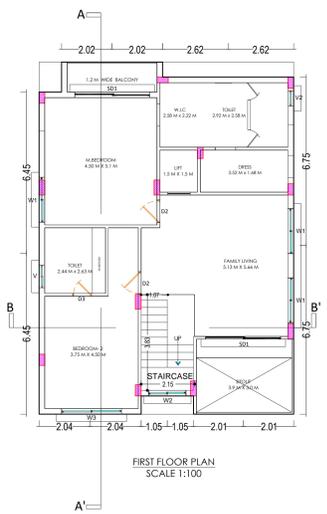
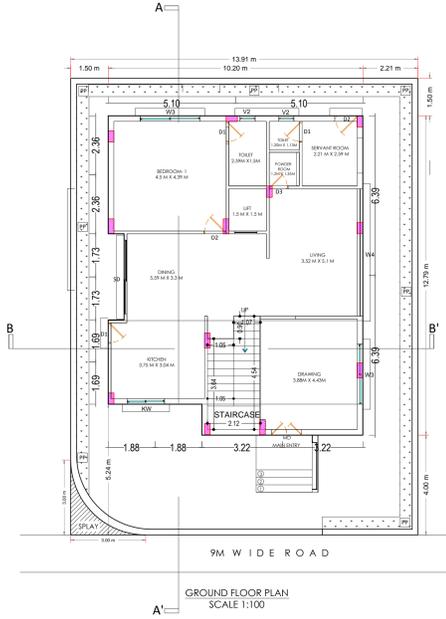
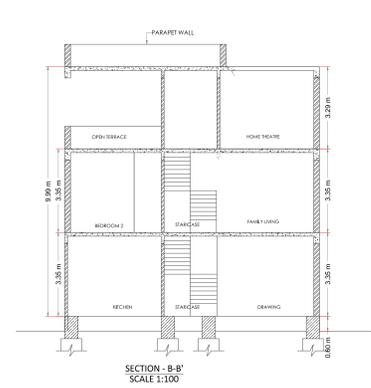
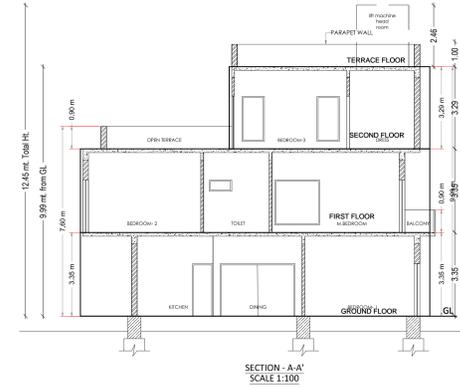
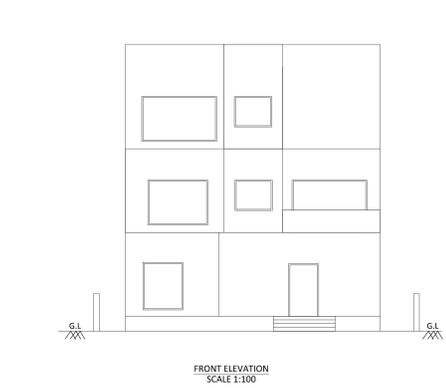
PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SV NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019	SHEET NO.: 07/12
AREA STATEMENT HMDA	
PROJECT DETAIL :	
Authority: HMDA	Plot Use: Residential
File Number: 017276SKPLTUEHMDA/1412018	Plot SubUse: Residential Bldg
Application Type: General Proposal	PlotNearty/Religious/Structure: NA
Project Type: Layout with Housing Gated and Community	Land Use Zone: Residential
Nature of Development: New	Land SubUse Zone: NA
Location: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width: 12.00
SubLocation: New Areas / Approved Layout Areas	Survey No.: 138 & 139
Village Name: Kokapet	North: -
Mandal: Gandipet	South: -
	East: -
	West: -

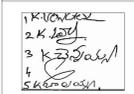
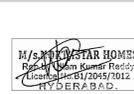
AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22661.66
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
COVERAGE CHECK		13553.28
Proposed Coverage Area (40.19 %)		9108.38
NET BUA CHECK		
Residential Net BUA		29837.45
Proposed Net BUA Area		28848.42
Total Proposed Net BUA Area		3461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCHT / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX	
PILOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow



Building PRO (TYPE D)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	123.59	123.59	123.59	01
First Floor	138.04	138.04	138.04	00
Second Floor	86.80	86.80	86.80	00
Terrace Floor	0.00	0.00	0.00	00
Total:	348.43	348.43	348.43	01
Total Number of Same Buildings:	8			
Total:	2787.44	2787.44	2787.44	8

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
 1. K Venkatesh 2. K. Jothi 3. K. S. Srinivas 4. K. S. Srinivas 5. K. S. Srinivas	 M/S. STAR HOMES Plot No. 138 & 139 Gandipet, Ranga Reddy District Hyderabad-500012
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
 R. SUBASH ADURTHI B.Arch ARCHITECT COA Regd. No: CA2010/49081	 Syed F. Hasath Ali B.E. CIVIL Licence No: 537

Technical approval is hereby forwarded to the local body for final sanction under section 183 of the Hyderabad Urban Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017275/SKPL/TA/HMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should spontaneously follow the Government Instructions Vide Memo No: 1033/19/18/CL/15/CL/1997 before sanctioning and releasing these technical approved building plans.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 Ms.Os. 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to take the units and area which are mortgaged in favour of M.C. HMDA i.e. from the Villi nos E.3 (2 Units) to an extent of 984 Sq.Mt.

The applicant shall not be permitted to take the units and area which are additional mortgaged in favour of M.C. HMDA i.e. from the Villi nos E.3 (2 Units) to an extent of 984 Sq.Mt.

The draft (Self Community) Layout with Housing now issued does not exempt the lands under reference from purview of urban and ceiling Act 1976 A.P. Agricultural and Ceiling Act 1973.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall remain responsible for the development of Gated community in favour of Housing and no way HMDA will take up the development works as per specifications given in letter no: 017275/SKPL/TA/HMDA/1412018 Dated: 04-06-2019.

The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released in compliance of the condition of the development of infrastructure by the applicant. HMDA and for approval of final layout with housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant development is free to purchase and sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.

The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the above site showing the Gated community layout pattern with permit (P.No) and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final layout, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the Amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/objection arises in future regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such dispute/litigation. The HMDA / its employees shall not be a party to any such dispute/litigation. The final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in S.C. aspect and if any litigation occurs.

The HMDA reserve the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of fact.

The developmental permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVY NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019	SHEET NO.: 08/12
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AREA STATEMENT HMDA

PROJECT DETAIL :

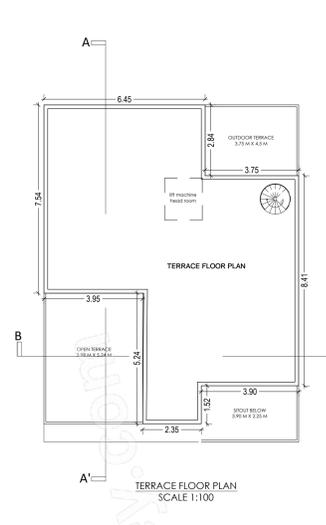
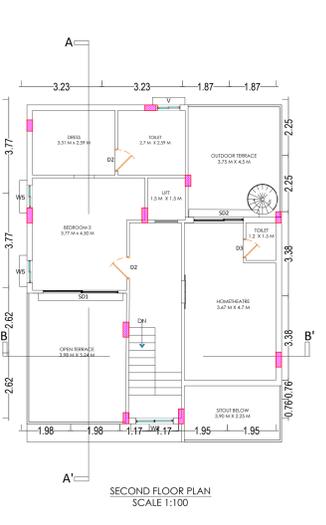
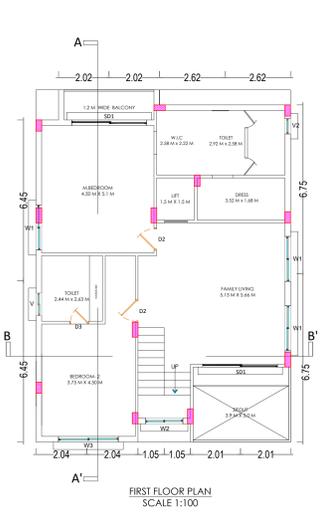
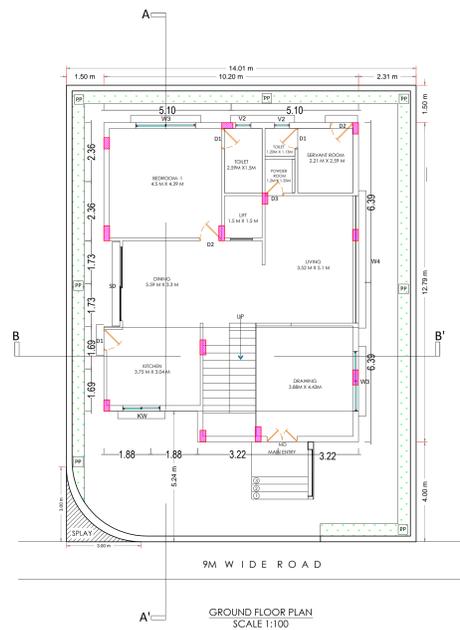
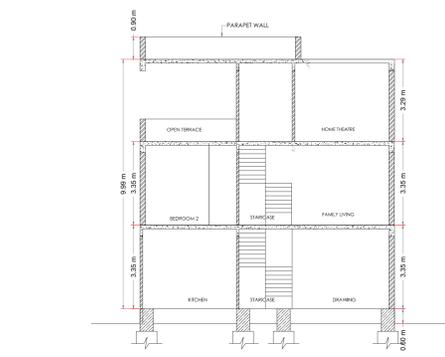
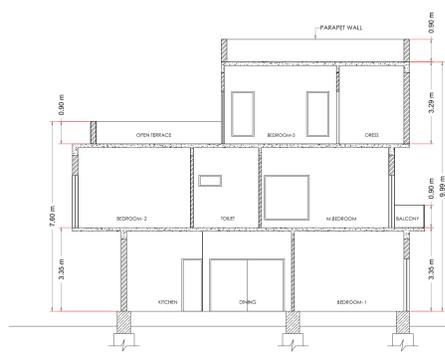
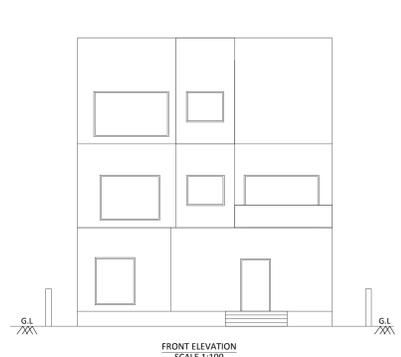
Authority: HMDA	Plot Use: Residential
File Number: 017275/SKPL/TA/HMDA/1412018	Plot SubUse: Residential Bldg
Application Type: General Proposal	Plot/Neatly/Religious/Structure: NA
Project Type: Layout with Housing Gated and Community	Land Use Zone: Residential
Nature of Development: New	Land SubUse Zone: NA
Location: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width: 12.00
SubLocation: New Areas / Approved Layout Areas	Survey No.: 138 & 139
Village Name: Kokapet	North: -
Mandal: Gandipet	South: -
	East: -
	West: -

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		1085.95
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
COVERED CHECK		13553.28
Proposed Coverage Area (40.19 %)		9108.38
Net BUA CHECK		
Residential Net BUA		29837.45
Proposed Net BUA Area		28848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCHT / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow



Building PRO (TYPE E)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	123.59	123.59	123.59	01
First Floor	138.04	138.04	138.04	00
Second Floor	86.80	86.80	86.80	00
Terrace Floor	0.00	0.00	0.00	00
Total:	348.43	348.43	348.43	01
Total Number of Same Buildings:	4			
Total:	1393.72	1393.72	1393.72	4

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE

Technical approval is hereby forwarded to the local body for final sanction under section 183 of the Telangana Urban Planning & Development Act, 1973 subject to the conditions mentioned as per plan as per contract plan and letter no. 017276SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1961. The local authority shall ensure that necessary clearance and Urban Land Ceiling clearance of the site under reference are in order, and should spontaneously follow the Government instructions vide Memo No. 1033/197/186 Dt. 15.05.1997 before sanctioning and releasing these technical approved building plans.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA.Dt. 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sell the units and area which are mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 994.2 Sq.Mt.

The applicant shall not be permitted to sell the units and area which are additional mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 994.2 Sq.Mt.

The draft (Sewer Community) Layout with Housing now issued does not exempt the lands under reference from provision of urban and ceiling Act 1976 A.P. Approval and release of the plan shall not be used as proof of the title of the land.

The applicant shall remain responsible for the development of Gated community to be formed with Housing and no way HMDA will take up the development works as per specifications given in letter No. 017276SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released in compliance of the condition of the development of infrastructure by the applicant and HMDA is no way accountable for the purchase in the event of default by the applicant/ developer.

To ease the applicant/ developer to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be released and also HMDA is liable to take criminal action against such applicant/ developer as per provisions of HMDA Act, 2008.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a request letter for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with Housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant/ developer is free to purchase and sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the above site showing the Gated community layout pattern with permit (P.F.No) and with full details of the layout specifications and conditions to be followed by the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the Amenities area before releasing of Final Layout. This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any dispute/objection arises in future, regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such dispute/objection. The HMDA / its employees shall not be a party to any such dispute/objection. The final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in S.C. aspect and if any litigation occurs.

The HMDA reserve the right to cancel the permission if it is found that permission is obtained by fraud, misrepresentation or by mistake of fact.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and easement rights.

If there is any court case pending in court of law, the applicant/ developer shall be responsible for settlement of the same and if any court orders against the applicant/ developer, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

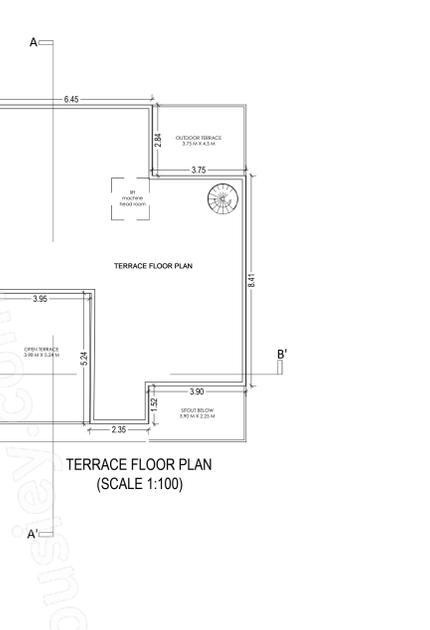
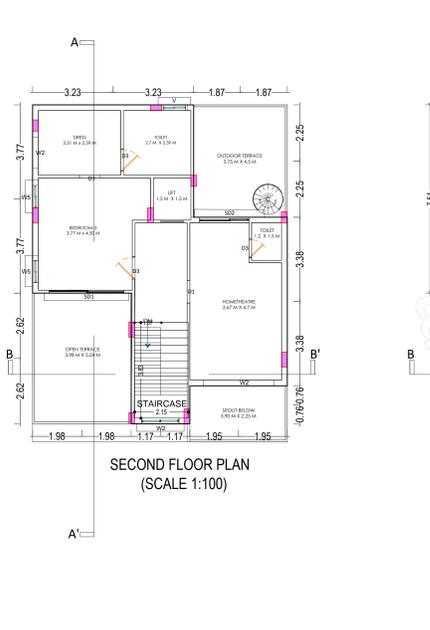
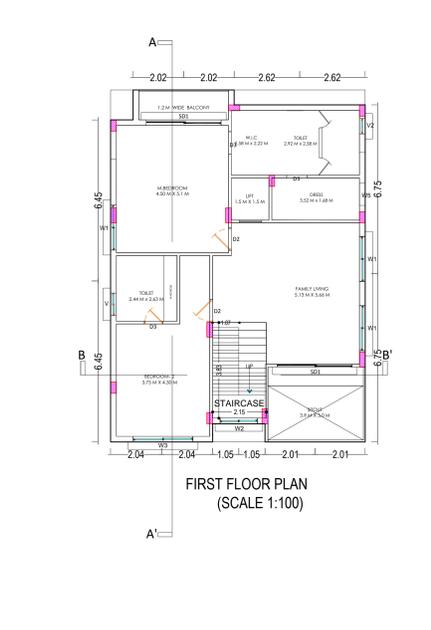
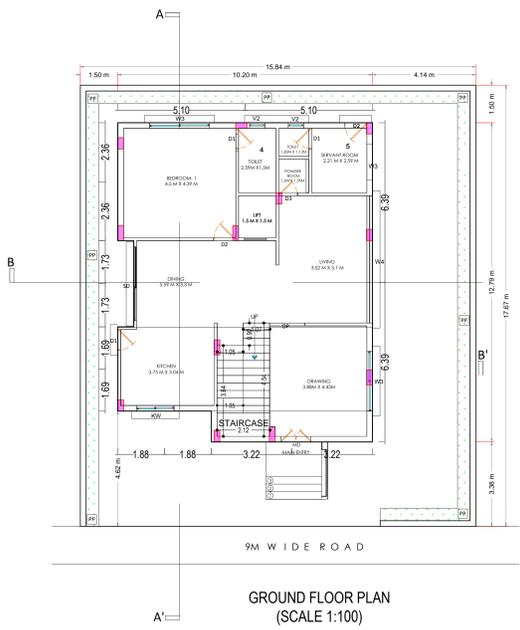
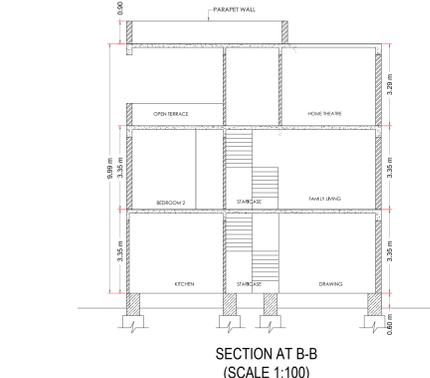
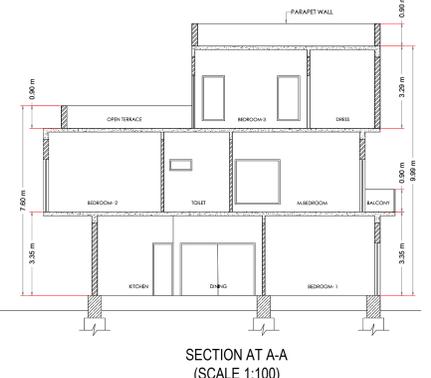
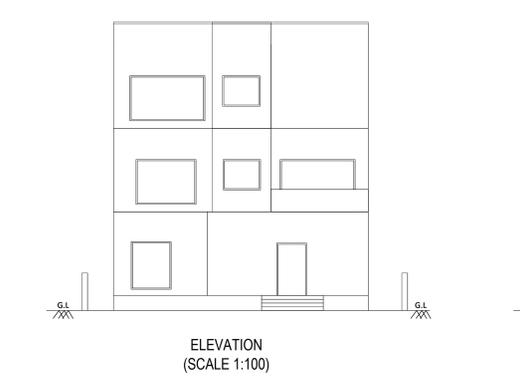
PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVY NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 09/12

AREA STATEMENT HMDA	
PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 017276SKPLTJUEHMDA/1412018	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearby/ReligiousStructure : NA
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 138 & 139
Village Name : Kokapet	North : -
Mandal : Gandipet	South : -
	East : -
	West : -

AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22621.66
NET AREA OF PLOT	(A-Deductions)	22621.66
Amenity Area		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21535.71
COVERAGE CHECK		13553.28
Proposed Coverage Area (40.19 %)		9108.38
Net BUA CHECK		
Residential Net BUA		2837.45
Proposed Net BUA Area		2848.42
Total Proposed Net BUA Area		3461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY
COLOR INDEX		
PILOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		



Building PRO (TYPE F)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	123.59	123.59	123.59	01
First Floor	138.04	138.04	138.04	00
Second Floor	86.80	86.80	86.80	00
Terrace Floor	0.00	0.00	0.00	00
Total:	348.43	348.43	348.43	01
Total Number of Same Buildings :	2			
Total :	696.86	696.86	696.86	2

OWNER'S SIGNATURE

 2 K. Venkatesh
 3 K. Venkatesh
 4 K. Venkatesh

BUILDER'S SIGNATURE

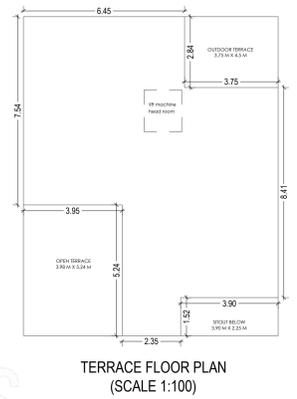
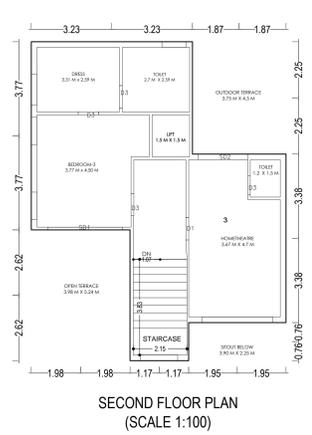
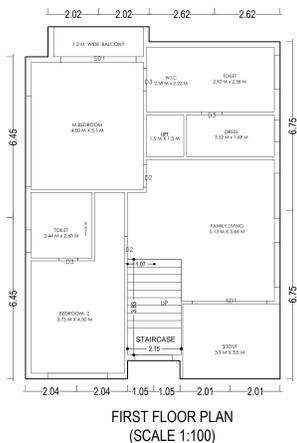
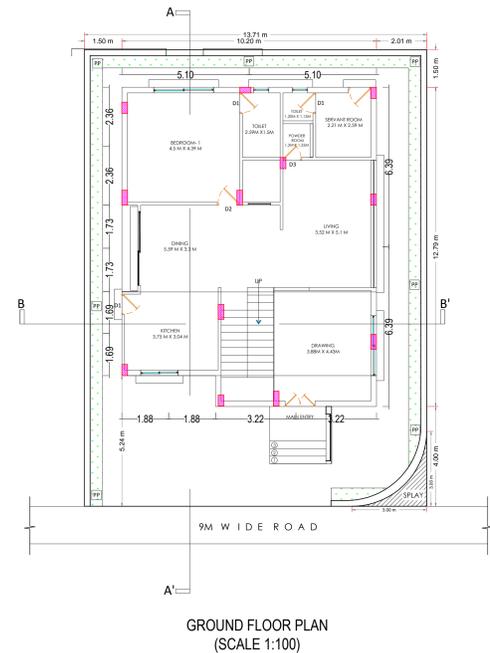
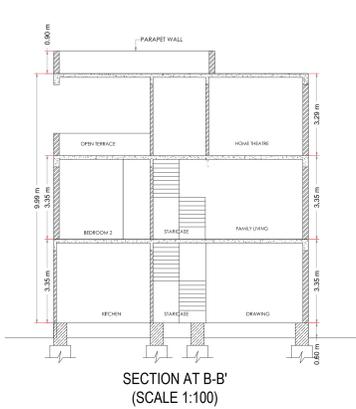
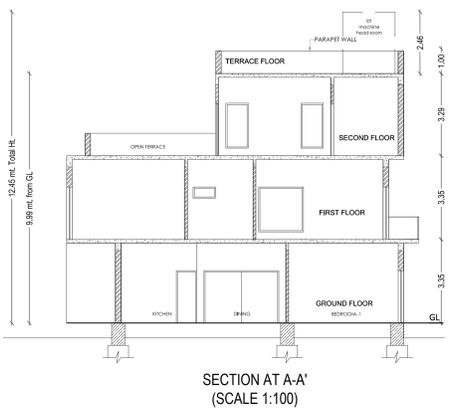
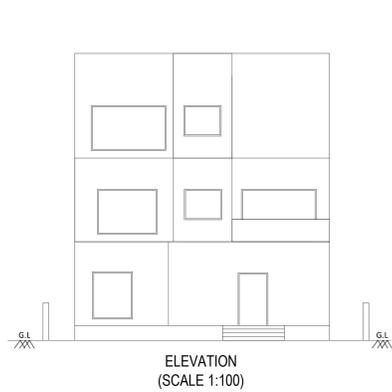
 M/S. STAR HOMES
 Plot No. 138 & 139
 Gandipet, Ranga Reddy District
 Hyderabad

ARCHITECT SIGNATURE

 R. SUBASH ADURTHI B.Arch
 ARCHITECT
 COA Regd. No: CA2010/49081

STR.ENGR. SIGNATURE

 Syed F. Faasath Ali
 B.E. CIVIL
 Licence No: 537



Technical approval is hereby forwarded to the local body for final sanction under section 163 of the Telangana Urban Planning & Development Act, 1973 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land Ceiling & Regulation Act, 1976.

The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should automatically follow the Government instructions vide Memo No: 1033/197/UR, Dt: 15.05.1997 before sanctioning and releasing these technical approved building plans.

The approval does not confer or effect the ownership of the site Authority of ownership title boundary is the responsibility of the applicant.

The applicant shall comply the conditions laid down in the G.O.No. No. 168 MA.Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sublet the units and area which are mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 99.4 Sq. m.

The applicant shall not be permitted to sublet the units and area which are additional mortgaged in favour of M.C. HMDA i.e. from the Villa nos E.3 (2 Units) to an extent of 99.4 Sq. m.

The draft (Self Community) Layout with Housing Gated and does not exempt the lands under reference from purview of urban and ceiling Act 1976 A.P. Agricultural Land Ceiling Act 1973.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall remain responsible for the development of Gated community to be formed with Housing and no way HMDA will take up the development works as per specifications given in letter no: 017276/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

The user of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released in compliance of the condition of the development of infrastructure by the applicant. HMDA and for approval of final layout with Housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant development is free to participate and take other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.

The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the above site showing the Gated community layout pattern with permit (P.F.No) and with full details of the layout specifications and conditions to be followed by the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the Amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any disputes/litigation arises in future regarding the ownership aspects of the land, title boundary etc. and the applicant shall be a party to any such disputes/litigation. The HMDA or its employees shall not be a party to any such disputes/litigation. The final Layout orders will be withdrawn without any notice. The applicant is the whole responsible for any discrepancy occur in S.C. aspects and if any litigation occurs.

The HMDA reserve the right to cancel the permission if it is found that permission is obtained by fraud, misrepresentation or by mistake of fact.

The developer's permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developer, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the development permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVY NO.S 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

DATE: 04-06-2019 SHEET NO.: 10/12

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 017276/SKPLTJUEHMDA/1412018	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearby/Religious/Structure : NA
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 138 & 139
Village Name : Kokapet	North : -
Mandal : Gandipet	South : -
	East : -
	West : -

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		1085.95
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
Vacant Plot Area		13553.28
COVERAGE CHECK		
Proposed Coverage Area (40.19 %)		9108.38
Net BUA CHECK		
Residential Net BUA		29837.45
Proposed Net BUA Area		29848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCHT / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PILOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow

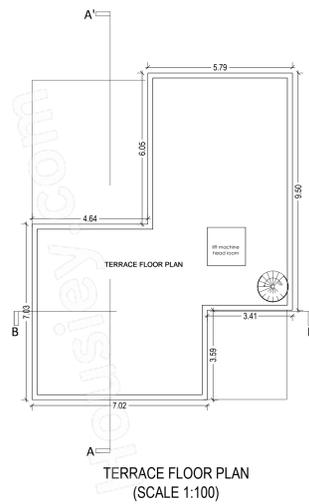
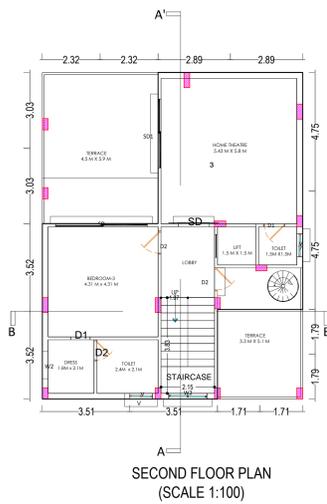
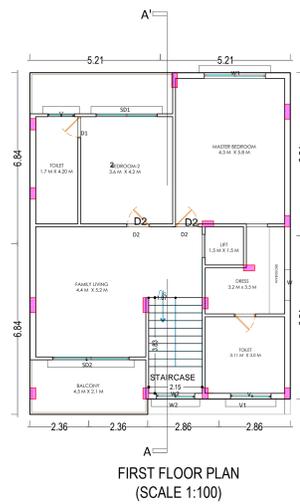
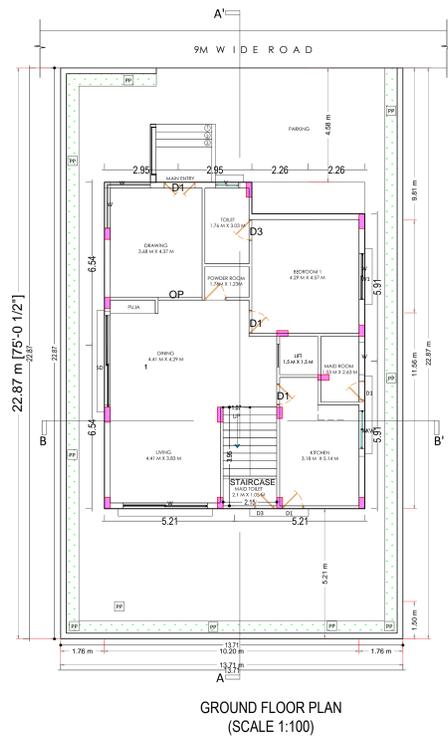
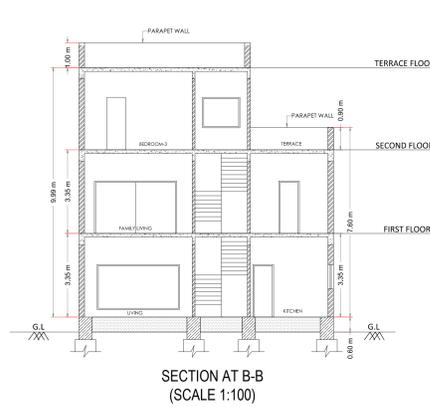
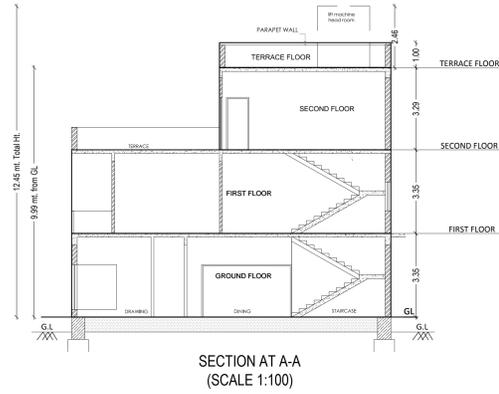
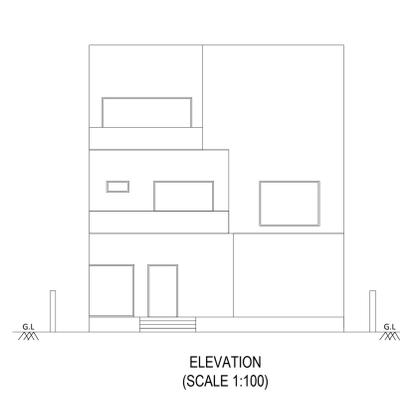


Housley.com

Building PRO (TYPE G)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	123.59	123.59	123.59	01
First Floor	138.04	138.04	138.04	00
Second Floor	86.80	86.80	86.80	00
Terrace Floor	0.00	0.00	0.00	00
Total:	348.43	348.43	348.43	01
Total Number of Same Buildings :	1			
Total :	348.43	348.43	348.43	01

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE



Technical approval is hereby forwarded to the local body for Final sanction under section 103 of the Hyderabad Urban Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1962.

The local authority shall ensure that the ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should spontaneously follow the Government instructions vide Memo No: 1033/19/1412018 D.O. 14.06.1997 before sanctioning and releasing these technical approved building plans.

The approval does not confer or effect the ownership of the site Authority of ownership shall remain with the responsibility of the applicant.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA.Dt. 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sell the units and area which are mortgaged in favour of M.C. HMDA i.e. from the Villi nos 4.3 (2 Units) to an extent of 8% of 24 sq.m.

The applicant shall not be permitted to sell the units and area which are additional mortgaged in favour of M.C. HMDA i.e. from the Villi nos 4.3 (2 Units) to an extent of 8% of 24 sq.m.

The draft (Self) Community Layout with Housing has issued does not exempt the lands under reference from survey of urban and calling Act 1976 A.P. Approach and calling Act 1973.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall solely be responsible for the development of Gated community to be formed with housing and to comply HMDA will take up the development works as per specifications given in letter no: 017276/SKPLTJUEHMDA/1412018 Dated: 04-06-2019.

The use of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby approved in compliance of the condition of the development of infrastructure by the applicant and HMDA is no way accountable of the purchase in the event of default by the applicant/developer.

To ease the applicant/developer to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be treated and also HMDA is liable to take critical action against such applicant/developers as per provisions of HMDA Act, 2008.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a regular report for release of mortgage plan area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with housing permission area enclosing title of Local Body with regard to roads, open spaces etc. taken over by the Local Body.

The applicant/developer is free to purchase and sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.

The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the final approved plan in the above site showing the Gated community layout pattern with permit (P.No) and with full details of the layout specifications and conditions to facilitate the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound wall and grill as per standard layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through regular gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant to develop the amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAR.

If any disputes/objections arise in future regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any such disputes/objections. The HMDA or its employees shall not be a party to any such disputes/objections. The Final Layout orders will be withdrawn without any notice. The applicant is the whole responsible if any discrepancy occurs in L.C. aspects and if any litigation occurs.

The HMDA reserves the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of facts.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and assessment rights.

The developmental permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and assessment rights.

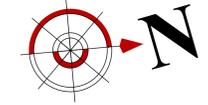
If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the developmental permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING GATED AND COMMUNITY (CELLAR-GROUND-UPPER FLOORS) IN SVT NOS. 138 & 139 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
K VENKATESH AND OTHERS

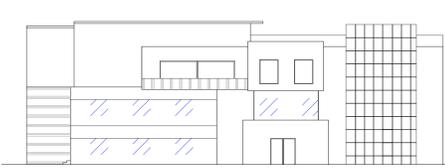
DATE: 04-06-2019	SHEET NO.: 11/12	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 017276/SKPLTJUEHMDA/1412018	Plot Sub Use : Residential Bldg	
Application Type : General Proposal	Plot/Neatly/Religious/Structure : NA	
Project Type : Layout with Housing Gated and Community	Land Use Zone : Residential	
Nature of Development : New	Land Sub Use Zone : NA	
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.00	
Sub Location : New Areas / Approved Layout Areas	Survey No. : 138 & 139	
Village Name : Kokapet	North : -	
Mandal : Gandipet	South : -	
	East : -	
	West : -	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	22661.66
		22661.66
AMENITY AREA		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
Vacant Plot Area		13553.28
COVERAGE CHECK		
Proposed Coverage Area (40.19 %)		9108.38
NET BUA CHECK		
Residential Net BUA		28837.45
Proposed Net BUA Area		28848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY
COLOR INDEX		
PILOT BOUNDARY		Black
ABUTTING ROAD		Green
PROPOSED CONSTRUCTION		Red
COMMON PLOT		Yellow



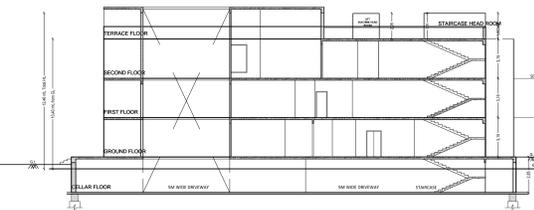
Building PRO (TYPE H)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	130.60	130.60	130.60	01
First Floor	139.19	139.19	139.19	00
Second Floor	96.11	96.11	96.11	00
Terrace Floor	0.00	0.00	0.00	00
Total:	365.90	365.90	365.90	01
Total Number of Same Buildings :	3			
Total :	1097.70	1097.70	1097.70	3

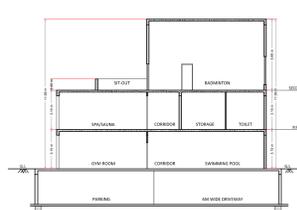
OWNER'S SIGNATURE	BUILDER'S SIGNATURE
 1. K Venkatesh 2. K. Jeyaraj 3. K. Jeyaraj 4. K. Jeyaraj 5. K. Jeyaraj	 M/S. STAR HOMES Plot No. 138 & 139 Gandipet, Ranga Reddy District Hyderabad.
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
 R. SUBASH ADURTHI B.Arch ARCHITECT COA Regd. No: CA/2010/49081	 Syed F. Rasath Ali B.E. CIVIL Licence No: 537



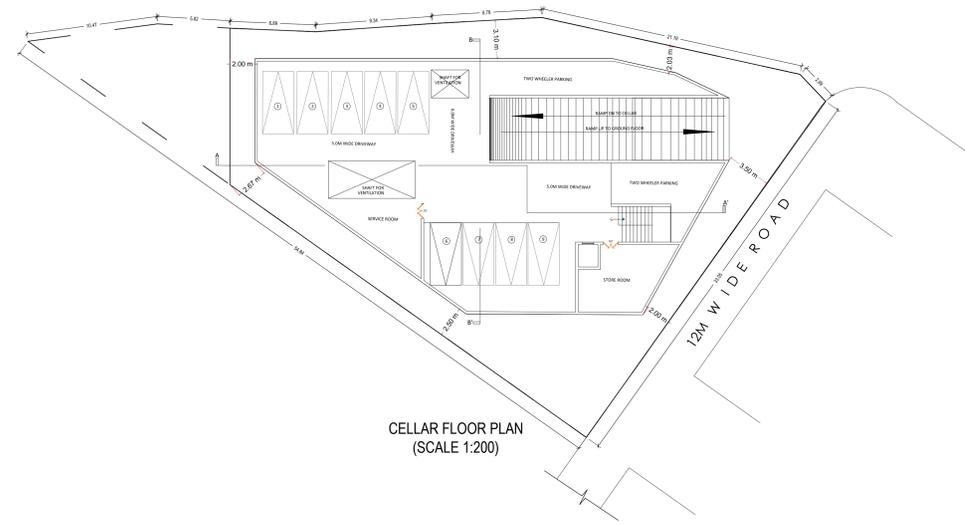
ELEVATION
(SCALE 1:200)



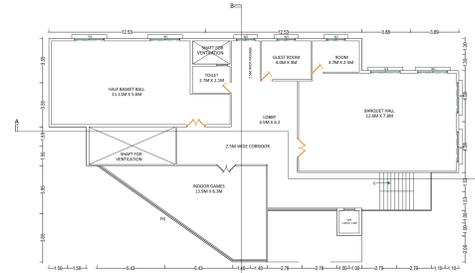
SECTION AT A-A
(SCALE 1:200)



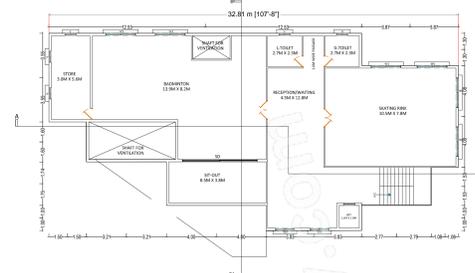
SECTION AT B-B
(SCALE 1:200)



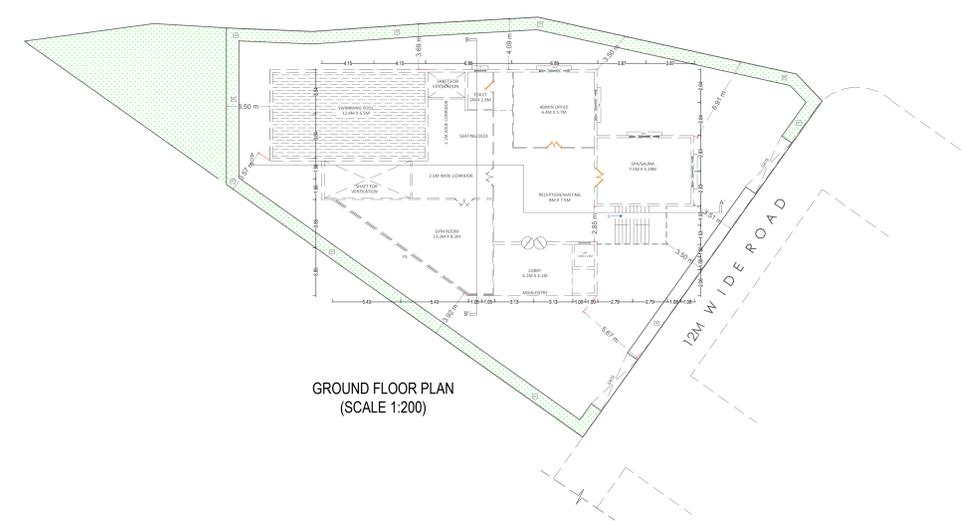
CELLAR FLOOR PLAN
(SCALE 1:200)



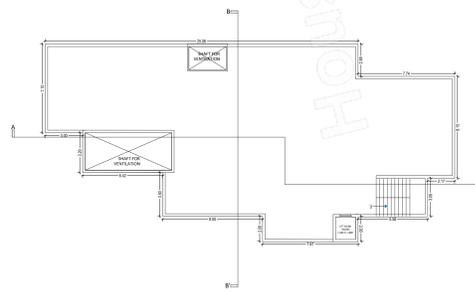
FIRST FLOOR PLAN
(SCALE 1:200)



SECOND FLOOR PLAN
(SCALE 1:200)



GROUND FLOOR PLAN
(SCALE 1:200)



TERRACE FLOOR PLAN
(SCALE 1:200)

Technical approval is hereby forwarded to the local body for final sanction under section 103 of the Hyderabad Urban Development Act, 1975 subject to the conditions mentioned as per plan as per corrected plan and letter no: 017276/SKPLT/UA/HMDA/1412018 Dated: 04-06-2019.

This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

has local authority shall ensure that necessary clearance and Urban Land Ceiling clearance of the site under reference are in order, and should subsequently follow the Government Instructions Vide Memo No: 1033/1976 U.L.C. 15.10.1976 before sanctioning and releasing these technical approved building plans.

The applicant shall comply the conditions laid down in the G.O.Ms. No. 168 MA.Dt: 07-04-2012 and its Amended Government Orders.

The applicant shall not be permitted to sublet the units and areas which are mortgaged in favour of M.C. HMDA i.e., from the Villa nos E.3 (2 Units) to an extent of 50% of the area.

The applicant shall not be permitted to sublet the units and areas which are additional mortgaged in favour of M.C. HMDA i.e., from the Villa nos E.3 (2 Units) to an extent of 50% of the area.

The draft (Self) Community Layout with Housing has issued does not exempt the lands under reference from provision of urban and ceiling Act 1976 A.P. Agricultural and Ceiling Act 1973.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall only be responsible for the development of Gated community to be formed with Housing and no way HMDA will take up the development work as per specifications given in letter No: 017276/SKPLT/UA/HMDA/1412018 Dated: 04-06-2019.

The use of mortgage by conditional sale executed by the applicant in favour of HMDA is hereby released in order to ensure compliance of the condition of the development of infrastructure by the applicant/ developer and HMDA is no way accountable for the purchase in the event of default by the applicant/ developer.

In case the applicant/ developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA is liable to take criminal action against such applicant/ developer as per provisions of HMDA Act, 2006.

The applicant is directed to complete the above development works within a period of 30/60/90 days and submit a completion letter for release of mortgage title area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with Housing permission area enclosing plan of Local Body with regard to roads, open spaces etc., taken over by the Local Body.

The applicant/ developer is free to purchase and sell the plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell the plots other than mortgaged plots.

The applicant shall display the layout at a prominent place in the above site showing the Gated community layout pattern with permit (P.F.No) and with full details of the layout specifications and conditions to be followed by the public in the matter.

The Executive Authority / Gramapanchayat should ensure that the open spaces shall be developed by the applicant along with other development works with ornamental compound walls and gates per sanctioned layout plan.

The Executive Authority / Gramapanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

The applicant has to develop the amenities area before releasing of Final Layout.

This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per (L.A.R).

If any disputes/litigations in future, regarding the ownership aspects of the land, site boundary etc., and the applicant shall be a party to any such disputes/litigations. The HMDA / its employees shall not be a party to any such disputes/litigations. The Final Layout orders will be withdrawn without any notice. The applicant is the whole responsible if any discrepancy occurs in S.C. aspects and if any litigations occur.

The HMDA reserves the right to cancel the permission if it is felt that permission is obtained by fraud, misrepresentation or by mistake of facts.

The developmental permission shall not be used as proof of the title of the land.

The final layout approval shall not mean responsibilities or clearance of ownership of the site and assessment rights.

If there is any court case pending in court of law, the applicant/ developer shall be responsible for settlement of the same and if any court orders against the applicant/ developer, the approved development permission will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.

This authority reserves the right to cancel the developmental permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

AREA STATEMENT HMDA		SQ. MT.
AREA OF PLOT (Minimum)	(A)	22661.66
NET AREA OF PLOT	(A-Deductions)	22661.66
Amenity Area		
Total		1085.95
BALANCE AREA OF PLOT	(A-Deductions)	21575.71
COVERED CHECK		13553.28
Proposed Coverage Area (40.19 %)		9108.38
Net BUA CHECK		
Residential Net BUA		29837.45
Proposed Net BUA Area		25848.42
Total Proposed Net BUA Area		13461.26
Consumed Net BUA (Factor)		0.59
BUILT UP AREA CHECK		
MORTGAGE AREA		564.20
ADDITIONAL MORTGAGE AREA		627.00
ARCHT / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY
COLOR INDEX		
PILOT BOUNDARY		Black
ABUTTING ROAD		Green
PROPOSED CONSTRUCTION		Red
COMMON PLOT		Yellow



Building PRO (CLUB)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Net BUA Area (Sq.mt.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Cellar Floor	0.00	0.00	0.00	10.98	00
Ground Floor	323.53	27.57	295.96	295.96	01
First Floor	421.30	26.37	394.93	394.93	01
Second Floor	398.60	26.37	372.23	372.23	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	1143.43	80.31	1063.12	1074.10	03
Total Number of Same Buildings:	1				
Total:	1143.43	80.31	1063.12	1074.10	03

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
R. SUBASH ADURTHI B.Arch ARCHITECT COA Regd. No: CA/2010/49081	Syed F. Rasath Ali B.E. CIVIL Licence No: 537