



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**  
District Commercial Complex, Administrative 'L' - Block,  
Tarnaka, Hyderabad - 500 007.

Planning Department (Dev. Control)

Date: 11-09-2012

Letter.No.8287/MP2/Plg./H/2007

To  
The Principal Secretary to Government,  
MA & UD Department,  
Government of A.P.  
A.P. Secretariat,  
HYDERABAD.

Sir,

Sub:- HMDA - Plg.dept.- Approach Road from M/s. Sun Rise Homes Ltd.  
Layout in Sy.No.106 and 107 of Upperpally Village, Rajendranagar  
Mandal, Ranga Reddy District - Information furnished - Reg.

- Ref:-1. Letters dt.20-10-2010 and 3-1-2011 of Sri. K. Kishanji.  
2. This office letter dt.31-03-2011 addressed to Sri. K. Kishanji.  
3. Your letter dt.6-4-2011 (endorsed by Chief Minister, Peshi  
No.4436/Gen/GP, dt.19-4-2011).  
4. This office letter of even No. dt.23-05-2011 addressed to Sri. K. Kishanji  
and copy marked to Principal Secretary to Govt. MA & UD Dept. and  
copy marked to Personal Secretary to C.M. Govt. of A.P.  
5. Govt. lr.No.13019/L/2011-1, dt.9-6-2011.  
6. Letters dt.19-06-2011, 8-7-2011 and 18-7-2011 of Sri. K. Kishanji.  
7. This office letter of even No. dt.23-07-2011 addressed to the Additional  
Director, MA & UD Department.  
8. Government letter No.503/M1/2012, dt.11-1-2012.  
9. Government letter No.32809/M1/2011, dt.12-01-2012.  
10. Government letter No.503/M1/2012, dt.3-4-2012.  
11. This office letter of even No. dt.15-06-2012 addressed to the M/s. Sunrise  
Home Pvt. Ltd. and copy marked to Additional Director, MA & UD  
Department.  
12. This office letter of even No. dt.22-06-2012 addressed to the Govt.  
13. Government letter No.503/M1/2012, dt.1-8-2012 received from the  
Additional Director, MA & UD Department.

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1. Kind attention is invited to the subject and reference cited.
2. Through the reference 7<sup>th</sup> cited, remarks were sent to the Government and also requested the GHMC to take up the issue of applicant regarding approach road to his site. Copy of the letter enclosed.
3. M/s. Sunrise Home Pvt. Ltd. were instructed to provide the peripheral road and as per regulations and to submit the compliance report to HMDA on or before 30-06-2012. The copy of the same letter was issued to Sri. K. Kishanji on 16-06-2012. (copy of the letter is enclosed for reference).


P.T.O.

4. In response to this office letter dt.15-6-2012 in the reference 10<sup>th</sup> cited, M/s. Sunrise Home has submitted their facts vide letter dt.29-06-2012 stating that they have been accorded Gated Community Layout Permission from HMDA vide letter No.8287/MP2/Plg/H/2007 dt.12-5-2008 and in the stipulated conditions it is mentioned that the providing of a periphery road within the land of the layout on any site was not apply if there in existing abutting connecting road for ingress and egress of the neighbours lands. In this case there are existing roads adjoining to this Group Housing Scheme site.
  5. Further, the applicant has enclosed a letter from the Deputy Collector and Tahsildar stating that the pattadar's land in Sy.No.106 and 107 are having sufficient access to their land from two directions vide letter No.B/1107/2008, dt.10-06-2008 (copy of the letter enclosed).
  6. With reference to 13<sup>th</sup> citec, it is to submit that the draft group housing layout approved subject to condition to complete all developmental works within a period of 3 years. But, the applicant has not completed the development works within stipulated time and applied for extension of time. In this regard, applicant has been informed to pay an amount of Rs.28,07,057=00, but the applicant has not paid the extension charges, till today.
  7. Regarding revalidation charges calculated as per the section 21 of HMDA Act, where as the individual is requesting the charges to be calculated as per old rates. It is not agreed by this office due to the individual has applied for revalidation charges on 15-10-2011 where already HMDA Act was in action.
  8. As per rule No.10-10(b) residential enclaves would be permitted only in those sites that give a through access of minimum 9 meters wide peripheral road for the neighboring plots or lands that are located in the interior. They would be governed by good design standards and not impinging on or over all accessibility and circulation network of the area. The above provision thus does not warrant access to a particular site but facilities access to interior areas. Therefore the contention of the petitioners is incorrect in view the position at para 4, 5 and 8 above.
  9. Therefore, it is requested GHMC may take further action regarding approach to the neighboring individual lands / sites as per the said rules position.
  10. The above facts are submitted to the Government for information and taking necessary action in the matter.
- Encl:-1. Copy of Group Housing Scheme approved.  
2. Copy of Dy. Collector, letter.

Yours faithfully,  
Sd/-  
Metropolitan Commissioner

Copy to the Commissioner,  
GHMC, Tank Bund, Hyderabad.

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

  
Administrative Officer(Plg).



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,  
Tarnaka, Hyderabad -500007.

**Lr. No. 554/Plg/HMDA/2014**

**Date: 02-08-2014**

To  
The Commissioner,  
Greater Hyderabad Municipal Corporation,  
CC Complex Tank Bund Road,  
Lower Tank Bund, Hyderabad: 500029.

Respected Sir,

Sub: HMDA - Planning Dept. – Construction of compound wall blocking the access to neighboring lands in the final layout (with open plots) of Ashok Vihar Enclave II for necessary action – Reg.

Ref: 1) Memo No. 2921 / M1 / 2012 Dt. 30.06.2014.  
2) Lr.No.G-384/GHMC/C6/SZ/2011-12/3169, Dt. 01.12.2011

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With reference to the subject and in persuasion of the Government instructions vide ref. 1<sup>st</sup> cited, the road blockages are examined in detail by HMDA and during the course of inspection by APO, HMDA it is observed that the Developer / Society of Ashok Vihar Enclave II, bearing Sy. No. 13, 14, 15, 16P, 16AA, 17A, 17EE (P), 18A, 18AA, 19, 23(P) and 30(P) Sog Bowli, Sy. No. 76(P) and 77(P) in Upperpally (V) Rajendernagar (M), R.R. Dist has constructed compound wall on 30'0" wide layout road on North-Eastern side (between plot No. 38 and open space "B") of the final layout issued vide file No.6786/MP2/HUDA/92.

In this regard, you are hereby requested to pass instructions to concerned to demolish the above mentioned Compound wall which is obstructing the thoroughfare so as to provide access to the neighboring lands.

Yours faithfully,

Sd/-

for Metropolitan Commissioner  
CPO/Director (Plg) - I

Copy to:

The Deputy Commissioner, Rajendernagar circle for taking immediate necessary action

The CCP, GHMC

The Zonal Commissioner, GHMC.

The Principal Secretary to Government for favour of information

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

02/08/14  
Planning Officer (NS)

