

forwarded to the Municipality/Local body for final sanction under section 14 (3) of the Andhra Pradesh Urban Areas (Development) Act, 1975 Subject to the conditions mentioned as per plan/ as per Correlated plan and layout 25.03.08/ No. 25.03.08

The draft Group housing layout (Gated community) is released as per the interim order of the honorable High Court in W.P.No. 2946 of 2008 dated 28.02.2008 subject to final order of W.P.No. 2286 of 2008.

1. This approval does not bar the application of the provision of the Urban Land (Ceiling and Regulation) Act, 1978  
 2. This approval does not confer or effect the ownership of the site. Authenticity of ownership/ site boundary is the responsibility of the applicant

The local authority shall ensure that the ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should scrupulously follow the Government instructions vide Memo No. 1953 II/87, dt. 18.6.07 before sanctioning and releasing these technically approved building plans

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

- a) The applicant should permit the neighbours from the thorough access of 30'-0" wide road as shown in the plan
- b) In future expansion even, the case the applicant propose other than group housing scheme (gated community) a 40'-0" wide approach road should be from from the existing site under reference to existing 40'-0" wide C.C. road.
- c) That the applicant shall comply the condition laid down in the G.O.Ms.No.88, dt. 3.3.2006, G.O.Ms.No.171, dt. 10.4.2006 & G.O.Ms.No.623, dt. 1.12.2006 with reference to mortgaging from the local body etc.

*[Signature]*  
 28/3/08  
 for VICE CHAIRMAN  
 Hyderabad Urban Development Authority  
*[Signature]*  
 28/3/08

**PLAN SHOWING THE PROPOSED COMMERCIAL COMPLEXES IN SURVEY NO.31,40(p),41(p),42,44,45 & 55 SITUATED AT CHINNA CHERLAPALLY VILLAGE, GHATKESAR MANDAL, R.R.DIST.**

BELONGING TO:

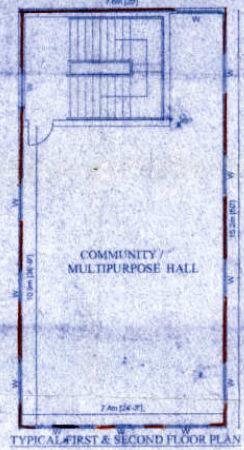
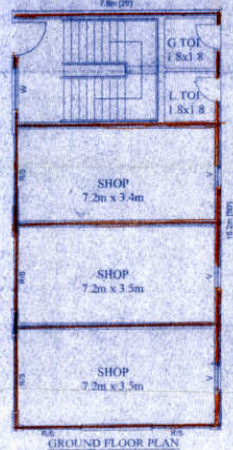
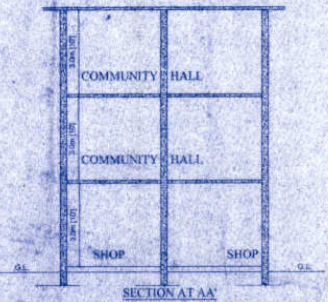
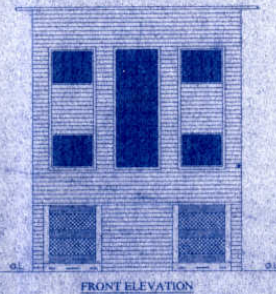
- 1. M/S MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI, S/O. MR. SATISH MODI
- 2. MS. HETAL K. PARIKH, D/O. MR. KRISHNA KANTH S. PARIKH
- 3. MR. PRAVESH B. PARIKH, S/O. MR. BHARAT S. PARIKH
- 4. MR. PIYUSH J. PARIKH, S/O. MR. JAGADISH S. PARIKH
- 5. MRS. PATHIKA B. BHATT, W/O. MR. BHASKAR K. BHATT

| SPECIFICATIONS:- |                      | JOINERY:   |                     |
|------------------|----------------------|------------|---------------------|
| FOUNDATION       | - CC BED & CRS IN CM | DOORS      | : 1.00X2.00         |
| BASEMENT         | - CRS IN CM          | WINDOW     | : 1.50X1.20         |
| SUPERSTRUCTURE   | - BRICK IN CM        | VENTILATOR | : 0.80X0.30         |
| COLUMN, LINTEL   | - R.C.C.             | SHUTTER    | : 3.0X3.0 & 2.4X3.0 |
| ROOF CHAJJA      | - R.C.C.             |            |                     |
| PLASTERING       | - IN CM              |            |                     |
| DOORS & WINDOWS  | - WOOD               |            |                     |
| SHUTTERS         | - R/S                |            |                     |
| ELECTRICAL       | - AS PER STANDARD    | REFERENCE  | PROPOSED            |
| SANITARY         | - AS PER STANDARD    |            |                     |

SCALE: 1:100

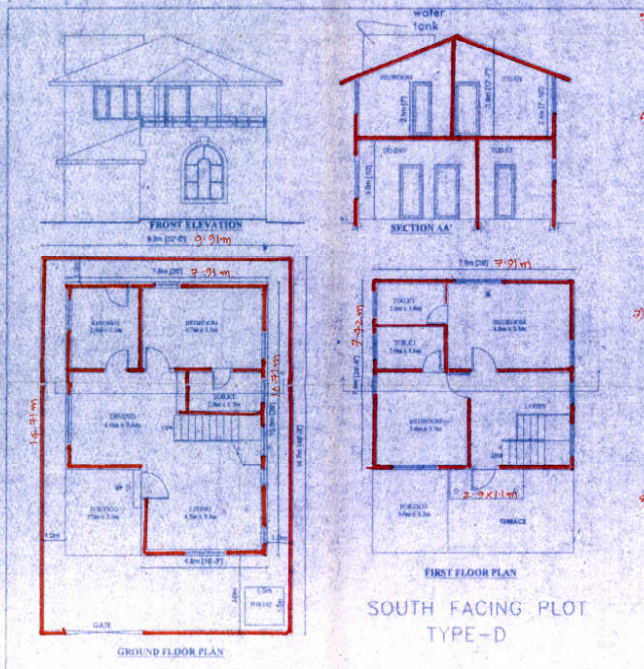
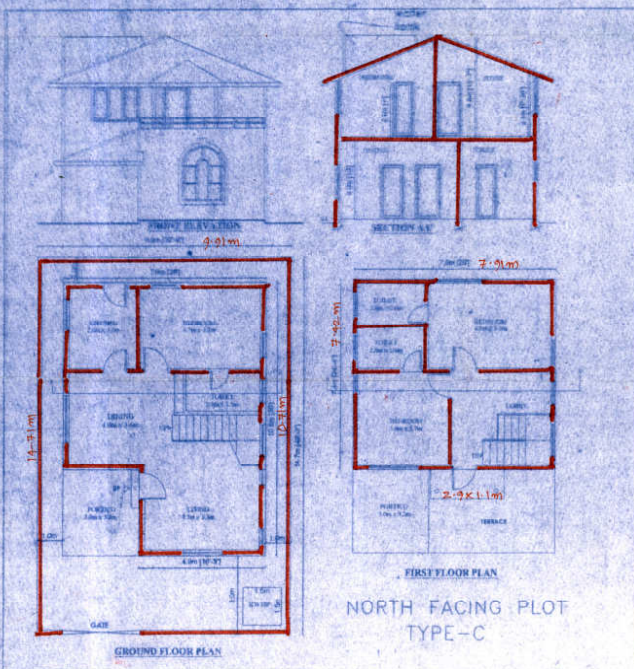
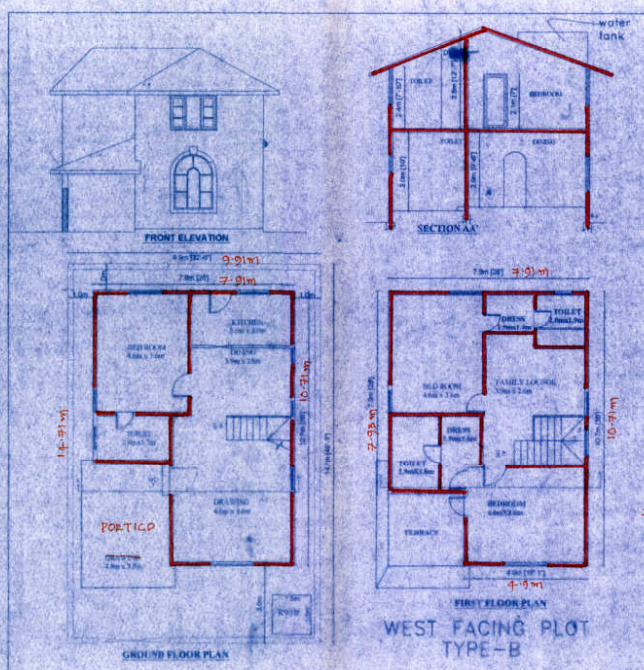
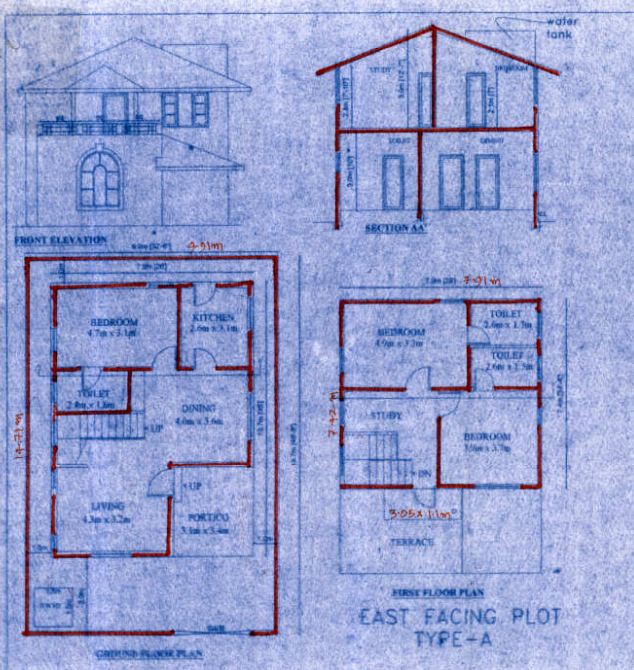
OWNER'S SIGNATURE:  
*[Signatures]*

ARCHITECT'S SIGNATURE:  
*[Signature]*  
 ARVIND SAGAN  
 CA 776 / 2868  
 Architectural Association  
 Architects, Hyderabad, India  
 42 - 7728055 / 6544 73268



COMMERCIAL COMPLEX  
 PLOT AREA 688.55 Sq.mts (823.21 Sq.yds.)  
 BUILDING AREA 116.17 Sq.mts (138.88 Sq.yds.)





1. This approval does not bar the application of the provision of the Urban Land (Ceiling and Regulation) Act, 1973

2. This approval does not confer or effect the ownership of the site. Authenticity of ownership/ title boundary is the responsibility of the applicant

3. The local authority shall ensure that the ownership clearance and Urban Land Ceiling clearance of the site and all clearances are in order, and should compulsorily follow the Government instructions vide Memo No: 1033/1/97 dt: 19-6-97 before sanctioning and releasing these technically approved building plans

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

5. The applicant should permit the neighbours from the through access of 30'-0" wide road as shown in the plan.

6. In the future expansion case the case the applicant propose other than group housing scheme ( gated community) a 30'-0" wide approach road should be from from the existing site under reference to existing 30'-0" wide c.c. road.

7. That the applicant shall supply the condition laid down in the Sec 14(1) & 14(2) dt: 3-3-2004 & Sec 14(1) dt: 19-4-2004 & Sec 14(1) dt: 1-2-2006 with reference to mortgaging from the local body etc.

8. The draft Group housing layout (Gated community) is released as per the interim order of the honorable High Court in WP No. 2996 of 2005 dated 28-02-2005 subject to final order of WP No. 2286 of 2005.

PLAN SHOWING THE PROPOSED GROUND & FIRST FLOOR BUNGALOWS IN SY.NO.S 31,40(P),41(P),42,44,45 & 55 SITUATED AT CHINNA CHERLAPALLY VILLAGE, GHATKESAR MANDAL, RR.DIST.

**BELONGING TO:**  
 1. M.S. MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNER  
 MR. SOHAM MODI S/O. MR. SATISH MODI  
 2. MS. HETAL K. PARIKH D/O. MR. KRISHNA KANTH S. PARIKH  
 3. MR. PRAVESH B. PARIKH S/O. MR. BHARAT S. PARIKH  
 4. MR. PIYUSH J. PARIKH S/O. MR. JAGADISH S. PARIKH  
 5. MRS. PATHIKA B. BHATT W/O. MR. BHASKAR K. BHATT

**SPECIFICATIONS:-**

|                 |                    |
|-----------------|--------------------|
| FOUNDATION      | CC BED & CRS IN CM |
| BASEMENT        | CRS IN CM          |
| SUPERSTRUCTURE  | BRICK IN CM        |
| COLUMN, LINTEL  | R.C.C              |
| ROOF CHAJJA     | R.C.C              |
| PLASTERING      | IN CM              |
| DOORS & WINDOWS | WOOD               |
| SHUTTERS        | R/S                |
| ELECTRICAL      | AS PER STANDARD    |
| SANITARY        | AS PER STANDARD    |
| JOINERY:        |                    |
| DOORS D         | 1.1m x 2.0m        |
| D-1             | 0.9m x 2.0m        |
| WINDOWS W       | 1.8m x 1.2m        |
| W-1             | 1.2m x 1.2m        |
| VENTILATORS     | 0.5m x 0.3m        |

**REFERENCE:**

TYPE-A EAST FACING HOUSE -31 NO.S  
 TYPE-B WEST FACING HOUSE -29 NO.S  
 TYPE-C NORTH FACING HOUSE -07 NO.S  
 TYPE-D SOUTH FACING HOUSE -01 NO.S

**AREAS**

| AREAS                     | TYPE-A                           | TYPE-B                           | TYPE-C                           | TYPE-D                           |
|---------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| GROUND BUILT UP AREA      | 77.72 Sq.mts. or 837.46 Sq.ft.   | 77.72 Sq.mts. or 837.46 Sq.ft.   | 77.72 Sq.mts. or 837.46 Sq.ft.   | 77.72 Sq.mts. or 837.46 Sq.ft.   |
| FIRST FLOOR BUILT UP AREA | 56.4 Sq.mts. or 604.56 Sq.ft.    | 56.4 Sq.mts. or 604.56 Sq.ft.    | 56.4 Sq.mts. or 604.56 Sq.ft.    | 56.4 Sq.mts. or 604.56 Sq.ft.    |
| TOTAL BUILT UP AREA       | 134.12 Sq.mts. or 1442.02 Sq.ft. | 134.12 Sq.mts. or 1442.02 Sq.ft. | 134.12 Sq.mts. or 1442.02 Sq.ft. | 134.12 Sq.mts. or 1442.02 Sq.ft. |

**REFERENCE / PROPOSED**

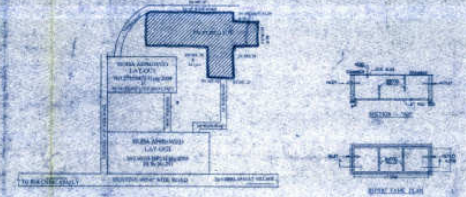
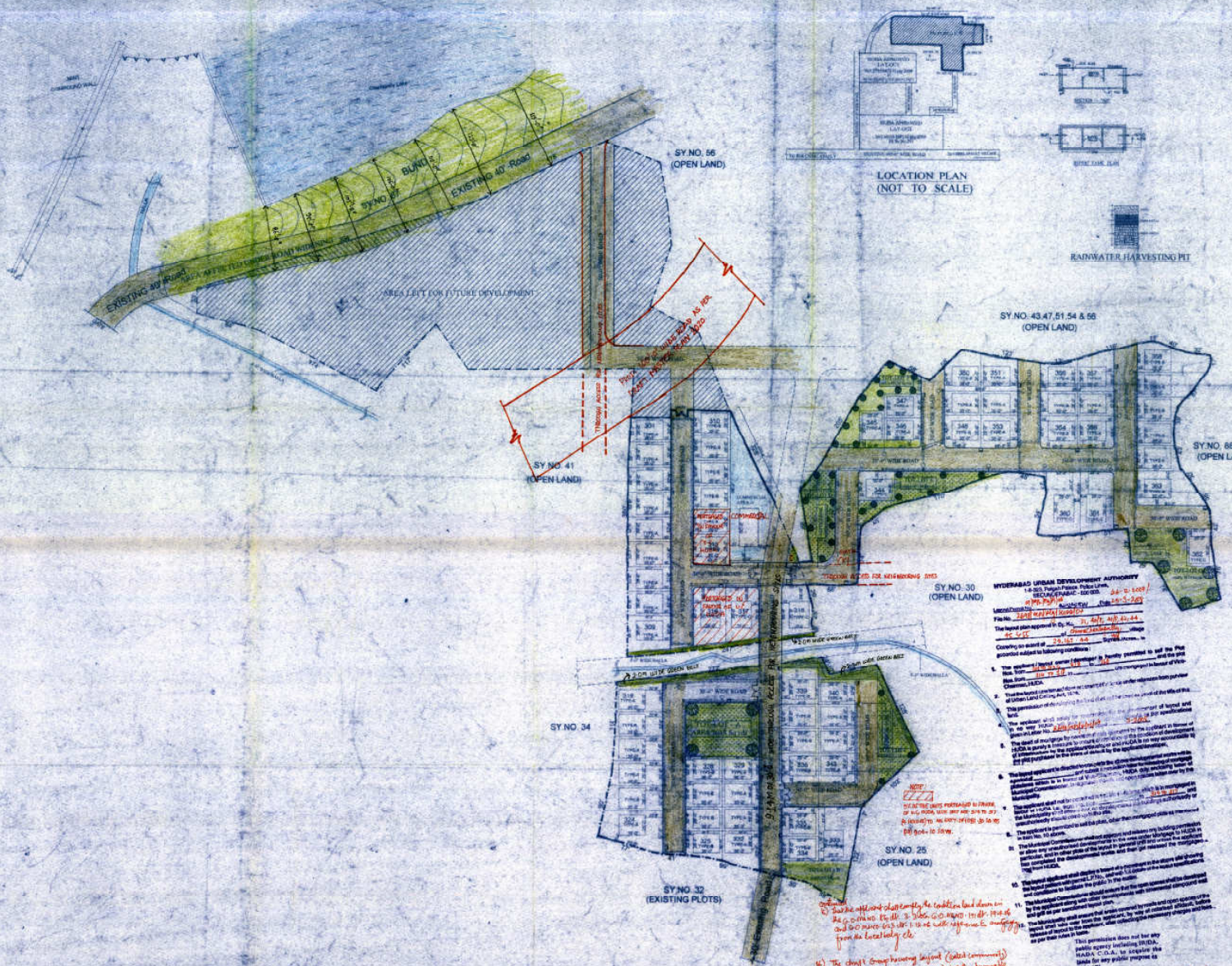
SCALE: 1:100

**OWNER'S SIGNATURE**  
 Mr. Soham Modi & Modi Homes  
 Mr. Soham Modi  
 Mr. Soham Modi

**ARCHITECT'S SIGNATURE**  
 Mr. V. S. Srinivasan  
 Mr. V. S. Srinivasan

Mr. VICE CHAIRMAN 25/10/2008  
 Hyderabad Urban Development Authority





PLAN SHOWING THE PROPOSED GROUP HOUSING LAYOUT IN SY NO. 8, 31, 40(P), 41(P), 42, 44, 45 & 55 OF CHINNA CHERLAPALLY VILAGE CHATKESAR MANDAL R.R. DIST.

BELONGS TO  
 1. M/S. MEHTA & MODI HOMES REPRESENTED BY ITS MANAGING PARTNERS MR. SOHAM MODI, S/O MR. SATISH MODI  
 2. MS. HETAL K. PARIKH, D/O MR. KRISHNA KANTH S. PARIKH  
 3. MR. PRAVESH B. PARIKH, S/O MR. BHARAT S. PARIKH  
 4. MR. PIYUSH J. PARIKH, S/O MR. JAGADISH S. PARIKH &  
 5. MRS. PATHIKA B. BHATT, W/O MR. BHASKAR K. BHATT

REFERENCE:  
 TYPE-A - EAST FACING HOUSE - 31 NOS.  
 TYPE-B - WEST FACING HOUSE - 29 NOS.  
 TYPE-C - NORTH FACING HOUSE - 07 NOS.  
 TYPE-D - SOUTH FACING HOUSE - 01 NOS.  
 TOTAL NO. OF INDEPENDENT HOUSES : 68 NOS.

REFERENCE:  
 COMPOUND WALL : ---  
 WATER HARVESTING PIT : ---  
 STREET LIGHTS : ---  
 WATER LINES : ---  
 DRAINAGE LINES : ---  
 ELECTRICAL LINES : ---  
 TRANSFORMER : ---

TOTAL NO. OF PLOTS : 68 NOS.  
 TOTAL LAYOUT AREA : 43,257.50 SQYDS  
 AREA AFFECTED UNDER ROAD WIDENING : 449.0 SQYDS  
 AREA LEFT FOR FUTURE DEVELOPMENT : 13641.06 SQYDS.  
 NET LAYOUT AREA : 29167.44 SQYDS.

TOT-LOT AREA:  
 TOT-LOT A: 760.8 Sqyds. 760.8  
 TOT-LOT B: 337.7 Sqyds. 337.7  
 TOT-LOT C: 413.07 Sqyds. 413.07  
 TOT-LOT D: 514.11 Sqyds. 514.11  
 TOT-LOT E: 497.36 Sqyds. 497.36  
 TOT-LOT F: 477.34 Sqyds. 477.34  
 TOT-LOT G: 781.8 Sqyds. 781.8  
 TOT-LOT H: 75.62 Sqyds. 75.62  
 TOTAL AREA: 3807.80 Sqyds. 3807.80



LAND USE ANALYSIS:  
 PLOTTED AREA : 15393.51 SQYDS. 52.78 %  
 ROADS AREA : 851.46 SQYDS. 29.19 %  
 TOT-LOT AREA : 3829.47 SQYDS. 13.13 %  
 TOTAL G. BELT AREA : 606.39 SQYDS. 2.07 %  
 TOTAL COMMERCIAL AREA : 823.21 SQYDS. 2.82 %  
 TOTAL AREA : 29167.44 SQYDS. 100 %

SCALE : 1" = 50'

OWNER'S SIGNATURE : \_\_\_\_\_ ARCHITECT'S SIGNATURE : \_\_\_\_\_

BY MEHTA & MODI HOMES  
 SOHAM MODI  
 CH. MEHTA  
 HANU SAGAR  
 ARCHITECTURAL ASSOCIATION  
 100/77/100  
 ADDRESS: 100/77/100  
 100/77/100  
 100/77/100

HYDERABAD URBAN DEVELOPMENT AUTHORITY  
 SY NO. 30 (OPEN LAND)  
 License No. 222/2019  
 Plan No. 222/2019  
 The land proposed in G.M. No. 222/2019  
 covering an area of 222.00 Sq. Yds. is hereby approved for the following conditions:  
 1. The applicant/owner shall be bound to sell the plot within 180 days from the date of issue of this license.  
 2. The applicant/owner shall be bound to complete the development of the plot within 180 days from the date of issue of this license.  
 3. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 4. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 5. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
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 7. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 8. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 9. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 10. The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.

NOTE:  
 1) The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 2) The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 3) The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 4) The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.

4) The layout of the proposed layout (as per the bye-laws of the UDA) is submitted for the approval of the UDA.  
 5) The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.  
 6) The applicant/owner shall be bound to pay the amount of bond and fee as per the bye-laws of the UDA.

28/5/20  
 H. S. MEHTA  
 H. S. MEHTA  
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