

Proceeding of the Deputy Commissioner, Kapra Circle,  
Greater Hyderabad Municipal Corporation

Present: Sri S. Rama Narayana Reddy, B.Tech.,

Proc.No.BA/G1/561/2008-09

Date: 22-04-2008

Sub: GHMC – Kapra Circle – Town Planning Section – Application for development of land in Group Housing Scheme Layout (Gated Community) in Sy. Nos.31,40(P), 41(P),42,44,45 & 55 of Chinna Cherlapally (V), Ghatkesar (M) Ranga Reddy District – Approval – Accorded by HUDA – Released – Reg.

- Ref: 1. HUDA Lr.No.2698/MP2/HUDA/2007, dated:25-03-2008.  
2. Application of M/s. Mehta & Modi Homes & Others, dated:26-02-2007.  
3. This office Letter No.BA/G1/561/2008-09, dt:11-04-2008.  
4. Letter dated: 11-04-2008 received from the applicant along with enclosures.

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**ORDER:**

The HUDA approved plans for development of land with group housing scheme draft layout (Grated Community) in Nos.31,40(P), 41(P),42,44,45 & 55 of Chinna Cherlapally (V), Ghatkesar (M) Ranga Reddy District in an extent of area Ac-6.03 gts forwarded to this office are hereby released to the applicant/layout owner subject to the following conditions.

1. The applicant / layout owner / developer is here by permitted to sale the Plot.Nos. from 301 to 313, 318 to 368 and the Plot.Nos. form 314, 315, 316 & 317 are mortgaged in favour of Vice-Chairman, HUDA.
2. That the layout now issue does not exempt the lands under reference form purview of Urban Land Ceiling Act, 1976.
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 development 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. 314, 315, 316 & 317 and 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 Municipal Commissioner / Exe. Authority shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged 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.
13. 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.
14. The open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.
15. The area covered by roads and open spaced of the layout shall hand over by the applicant to the local authority by way of gift deed before release of final layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
16. All the open spaced shown in the layout must be developed with greenery by the applicant before it is handed over to the local authority.
17. The permission does not any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
18. The applicant should permit the neighbors from the though access of 30'-0" wide road as shown in the plan.
19. In future expansion area the case the applicant propose other than group housing scheme (gated community) a 40'-0" wide approach road should be form from the existing site under reference to existing 40'-0" wide C.C. Road.
20. The applicant should comply the conditions laid down in the G.O.Ms.No.86, dt.03.03.2006, G.O.Ms.NO.171, dt.19.04.2006 & G.O.Ms.No.623, dt.01.12.2006 with reference to mortgaging from the local body etc.
21. The applicant should submit the NOC from the Collector to HUDA, as per APAL Act rules 2006 Conversion for Non – Agriculture Purpose, before release of the Draft Layout Plan.
22. But the Draft Group Housing Layout (Gated Community) release as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, dt.28.02.2008 subject to outcome of final orders in W.P.No.2286 of 20008.

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Deputy Commissioner,  
Kapra Circle, GHMC.

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To  
M/s Mehta & Modi Homes & Others,  
5-4-187/3-4, IInd Floor,  
Soham Mansion, M.G. Road,  
SECUNDERABAD – 500003.