



HYDERABAD URBAN DEVELOPMENT AUTHORITY

**(G.H.M.C. Building) 3rd Floor,
West Marredpally, Secunderabad.**

PLANNING DEPARTMENT [Dev.Control]

Letter.No.6092/MP2/Plg/H/2007

Dated: 16-11-2007

To
**The Executive Authority,
Rampally Gram Panchayat,
Keesara Mandal,
RANGA REDDY DISTRICT.**

Sir,

Sub:- HUDA - Plg. Application for development of land in Group Housing Scheme Layout (gated community) in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R.District - Approval - Accorded - Reg.

Ref:-1. This office Lr.No.7576/MP2/HUDA/99 dated 1-5-2001.

2. Application of M/s.Modi & Modi Constructions dated: 7-3-2007.

3. This office Letter of even No. dt.30-9-2007.

4. Letter dated 27-10-2007 received from the applicant.

It is to inform that, in the reference 2nd cited, M/s.Modi & Modi Constructions have applied to HUDA for development of Group Housing Scheme Layout (Gated Community) residential / commercial / Industrial Layout in the land in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R.District to an extent of 26,602.39 Sq.Mtrs.

The above proposals submitted by the applicant(s) has been examined with the provisions of A.P.Urban Area (Dev) Act, 1975 and also in accordance with the Statutory Master Plan / Zonal Development Plans along with existing G.Os and rules and Regulations, which are inforce.

The said applicant has submitted the layout plan vide letter 4th cited duly demarcating on ground and showing the proposed road net work, plotted area and open spaces in the said land to an extent of 26,602.39 Sq.Mtrs. along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.35/MP2/Plg/H/2007, Dated: 16-11-2007 and hereby communicated subject to the following conditions:

- 1. The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos. from 1 to 12, 14 to 18, 20 to 34, 36 to 47, 49 to 54, 56 to 95, and the Plot.Nos.from Type - A - 48 & 55, Type - B - 13 & 19 and Type - C - 35 are mortgaged in favour of Vice-Chairman, HUDA.**
- 2. That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.**

Contd....2/-

3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way HUDA will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the conditions 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. In case the applicant / developer fails to develop the layout area with the infrastructure facilities as specified by HUDA the area so mortgaged in favour of HUDA shall be forfeited and also HUDA to liable to take criminal action against such applicant / developers as per provisions of A.P.U.A (D) Act, 1975.
7. The layout development work consist of road formation with Black top, providing of common septic tank drainage lines, internal water supply pipe lines, assured water supply source, providing electrical supply, lines along with street lights and avenue plantation and Water Harvesting Pits.
8. The applicant shall provide space for garbage hut, bus shelter space for electric transformer and milk booth as earmarked in the layout plan.
9. The layout applicant is directed to complete the above developmental works within a period of 3 Years and submit a requisition letter for releasing of mortgage plots / area which is in favour of Vice-Chairman, HUDA duly enclosing letter of Municipality Commissioner, in regard to roads, open spaces taken over by the Municipality.
10. The applicant shall not be permitted to sale the plots / area which is mortgaged in favour of HUDA i.e., from Plot.Nos.Type-A-48 & 55, Type-B-13 & 19 and Type-C-35 and the Municipality shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the site.
11. The applicant is permitted to sale the plots, other than mortgaged plots as mentioned in item No.10 above.
12. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
13. The Municipal Commissioner should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.
14. The Municipality shall ensure that area covered by roads and open spaced of the layout shall take over from the applicant, by way of notarized affidavit, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
15. The Municipality shall also ensure that all the open spaced shown in the layout must be developed with greenery by the applicant before it is taken over by the Municipality.

16. This permission does not bar any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
17. The applicant should submit the NOC to the Executive Authority before release of the Draft Layout, as per A.P.A.L Act, Rules 2006 notified vide G.O.Ms.No.1537, dated.19.10.2005.

Yours faithfully,
Sd/-
Vice-Chairman.

Copy to :

✓ M/s.Modi & Modi Constructions,
5-4-187/3 & 4,
M.G.Road,
Secunderabad - 5000 03.

The Dist. Registrar, R.R.District, Moosapet, Hyderabad...
for information and necessary action.

The Spl.Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

The Collector, R.R.District, 177-Khairtabad, Lakdikapool, Hyderabad.

//t.c.f.b.o//

[Handwritten Signature]
23.11.2005
Div.Admin.Officer(Plg.)