

31

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Construction of New Integrated Office Complexes at District Level with Sale Proceeds of Govt. Lands/ Buildings in Public Auction - Constitution of District Level Committee - Orders - Issued.

REVENUE (DA) DEPARTMENT

G.O.Ms.No. 293.

Dated: 31st May, 2002.

Read the following:-

1. G.O.Ms.No.730, Rev.(D.A) Deptt., Dt.21-9-1998.
2. Orders of Hon'ble High Court of A.P., Hyderabad in W.P.No.7227 of 1999 filed by Sri T. Jeevan Reddy, Karimnagar, Dated 2-3-2001.
3. G.O.Ms.No.12 Revenue (SS) Deptt., Dt.11-1-2002.
4. From the Spl.C.S. & C.C.L.A., A.P., Hyderabad, Letter No.E (P&B) 3/323/2001, Dated 19-3-2002 and even No. Dated 6-4-2002.

ORDER:

In the G.O. 1st read above, orders were issued constituting a District Level Committee for Construction of New Integrated Office Complexes at District Level with sale proceeds of Government Lands / Buildings in Public auction.

2. The Hon'ble High Court of Andhra Pradesh in W.P. No.7227 of 1999 filed by Sri T. Jeevan Reddy of Karimnagar in it's Judgment 2nd read above struck-down the orders issued by Government in G.O.Ms.No.730, Revenue (DA) Department, Dated 21-9-1998 and directed the State Government to amend the Andhra Pradesh (Telangana Area) Alienation of State Land and Land Revenue Rules, 1975 issued in G.O.Ms.No.73, Revenue (Q1) Department, Dated 20-1-1975.

3. With reference to the orders of the Hon'ble High Court in it's Judgment 2nd read above, Government in the G.O.3rd read above issued orders amending the Andhra Pradesh (Telangana Area) Alienation of State Land and Land Revenue Rules, 1975 issued in G.O.Ms.No.73 Revenue (Q1) Department, Dated 20-1-1975.

4. The Special Chief Secretary and Chief Commissioner of Land Administration, Andhra Pradesh Hyderabad in his letter 4th read above, while referring to the amendments issued in the G.O. 3rd read above has requested the Government to issue a fresh G.O., as the High Court has struck-down the G.O.Ms.No.730, Revenue (DA) Department, Dated 21-9-1998 to enable the Collectors to sell the lands in public auction and construct the Integrated Office Complexes.

5. After careful consideration of the request of the Special Chief Secretary and Chief Commissioner of Land Administration, Andhra Pradesh, Hyderabad and keeping in view of the orders of the Hon'ble High Court of Andhra Pradesh in its Judgment 2nd read above and also the orders issued in G.O. 3rd read above, Government have decided to issue fresh G.O. in place of G.O.Ms.No.730, Revenue (DA) Department, Dated 21-9-1998 on the following lines.

(P.T.O)

6. All the Collectors have been addressed in Government D.O. letter dated 4-12-1995 to see the possibility of selling valuable Government lands in public auction to avoid additional burden on the Government for construction of Government Buildings. Since several Office buildings are located at different places at the District Head-quarters, public are finding it very difficult to approach various offices, it has been felt that with the proceeds realised by the sale of Government lands / buildings in question, the Construction of Integrated Office Complexes at all District Head-Quarters, Division Head-quarters and Mandal Head-quarters could be taken up.

7. Several District Collectors have furnished their proposals and some of the Collectors in G.Os. referred in G.O.Ms.No.730, Dated 21-9-1998 have been permitted to take up Construction of Integrated Office Complexes in the Districts with sale proceeds realised through such sale of Government Lands / Buildings available at the District Level. In view of the above, powers are delegated to the District Level Committee constituted in G.O.Ms.No.446, Revenue (DA) Department, Dated 28-5-1997 to auction the Government Lands/Buildings and to sanction the construction of new buildings.

8. The Special Chief Secretary and Chief Commissioner of Land Administration, Andhra Pradesh, Hyderabad will be regularly monitoring the progress of auction of Lands/Buildings and also construction of New Buildings. The progress made in this project may be furnished to the State Level Committee for monitoring the programme.

9. The District Collectors are requested to deposit the auction amount in the Treasury as soon as the request of the Collectors are received for release of amount, Government will do so out of treasury control order.

10. The Special Chief Secretary and Chief Commissioner of Land Administration, Andhra Pradesh, Hyderabad shall take further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

C. ARJUNA RAO,
SPECIAL CHIEF SECRETARY TO GOVERNMENT.

To,
The Spl. C.S. & Chief Commissioner of Land Administration,
Andhra Pradesh, Hyderabad.
All the District Collectors.
All the Joint Collectors in the State.
All the Executive Engineers (Buildings) in the State.
The Accountant General, Andhra Pradesh, Hyderabad.
The Pay and Accounts Officer, Hyderabad.
All the District Treasury Officers in the State.
The Engineer in Chief, Roads and Buildings, Andhra Pradesh, Hyderabad.
Copy to: T.R. & B (B.I & B.II) Department.
Finance (Expr.Rev)(BG) Department.
S/F.

//FORWARDED BY ORDER//

V. N. A. Reddy
SECTION OFFICER.

By Spl. Keneugla

Grams :- "HYMETDEV"
Telephone : 27905371
27900126/127
Fax : 040-27903185



Hyderabad Urban Development Authority

1-8-323, Paigah Palace, Police Lines, Basooldura, Secunderabad - 500 003.

విజ్ఞాపన

Letter No.846/MP1/Plg./H/2005.

Dated: 14-11-2005.

To
The Principal Secretary to Government,
M.A. & U.D. Department,
Government of Andhra Pradesh,
Secretariat,
HYDERABAD.

Sir,

- Sub:- HUDA - Plg. - Change of land use in Sy.No. 176 of Nagaram (v), Keesara Mandal, R.R.Dist. from Conservation Use to Residential Use for- Payment of DC & PC by the applicant - Intimation - Reg.,
- Ref:- 1. Govt.Memo No.1933/11/98-1 MA, dt.18-6-1997.
2. D.O.Lr.No.3156/11/98-1 MA, dt.7-2-1998 of Prl.Secretary to Govt. MA & UD Department.
3. Govt.Draft Notification Memo No.18765/MAU/11/05-2 MA, Dt.13-10-2005.
4. HUDA Lr.No.846/MP1/Plg./H/2005, Dt.3-11-2005.
5. Applicants Letter dt.8-11-2005.

I invite kind attention to the Government Memo cited. This is to inform that the applicants have remitted the following amounts in favour of Vice-Chairman, HUDA through Challan in Indian Overseas Bank, Himayathnagar Branch / HUDA Extension counter, Secunderabad, which are as follows:

1. Development Charges Rs.62,727/- through Challan No.17206 Dt.8-11-2005 for 12545.29 Sq.Mtrs of land at Rs.5/- per Sq.Mtr.
2. Balance processing charges Rs.4,500/- through Challan No.17206 Dt.8-11-2005 as applicable for the range from above Ac.1.00 to Ac.5.00.

This is for kind information of the Government.

Yours faithfully,

for Vice-Chairman.

2005-11-11-09181

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

The Principal Secretary to Government
Ministry of Panchayats
Government of India
Div. Adm. Officer (P.G.)
HYDERABAD

- 1. Applications filed dt. 8-11-2005.
- 2. HUDA No. 846-M/1/P/2005 dt. 3-11-2005.
- 3. Govt. Notification No. 18763-M/AM/05-3 MA dt. 13-10-2005.
- 4. MA & UD Department.
- 5. D.O. No. 2441/98-1/MA dt. 2-10-2005 of P.A. Secretary to Govt. Ref-1. Govt. Memo No. 19331/98-1/MA dt. 18-6-1997.
- 6. D.O. dt. 10-10-1997 by the applicant - Information - Reg.
- 7. Mandat. R.R. Dist. from Conservation Dept. to Residential Use for Payment Subj. HUDA - Ptg. - Change of land use in 27/20/176 of Nagarain (V). Resera

I invite kind attention to the Government Memo cited. This is to inform that the applicants have retained the following amounts in favour of Vice-Chairman, HUDA through Challan in Indian Overseas Bank, Himmayyathnagar Branch, HUDA Extension Center, Hyderabad, which are as follows:

- 1. Development charges Rs. 63,737/- through Challan No. 17306 dt. 11-2005 for 12745.00 sq. ft. of land at H.R. - per sq. ft.
- 2. Balance processing charges Rs. 4,200/- through Challan No. 17306 dt. 8-11-2005 in application for the range from above No. 1,00 to 1,000 sq. ft.

Dt. 08.11.2005

From
N. Kiran Kumar & Others
C/o. Modi Builders,
5-4-187/3 &4,
3rd Floor, Soham Mansion,
M. G. Road,
Secunderabad – 500 003.

To
The Vice Chairman,
Hyderabad Urban Development Authority,
Paigah Palace,
Opp: Rasoolpura Police Lines,
Secunderabad – 500 003.

Dear Sir,

Sub: Payment of Development charges and balance amount of processing charges.
Ref: Your letter No. 846/MP1/H/Plg/2005 dated 03.11.2005.

Please find enclosed herewith a challan for Rs. 67,227/- (Rupees Sixty Seven Thousand Two Hundred and Twenty Seven only) paid at Indian Overseas Bank, HUDA Extension Counter, Begumpet, Hyderabad towards development charges and balance amount of processing charges for change of land use from conservation use zone to residential use zone in Sy. No. 176, Nagaram Village, Keesara Mandal, R. R. Dist.

Please send this information to Government at the earliest.

Thanking you,

Yours faithfully,


(N. Kiran Kumar)

Encl: Challan bearing No/7206/15-06 for Rs. 67,227/-

// By Registered Post //

HYDERABAD URBAN DEVELOPMENT AUTHORITY
1-8-323, Paigah Palace, Police Lines,
SECUNDERABAD - 500 003.

Lr.No. 846/MP1/Plg/HUDA/2005,

Dated: 03.11.2005.

To

Sri.N.Kiran Kumar & Others,

C/o.Modi Builders, 5-4-187/324, 3rd floor,

Soham Mansion, M.G.Road, Secunderabad - 500 003.

Sir,~~XXXXXX~~

Sub:- HUDA - PD - Change of land use in
Sy./~~XX~~Nos. 176 of Nagaram(V),

Keesara (M), R.R.District

from Conservation use zone

to Residential use zone - Payment
of DC & PC - Called for - Reg.

Ref:- Govt.Memo.No. 18765/MAU/I1/2005-2, M.A.,
dated: 13.10.2005.

In the Memo cited a (copy enclosed) the Government have issued draft variation for modification to plan in respect of the site under reference, with the intention of calling objections & suggestions from Public through Gazette Notification. In the Memo one of the conditions for modification to plan is the payment of Development and other charges to HUDA for the site under consideration. You are therefore requested to remit the following amounts in favour of the "Vice-Chairman, HUDA" by way of Demand Draft/ Banker cheque within a period of one month in Indian Overseas Bank, Himayathnagar Branch at the HUDA Extension counter in separate challan.

1. Development charges:

(a) Vacant @ Rs. 5 /-per Sqmts., .. Rs. 62,727/-
for 12545.29 Sq.Mts.,

2. Balance Processing charges .. Rs. 4,500/-

(Rupees:Sixty seven thousand two
hundred and twenty-seven Only). Rs. 67,227

If you fail to remit the above amounts within the stipulated time, the Government will be informed to close the case on account of non-payment of prescribed charges. The above charges except the processing charges are refundable without any interest in the event of Government not agreeing to the proposed modification to plan, within three weeks of the applicant making an application to HUDA for such refund enclosing an attested copy of such rejection order issued by the Government.

Yours faithfully,

for Vice Chairman.

Copy to: The Prl.Secretary to Government,
M.A. & U.D.Dept., Govt. of A.P.,
Secretariat, Hyderabad.

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

Div. Adm. Officer (Plg)

// By Registered Post //

HYDERABAD URBAN DEVELOPMENT AUTHORITY
1-8-323, Paigah Palace, Police Lines,
SECUNDERABAD - 500 003.

Lr.No. 846/MP1/Plg/HUDA/2005,

Dated: 03.11.2005.

To

Sri.N.Kiran Kumar & Others,

C/o.Modi Builders, 5-4-187/324, 3rd floor,

Soham Mansion, M.G.Road, Secunderabad - 500 003.

Sir ~~XXXXXX~~,

Sub:- HUDA - PD - Change of land use in
Sy./~~XX~~Nos. 176 of Nagaram(V),
Keesara (M), R.R.District

from Conservation use zone

to Residential use zone - Payment
of DC & PC - Called for - Reg.

Ref:- Govt.Memo.No. 18765/MAU/I1/2005-2, M.A.,
dated: 13.10.2005.

In the Memo cited a (copy enclosed) the Government have issued draft variation for modification to plan in respect of the site under reference, with the intention of calling objections & suggestions from Public through Gazette Notification. In the Memo one of the conditions for modification to plan is the payment of Development and other charges to HUDA for the site under consideration. You are therefore requested to remit the following amounts in favour of the "Vice-Chairman, HUDA" by way of Demand Draft/ Banker cheque within a period of one month in Indian Overseas Bank, Himayathnagar Branch at the HUDA Extension counter in separate challan.

1. Development charges:

(a) Vacant @ Rs. 5 /-per Sqmts., .. Rs. 62,727/-
for 12545.29 Sq.Mts.,

2. Balance Processing charges .. Rs. 4,500/-

(Rupees: Sixty seven thousand two hundred and twenty seven Only). Rs. 67,227

If you fail to remit the above amounts within the stipulated time, the Government will be informed to close the case on account of non-payment of prescribed charges. The above charges except the processing charges are refundable without any interest in the event of Government not agreeing to the proposed modification to plan, within three weeks of the applicant making an application to HUDA for such refund enclosing an attested copy of such rejection order issued by the Government.

Yours faithfully,

Sd/-

for Vice Chairman.

Copy to: The Prl. Secretary to Government,
M.A. & U.D. Dept., Govt. of A.P.,
Secretariat, Hyderabad.

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

Div. Admn. Officer (Plg)

0/C

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT.

Me mo.No.18765/MAU/L/2005 – 2 M.A.,

Dated:13.10.2005.

Sub: Hyderabad Urban Development Authority, Hyderabad – Change of land use from Conservation use zone to Residential use zone in Sy.No..176 of Nagaram Village, Keesara Mandal, Ranga Reddy District- to an extent of Acs.3.04 Gts – Draft Variation - Notification – Issued.

Ref: From the V.C., HUDA., Lr.No.846/MP1/Plg./ HUDA/ 2005 A&B, dt.18.8.2005

- o0o -

The appended notification will be published in the Extraordinary issue of Andhra Pradesh Gazette, dated :15.10.2005.

2. Specific approval of the Secretary to Government, Municipal Administration and Urban Development has been obtained for publication of notification in the Extraordinary issue of Andhra Pradesh Gazette.

**S.P.SINGH,
SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

Copy to:

The individual through the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

//Forwarded By Order//


SECTION OFFICER

HYDERABAD URBAN DEVELOPMENT AUTHORITY
Paigah Palace, Secunderabad-500 003
RECEIVED

11756 -
15 OCT 2005

INWARD CLERK

APPENDIX
NOTIFICATION

The following draft variation to the land use envisaged in the Zonal Development Plan of Moula Ali Zone of Non-Municipal area which is proposed in exercise of the powers conferred by sub-section (2) of section 12 of Andhra Pradesh Urban Area (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Area (Hyderabad) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad – 500 022.

... 2.

DRAFT VARIATION

The site in Survey No. 176 of Nagaram Village, Keesara Mandal, Ranga Reddy District to an extent of Acres 3.04 Guntas which is presently earmarked for Conservation use zone in the Notified Zonal Development Plan of Moula Ali Zone of Non-Municipal area is now proposed to be designated as Residential use zone subject to the following conditions; namely:-

1. the applicant shall pay development charges to Hyderabad Urban Development Authority as per rules in force, before issue of final orders.
2. the applicant shall pay balance processing fee to Hyderabad Urban Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. the applicant shall obtain prior permission from Hyderabad Urban Development Authority before undertaking any development in the site under reference.
5. the owners / applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
6. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
9. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
10. the change of land use shall not be used as the proof of any title of the land.
11. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
12. the Change of Land Use does not bar any public agency including Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority to acquire land for any public purpose as per Law.
13. after demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Corporation of Hyderabad / Hyderabad Urban Development Authority for building permission.
14. the applicant shall streamline the Nala before applying for development permission.

Schedule of boundaries:

- North** : Survey No.177, 180, 182 and 198 of Nagaram Village
South : Survey No. 167, 174 and 175 of Nagaram Village
East : Survey No.159 of Nagaram Village
West : Survey No.198 of Nagaram Village


SECTION OFFICER