

PROCEEDINGS OF THE SPECIAL OFFICER & COMPETENT
AUTHORITY, URBAN LAND CEILING, HYDERABAD

Present: Sri K. RAM REDDY, I.A.S.

Proc.No. G/10441/76

Dated: 27-09-1993.

Sub: Urban Land (Ceiling & Regulation) Act, 1976 -
Hyderabad Urban Agglomeration - Statement
filed by M/s. Kisan Cement Pipes and Company
U/s. 6(1) of the Act - Enquiry conducted -
Orders U/s. 8(1) of the Act - Issued - Regd.

Read: 1. Statement filed by M/s. Kisan Cement Pipes
and Company.

2. Verification Report of Enquiry Officer,
dt. 25-09-1993.

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ORDER:

The declarant M/s. Kisan Cement Pipes Company has
filed statement U/s. 6(1) of the Act declaring the
following properties U/s. 6(1) of the Act.

Sl. No.	Description of the property	Location	Extent	How acquired
1.	Sy. No. 174	Mallapur, Uppal Mandal	10,421.00	Purchased through Regd. Sale Deed

The case was enquired into and based on the enquiry
report and the documents filed by the declarant, the pro-
perties held by the declarant's firm are discussed below:

1. LAND WITH INDUSTRIAL SHED AND OFFICE BUILDING BEARING
REGD. SALE DEED NO. 1883/72, DT. 30-12-1972, SITUATED AT I.D.A MALLAPURA, UPPAL MANDAL:

Enquiry reveals that, the land with Industrial shed and
Office Building was purchased by the declarant Firm through
Registered Sale Deed No. 1883/72, dt. 30-12-1972. As per Tax
Receipts of 1973, the said Factory shed and Office Buildings
were constructed prior to the commencement of the Act. The
declarant firm is a partnership firm, engaged in manufacturing
of Cement Pipes.

As per Sketch of Measurement, the details of the structures
are as mentioned below:

The total extent of the premises is : 19,424.92 Sq.Mts.
 Less Non Vacant Lands:

- 1. Water Tanks : 2,052.00 Sq.Mts.
- 2. Track for transporting finished goods 109.68 ,,
- 3. Toilets : 53.04 ,,
- 4. Well : 346.56 ,,
- 5. Overhead Water Tank : 9.00 ,,

2,570.28 : 2,570.28 Sq.Mts.

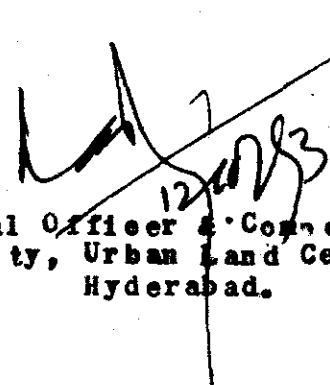
Total Ext. 16,854.64 ,,

Sl. No.	Description of the Property	Location	Total Extent Sq.Mts.	Plinth Area	Asst. Land	Protected U/s. 4(11) of the Act.	Vacant land Sq.Mts.
1.	Industrial Plot wise building & Office Room	I.D.A., Mallapur, Usal (M)	16,854.64				
	1. Office Building			40	500.00	395.40	
	2. Godown				--	107.88	
	3. Welding Room			69.44	500.00	569.00	--
	4. Assembly & Moulding of Cement Pipes shed			928.44	500.00	1428.44	--
	5. Labour Quarts.			297.50	500.00	797.50	--
	6. Labour Quarts.			148.40	500.00	648.40	--
	7. Watchman Quarts.			32.12	500.00	532.12	12,175.90
	Total:		16,854.64	1678.74	3000.00	4678.74	12,175.90

In view of the foregoing discussion the final holding of the declarant is 16,854.64 Sq.Mts. Out of which an extent ~~thirteen~~ 4,678.74 Sq.Mts. is protected U/s. 4(11) of the Act which is not a vacant land U/s. 2(q) of the Act and it cannot be taken for the purpose of computation as held in the case of Meera Gupta Vs. West Bengal. Out of 12,175.90 Sq.Mts. vacant land, an extent of 1,000.00 Sq.Mts. is allowed to U/s. 4(1) (b) of the Act. The balance vacant land 11,175.90 Sq.Mts.

is exempted under G.O.Ms.No. 733, U.C. III Revenue Dept.,
dated 31-10-1988 therefore the declarant firm M/s. Kisan
Cement Pipe Company is declared as non-surplus holder.

Draft Statement U/s. 8(1) of the Act accordingly
prepared. This order is issued subject to the provisions
of sub-section 2 of Section (6) and Section 18, 22 and 38
of the Act.


Special Officer & Competent
Authority, Urban Land Ceiling,
Hyderabad.

To: ✓

M/s. Kisan Cement Pipe Company,
I.D.A., Mallapur,
represented by P. Surendh.

Copy to Superintendent 'A' Section.