HYDERABAD URBAN DEVELOPMENT AUTHORITY

1-8-323, Pangal Palace, Police Lines, Hyderabad-500 001

Layout Permit No. 08 APPLICATION Date : 26-11-08

File No. 06411/MP2/HUDA/2007

The layout plan approval is vide No. 1193

Covering an extent of 21112.0sq.yds Gunta./Acres. 4.36 Ac

accepted subject to following conditions :

1. The applicant (layout owner / developer) is hereby permitted to sell the Plot Nos. from 1 to 72 and the plot wise mortgage is to be executed in favour of Vice-Chairman, HUDA.
2. That the layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
3. That permanent of development charges should be paid at the time of registration of the land.
4. The applicant shall strictly adhere to the approved plan / terms and conditions of layout and in no way HUDA will be responsible for any deviations found in the layout as per specifications given in Letter No. 06411/MP2/HUDA/2007 dt. 26.11.2008.
5. The deed of mortgage for conditional sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant/developer and HUDA is no way accountable to the plot purchaser in the event of default by the applicant/developer.
6. The layout applicant is directed to complete the above development works within a period of 1 (One) year from the date of issue of this permission letter for releasing of mortgage properties which is in favour of Vice-Chairman, HUDA duly enclosing letter to Municipal Commissioner, in regards to Roads and open spaces taken over by the Municipality.
7. The applicant shall not be permitted to sell or alienate plots which is in mortgaged to HUDA i.e., from 1 to 72 and the sale deeds shall be registered only after getting NOC from HUDA authorised by the Municipality shall ensure that the purchasers of plots are informed about the unauthorised development in the layout.
8. The applicant is permitted to sell only the developed plots as mentioned in item No. 1 above.
9. The Municipal Commissioner shall not approve and release any building permission or allow any unauthorised developments in the area under Mortgage to HUDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HUDA.
10. The layout applicant shall display a board at a prominent in the above site showing the layout pattern with permit No., dt. etc., and with full details of the layout specifications and conditions to facilitate the public in this matter.
11. The Municipal Commissioner should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.
12. The Municipality shall ensure that areas covered by roads and open spaces of the layout shall later vest with the municipality by way of relevant affidavit, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.

10) This permission does not bar any public agency including HUDA, HADA C.D.A. to acquire the lands for any public purpose as per LAW

14) As applied the Revised N.O.C from the Special Grade Deputy Collector and Revenue Division Officer, Ranga Reddy East Division vide Proc No. C/1021/08, dt. 16.08.08 Conversion Proceedings from Agri. to Non. Agri. in HADA Lay Outs, 2008 | and land vide S.R. No. 1537 dt. 15-10-2008

for VICE CHAIRMAN 17/6/08
Hyderabad Urban Development Authority

NEIGHBOUR'S LAND

EXISTING 30' WIDE ROAD

EXISTING 30' WIDE ROAD

9 M (30'-0") WIDE ROAD

9 M (30'-0") WIDE ROAD

9 M (30'-0") WIDE ROAD

9 M (30'-0") WIDE ROAD

9 M (30'-0") WIDE ROAD

TOT LOT-1 260.7 sqm.

TOT LOT-2 787.6 sqm.

TOT LOT-3 1024.8 sqm.

TOT LOT-4 111.6 sqm.

SEPTIC TANK

PARKING

SHOPS

PARKING

PARKING FOR AMENITIES

TEMPLE

AMENITIES BLOCK

EXISTING 40' ROAD

WATER HARVESTING PIT

SEPTIC TANK

LOCATION PLAN

SITE

ప్రతిపాదిత No : 94... తేదీ 22/1/2009

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ST NO. OF UNITS MORTGAGED IN FAVOUR OF HUDA

1) TYPE - C, (NOS) 22 - (NO) 184.55 sq.m

2) TYPE - C, (NOS) 13,24,45,25-(NO) (10-48.53) 401.44 sq.m

TOTAL AREA : 635.97 sq.m

PLAN SHOWING THE PROPOSED GATED COMMUNITY / GROUP HOUSING LAYOUT IN SY. NOS 1139 OF SHAMIRPET VILLAGE, SHAMIRPET MANDAL, R.R DISTRICT.

BELONGING TO

M/S KADAKIA & MODI HOUSING REPRESENTED BY ITS MANAGING PARTNER

SRI. SOHAM MODI, S/O SRI. SATISH MODI

REFERENCE

TYPE-A (DETACHED HOUSE) WEST FACING HOUSE	- 27 NOS
TYPE-B (DETACHED HOUSE) WEST FACING HOUSE	- 10 NOS
TYPE-C (DETACHED HOUSE) EAST FACING HOUSE	- 16 NOS
TYPE-D (DETACHED HOUSE) EAST FACING HOUSE	-18 NOS
TYPE-E (DETACHED HOUSE) EAST FACING HOUSE	- 1 NOS
TOTAL	72 NOS

REFERENCE

LAYOUT BOUNDARY
WATER HARVESTING PIT
STREET LIGHTS
WATER LINES
ELECTRICAL LINES
DRAINAGE LINES
TRANSFORMER
OVER HEAD TANK - OHT

EXISTING TREE

PROPOSED
EXISTING
DISMANTLED

TOT-LOT AREA

TOT-LOT - 1	260.7 SQM
TOT-LOT - 2	787.6 SQM
TOT-LOT - 3	1024.8 SQM
TOT-LOT - 4	111.8 SQM
TOTAL TOT-LOT AREA	2184.9 SQM

LAND USE ANALYSIS

TOTAL LAND AREA	21,112 SQM (OR)	Ac. 5 - 8.6 Gts
LAND AFFECTED IN ENCROACHMENT	591 SQM (OR)	Ac 0 - 5.8 Gts
NET LAYOUT AREA	20521 SQM (OR)	Ac 5 - 2.8 Gts
PLOTTED AREA	12852.07 SQM	61.65%
ROAD AREA	5029.79 SQM	24.47%
TOT-LOT AREA	2184.90 SQM	10.65 %
TOTAL AMENITIES AND PARKING AREA	606.20 SQM	2.80%
SHOPS AREA	97.54 SQM	0.48%
TOTAL AREA	20521.5 SQM	100.00 %

OWNER'S SIGNATURE

For Kadakia and Modi Housing
Partner

SRI. SOHAM MODI
Managing Partner

ARCHITECT SIGNATURE

SUBASH WABGAONKAR
Architectural Associates

SCALE - 1:300