

PROCEEDINGS OF THE COMMISSIONER, KAPRA MUNICIPALITY,  
RANGA REDDY DISTRICT.

Present: Sri S. RAMANARAYANA REDDY, B.Tech.



Proc.No.G1/3650/2004,

Date: 25-10-2004

Sub:- **KAPRA MUNICIPALITY** – Town Planning – Application for development of land in Survey Nos.35, 36(P), 37(P), 38(P) and 39(P) of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District – Draft Residential layout - Accorded – Orders – Issued.

Ref:- Letter No.2755/MP2/Plg/HUDA/2004, dated 30-09-2004 from the Vice-Chairman, HUDA.

\* \* \* \* \*

**ORDER:**

Vide reference cited, the Vice-Chairman, HUDA has technically approved the Residential Draft layout in Survey Nos. 35, 36(P), 37(P), 38(P) and 39(P) of Cherlapally Village, to an extent of 6 Acres 5 guntas belonging to M/s Mehta and Modi Homes Rep. by its Managing Partner Mr. Soham Modi; is hereby released subject to the conditions as follows.

1. The applicant/layout owner/developer is hereby permitted to sale the Plot Nos. from **1 to 17** and **39 to 76** and the Plot Nos. from **18 to 38** are mortgaged in favour of the 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. The 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/Kapra Municipality will be taken up the development works.
5. The deed of mortgage by 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 the 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/developer as per provisions of A.P. Urban Areas (Dev) 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.

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8. The applicant shall provide space for garbage hut, bus shelter, space for electrical 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 "**ONE YEAR**" and submit a requisition letter for releasing of mortgage plots/area which is in favour of Vice-Chairman, HUDA duly enclosing letter of Municipal Commissioner, Kapra, in regards to roads, open space 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. Plot Nos. **18 to 38** and the Municipality shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the site.

11. The applicant is be 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 prominent place in the above site showing the layout patter with permit L.P. No. and with full details of the layout specifications and conditions to facilitate the public in the matter.

13. The Open spaces shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.

14. The applicant/layout owner shall develop the open spaces shown in the layout with greenery and ornamental compound wall with grill and hand over to Kapra Municipality along with roads through Notarized Affidavit.

15. The applicant shall ensure that all the open spaces shown in the layout must be developed with greenery.

  
For COMMISSIONER  
KAPRA MUNICIPALITY, R.R.DIST. 10/04

23/10

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To

M/s Mehta and Modi Homes  
Rep. by its Managing Partner  
Mr. Soham Modi,  
H. No.5-4-187/3&4, Soham Mansion,  
M.G. Road,  
SECUNDERABAD-500 003.

Copy to the Town Planning Officer for information.  
Copy submitted to the Vice-Chairman, HUDA, Secunderabad for favour of kind information.