

o/c

GREENWOOD ESTATES

5-4-187/3&4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040 -66 33 5551/2/3

Dt. 13.11.2014 .

To
The Special Grade Deputy Collector &
Revenue Divisional Officer,
Malkajgiri Division,
Ranga Reddy District.

Dear Sir,

Sub: Explanation to the notice (Annexure-D) land conversion from Agriculture to Non- Agriculture purpose - Sy. Nos.202 to 206, Kowkur Village, Malkajgiri Mandal - Explanation – Reg.

Ref: Your notice (Annexure –D) No. L/1555/2013 -1 dated 04.10.2014.

We are in receipt of the above referred notice (Annexure –D) on 5th November 2014 and in this regard, we have to state the following few lines.

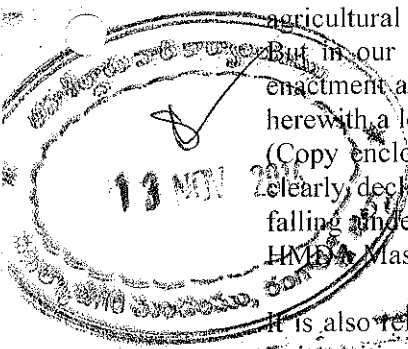
Please note that we have received similar notices from the revenue department on earlier occasions. Our stand in this matter remains unchanged. The operative part of our reply was;

“ It is not true to state that we have put the above said land to Non-agricultural purpose without obtaining permission under section 3 of the A.P. Agricultural Land (Conversion for Non-Agricultural purpose) Act, 2006.

It is relevant to submit here that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force from 02-01-2006 and said the land was converted from Agricultural use zone to Non-Agricultural use even before 2006. Please note that in case the land was under agricultural use as on 02.01.2006 then only the question of payment of conversion fee will arise.

But in our case the land was already earmarked for residential use zone prior to the date of enactment and as such there is no requirement of payment of conversion fee. We have enclosed herewith a letter issued by HMDA vide letter No.110/P5/RTI/Plg/HMDA/2013 dated 04.07.2013 (Copy enclosed) wherein Metropolitan Commissioner and Planning Officer of the HMDA has clearly declared that the Survey Nos. 202 to 206 of Kawkur Village, Malkajgiri Mandal were falling under the residential zone even before 2004 -2006 and they were notified under the HMDA Master Plan, Shamirpet Zone vide G.O.Ms. No. 391 (M.A) dated 23.06.1980.

It is also relevant to submit that the Hon'ble High Court has considered the issue in a batch of writ petitions in W.P No.26688 of 2007 and batch it is clearly held that “ incase the land was already put to residential or other use, much before the said Act come into force, a permission under it cannot be insisted. If the petitioners are able to prove that the land has been put to non-agricultural use much before the Act came into force, they can not be required to obtain permission under that Act”. In our case the land was earmarked as residential use zone before the date of enactment and as such also there is absolutely no necessity of paying any conversion fee from agricultural to non-agricultural purpose. Thus, the firm is not liable to pay any conversion fees”.



OFFICE OF THE
SPL. GRADE DEPUTY COLLECTOR &
REVENUE DIVISIONAL OFFICER
13 NOV 2014
MALKAJGIRI DIVISION
R.R. DIST.

GREENWOOD ESTATES

5-4-187/3&4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040 -66 33 5551/2/3

-2-

You are therefore requested to consider the above explanation and withdraw your notice (Annexure-D) in this regard.

Thanking you,

Yours faithfully,
For Greenwood Estates,


(Soham Modi)
Managing Partner.

- Encl:** 1. Land use certificate issued by HMDA.
2. Hon'ble High Court Order.
3. Your notice No. C1/1804/31/2009 dated 27.09.2010
4. Our reply dated 23.10.2010
5. Your notice No.C1/1850/2012 dated 17.03.2012
6. Our reply dated 19.03.2012
7. Your notice No. C1/1850/2012 dated 17.03.2012
8. Our reply dated. 27.07.2012
9. Your notice No. C1/1850/2012 dated 15.04.2013
10. Our reply dated 23.04.2013
11. Your Memo No. C1/1960/2013 dated 01.05.2013
12. Our reply dated 24.07.2013.

C.C to The Tahsildar, Malkzgiri Mandal.

ANNEXURE-D

NOTICE

[See Rule 8]

Office of the
Special Grade Deputy Collector &
Revenue Divisional Officer,
Malkajgiri Division, R.R. Dist.

FileNo.L/1555/2013-1

Dated: 04/10/2014.

Sub:- Regular Land Conversion from Agriculture to Non-Agriculture purpose - Levy of Penalty - Show Cause Notice - Issued.

Ref:- 1. Superintendent of Police, Regional Vigilance & Enforcement, Hyderabad. Rc.No.607/RV&EO-HR/Dev.Wing/2009 dated:-12.09.2014
2. Tahsildar Malkajgiri Mandal Lr.No.B/1129/2014 dt:-29.09.2014

* * *

It is noticed that the agricultural land in Sy.No's.202, 203, 204, 205 & 206/P total Extent Ac. 6-00 gts situated at Kowkooor village of Malkajgiri Mandal, Ranga Reddy District has been put to Non-Agricultural purpose without obtaining any permission as required U/s.3 of the Andhra Pradesh Agricultural Land (Conversion of Non-Agricultural Purposes) Act, 2006.

As per section 6 (1) of the said Act, it shall be deemed that the above said lands have been converted into Non-Agricultural purpose and it is liable to be imposed a fine of 50% in addition to the regular conversion fee.

The basic value of this land on the date of detection of conversion of land to Non -Agriculture use is Rs.4,000/-Per Sq.yards. The conversion fee for Ac.6-00 gts at rate of 5% and the 50% of it as penalty works out to Rs.87,12,000/-

Therefore, M/s Mod Properties & Investments Pvt Ltd., Kowkooor village, Malkajgiri Mandal is requested to show cause why the penalty along with the conversion fee as stated in Para (2) above should not be imposed within fifteen (15) days of receipt of the notice failing which, it is deemed that the petitioner has no explanation to offer and the penalty and conversion fee will be levied as per the provisions of the said Act and the rules made there under.

Spl.Gr.Dy. Collector &
Revenue Divisional Officer,
Malkajgiri Division, R.R. Dist.

To
M/s. Mod Properties & Investments Pvt Ltd., Kowkooor village,
Malkajgiri Mandal

(Through the Tahsildar, Malkajgiri Mandal for service and return the served copy).

Copy submitted to the District Collector, Ranga Reddy District for kind information.

Copy to the Superintendent of Police, Regional Vigilance & Enforcement, Hyderabad for kind information.

o/c

GREENWOOD ESTATES

5-4-187/3&4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040 -66 33 5551/2/3

Dt. 24.07.2013

To
The Revenue Divisional Officer,
Chevella Division,
Ranga Reddy District.

Sir,

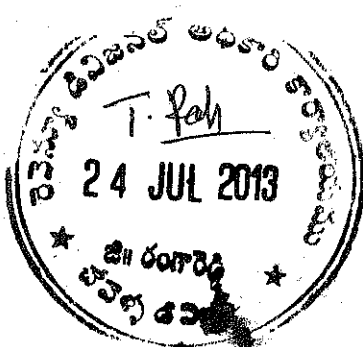
Sub: Notice regarding conversion of Agricultural Land to Non- Agricultural Land – Sy. Nos.202 to 206, Kowkur Village, Malkajgiri Mandal – Explanation – Reg.

Ref: Your memo No.C1/1960/2013, dated 01.05.2013.

We are in receipt of your Memo referred above and in this regard, we have to state the following few lines.

We have to state that the payment of Non-Agricultural Land Tax prior to the commencement of the Andhra Pradesh Agricultural Land Conversion into Non-Agricultural Land Act, 2006 (the Act) is not the issue in your earlier notices. The only issue that was raised in the earlier notices was regarding conversion of the agricultural land in survey Nos.202 to 206, admeasuring Ac.6-05 gts in Kowkur Village, Malkajgiri Mandal and payment of 10% fee as per the Act for the said conversion.

In this regard, we have earlier clearly mentioned in our replies dated 23.10.2010, 19.03.2012, 27.07.2012 and 23.04.2013 that the land was converted/reserved for residential purposes even before 2006 into Residential use Zone and as such the provisions of the Act do not apply to the land in question. As per the Judgment rendered by the Hon'ble High Court of Andhra Pradesh in W.P.No.26688 of 2007 and batch, wherein it was clearly declared that any person who is in possession of the land, which has already been earmarked for residential purpose by the date of commencement of the Act by the HMDA (formerly HUDA) is not required to pay any conversion fee under the 2006 Act. Thus, we have clearly provided all the material to you stating that the land in question is already earmarked for residential use by the HMDA and as such there is no requirement of payment of any conversion fee as per 2006 Act.



GREENWOOD ESTATES

5-4-187/3&4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040 -66 33 5551/2/3

-2-

In this regard, it is submitted that your Memo also states that there are no details as to when the land use has been changed as the HMDA Certificate produced by us is of the year 2006. To clear any doubts, we are herewith enclosing a letter issued by HMDA in letter No.110/P5/RTI/Plg/HMDA/2013 dated 04.07.2013 wherein the Metropolitan Commissioner and Planning Officer of the HMDA has clearly declared that the survey Nos.202 to 206 of Kowkur Village, Malkajgiri Mandal were falling under the Residential Zone even before 2004-2006 and they were notified under the HMDA Master Plan, Shameerpet Zone, vide G.O.Ms.No.391 (MA), dated 23.06.1980. Thus, there is no ambiguity regarding the aspect of the point of time at which the subject lands were declared as Residential Zone. Further, the Judgment of the Hon'ble high Court referred above very clearly states that any person who is in possession of the land which is put to residential use by the HMDA prior to 2006 is not liable to pay any conversion fee under the Act. A copy of the said judgement and the letter of the HMDA referred above are enclosed herewith for your perusal.

It is further submitted that prior to that, the land owners were using the land for agricultural purposes and as such, there is no requirement of payment of any NALA fee under the earlier Act. Thus, the Memo and earlier notices are totally unnecessary and unwarranted. Your Office is required to withdraw the said notice and drop all further proceedings in this regard keeping in view the explanation submitted.

Thanking you,

Yours faithfully,
For Greenwood Estates,



(Senam Modi)

Encl: As above.

Government of Andhra Pradesh
Revenue Department



Office of the
Revenue Divisional Officer
Chevella Division, RR. Dist

No.C1 / 1960 / 2013

Dated: 01 /05/2013.

MEMO

Sub:- Conversion of Land - Malkajgiri Mandal - Kowkur Village
Sy.No. 202 to 206 - Conversion of Agriculture Land to Non-
Agriculture Land - Notice issued - Explanation Submitted
Regarding.

Ref:- 1)This office Notice No.C1/850/2012, dt. 17.3.2012.
2)Explanation of Greenwood Estates, dt. 19.3.2012.
3)Explanation of Greenwood Estates, dt.17.4.2013.
4)Representation of Greenwood Estates, dt. 23.4.2013.


M/s. Greenwood Estates Company situated at Secunderabad is hereby informed that your plea in accordance with the Act and as per the Hon'ble High court orders in WP.No.26688/2007 has been verified and found that there is no evidence/proof that the non-agricultural tax has been paid prior to the commencement of the Land Conversion Act, 2006 or not, for the lands bearing Sy.No.198, 202, 203, 204, 205 & 206 of Kowkur village of Malkajgiri Mandal. Moreover there is no details as to when the land use has been changed, as the HUDA certificate produced is in the year 2006.

Therefore you are informed to produce the proof of NALA payment particulars earlier i.e., prior to commencement of Act.

Sd/-
Revenue Divisional Officer
Chevella Division, RR. Dist

To
M/s.Greewood Estates
#5-4-187/3 & 4, II Floor, Soham Mansion, M.G.Road, SECunderabad-500 003.

//Attested//


Divisional Administrative Officer
Chevella Division, RR. Dist

o/c

GREENWOOD ESTATES

Shop No.1, 2 & 3, Ground Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003.

Dt 23.04.2013

To,
The Special Grade Deputy Collector and
Revenue Divisional Officer,
Chevella Division,
Ranga Reddy District.

Sir,

Sub :- Explanation to your two notices.

- Ref :-**
- 1. Your notice (Annexure-D) No.C1/1804/31/2009 dated 27.09.2010.**
 - 2. Our reply dated 23.10.2010.**
 - 3. Your notice (Annexure-D) No.C1/850/2012 dated 17.03.2012.**
 - 4. Our reply dated 19.03.2012**
 - 5. Your notice (Annexure-D) No.C1/850/2012 dated -02-2012.**
 - 6. Our explanation dated 27.07.2012.**
 - 7. Your notices (Annexure-D) No.C1/850/2012 dated 15.04.2013 & 17.04.2013.**

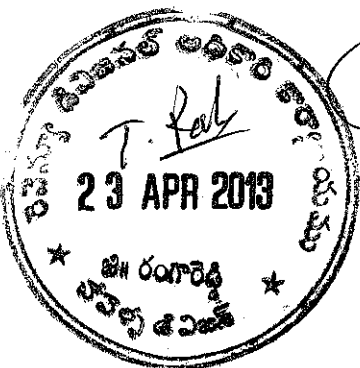
Your Revenue Inspector has served the above said two notices at our site on 15.04.2013 and 17.04.2013 and asked us to pay NALA conversion fee. Earlier also you have served the same notices and we have given replies to them but we have not received any reply from you for our replies given to your earlier notices. The following is our explanation to the above said two notices of reference No.7.

Greenwood Estates is the owner of Ac. 3-00 gts (14,520 Sq.yds) of land and the balance Ac.3-05 gts (15,125 Sq.yds) is owned by K. Bhaskar & others in total admeasuring Ac. 6-05 gts (29,645 Sq.yds) in Sy.Nos.202 to 206 situated at Kawkur Village, Malkazgiri Mandal, Secunderabad, Ranga Reddy District.

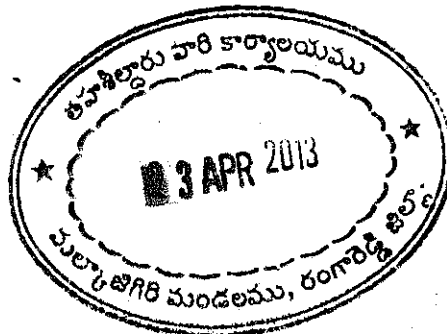
Out of the total land of Ac-6-05 gts (29,645 Sq.yds) an area Ac. 0-26.19 gts (3,169 Sq.yds) of land was effected in greenbelt and the balance land of Ac. 2-27 gts (12,949 Sq.yds) of land owned by Greenwood Estates and 2-31 ¾ gts (13,527 Sq.yds) of land owned by K. Bhaskar & others.

Please note that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force from 02-01-2006 and prior to that date itself the land was earmarked for residential use and not agricultural use as per the provision of the HUDA Master plan and as such there is no conversion from agricultural to non-agricultural use as it is already earmarked for residential purpose.

Please note that in case the land was under agricultural use as on 02.01.2006 then only the question of payment of conversion fee will arise. But in our case the land was earmarked for residential use zone as on 02.01.2006 and as such there is no requirement of payment of conversion fees i.e., from agricultural use to Non-agricultural use.



[Handwritten signature]



GREENWOOD ESTATES

Shop No. 1, 2 & 3, Ground Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003.

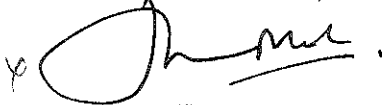
-2-

It is also relevant to submit that the Hon'ble High Court has considered this issue in a batch of writ petitions in W.P No.26688 of 2007 and batch it is clearly held that there is no requirement of payment of any conversion fee in respect of lands which are earmarked for non-agricultural use even by the date of the enactment. In our case the land was earmarked as residential use zone before the date of enactment (Copy of HUDA Letter No. 4735-LU/P5/HMDA/2006 dated 13.04.2006 is enclosed) and as such also there is absolutely no necessity of paying any conversion fee from agricultural to non-agricultural purpose. Thus neither Greenwood Estates nor K. Bhaskar and others is liable to pay any conversion fees.

You are therefore requested to consider the above explanation and withdraw the above referred two notices in this regard.

Thanking you,

Yours Sincerely,
For Greenwood Estates,



(Soham Modi)
Managing Partner.

Encl: 1. HUDA Land use certificate
2. Hon'ble High Court Judgement Copy

CC to: The Tahsildhar, Malkazgiri Mandal, Secunderabad.

GOVERNMENT OF ANDHRA PRADESH
REVENUE DEPARTMENT

Office of the
Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

No. C1/850/2012

17-04-2013
Date: -10-2012

NOTICE


Sub:- Land Conversion – Conversion of land for Non-Agriculture purpose
without obtaining permission of the competent authority – Levy of
Penalty – Show Cause Notice Issued – Reg.

Ref:- Instructions of the District Collector, R.R. District.

It has come to the notice of the undersigned that the agricultural land in Sy.No/Plot
No. 202, 203, 204, 205. Extent Ac/Sq. Yds 6.00., situated in Kowkooor.
Village, Malkajgiri. Mandal, Ranga Reddy District has been converted to
Non-Agricultural purpose without obtaining any prior permission as required U/s 3 of the
Andhra Pradesh Land (Conversion of Non-Agricultural Purpose) Act, 2006.

As per section 3 (1) of the said Act, it shall be deemed that the above said lands has
been converted into Non-Agricultural purpose and you are liable to pay a penalty of 50 %
in addition to the regular conversion fee where it is proposed to hold an enquiry.

Hence you are directed to produce all the relevant documents for showing your
flow of title for the said land for assess the conversion fee within (15) days from the date
of receipt of this notice. Failing which it will be deemed that they have no explanation and
conversion fee and penalty will be levied as per provisions of the said act and rule made
there under.


Revenue Divisional Officer
Chevella Division, R. R. Dist.

To

Green wood, Kowkooor.

Copy to the DC / Tahsildar, Tahsildar Malkajgiri. Mandal for service and to
return the served copy urgently.

GOVERNMENT OF ANDHRA PRADESH
REVENUE DEPARTMENT

Office of the
Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

No. C1/850/2012

Date: ¹⁵⁻⁰⁴⁻²⁰¹³
~~10-2012~~

NOTICE

Sub:- Land Conversion – Conversion of land for Non-Agriculture purpose without obtaining permission of the competent authority – Levy of Penalty – Show Cause Notice Issued – Reg.


Ref:- Instructions of the District Collector, RR District.

* * *

It has come to the notice of the undersigned that the agricultural land in Sy.No/Plot No. 202 to 206 Extent Ac/Sq.Yds 6.00, situated in Kowkoor Village, Malkajgiri Mandal, Ranga Reddy District has been converted to Non-Agricultural purpose without obtaining any prior permission as required U/s 3 of the Andhra Pradesh Land (Conversion of Non-Agricultural Purpose) Act, 2006.

As per section 8 (1) of the said Act, it shall be deemed that the above said lands has been converted into Non-Agricultural purpose and you are liable to pay a penalty of 50 % in addition to the regular conversion fee where it is proposed to hold an enquiry.

Hence you are directed to produce all the relevant documents for showing your flow of title for the said land for assess the conversion fee within (15) days from the date of receipt of this notice. Failing which it will be deemed that they have no explanation and conversion fee and penalty will be levied as per provisions of the said act and rule made there under.


Revenue Divisional Officer
Chevella Division, R. R. Dist.

To

Greenwood Estates, Kowkoor.

Copy to the DC / Tahsildar, Tahsildar Malkajgiri Mandal for service and to return the served copy urgently.

o/c

GREENWOOD ESTATES

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

Dt 27.07.2012

To
The Special Grade Deputy Collector and
Revenue Divisional Officer,
Chevella Division,
Ranga Reddy District.

Sir,

Sub :- Explanation to your notice Annexure - D – Reg.
Ref :- Your notice No.CI/850/2012 dt. -02-2012

We have received the above refereed notice on 27.07.2012 and the following is our explanation.

We are constructing residential apartments in the land admeasuring Ac.6-05 gts in Sy.Nos.202 to 206 in Kowkur village, Malkajgiri Mandal, Ranga Reddy District. It is not true to state that we have converted the land to Non-agricultural purpose without obtaining permission under section 3 of the A.P. Land (Conversion for Non- Agricultural purpose) Act, 2006.

It is relevant to submit here that as per the land use information certificate issued by the HUDA on 13.04.2006 in Sy. Nos. 198, 202, 203, 204, 205 and 206 of kowkur village, Malkajgiri Mandal, Ranga Reddy District were earmarked for residential purpose even by that date under the provisions of the Master plan. Thus by that date itself the land is converted to residential purpose. It is also relevant to submit here that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force on 02-01-2006 and by that date itself the land is earmarked for residential purpose as per the provision of the HUDA Master plan and as such there is no requirement of any payment of conversion fees which is imposed by you.

It is also relevant to submit that the Hon'ble High Court has considered the issue in a batch of writ petitions in W.P No.26688 of 2007 and batch and it is clearly held that there is no requirement of payment of any conversion fee in respect of lands which are earmarked for residential purpose even by the date of the enactment. Thus, the company is not liable to pay the conversion fees. A copy of the judgment of Hon'ble High court is herewith enclosed.

You are therefore requested to consider the above explanation and withdraw the above referred notice/demand and drop all further action in this regard.

Thanking you,

Yours Sincerely,
For Greenwood Estates,


(Soham Modi)

Encl: HUDA Land use certificate
Hon'ble High Court Judgement Copy

C.C to Tahsildhar, Malkazgiri.



o/c

GREENWOOD ESTATES

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

Dt 27.07.2012

To
The Special Grade Deputy Collector and
Revenue Divisional Officer,
Chevella Division,
Ranga Reddy District.

Sir,

Sub :- Explanation to your notice Annexure - D - Reg.
Ref :- Your notice No.CI/850/2012 dt. -02-2012

We have received the above refereed notice on 27.07.2012 and the following is our explanation.

We are constructing residential apartments in the land admeasuring Ac.6-05 gts in Sy.Nos.202 to 206 in Kowkur village, Malkajgiri Mandal, Ranga Reddy District. It is not true to state that we have converted the land to Non-agricultural purpose without obtaining permission under section 3 of the A.P. Land (Conversion for Non- Agricultural purpose) Act, 2006.

It is relevant to submit here that as per the land use information certificate issued by the HUDA on 13.04.2006 in Sy. Nos. 198, 202, 203, 204, 205 and 206 of kowkur village, Malkajgiri Mandal, Ranga Reddy District were earmarked for residential purpose even by that date under the provisions of the Master plan. Thus by that date itself the land is converted to residential purpose. It is also relevant to submit here that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force on 02-01-2006 and by that date itself the land is earmarked for residential purpose as per the provision of the HUDA Master plan and as such there is no requirement of any payment of conversion fees which is imposed by you.

It is also relevant to submit that the Hon'ble High Court has considered the issue in a batch of writ petitions in W.P No.26688 of 2007 and batch and it is clearly held that there is no requirement of payment of any conversion fee in respect of lands which are earmarked for residential purpose even by the date of the enactment. Thus, the company is not liable to pay the conversion fees. A copy of the judgment of Hon'ble High court is herewith enclosed.

You are therefore requested to consider the above explanation and withdraw the above referred notice/demand and drop all further action in this regard.

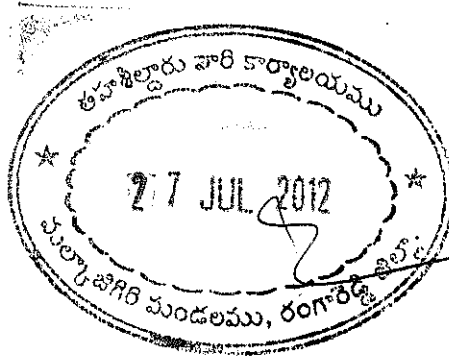
Thanking you,

Yours Sincerely,
For Greenwood Estates,


(Soham Modi)

Encl: HUDA Land use certificate
Hon'ble High Court Judgement Copy

C.C to Tahsildhar, Malkazgiri.



Office of the
Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

No. C1/850/2012

Date: -02-2012

NOTICE

ANNEXURE - D

[See Rule 8]

Sub:- Land Conversion - Conversion of land for Non-Agriculture purpose without obtaining permission of the competent authority - Levy of Penalty - Show Cause Notice Issued - Reg.

&&&&


It has come to the notice of the undersigned that the agricultural land in Sy.No. ^{202, 203, 204, 205} Extent Ac. 6.00 Acres/Sq. Yds, situated in Kowkue Village, Malkajgiri Mandal, Ranga Reddy District has been converted to Non-Agricultural purpose without obtaining any permission as required U/s 3 of the Andhra Pradesh Land (Conversion of Non-Agricultural Purpose) Act, 2006.

As per section 8 (1) of the said Act, it shall be deemed that the above said lands has been converted into Non-Agricultural purpose and you are liable to pay a penalty of 50 % in addition to the regular conversion fee.

The basic value of this land on the date of detection of conversion of land to Non-Agriculture use is Rs. 3000/- per Acre/Sq. Yard. The conversion fee for Ac. 6.00 Acres/ Sq. Yards. @ 10 % per Sq. Yard is Rs. 540000. The 50 % penalty works out of Rs. 270000. The total fee payable Rs. 810000/-

Therefore, Green wood, Kowkue
Owner / Occupant is requested to show cause

why the penalty along with the conversion fee as stated above should not be imposed, within fifteen (15) days from the date of receipt of this notice, failing which, it will be deemed that you have no explanation to offer and the penalty and conversion fee will be levied as per the provisions of the said Act and rules made there under.


Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

To Green wood, Kowkue Village, Malkajgiri Mandal

Copy submitted to the District Collector, Ranga Reddy District for favour of kind information.

Copy to the DEPTahsildar, Malkajgiri Mandal for service and to return the served copy urgently.

a/c

GREENWOOD ESTATES

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

Dt 19.03.2012

To
The Special Grade Deputy Collector and
Revenue Divisional Officer,
Chevela Division,
Ranga Reddy District.

Sir,

Sub :- Explanation to your notice Annexure - D - Reg.
Ref :- Your notice No.CI/850/2012, dated 17-03-2012.

We have received the above referred notice on 17.03.2012 and the following is our explanation.

We are constructing residential apartments in the land admeasuring Ac.6-05 gts in Sy.Nos.202 to 206 in Kowkur village, Malkajgiri Mandal, Ranga Reddy District. It is not true to state that we have converted the land to Non-agricultural purpose without obtaining permission under section 3 of the A.P. Land (Conversion for Non- Agricultural purpose) Act, 2006.

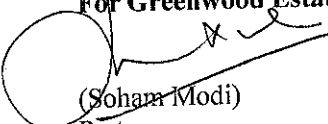
It is relevant to submit here that as per the land use information certificate issued by the HUDA on 13.04.2006 in Sy. Nos. 198, 202, 203, 204, 205 and 206 of kowkur village, Malkajgiri Mandal, Ranga Reddy District were earmarked for residential purpose even by that date under the provisions of the Master plan. Thus by that date itself the land is converted to residential purpose. It is also relevant to submit here that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force on 02-01-2006 and by that date itself the land is earmarked for residential purpose as per the provision of the HUDA Master plan and as such there is no requirement of any payment of conversion fees which is imposed by you.

It is also relevant to submit that the Hon'ble High Court has considered the issue in a batch of writ petitions in W.P No.26688 of 2007 and batch and it is clearly held that there is no requirement of payment of any conversion fee in respect of lands which are earmarked for residential purpose even by the date of the enactment. Thus, the company is not liable to pay the conversion fees. A copy of the judgment of Hon'ble High court is herewith enclosed.

You are therefore requested to consider the above explanation and withdraw the above referred notice/demand and drop all further action in this regard.

Thanking you,

Yours Sincerely,
For Greenwood Estates,


(Soham Modi)
Partner

Encl: HUDA Land use certificate
Hon'ble High Court Judgement Copy

C.C to Tahsildhar, Malkajgiri.



GREENWOOD ESTATES

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

Dt 19.03.2012

To
The Special Grade Deputy Collector and
Revenue Divisional Officer,
Chevella Division,
Ranga Reddy District.

Sir,

Sub :- Explanation to your notice Annexure - D – Reg.
Ref :- Your notice No.CI/850/2012, dated 17-03-2012.

We have received the above refereed notice on 17.03.2012 and the following is our explanation.

We are constructing residential apartments in the land admeasuring Ac.6-05 gts in Sy.Nos.202 to 206 in Kowkur village, Malkajgiri Mandal, Ranga Reddy District. It is not true to state that we have converted the land to Non-agricultural purpose without obtaining permission under section 3 of the A.P. Land (Conversion for Non- Agricultural purpose) Act, 2006.

It is relevant to submit here that as per the land use information certificate issued by the HUDA on 13.04.2006 in Sy. Nos. 198, 202, 203, 204, 205 and 206 of kowkur village, Malkajgiri Mandal, Ranga Reddy District were earmarked for residential purpose even by that date under the provisions of the Master plan. Thus by that date itself the land is converted to residential purpose. It is also relevant to submit here that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force on 02-01-2006 and by that date itself the land is earmarked for residential purpose as per the provision of the HUDA Master plan and as such there is no requirement of any payment of conversion fees which is imposed by you.

It is also relevant to submit that the Hon'ble High Court has considered the issue in a batch of writ petitions in W.P No.26688 of 2007 and batch and it is clearly held that there is no requirement of payment of any conversion fee in respect of lands which are earmarked for residential purpose even by the date of the enactment. Thus, the company is not liable to pay the conversion fees. A copy of the judgment of Hon'ble High court is herewith enclosed.

You are therefore requested to consider the above explanation and withdraw the above referred notice/demand and drop all further action in this regard.

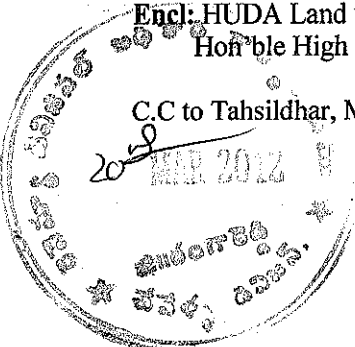
Thanking you,

Yours Sincerely,
For Greenwood Estates,

(Soham Modi)
Partner

Encl: HUDA Land use certificate
Hon'ble High Court Judgement Copy

C.C to Tahsildhar, Malkazgiri.



Office of the
Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

No. C1/850/2012

Date: 17-02-2012

NOTICE

ANNEXURE - D

[See Rule 8]

Sub:- Land Conversion – Conversion of land for Non-Agriculture purpose without obtaining permission of the competent authority – Levy of Penalty – Show Cause Notice Issued – Reg.

&&&&

It has come to the notice of the undersigned that the agricultural land in Sy.No. 202 to 206 Extent 6.00 Acres/Sq. Yds, situated in Kowkoo Village, Malkajgiri Mandal, Ranga Reddy District has been converted to Non-Agricultural purpose without obtaining any permission as required U/s 3 of the Andhra Pradesh Land (Conversion of Non-Agricultural Purpose) Act, 2006.

As per section 8 (1) of the said Act, it shall be deemed that the above said lands has been converted into Non-Agricultural purpose and you are liable to pay a penalty of 50 % in addition to the regular conversion fee.

The basic value of this land on the date of detection of conversion of land to Non-Agriculture use is Rs. 3000/- per Acre/Sq. Yard. The conversion fee for 6 Acres, 26880 Acres/ Sq. Yards. @ 10 % per Sq. Yard is Rs. 8064000. The 50 % penalty works out of Rs. 40320000. The total fee payable Rs. 4,83,84,000/-.

Therefore, Greenwood Estates.

Greenwood Estates Owner / ~~Occupant~~ is requested to show cause why the penalty along with the conversion fee as stated above should not be imposed, within fifteen (15) days from the date of receipt of this notice, failing which, it will be deemed that you have no explanation to offer and the penalty and conversion fee will be levied as per the provisions of the said Act and rules made there under.

Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

To
Greenwood Estates, Kowkoo Village, Malkajgiri Mandal

Copy submitted to the District Collector, Ranga Reddy District for favour of kind information.

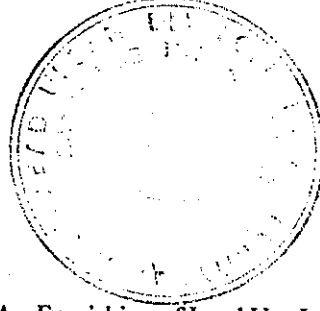
Copy to the DC / Tahsildar, Malkajgiri Mandal for service and to return the served copy urgently.

**HYDERABAD URBAN DEVELOPMENT AUTHORITY
LAND USE INFORMATION**

Letter No: --4735-LU/P5/HUDA/2006.

Dated: 13-04-2006.

To,
Sri.P.Suresh,
Flat No: 122,
Cholasa Residency,
Karkhana,
Vasavi Nagar,
Secunderabad.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application No.2066, dated : 12-04-2006.

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
198,202, 203,204, 205 & 206. }	Residential.
VILLAGE :	KOWKUR
MANDAL :	MALKAJGIRI
ZONE :	SHAMEERPET
DISTRICT :	RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully
B. Narayana
13/4/2006
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.

ANNEXURE-D

NOTICE

[See Rule 8]

Office of the
Special Grade Deputy Collector &
Revenue Divisional Officer,
Malkajgiri Division, R.R. Dist.

FileNo.L/1555/2013-1

Dated: 04/10/2014.

Sub:- Regular Land Conversion from Agriculture to Non-Agriculture purpose - Levy of Penalty - Show Cause Notice - Issued.

Ref:- 1. Superintendent of Police, Regional Vigilance & Enforcement, Hyderabad. Rc.No.607/RV&EO-HR/Dev.Wing/2009 dated:-12.09.2014
2. Tahsildar Malkajgiri Mandal Lr.No.B/1129/2014 dt:-29.09.2014

* * *

It is noticed that the agricultural land in Sy.No's.202, 203, 204, 205 & 206/P total Extent Ac. 6-00 gts situated at Kowkooor village of Malkajgiri Mandal, Ranga Reddy District has been put to Non-Agricultural purpose without obtaining any permission as required U/s.3 of the Andhra Pradesh Agricultural Land (Conversion of Non-Agricultural Purposes) Act, 2006.

As per section 6 (1) of the said Act, it shall be deemed that the above said lands have been converted into Non-Agricultural purpose and it is liable to be imposed a fine of 50% in addition to the regular conversion fee.

The basic value of this land on the date of detection of conversion of land to Non -Agriculture use is Rs.4,000/-Per Sq.yards. The conversion fee for Ac.6-00 gts at rate of 5% and the 50% of it as penalty works out to Rs.87,12,000/-

Therefore, M/s Mod Properties & Investments Pvt Ltd., Kowkooor village, Malkajgiri Mandal is requested to show cause why the penalty along with the conversion fee as stated in Para (2) above should not be imposed within fifteen (15) days of receipt of the notice failing which, it is deemed that the petitioner has no explanation to offer and the penalty and conversion fee will be levied as per the provisions of the said Act and the rules made there under.

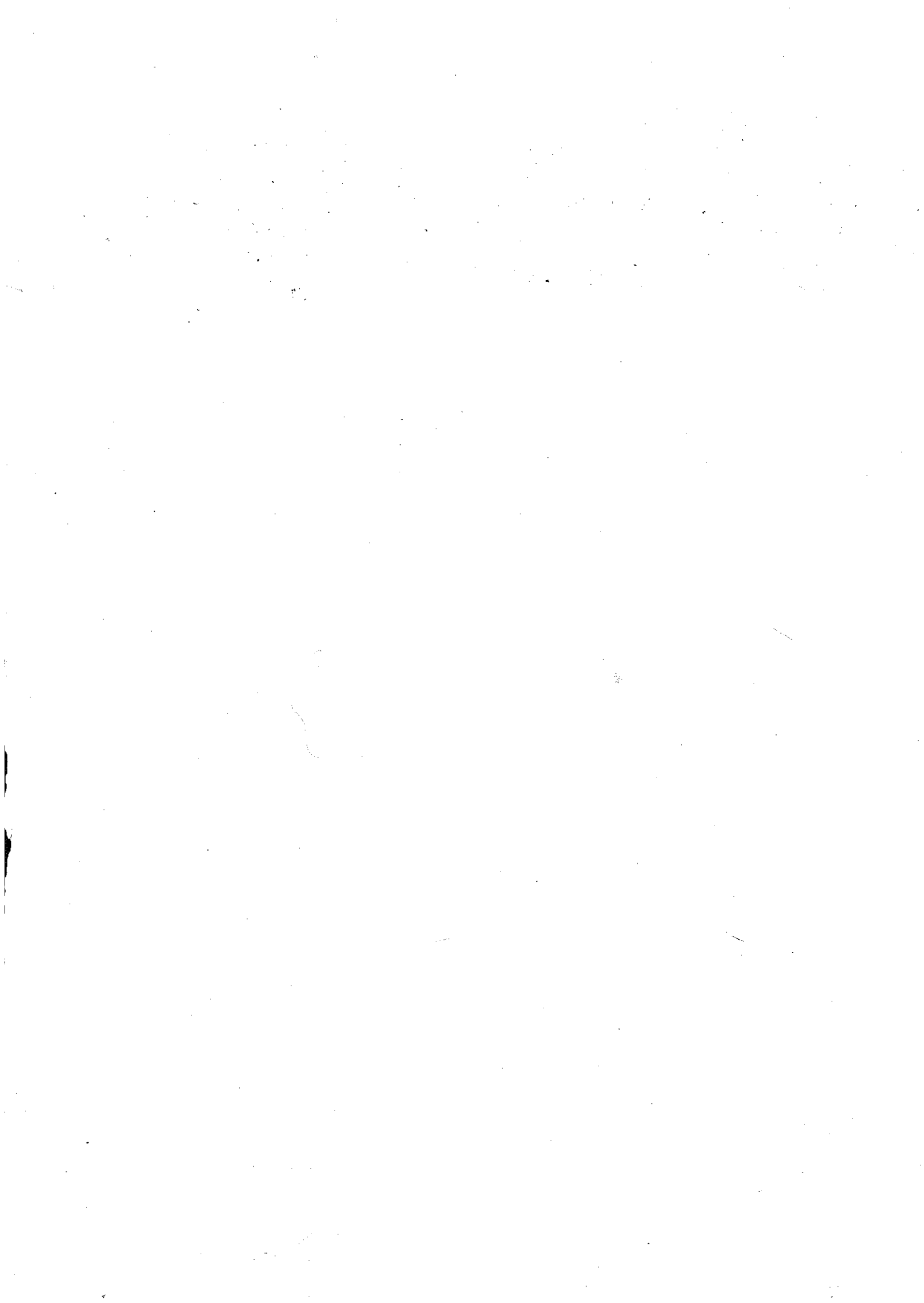
Spl.Gr.Dy. Collector &
Revenue Divisional Officer,
Malkajgiri Division, R.R. Dist.

To
M/s. Mod Properties & Investments Pvt Ltd., Kowkooor village,
Malkajgiri Mandal

(Through the Tahsildar, Malkajgiri Mandal for service and return the served copy).

Copy submitted to the District Collector, Ranga Reddy District for kind information.

Copy to the Superintendent of Police, Regional Vigilance & Enforcement, Hyderabad for kind information.



0/c

GREENWOOD ESTATES

Shop No.1, 2 & 3, Ground Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003.

Dt.23.10.2010

To
The Special Grade Deputy Collector and
Revenue Divisional Officer, (west)
Chevella Division,
Ranga Reddy District.

Sir,

Sub:- Explanation to the show cause notice – Reg.
Ref:- Your show cause notice No.C1/1804/31/2009, dated 27.09.2010.

We have received the show cause notice dated 27.09.2010 on 08.10.2010 and the following is our explanation.

It is true that we are making construction in land admeasuring Ac.6-05 gts in Sy.Nos.202 to 206 in Kowkur Village, Malkajiri Mandal, Ranga Reddy District. However it is false to state that we have converted the land to Non-agricultural purpose without obtaining permission under Section 3 of the A.P. Land (Conversion for Non – Agricultural Purpose) Act, 2006.

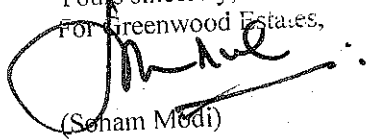
It is relevant to submit here that as per the land use information certificate issued by the HUDA on 13.04.2006 in Sy.Nos.198, 202, 203, 204, 205 and 206 of Kowkur Village, Malkajiri Mandal, Ranga Reddy District were earmarked for residential purpose even by that date under the provisions of the Master plan. Thus by that date itself the land is converted to residential purpose. It is also relevant to submit here that A.P. Land (Conversion for Non Agricultural Purpose) Act, 2006 has come into force on 2-1-2006 and by that date itself the land is earmarked for residential purposes as per the provisions of the HUDA Master Plan and as such there is no requirement of any payment of conversion fees or the 50% penalty proposed to be imposed by you.

It is also relevant to submit that the Hon'ble High Court has considered the issue in a batch of writ petitions in W.P.Nos.26688 of 2007 and batch and it is clearly held that there is no requirement of payment of any conversion fee in respect of lands which are earmarked for residential purpose even by the date of the enactment. Thus, the company is not liable to pay either the conversion fees or the penalty sought to be imposed. A copy of the judgment of Hon'ble High Court is herewith enclosed.

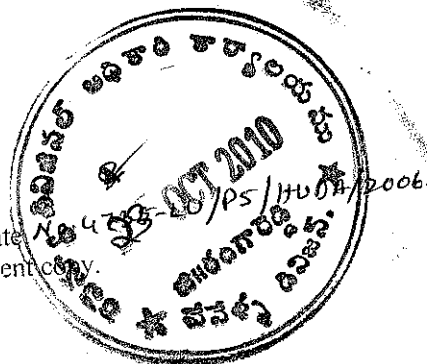
You are therefore requested to consider the above explanation and withdraw the show cause notice/demand and drop all further action in this regard.

Thanking you,

Yours sincerely,
For Greenwood Estates,


(Seham Medhi)
Partner.

Encl: HUDA Land Use Certificate
Hon'ble High Court Judgment copy.



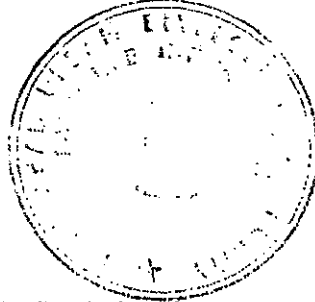


**HYDERABAD URBAN DEVELOPMENT AUTHORITY
LAND USE INFORMATION**

Letter No: --4735-LU/P5/HUDA/2006.

Dated: 13-04-2006.

To,
Sri.P.Suresh,
Flat No: 122,
Cholasa Residency,
Karkhana,
Vasavi Nagar,
Secunderabad.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application No.2066, dated : 12-04-2006.

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
198,202, 203,204, 205 & 206. }	Residential.
VILLAGE :	KOWKUR
MANDAL :	MALKAJGIRI
ZONE :	SHAMEERPET
DISTRICT :	RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully
B. N. Rao
12/4/2006
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.



Just. N.V. Ramana

IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH
AT HYDERABAD
(Special Original Jurisdiction)

WEDNESDAY, THE TWENTY EIGHTH DAY OF APRIL
TWO THOUSAND AND TEN

PRESENT
THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION NOS : 26688 of 2007, 10518/2008, 10078/2009,
10213/2009, 4418/2009, 10840/2009, 10983/2008, 12451/2009,
12464/2008, 13947/2009, 19935/2009, 8106/2008, 9241/2009,
10004/2009, 11084/2009, 13967/2009, 14187/2008, 16956/2008,
17431/2009, 17524/2009, 23418/2008, 13367/2009, 11698/2009,
22079/2009, 19914/2009, 22515/2009, 17685/2009, 18900/2008,
26576/2009, 8501/2008, 9969/2008, 10588/2008, 13461/2008,
14762/2008, 16867/2008, 12569/2009, 27311/2007, 1281/2008,
3686/2008, 4398/2008, 4703/2008, 4709/2008, 4111/2009, 5627/2008,
9793/2008, 10066/2008, 11472/2008, 13121/2008, 13165/2008,
13469/2008, 13928/2008, 14461/2008, 14583/2008, 15150/2008,
19115/2008, 20043/2008, 25342/2008, 27865/2008, 28567/2008,
29094/2008, 1088/2009, 1216/2009, 5197/2009, 5682/2009, 6015/2009,
9034/2009, 9149/2009, 10120/2009, 11089/2009, 22524/2009 and
25565/2009

W.P.No.26688 of 2007

Between:

- 1 Sri K.Satyananda Patnaik, S/o.Late KGS Pandya, Aged about 45 years, Occ : Private Service, R/o Plot No.822, Vivekanandanagar Colony, Kukatpally, Hyderabad.
- 2 Sri S.Satyanarayana, S/o Sri Shiva Lingaiah, Aged about 46 years, Occ : Private Service, R/o H.No.5-9-22/35, Adarsh Nagar, Hyderabad.
- 3 Sri N.V.Subba Raju, S/o Sri N.Sita Rama Raju, Aged about 37 years, Occ : Private Service, R/o Flat No.402, Sruthi Raaga Apartments, Motinagar, Hyderabad.
- 4 Sri V.Subrahmanyam, S/o.Late V.Surya Ramam, Aged about 43 years, Occ : Engineer, R/o Block-66, Flat No.1, Potti Sriramulu Nagar, Hyderabad-57.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, represented by its Vice Chairman, Greenlands, Hyderabad.
- 2 The Government of Andhra Pradesh, represented by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, represented by its Principal Secretary, Municipal Administration Department, Secretariat, Hyderabad.

.....RESPONDENTS

2

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the first respondent in imposing condition No.(4) in their letter No.11766/MP2/Plg/H/2006 dated 11-11-2007 directing the petitioners to obtain No Objection Certificate from the District Collector, as per A.P.A.L.Act Rules, 2006 notified vide G.O.Ms.No.1537, Revenue dated 19-10-2006 as illegal, contrary to law.

Counsel for the Petitioners.: Sri.M.V.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.10518 of 2008

Between:

M/s. Anuradha Properties & Township (P) Ltd., rep. by its Managing Director, Sri M.Ramachandra Reddy, S/o. M.Subba Reddy, Aged about 48 years, G-1, Reliance Krishna Apartments, Hill Fort Road, Hyderabad.

..... PETITIONER

AND

The Hyderabad Urban Development Authority, rep. by its Vice Chairman and Managing Director, West Maredpally, Secunderabad.

.....RESPONDENT

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ of Mandamus or any other appropriate writ declaring that the action of the respondent in not releasing the final lay out to the petitioner in respect of Sy.Nos.27 (P) and 28/2 of Nekkampur Village, Rajendranagar Mandal, Ranga Reddy District, for want of production of N.O.C. from the authorities under the Act, 2006, is arbitrary and without jurisdiction and direct the respondent to release the final lay out in favour of the petitioner without requiring the petitioner to furnish such N.O.C.

Counsel for the Petitioner : Sri.Vedula Venkataramana

Counsel for the Respondent : Sri.M.Dhananjay Reddy

W.P.No.10078 of 2009

Between:

- 1 Sri.K.S.L.S.S. Sita Rama Raju, S/o. Sri K.V. Subba Raju, aged about 50 years, Occ : Business, R/o. Plot No. 137, Navanirman Nagar, Road No. 71, Jubilee Hills, Hyderabad.
- 2 Sri B. Venu Gopal Reddy, S/o.Late B.Lakshmana Reddy, Aged about 43 years, Occ : Business, R/o. B-56, Vengalraonagar, Hyderabad.
- 3 Sri N.V. Subba Raju, S/o.N. Sita Rama Raju, Aged about 39 years, Occ : Private Service, R/o.Flat No. 402, Sruthi Raaga Apartments, Motinagar, Hyderabad.
- 4 Sri O. Surender Reddy, S/o. Sri O. Krishna Reddy, Aged about 44 years, Occ : Business, R/o. MIG 209, APHB, Balaji Nagar Colony, Kukatpally, Hyderabad.
- 5 M/s. Vision Avenues Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at Flat No.1C, Parameswara Apartments, 6-3-626, Anandnagar, Khairatabad, Hyderabad 500 064, represented by its Director Sri K. Brahmaiah, S/o. Venkateswarlu, Aged about 44 Years, Occ: Business, R/o. 501, Boppana Enclave, C-38 and 39, Madhura Nagar, Hyderabad-38,

..... PETITIONERS

AND

- 1 The Hyderabad Metropolitan Development Authority, Rep. by its Metropolitan Commissioner, 3rd Floor, GHMC Building, West Maredpally, Secunderabad - 500 026.
- 2 The Government of Andhra Pradesh, Represented by its Principal Secretary, Municipal Administration & Urban Development, Department, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the 1st Respondent in imposing Condition No.(3) in its letter No.15751/MP2/PIg/H/2005, dated 05-05-2009 insisting for Land Conversion Certificate (Conversion of land from Agriculture to Non-Agriculture purpose) from the Revenue Divisional Officer/District Collector under the Andhra Pradesh Agricultural Land act 2006 and Rules, 2006 notified vide G.O.Ms.No.1537, Revenue, dated 19-10-2006 for releasing final layout, as illegal, contrary to law, arbitrary and without any jurisdiction.

Counsel for the Petitioners : Sri.M.V.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : G.P. for Municipal Administration

4

W.P.No.10213 of 2009

Between:

- 1 M/s. U.B. Properties Private Limited, having its registered office at Plot No.11, Type-A, Film Nagar, Jubilee Hills, Hyderabad, Represented by its Director M. Nagi Reddy, S/o. Late M. Subba Reddy, aged about 60 Years, R/o. H.No.166, Gulmohar Park, Serilingampally Mandal, Hyderabad.
- 2 G. Srinivasa Raju, S/o. G. Subba Raju, Occ : Employee, Aged about 39 years, R/o. Flat No.106, Plot No.110, Hanuman Mansion, Sri Nagar Colony, Hyderabad.
- 3 M. Madan Mohan Reddy, S/o. Late M. Krishna Reddy, Aged about 59 years, Occ : Employee, R/o. A-25, Journalist Colony, Jubilee Hills, Hyderabad 500 033.

..... PETITIONERS

AND

- 1 The Hyderabad Metropolitan Development Authority, rep. by its Metropolitan Commissioner, 3rd Floor, GHMC Building, West Marredpally, Secunderabad-500 026.
- 2 The Government of Andhra Pradesh, rep. by its Principal Secretary, Municipal Administration & Urban Development Department Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the first Respondent adding a new Condition No.2 for releasing final layout in its Letter No.12027/MP2/PIg/HMDA/2006, dated 30-01-2009 of the 1st Respondent insisting for No Objection Certificate (NOC) from the Revenue Divisional Officer / District Collector for Non-Agriculture purpose under the A.P. Act 3 of 2006 R/w Rules notified under G.O.Ms.No.1537 MA dated 19-10-2006, as illegal, contrary to law, arbitrary and without any jurisdiction.

Counsel for the Petitioners : Sri.M.V.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : G.P for Municipal Administration

W.P.No.4418 of 2009

Between:

Suchirindia Properties [P] Ltds, # 50-B, Suchir Capital Appolo Cross, Jubilee Hills, Hyderabad, Rep. by its CEO Sri Y. Kiran Kumar.

..... PETITIONER

5
AND

- 1 Hyderabad Metro Politan Development Authority, represented by its Vice Chairman, GHMC. Building, 3rd Floor, West Maredpalli, Secunderabad, Hyderabad.
- 2 Government of Andhra Pradesh, represented by its Secretary, Municipal Administration & Urban Development, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 1st respondent in not releasing the lay out for Sy.No.345[P], 348[P], 349[P], 351[P], 353[P], 359, 360, 361, 362, 363, 364[P], 365[P] of Muthangi [Village], Patancheru Mandal, Medak District to an extent of 287026.64 Sq.Mts. to the petitioner as illegal, null, void.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No.2 : G.P for Municipal Administration

W.P.No.10840 of 2009

Between:

M/s. Janachaitanya Housing Limited, Door No.6-3-802, 2nd Floor, Zainab Commercial Complex, Ameerpet, Hyderabad -500 016, Rep. by its Regional General Manager, A. Venkataratnam.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, 3rd Floor, GHMC Building, West Maredpally, Secunderabad.
- 2 Government of Andhra Pradesh, Rep. by its Secretary, Municipal Administration & Urban Development, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of *Writ of Mandamus* declaring the action of the 1st respondent in not releasing the lay out for Sy.Nos.56, 60[P], 62[P], 63 to 67, 73, 74, 75, 78, 79, 81 to 84, 92 of Budvel Village and Sy.No. 90[P], 91, 93, 94, 95 of Hyderguda Village, Rajender Nagar Mandal, Ranga Reddy District to an extent of 104307.70 Sqmtrs to the petitioner as illegal, null, void and arbitrary and consequently direct the 1st respondent to release the approved lay out to the petitioner.

6
Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : G.P For Municipal Administration

W.P.No.10983 of 2008

Between:

M/s. Janachaitanya Housing Private Ltd., Represented by its Regional General Manager, A. Venkata Ratnam, Door No.6-3-802, Zanab Complex, II Floor, Ameerpet, Hyderabad-18.

..... PETITIONER

AND

- 1 Cyberabad Development Authority, represented by its Vice Chairman, Paiga Palace, Opp: Police Lines, Secunderabad.
- 2 Government of Andhra Pradesh, rep. by its Secretary Municipal Administration & Urban Development, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 1st respondent in not releasing the lay out for Sy.Nos.92(P), 94(P), 95(P), 100(P), 101(P) and 103(P) situated at Nanakramguda Village, Sherilingampalli Mandal, Ranga Reddy District to an extent of Ac. 17.35 guntas to the petitioner, as illegal, null, void and arbitrary and consequently direct the 1st respondent to release the approved lay out to the petitioner.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Municipal Administration

W.P.No.12451 of 2009

Between:

Sri Sai Vamsi Developers, Plot No.123, Kalyan Nagar Phase-I, Hyderabad, Represented by its Partner I.Threemurthy.

..... PETITIONER

AND

- 1 Government of Andhra Pradesh, represented by its Principal Secretary, Municipal Administration & Urban Development, Secretariat, Hyderabad.

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- 2 Hyderabad Metropolitan Development Authority, 3rd Floor, GHMC Building, West Marredpally, Secunderabad, represented by its Vice Chairman.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the impugned letter No.1215/LO/Plg./HMDA/2009, dated 28-02-2009 as illegal, null, void and arbitrary in so far as directing the Petitioner to submit the documents in so far as conversion certificate/NOC from agricultural to non agricultural from RDO.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : GP For Municipal Administration

Counsel for the Respondent No.2 : Sri.M.Dhananjaya Reddy

W.P.No.12464 of 2008

Between:

- 1 G. Saibaba, S/o. Sri Anjaneyulu, aged 38 years, Occ : Business, resident of 104, Vijaya Enclave Sri Nagar Colony, Hyderabad.
- 2 M/s. Kamala Springfield Private Limited, Represented by its Managing Director T.S.C. Chatterjee, Having its Office 102, Model House, Panjagutta, Hyderabad.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, Rep. by its Vice Chairman, GHMC Building, III Floor, West Marredpally, Secunderabad.
- 2 Government of Andhra Pradesh, Rep. by its Secretary, Municipal Administration & Urban Development Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 1st respondent in not releasing the lay out for Ac 11-28 guntas in Sy.Nos.523 Part, 524, Part and 388 Part of Gundlapochampally Village, Medchal Mandal, Ranga Reddy District to the petitioners as illegal, null, void and arbitrary and consequently direct the 1st respondent to release the approved lay out to the petitioners.

Counsel for the Petitioners : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No.2 : GP For Municipal Administration

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W.P.No.13947 of 2009

Between:

M/s Janachaitanya Housing Limited, Door No.6-3-802, 2nd Floor,
Zainab Commercial Complex, Ameerpet, Hyderabad-500 016,
Rep by its Regional General Manager, A.Venkataratnam.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, 3rd Floor,
GHMC Building, West Maredpally, Secunderabad.
- 2 Government of Andhra Pradesh, Rep by its Secretary, Municipal
Administration & Urban Development, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 1st respondent in not releasing the lay out in Sy.Nos.463, 474 to 478 and 479 (P) of Budvel Village, Rajendra Nagar Mandal, Ranga Reddy District to an extent of Ac.5-28 ¼ Gts., to the petitioner as illegal, null, void and arbitrary and consequently direct the 1st respondent to release the approved lay out to the petitioner.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjay

Counsel for the Respondent No.2 : G.P for Municipal Administration

W.P.No.19935 of 2009

Between:

M/s.Janachaitanya Housing Limited, Door No.6-3-802, 2nd Floor, Zainab
Commercial Complex, Ameerpet, Hyderabad:500016, rep. by its
Regional General Manager, M.Sudhakar.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, 3rd Floor,
GHMC Building, West Maredpally, Secunderabad, rep.by its Vice
Chairman.
- 2 Government of Andhra Pradesh, rep.by its Secretary Municipal
Administration & Urban Development Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of

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the 1st Respondent in not releasing the lay out in Sy.Nos.253(P), 259(P), 339(P), 345(P) & 346(P) of Brahmanpally Village, Torur Gram Panchayat, Hayathnagar Mandal, R.R.District to an extent of Ac.27.04 ½ Gts to the petitioner as illegal, null, void and arbitrary, and consequently direct the 1st Respondent to release the approved layout to the petitioner.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : G.P for Municipal Administration

W.P.No.8106 of 2008

Between:

M/s. Vasudeva Realtors Private Limited, 6-3-347/11, Lalithanjali, Sai Baba Temple Road, Dwarakapuri Colony, Punjagutta, Hyderabad, Rep. by its Managing Director Sri T. Nageswara Rao.

..... PETITIONER

AND

- 1 The Cyberabad Development Authority, Rep. by its Vice Chairman, 1-8-323, Paigah Palace, Opp. Police Line, Rasoopura, Secunderabad.
- 2 The Hyderabad Urban Development Authority, Rep. by its Vice Chairman, 1-8-323, Paigah Palace, Opp. Police Line, Rasoopura, Secunderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate order or direction more particularly, one in the nature of Writ of Mandamus declaring the action of the 1st respondent in imposing condition of submission of "No Objection Certificate" from the District Collector through Lr.No.9611/DLO-cum-GHS/CDA/2006, dated 04-04-2008 for release of the draft layout to the Petitioner company in respect of the lands situated in Sy.No.136, 137 and 156 of Khajaguda, Serilingampally Mandal, Ranga Reddy District as illegal, contrary to law, arbitrary and without jurisdiction and consequently direct the respondents to release the draft layout without insisting for submission of NOC from the District Collector.

Counsel for the Petitioner : Sri.Posani Venkateswarlu

Counsel for the Respondent No:1 : Sri.M.Surender

Counsel for the Respondent No:2 : Sri.M.Dhananjay Reddy

W.P.No.9241 of 2009

Between:

- 1 M.Narsing Rao, S/o M.Rama Rao, Aged 50 years, Occ : Business, R/o.5-3-52, Kukatpally, Hyderabad.
- 2 K.Tirupathi Rao, S/o.K.Venkaiiah, Aged 36 years, Occ : Business, R/o.2-22, Hydernagar Village, Kukatpally, Hyderabad.
- 3 Sri K.Rama Rao, S/o. K.Venkaiiah, Aged 31 years, Occ : Business, 3-66, Kukatpally, Hyderabad.
- 4 Dr.Usha Mohandas, S/o. Sri.K.Mohandas, Aged 37 years, Occ : Business, R/o.Flat No.1A Garden Homes, 27, Aga Abbas Ali Lane, Bangalore.
- 5 Sri Ajit Mohandas, S/o. K.Mohandas, Aged 31 years, Occ : Business, R/o.8-2-293/82/1/266/A/A, Sri Venkataeswara Co-op, Society, Road No.12, Banjara Hills, Hyderabad.

Petitioners 1 to 5 are rep by their GPA Holder K.Kondal Rao,
S/o.K.Narayana Rao.

.....PETITIONERS

AND

- 1 The Government of Andhra Pradesh; Rep.by its Principal Secretary (Revenue), Secretariat, Hyderabad.
- 2 The Hyderabad Metro Politan Development Authority, rep.by its Vice Chairman, Green Lands, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue writ of mandamus, or any other appropriate writ, order or direction more particularly one in the nature of WRIT OF MANDAMUS declaring the action of the respondent No.2 in imposing condition No.2 in his Letter No.11363/MP2/Plg/H/2002, dated 21-7-2008 as arbitrary, illegal, violative of Art. and 14 and 21 of the Constitution of India and consequently direct the respondent No.2 to release the petitioners sanctioned revised final lay-out with housing to an extent of Ac 27-00 in Sy No.158 P,159 P and 162 by setting aside the condition No.2 imposed by the respondent No.2 in his Letter No.11363/MP2/Plg/H/2002, dated 21-7-2008.

Counsel for the Petitioners : Sri.A.Sudershana Reddy

Counsel for the Respondent No.1 : GP For Municipal Administration

Counsel for the Respondent No.2 : Sri.M.Dhananjaya Reddy

W.P.No.1004 of 2009

Between:

1. Smt.Sahela Begum, W/o.Late Sheik Saleh, Aged 52 years, Occ : Housewife.
2. Shaik Abdul Khader, S/o.Late Sheik Saleh, Aged 23 years, Occ : Student.
3. Sri.Shaik Abdullah, S/o.Late Sheik Saleh, Aged 20 years, Occ : Student.

All R/o.H.No.20-5-650/B, Qazipura, Shalibanda, Hyderabad.

Rep by their GPA Holder, Sri.Shaik Mahmood, S/o.Late Shaik Saleh, Aged 32 years, Occ : Business, R/o.H.No.20-5-650/B, Qazipura, Shalibanda, Hyderabad...

..... PETITIONERS

AND

- 1 Office of the Hyderabad Metropolitan Development Authority, rep by its Commissioner, G.H.M.C., Buildings, West Marredpally, Secunderabad – 026.
- 2 Government of Andhra Pradesh, Revenue Department, rep by its Principal Secretary, Secretariat Buildings, Hyderabad.
- 3 The Revenue Divisional Officer, (East), Ranga Reddy District, Goshamahal.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, more particularly one in the nature of "Writ of Mandamus" declaring the action of respondents in not processing and considering the application of the petitioners for grant of approval of layout in respect of the petitioners property admeasuring Ac.3-09 gts in Sy.No.243/1AA, Ac.3:09 Gts in Sy.No.243/E, Ac 0:7 Gts in Sy.No.243/1A, Ac 3:08 Gts in Sy.No.243/1EE and Ac 0:07 in Sy.No.243/1A totally admeasuring Ac 10:00 Gts situated at Sreenagar Revenue Village, Under Grampanchayat, Tukkuguda, Maheshwaram Mandal, Ranga Reddy, District, by insisting on issue of a NOC/Conversion Certificate from the 3rd respondent under the A.P. Agricultural Land (Conversion for Non – Agricultural Purpose) Act, 2006 as being illegal, arbitrary, unconstitutional and consequently direct the respondents to grant approval of layout insisting on such NOC/conversion certificate from 3rd respondent.

Counsel for the Petitioners : Sri.N.Naveen.Kumar

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent Nos.2 and 3 : GP For Revenue

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W.P.No.11084 of 2009

Between:

M/s.Maha Gayatri Real Estate Pvt Ltd., Rep.by its Metropolitan Director,
Sri V. Aravinder Reddy, Flat No.107, Gayathri Vihar, S.B.I. Colony,
Kothapet, Hyderabad.

..... PETITIONER

AND

- 1 Hyderabad Metropolitan Development Authority, Rep by its Metropolitan Commissioner, 3rd Floor GHMC Building, West Maredpally, Secunderabad.
- 2 Government of Andhra Pradesh, Rep by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
- 3 Government of Andhra Pradesh, Rep by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 4 Greater Hyderabad Municipal Corporation, rep by its Commissioner, Tank Bund, Hyderabad.
- 5 The Zonal Commissioner, Circle No.15, Quthubullapur, Hyderabad.
- 6 The District Collector, Ranga Reddy District, Hyderabad.
- 7 The Revenue Divisional Officer, Medchal, Ranga Reddy District.
- 8 The Chief City Planner, Greater Hyderabad Municipal Corporation, Town Planning Section, Hyderabad.

(Respondent No.8 is impleaded as per C.O., dated 08-06-2009
Suo-motu in WPMP.No.14438/09)

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the lands in Ac.No.3-20 guntas in Sy.No.110, 143 (P), and 145 of Jeedimetla Village, Qutubullahpur Mandal, Ranga Reddy District which form part of master plan/zonal development plan notified under AP (Urban Areas) Development Act 1975 are out side the purview of the provisions of the AP Agricultural land (Conversion for non-agricultural purpose) Act 2006 and no permission or NOC from District Collector R.D.O. is required for under taking development in the said land and consequently direct the respondents to release the draft and final layout in terms of the layout approved in L.P.No.34/MP2/PLG/H/2007 (File No.9064/MP2/H/2007) dated 11-11-2007 without insisting reference to NOC/Conversion Certificate from District Collector RDO as required by the Letter dated 04-03-2009 of the 4th respondent.

Counsel for the Petitioner : Sri.P.Prabhakara Rao

Counsel for the Respondent No:1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No:2 : G.P for Municipal Administration

Counsel for the Respondent Nos.3, 6 & 7 : G.P for Revenue

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Counsel for the Respondent Nos.4 & 5 : Smt.Kalpana Ekbote

Counsel for the Respondent No.8 : Suo Motu

W.P.No.13967 of 2009

Between:

M/s. Vediri Estates Private Limited Company, having its Registered office at M.C.H.No.3-4-496/A, Barakatpura, Hyderabad, Rep by its Managing Director, Sri V. Panduranga Reddy, S/o.Sri Siva Reddy, aged about 54 years, R/o. Barkatpura, Hyderabad.

..... PETITIONER

AND

- 1 State of A.P., Represented by Principal Secretary, Revenue Secretariat, Hyderabad.
- 2 Hyderabad Metro Development Authority, rep by its Metropolitan Commissioner, Administrative Block, District Commercial Complex, Tarnaka, Hyderabad.
- 3 Municipal Administration and Urban Development, Rep by Principal Secretary, Municipal Administration.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ, order or direction, are more particularly in the nature of "Writ of Mandamus" declaring the action of the respondents in insisting for NOC/Conversion over the land of the petitioner in Sy.77 measuring Ac. 24.35 situated at Hafeespet, Shareligampally mandal, either under the 'agriculture' Land..(Conversion for Non-Agricultural purposes) Act, 2006 or as per the Proc in 340/Estt/AOE/HMDA/09, dated 10-06-2009 issued by 2nd Respondent as illegal, arbitrary, unconstitutional and consequently direct the authorities to sanction layout/Plans.

Counsel for the Petitioner : Sri.Jaipal Reddy

Counsel for the Respondent No.1 : GP For Revenue

Counsel for the Respondent No.2 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.3 : G.P For Municipal Administration

W.P.No.14187 of 2008

Between:

- 1 Sri Maram Chandra Sekhar Reddy, S/o. Late M. Ram Reddy, R/o. 11-14-105, Janapriya Gardens, Haripuri Colony, S.R.K. Puram, Saroornagar, Ranga Reddy District.
- 2 Sri Vesi Reddy Laxmi Narasimha Reddy, S/o. Sri V. Mohan Reddy, R/o. Flat No.301, Gayathri Towers Plot Nos. 7-B/1 & 7-B/2, Green.Hills Colony, Saroornagar, Ranga Reddy District.

- 3 Sri Vavilala Prabhakar Reddy, S/o. V. Sekhar Reddy, R/o. 11-14-108, Janapriya Gardens, Haripuri Colony, S.R.K. Puram, Saroornagar, Ranga Reddy District.
- 4 Sri Kolan Devender Reddy, S/o. Late K. Sathi Reddy, R/o. H.No. 1-1-615, Gayathripuram, Mohan Nagar, Kothapet, Ranga Reddy District.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, Rep. by its Vice Chairman, Green Lands, Somajiguda, Hyderabad.
- 2 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Municipal Administration & Urban Development Department, Secretariat, Hyderabad.
- 4 Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund, Hyderabad.
- 5 The Zonal Commissioner, East Zone, Greater Hyderabad Municipal Corporation, L.B. Nagar, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondent No.1 in imposing Condition No.2 in its Letter No. Lr.No. 4781/P4/PlgHUDA/2007, dated 16-10-2007 directing the petitioners to obtain "Clearance Certificate" from the District Collector/Revenue Divisional Officer as per A.P.A.L.Act, 2006 notified vide G.O.Ms.No. 1537. M.A. dated 19-10-2006 as illegal, contrary to law.

Counsel for the Petitioners : Sri.Srinivas Velagapudi

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

Counsel for the Respondent Nos.4 & 5 : Sri.R.Ramachandra Reddy

W.P.No.16956 of 2008

Between:

M/s. A.P.S.E.B. Engineers Cooperative Housing Society Limited, TAB 204, Vidyut Soudha, Somajiguda, Hyderabad-500082., rep. by its Secretary, Sri.C. Venkateswarlu.

..... PETITIONER

AND

- 1 The Government of Andhra Pradesh, rep. by its Principal Secretary (Revenue), Secretariat, Hyderabad.

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- 2 The Government of Andhra Pradesh, rep. by its Principal Secretary (Municipal Admn. Dept.), Secretariat, Hyderabad.
- 3 The Hyderabad Urban Development Authority (HUDA), rep. by its Vice-Chairman, Greenlands, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ, order or direction, more particularly one in the nature of writ of Mandamus declaring the action of the respondent No.3 in imposing condition No.4 in his letter No.13626/MP2/Plg/H/2005 dated 18-07-2008 as arbitrary, illegal, violative of Art. 14 and 21 of the Constitution of India and also violative of Principles of natural justice and consequently direct the respondent No.3 to release the petitioner's final layout by setting aside condition No.4 imposed by the respondent No.3 in his letter No.13626/MP2/Plg/H/2005 dated 18-07-2008.

Counsel for the Petitioner : Sri.A.Sudershan Reddy

Counsel for the Respondent No.1 : GP For Revenue

Counsel for the Respondent No.2 : G.P For Municipality

Counsel for the Respondent No.3 : Sri.M.Dhananjaya Reddy

W.P.No.17431 of 2009

Between:

M/s. Golden Gate Properties Limited, Unit No.308, 3rd Floor V.V. Vintage Boulevard, Above Spenser Super Market (Formerly Food World), Raj Bhavan Road, Somajiguda, Hyderabad, represented by its Liaison Officer K.Shoban Babu, S/o.Late Subba Rao, aged about years, R/o.Hyderabad.

..... PETITIONER

AND

- 1 Government of Andhra Pradesh, represented by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 2 Government of Andhra Pradesh, represented by its Principal Secretary, Municipal Administration Department, Secretariat, Hyderabad.
- 3 Hyderabad Metropolitan Development Authority, represented by its Metropolitan Commissioner, 3rd Floor G.H.M.C. Building, West Marredpally, Secunderabad - 500 026.
- 4 The Divisional Administrative Officer (Planning), Hyderabad Metropolitan Development Authority, 3rd Floor G.H.M.C. Building, West Marredpally, Secunderabad - 500 026.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue appropriate writ, orders, directions and more particularly one in the nature of writ of Mandamus declaring that the

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petitioner shall have to produce the No Objection Certificate from the Revenue Divisional Officer vide letter dated 11-06-2009 bearing reference number 16880/MP2/Plg/HMDA/2008 of the third respondent for processing, approving and release of the layout plans for the land admeasuring 41,049.69 Square Meters in Plot No.3 of Survey No.102, situate at Shameerpet Retreat, Shameerpet Village & Mandal, Ranga Reddy District is ex facie illegal, arbitrary, against to law and much against to the legal and fundamental rights guaranteed under the Constitution of India and consequently set aside the same and may be pleased to further direct the third respondent to approve and release the layout plans in accordance with law.

Counsel for the Petitioner : Sri.Palivela Satyaraja Babu

Counsel for the Respondent No.1 : GP For Revenue

Counsel for the Respondent No.2 : G.P For Municipal Administration

Counsel for the Respondent Nos.3 & 4 : Sri.M.Dhananjaya Reddy

W.P.No.17524 of 2009

Between:

- 1 Mr.RM.Ramanathan, S/o. S.V.R.M.Chettiar, Aged about 50 years, Occ : Business.
- 2 Mr.Gurunath Ramanathan, S/o. RM Ramanathan, Aged about 20 years, Occ : Student

Both are R/o. Road No.3, Banjara Hills, Hyderabad.

Rep by their GPA Holder (vide Regd Doct. No.2572/2002) J.S. Investments Pvt. Ltd rep by its Director, N.K.Agarwal @ Rajesh Agarwal, S/o. Shankarlala Agarwal, Aged about 40 years, R/o. 15-1-53, Osmangunj, Hyderabad.

..... PETITIONERS

AND

- 1 Hyderabad Metropolitan Development Authority, rep by its Metropolitan Commissioner, G.H.M.C.Building, 3rd Floor, West Maredpally, Secunderabad.
- 2 Government of Andhra Pradesh, Revenue Department, Rep by its Principal Secretary, Secretariat Buildings, Hyderabad.
- 3 The Revenue Divisional Officer, Chevella Division, Attapur, Ranga Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, more particularly one in the nature of a "Writ of Mandamus" declaring the action of the 1st respondent in issuing Letter No.8560/MP2/Plg/H/2006, Dated 16-05-2009 and thereby not releasing the revised draft layout in respect of the petitioners property admeasuring Ac.04-28 gts in Sy.No.63(P) of

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Kowkur Village, Malkajigiri Mandal, Ranga Reddy District in continuation of its Draft Layout Permit as being illegal, arbitrary, unconstitutional and set aside the said Letter No.8560/MP2/Plg/H/2006 Dated 16-05-2009 and consequently direct the respondents to release the Revised Draft Layout without insisting on such charges and NOC/Conversion Certificate from the 3rd respondent.

Counsel for the Petitioners : Sri.P.Pandu Ranga Reddy

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent Nos.2 & 3 : G.P for Revenue

W.P.No.23418 of 2008

Between:

M/s. Urbane Edge Properties, Rep. by its Managing Partner
P. Mahender Reddy, Plot No.821, Road No.41, Jubilee Hills, Hyderabad-500073.

..... PETITIONER

AND.

- 1 Hyderabad Metropolitan Development Authority, rep. by its Metropolitan Commissioner, 3rd Floor, GHMC Building, West Maredpalli, Secunderabad.
- 2 The Government of Andhra Pradesh, rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, rep. by its Principal Secretary, Municipal Administration Department, A.P. Secretariat, Hyderabad.
- 4 The Revenue Divisional Officer, Chevella Division (Ranga Reddy District), Rajndranagar, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the first respondent in imposing condition in their letter No.12270/p4/Plg/HMDA/2008/, dated 18-10-2008 directing the petitioner to obtain clearance certificate from the competent Authority i.e., Collector / RDO / DRO concerned under APAL (Conversion of Non-Agricultural purpose) Act 2006, as illegal, contrary to law.

Counsel for the Petitioner : Sri.V.V.Anil Kumar

Counsel for the Respondent No.1: Sri.M.Dhananjay Reddy

Counsel for the Respondent Nos.2 & 4 : G.P for Revenue

Counsel for the Respondent No:3 : G.P for Municipal Administration

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W.P.No.13367 of 2009

Between:

M/s. Ambience Properties Limited, A Company incorporated under Indian Companies Act, 1956 With its office at 612/613, Swapnalok Complex, 92/93, SD Road, Secunderabad Rep. by its Managing Director, Sri Bimal Kumar Kedia, S/o. B.N. Kedia, aged 52 Years, Plot No. 108, Abience Fort, Attapur Village, Rajendranagar Mandal, Ranga Reddy District.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, Rep. by its Vice Chairman, West Marredpally, Secunderabad.
- 2 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Municipal Administration & Urban Department, Secretariat, Hyderabad.
- 4 Greater Hyderabad Municipal Corporation, Rep. by its Chief Commissioner, Tank Bund, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue Writ, Order or direction more particularly in the nature of Writ of mandamus declaring the action of the first respondent in imposing condition No.3 in their Letter.No. 4836/MP2/Plg/H2005, dated 11-06-2009 directing the petitioner to obtain " No Objection Certificate" from the Revenue Divisional officer/Competent Authority as per A.P.A.L. Act 2006 notified vide GO Ms.No. 1537 M.A., dated 19-10-2006 as illegal contrary to law, arbitrary and without jurisdiction.

Counsel for the Petitioner : Sri.Deepak Bhattacharjee

Counsel for the Respondent Nos.1 & 4 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.11698 of 2009

Between:

Sarath Babuji Projects Pvt. Ltd, Having its Office at 6-3-347/15, Dwarakapuri, Punjagutta, Hyderabad, rep. by its Managing Director, Shri.P. Subba Raja.

..... PETITIONER

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AND

- 1 The Hyderabad Metropolitan Development Authority, rep. by its Metropolitan Commissioner, Green Lands, Hyderabad.
- 2 The Government of Andhra Pradesh, rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, rep. by its Principal & Secretary, Municipal Administration & Urban Development Department Secretariat, Hyderabad.

....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ, order or direction more particularly one in the nature of writ of mandamus declaring the action of the 1st respondent in imposing Condition No.4 imposed in its letter No.11921/MP-II/Plg/H/2005, dated 12.05.2009 directing the petitioner to obtain "No Objection Certificate" from the District Collector / Revenue Divisional Officer as A.P.A.L. Act, 2006 notified vide G.O.Ms.No.1537, M.A. dated 19-10-2006 as illegal, contrary to law, arbitrary and without any jurisdiction.

Counsel for the Petitioner : Sri.G.Kalyan Chakravarthy

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No.2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.22079 of 2009

Between:

M/s. Mahalaxmi Real Estates a Partnership Firm, having its Office at Plot No.402/3RT, 7-1-621/3336, Pankaj Ram Edifice, 3rd Floor, Opp. City Library, S.R.Nagar, Hyderabad-500 038, A.P: Rep. by its Managing Partner S. Janardhan Reddy S/o. A. Veera Reddy, Aged 47 years.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, G.H.M.C. Building, 3rd Floor, West Marredpally, Secunderabad, Rep. by its Vice Chairman.
- 2 The State of Andhra Pradesh, rep by its Secretary, Municipal Administration & Urban Development, Department, Secretariat, Hyderabad.
- 3 The Collector, Ranga Reddy District Lakdi-ka-pool, Hyderabad.
- 4 The Revenue Divisional Officer Medchal Division, Medchal, Ranga Reddy District.

.....RESPONDENTS

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Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or Direction more particularly one in the nature of Writ of Mandamus or any other appropriate writ order or direction of the like nature declaring the impugned Proceedings of the 1st respondent dated 10-09-2009 bearing Letter No. 5593/MP2/Plg./HMDA/2009 in so far as requiring the petitioner to submit NOC from the 4th Respondent for conversion under the A.P. Land (Conversion for Non-Agricultural Purposes) Act 2006 as a condition No.1 precedent for release of draft layout in respect of the land belonging to and developed by the petitioner in Sy.No.71 (Part) situated at Dabilpur Village, Medchal Mandal, Ranga Reddy District as bad illegal, arbitrary without jurisdiction and ultra virus the A.P. Urban Areas Development Act and consequently declare the same as unenforceable.

Counsel for the Petitioner : Sri.E.Ajay Reddy

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent.No.2 : GP For Municipal Administration

Counsel for the Respondent Nos.3 & 4 : G.P For Revenue

W.P.No.19914 of 2009

Between:

Y.Shankaraiah, S/o.Late Y.Narsaiah, aged 76 years, Occ : Business,
R/o.Plot.No.8, Ashok Enclave , Kapra, ECIL Post, R.R.District,
Hyderabad.

..... PETITIONER

AND

- 1 The State of Andhra Pradesh, rep.by its Principal Secretary, Municipal Administration & Urban Development, Secretariat, Hyderabad.
- 2 The Hyderabad Metropolitan Development Authority, GHMC Building, 3rd Floor, West Marredpally, Secunderabad, rep.by its Metropolitan Commissioner.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ or order or direction, one in the nature of Writ of Mandamus

- i. declaring the action of the 2nd respondent in not releasing the approved Final Layout and directing to submit NOC from RDO/Collector, to use the land for Non agriculture purpose as per AP Agricultural Land (Conversion for Non-Agriculture Purposes), Act 2006 vide Letter No.9675/MP2/Plg/H/2003 dated 6/22-7-2009 as arbitrary, illegal, unreasonable unauthorised violative of principles of natural justice and violative of Articles, 14, 21 and 300A of Constitution of India and the same maybe set aside

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ii. Costs be awarded.

Counsel for the Petitioner : Sri.B.Mahender Reddy

Counsel for the Respondent No.1 : GP For Municipal Administration

Counsel for the Respondent No.2 : Sri.M.Dhananjaya Reddy

W.P.No.22515 of 2009

Between:

- 1 M/s. Sahara India Commercial Corporation Ltd., a Company incorporated and registered under the Companies Act, 1956, having its Regd.Office at 2-A, Shakespeare Saroni, Calcutta, and local office at Sahara Manzil, Opp : Secretariat, Hyderabad.
- 2 M/s. SAHARA India Financial Corporation Ltd. a Company incorporated and Registered under the Companies Act, 1956, having its registered Office at Sahara India Bhawan, 1, Kapoorthala, Aligani, Lucknow.
- 3 M/s. Sahara India Investment Corporation Ltd. a Company incorporated and Registered under the Companies Act, 1956, having its registered Office at Sahara India Bhawan, 1, Kapoorthala, Aligani, Lucknow.
- 4 M/s. Sain Processing & Weaving Mills Pvt.Ltd. a Company incorporated and Registered Office at 7th Floor Gopala Tower, Rajendra Place, New Delhi.

The Petitioners Nos:1 to 4 are rep by their authorised rep Sri G.P.Patnaik, S/o. Ch. Narsing Patnaik, aged about 42 years, Managar, Sahara States, Mansoorabad, Hyderabad.

..... PETITIONERS

AND

- 1 The Greater Hyderabad Metropolitan Development Authority, Rep by its Metropolitan Commissioner, having its Office at West Maredpally, Secunderabad.
- 2 The Govt. of A.P. rep by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Govt. of A.P. rep by its Principal Secretary, Municipal Administration, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate order or direction more particularly one in the nature of WRIT OF MANDAMUS declaring the action of the 1st respondent imposing condition to obtain the No. Objection Certificate from RDO/Competent authority through letter No.14870/MP2/PLG/GHMDA/1998, dated 01-10-2009 as illegal, arbitrary and contrary to the Memo No.22444/11/96, M.A dated 10-3-1998 and Article 300-A of Constitution of India.

Counsel for the Petitioners : Sri.K.V.L.Narasimha Rao

Counsel for the Respondent No:1 : Sri.R.Ramachandra Reddy

Counsel for the Respondent No:2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.17685 of 2009

Between:

B. Srikanth Reddy, S/o. B. Ramesh Reddy, Aged about 34 years, Occ : Business, R/o.H.No.8-2-248/A/5, Plot No.37, Venkateshwara Hills, Banjara Hills, Road No.3, Hyderabad, Rep. by his GPa Holder M. Sujeet Kumar, S/o.M. Surya Pratap Rao, Aged about 31 Years, Occ: Business, R/o. 3-6-190/2, Hyderguda, Hyderabad.

..... PETITIONER

AND

Hyderabad Metropolitan Development Authority, Rep. by its Metropolitan Commissioner, GHMC Building, 3rd Floor, West Marredpally, Secunderabad.

.....RESPONDENT

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus or any other writ or order, declaring that the action of the respondent in insisting on the petitioners to produce No Objection Certificate from the Collector, Ranga Reddy District, about conversion of land use under the provisions of the A.P. Agricultural Land (Conversion of Land Use) Act, 2006 as a condition precedent for grant of tentative lay out for Development of the land in Sy.No. 143/Part situated at Doolapally Village, Qutubullapur Mandal, Ranga Reddy District is arbitrary; illegal, colourable exercise of power and contrary to the provisions of A.P. Urban Area Development Act of 1975, and consequently, direct the respondent to release the revised lay out without insisting on the No Objection Certificate from the Collector, Ranga Reddy District, as stipulated in condition No.4 of the impugned letter, dated 1-8-2009 by the Respondent.

Counsel for the Petitioner : Sri.B.Venkat Rama Rao

Counsel for the Respondent : Sri.M.Dhananjay Reddy

W.P.No.18900 of 2008

Between:

- 1 Sri Shanagala Narsaiah, S/o. Late S.Mallaiah,
- 2 Sri Shanagala Ilaiah, S/o. Sri S.Narasiah,
- 3 Sri Shanagala Parvatalu, S/o. S.Narasaiah,
- 4 Sri Shanagala Suresh, S/o. S.Narasaiah,
- 5 Smt. Shanagala Sivalaxmi; W/o. Late S.Vadaiah,
- 6 Sri Shanagala Srinu, S/o. Late S.Yadaiah,
- 7 Sri Shanagala Kumar, S/o.Late S.Yadaiah,

- 2.2
- 8 Sri Shanagala Ashok, S/o. late S.yadaiah,
 - 9 Smt. Shanagala Laxmamma, W/o. Late S.Yellaiah,
 - 10 Master Shanagala mallikarjun, S/o. Late S.Yellaiah,
 - 11 Master Shanagala Srisailam, S/o. Late S.Yellaiah,
 - 12 Kumari Shanagala Sujatha, D/o. Late S.Yellaiah,
(All are residents of Nizampet Village, Quthbullapur Mandal,
Ranga Reddy District and rep by their G.P.A Holder,
A.V.K.V.Raju, Plot No.402, A.S.Raju Nagar, Vignyam Towers
Kukatpally, Hyderabad.
 - 13 Sri Sai Dilip Developers and Estates, a firm rep by its Managing
Partner, A.V.K.V.Raju, Plot No.402, A.S.Raju Nagar, Vignyan
Towers, Kukatpally, Hyderabad.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, rep. by its Vice
Chairman, Greenlands, Hyderabad.
- 2 The State of A.P., rep. by its Principal Secretary, Revenue
Department, Secretariat, Hyderabad.
- 3 The State of A.P., rep. by its Principal Secretary, Municipal
Administration Department, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to a writ of Mandamus or any other appropriate writ declaring the notice/ letter of the 1st respondents in imposing condition in his letter No.2717/MP2/Plg./H/2002, dated 01-07-2008 directing the petitioner to obtain " No Objection Certificate' from the Collector / Revenue Divisional Officer as per A.P.Agricultural Lands Act, Rules, 2006 notified vide G.O.Ms.No.1537 Revenue dated 19-10-2006 as illegal, contrary to law.

Counsel for the Petitioners : Sri.Peri Prabhakar

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.26576 of 2009

Between:

M/s. Aditya Constructions, a Partnership Firm, having its office at 8-2-674/2/2/A, White House, Road No.13, Banjara hills, Hyderabad rep. by its Managing Partner P.Ravinder Rao, S/o. Late P.Jagan Mohan Rao, Aged: 53 years.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority G.H.M.C.
building, 3rd Floor, West Marredpally, Secunderabad, Rep. by its
Vice-Chairman.

- 2 The State of A.P., Rep. by its Secretary, Municipal Administration & Urban Development Department Secretariat, Hyderabad.
- 3 The Collector, Ranga Reddy District, Lakdi-ka-pool, Hyderabad.
- 4 The Revenue Divisional Officer, Medchal Division, Medchal, Ranga Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or Direction more particularly one in the nature of Writ of Mandamus or any other appropriate Writ, Order or direction of the like nature declaring the impugned proceedings of the 1st respondent dated 26-08-2009 bearing Letter No. 13038/MP2/Plg./HMDA/2008 in so far as requiring the petitioner to submit NOC from the 4th respondent for conversion under the A.P.Land (Conversion for Non-Agricultural Purposes) Act, 2006 as a condition No.1 precedent for release of draft layout in respect of the land belonging to and developed by the petitioner in Sy.No.310/B, 316/B, 317/B, 317/C & 317/D situated at Bachupally Village, Quthubullapur Mandal, Ranga Reddy District as bad, illegal, arbitrary, without jurisdiction and ultra virus the A.P.Urban Areas Development Act, and consequently declare the same as unenforceable and be pleased to pass.

Counsel for the Petitioner : Sri.E.Ajay Reddy

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : G.P for Municipal Administration

Counsel for the Respondent Nos.3 & 4 : G.P for Revenue

W.P.No.8501 of 2008

Between:

C.Vijaya Kumar Reddy, S/o. C.Venkat Reddy, Aged 39 yeas, Occ :
 Business, R/o. 302, Skill Spectrum, No.3-6-369, Liberty junction,
 Himayatnagar, Hyderabad-29.

..... PETITIONER

AND

- 1 The Commissioner, Greater Hyderabad Municipal Corporation
GHMC Building, West Marredpally, Hyderabad.
- 2 The Deputy Commissioner, Greater Hyderabad Municipal
Corporation, Qutbullapur Circle, (Circle No.15), Qutbullapur Village,
R.R.District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus, or any other appropriate writ, order or direction, declaring the impugned Intimation Notice No.G/1780/07-08, dated 19-03-2008 Issued by the 2nd Respondent in so far as requiring the petitioner to submit 'No Objection Certificate' from the District Collector as per A.P.A.L.(Conversion fro Non Agriculture

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Purpose) Act 2006 before releasing the approved Residential Apartment Building Plan as illegal, without jurisdiction and consequently direct the respondents to release to the approve building plan without insisting on 'No Objection Certificate' from District Collector under A.P.A.L.(Conversion for Non'Agriculture purpose) Act 2006.

Counsel for the Petitioner : Sri.S.Lakshma Reddy

Counsel for the Respondent No:1 : Sri.R.Ramachandra Reddy

Counsel for the Respondent No:2 : Sri.R.Radha Krishna Reddy

W.P.No.9969 of 2008

Between:

M/s. Cascade Enterprises Pvt. Ltd., Rep. by its Director Sri Somnath Rao Kapatkar, S/o. Sitaram Kapatkar, aged 70 years, Occ : Business, R/o.H.No.2-2-647/97/A, Flat No.503, Laxmi Nivas Central Excise Colony, Bagh Amberpet, Hyderabad.

..... PETITIONER

AND

1. The Commissioner, Greater Hyderabad Municipal Corporation, GHMC Building, West Marredpally, Hyderabad.
2. The Zonal Commissioner, North Zone, Qutbullapur Circle, Secunderabad GHMC Head Quarter, Secunderabad.
3. The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Qutbullapur Circle, (Circle No.15) Autbullapur Village, R.R. District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus, or any other appropriate writ, order or direction, declaring the impugned Intimation Notice No. 158/TP/NZ/GHMC/07 dated 01-03-2008 issued by the 3rd respondent in so far as requiring the petitioner to submit 'No Objection Certificate' from the District Collector as per A.P.A.L. (Conversion for Non Agriculture purpose) Act, 2006 before releasing the approved Residential Apartment Building Plan as illegal, without jurisdiction, and consequently direct the respondents to release to the approved building plan without insisting on 'No Objection Certificate' from the District Collector as per A.P.A.L. (Conversion for Non Agriculture purpose) Act, 2006.

Counsel for the Petitioner : Sri.S.Lakshma Reddy

Counsel for the Respondent Nos.1 & 2 : Sri.R.Ramachandra Reddy

Counsel for the Respondent No:3 : Sri.R.Radha Krishna Reddy

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W.P.No.10588 of 2008

Between:

Dandu Pratap, S/o.Late D.Komuraiah, Aged 41 years, R/o.H.No.4-84,
Swamy Venugopala Swamy Temple Quthbullapur Village and Mandal,
Ranga Reddy District.

..... PETITIONER

AND

- 1 The Commissioner, Greater Hyderabad Municipal Corporation, GHMC Building, West Marredpally, Hyderabad.
- 2 The Zonal Commissioner, North Zone, Quthbullapur Circle Secunderabad GHMC Head Quarter, Secunderabad.
- 3 The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Quthbullapur Circle, (Circle No.15) Quthbullapur Village, R.R.District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus, or any other appropriate writ, order or direction, declaring the impugned Intimation Notice No.G/30/2008-09 dated 18-04-2008 issued by the 3rd respondent in so far as requiring the petitioner to submit "No Objection Certificate: from the District Collector as per APAL (Conversion for Non Agriculture purpose) Act, 2006 before releasing the approved Residential Apartment Building plan as illegal, without jurisdiction and consequently direct the respondents to release to the approved building plan without insisting on " No Objection Certificate " from District Collector Under APAL (Conversion for Non Agricultural purpose) Act, 2006.

Counsel for the Petitioner : Sri.S.Lakshma Reddy

Counsel for the Respondent Nos.1 & 2 : Sri.R.Ramachandra Reddy

Counsel for the Respondent No.3 : Sri.R.Radha Krishna Reddy

W.P.No.13461 of 2008

Between:

Salike Sanjay, S/o. S. Prakash Rao, R/o. Plot No. E-11, Vikrampuri,
Secunderabad.

..... PETITIONER

AND

- 1 The Commissioner, Greater Hyderabad Municipal Corporation, GHMC Building, West Marredpally, Hyderabad.
- 2 The Zonal Commissioner, North Zone, Quthbullapur Circle, Secunderabad GHMC Head Quarter, Secunderabad.
- 3 The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Quthbullapur Circle, (Circle No. 15), Quthbullapur Village, Ranga Reddy District.

... RESPONDENTS

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.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus, or any other appropriate writ, order or direction, declaring the impugned Intimation Notice No. G/501/TP/NZ/GHMC/08, dated 12-06-2008 issued by the 3rd Respondent in so far as requiring the petitioner to submit "No Objection Certificate" from the District Collector as per A.P.A.L. (Conversion for Non Agriculture Purpose) Act 2006 before releasing the approved Residential Apartment Building Plan as illegal, without jurisdiction and consequently direct the respondents to release the approved building plan without insisting on "No Objection Certificate" from District Collector under A.P.A. L. (Conversion for Non Agriculture purpose) Act 2006.

Counsel for the Petitioner : Sri.S.Lakshma Reddy

Counsel for the Respondent No.1 : Sri.R.Ramachandra Reddy

Counsel for the Respondent Nos.2 & 3 : Sri.R.Radha Krishna Reddy

W.P.No.14762 of 2008

Between:

M/s.S.V.S.Constructions, Rep.by its Managing Partner Sri.K.Surya Prakash, S/o.K.Mahadev, Aged about 46 years, C/o.1-9-630/1, Vidyanagar, Hyderabad-500044.

..... PETITIONER

AND

- 1 The Commissioner, Greater Hyderabad Municipal Corporation, GHMC Building, West Marredpally, Hyderabad.
- 2 The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Qutbullapur Circle, (Circle No.15), Qutbullapur Village, R.R.District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus, or any other appropriate writ, order or direction, declaring the impugned Intimation Notice No.345/TP/NZ/GHMC/2007, dated 09-06-2008 issued by the 2nd respondent in so far as requiring the petitioner to submit "No Objection Certificate" from the District collector, as per A.P.A.L.(Conversion for Non Agriculture purpose), Act, 2006 before releasing the approved Residential Apartment Building Plan as illegal, without jurisdiction and consequently direct the respondents to release the approved building plan without insisting on "No Objection Certificate" from District Collector under A.P.A.L. (Conversion for Non Agriculture Purpose) Act, 2006.

Counsel for the Petitioner : Sri.S.Lakshma Reddy

Counsel for the Respondent No.1 : Sri.R.Ramachandra Reddy

Counsel for the Respondent No.2 : Sri.R.Radha Krishna Reddy

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W.P.No.16867 of 2008

Between:

K.Mahadev, S/o. Late Ramaiah, Aged 62 years, Occ : Business,
No.1-9-630, 2nd Floor, Vidyanagar, Hyderabad.

..... PETITIONER

AND

- 1 The Commissioner, Greater Hyderabad Municipal Corporation, GHMC Building, West Marredpally, Hyderabad.
- 2 The Zonal Commissioner, North Zone, Qutbullapur Circle, Secunderabad GHMC Head Quarter, Secunderabad.
- 3 The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Qutbullapur Circle, (Circle No.15), Qutbullapur Village, R.R.District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus, or any other appropriate writ, order or direction, declaring the impugned Intimation Notice No. 657/TP/NZ/GHMC/2007, dated 25-07-2008 issued by the 3rd respondent in so far as requiring the petitioner to submit 'No Objection Certificate' from the District Collector, as per A.P.A.L. (conversion for Non Agriculture Purpose) Act 2006 before releasing the approved Residential apartment Building Plan as illegal, without jurisdiction and consequently direct the respondents to release to the approved building plan without insisting on 'No Objection Certification' from District Collector under A.P.A.L. (Conversion for Non Agriculture Purpose) Act 2006.

Counsel for the Petitioner : Sri.S.Lakshma Reddy

Counsel for the Respondents : Sri.R.Radhakrishna Reddy

W.P.No.12569 of 2009

Between:

- 1 M/s. Bhanu Estates Pvt. Ltd., Rep. by its Executive Director, S. Naveen Kumar, S/o.S.Bhoom Roa, having the Registered Office at Plot No. 28, Ground Floor, P & T Colony, Karkhana Road, Secunderabad.
- 2 M. Indira Reddy, D/o. M.M. Reddy, Aged about 40 years, Occ : House Wife, R/o. H.No. 3-23, Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R.R. District, A.P.
- 3 M. Bhagya Reddy, D/o. M.M. Reddy, R/o. H.No. 3-23, Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R.R. District, A.P.

..... PETITIONERS

AND

- 1 The Government of Andhra Pradesh, Represented by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.

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- 2 The Government of Andhra Pradesh, Represented by its Principal Secretary, Municipal Administration Department, A.P. Secretariat, Hyderabad.
- 3 The Revenue Divisional Officer, East Division, (Ranga Reddy District.), Goshamabai, Hyderabad.
- 4 The Commissioner, Alwal Municipality, Ranga Reddy District.
- 5 Hyderabad Urban Development Department, Rep. by its Vice Chairman, 1-8-323, Paigah Palace, Rasool Pura, Secunderabad 500 003.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ order or direction more particularly a writ of mandamus directing the 4th respondent to release the final layout relating to lands in Survey No.39A and 40AA of Kowkooor Village, Malkajgiri Mandal, R.R. District which have been developed by the petitioners without insisting for NOC from Collector / RDO by holding the action of the respondents in imposing such a condition in letter No.9237/MP2/Plg/H/2005 dated 16-02-2009 as illegal arbitrary, contrary to law and without jurisdiction.

Counsel for the Petitioners : Smt.I.Maamu Vani

Counsel for the Respondent Nos.1 to 3 : GP For Revenue

Counsel for the Respondent No.4 : Sri.R.Radha Krishna Reddy

Counsel for the Respondent No.5 : Sri.M.Surender Rao

W.P.No.27311 of 2007

Between:

Smt.Y.Prasanna Kumari, W/o.Satyanarayana, aged 45 years,
Kamalanagar, ECIL, Hyderabad.

..... PETITIONER

AND

- 1 Government of A.P. rep. by its Principal Secretary, Municipal Admn. & Urban Development Department, Secretariat Buildings, Hyderabad.
- 2 The Hyderabad Urban Development Authority, rep. by its Vice Chairman, Green Lands, Hyderabad.
- 3 The Greater Hyderabad Municipal Corporation rep. by its Dy. Commissioner, Kapra, Administrative Zone.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ, order or direction more particularly one in the nature of writ of Mandamus declaring the letter No.8972/MP2/Planning/H/2005, dated 06-12-2007 of the 2nd respondent directing the petitioner to obtain "No Objection Certificate" from the Revenue Divisional Officer/Competent Authority as per the A.P.

Agricultural Land Act, 2006 in respect of the non agricultural land in S.No. 556 and 557 of Kapra Village, R.R. District, as illegal, contrary to law, arbitrary and without any jurisdiction and set aside the same and consequently direct the respondents to release the final lay out in favour of the petitioner in S. No. 556 and 557 of Kapra village, Keesara Mandal, Ranga Reddy District without insisting No Objection Certificate from the Revenue Divisional Officer/Competent Authority as per the A.P. AL. Act 2006.

Counsel for the Petitioner : Sri.V.V.N.Narayana Rao

Counsel for the Respondent No.1: GP For Municipal Administration

Counsel for the Respondent No.2 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.3 : Sri.R.Ramachandra Reddy

W.P.No.1281 of 2008

Between:

Sri Rakesh Ahuja, S/o.Sri D.R. Ahuja, aged 57 years, Occ : Business, R/o.Gundlapochampally Village, Medchal Mandal, Ranga Reddy District, rep. by his G.P.A. Holder, Sri Anil Bhalla S/o.late Sri A.P. Bhalla, Aged 59 years, Occ: Business, R/o.11, Polishetty Enclave, Vikrampuri, Secunderabad.

..... PETITIONER

AND

- 1 Hyderabad Urban Development Authority, G.H.M.C. Building, III Floor, West Marredpally, Secunderabad, rep. by its Vice Chairman.
- 2 The State of A.P., Rep. by its Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Collector, Ranga Reddy District, Hyderabad.
- 4 The Revenue Divisional Officer, Medchal Division, Medchal, Ranga Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or Direction in the nature of Mandamus or otherwise declaring the impugned proceedings of the first respondent HUDA dated 18-01-2008 (Annexure XIII) requiring the Petitioner to submit NOC from the Collector/RDO for conversion under the A.P. Land (Conversion for Non-Agricultural Purposes) Act, 2006 as a condition precedent for release of final layout as bad, illegal, arbitrary, without jurisdiction and ultra vires the A.P. Urban Areas Development Act, and consequently declare the same as unenforceable and be pleased to pass.

Counsel for the Petitioner : Sri.M.Papa Reddy

Counsel for the Respondent No.1: Sri.M.Surender Rao

Counsel for the Respondent Nos.2 to 4 : G.P for Revenue

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W.P.No.3686 of 2008

Between:

- 1 P. Narasimha Reddy, S/o. Vittal Reddy
 - 2 P. Ashok Reddy, S/o. Vittal Reddy
 - 3 P. Ravinder Reddy, S/o. Vittal Reddy
 - 4 P. Shashinder Reddy, S/o. Vittal Reddy
- All are R/o. 1-9-321, Kushaiguda, Hyderabad.

..... PETITIONERS

AND

- 1 Government of Andhra Pradesh, rep. by its Principal Secretary Municipal Admn & Urban Development Department, Secretariat Buildings, Hyderabad.
- 2 The Hyderabad Urban Development Authority, rep. by its Vice Chairman Greenlands, Hyderabad.
- 3 The Greater Hyderabad Municipal Corporation, rep. by its Dy. Commissioner, Kapra Administrative Zone.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ, order or direction more particularly one in the nature of writ of Mandamus declaring the letter No.6367/MP2/PLG/H/2007, dated 15-12-2007 of the 2nd respondent directing the petitioners to obtain "No Objection Certificate" from the Revenue Divisional Officer / Competent Authority as per the A.P. Agricultural Land Act, 2006 in respect of the non agricultural land in S.No.405P, 443P, 444P, 445P, 446P, 447P, 449P, 450P and 542P situated at Kapra Village, Kesara Mandal, Ranga Reddy as illegal, arbitrary and without any jurisdiction and set aside the same and consequently direct the respondents to release the final layout in favour of the petitioners in S.No.405P, 443P, 444P, 445P, 446P, 447P, 449P, 450P and 542P situated at Kapra Village, Kesara Mandal, Ranga Reddy without insisting No Objection Certificate from the Revenue Divisional Officer / Competent Authority as per the A.P.A.L. Act, 2006

Counsel for the Petitioners : Sri.V.V.N.Narayana Rao

Counsel for the Respondent No.1 : G.P for Municipal Administration

Counsel for the Respondent No.2 : Sri.M.Surender Rao

Counsel for the Respondent No.3 : Sri.R.Radha Krishna Reddy

W.P.No.4398 of 2008

Between:

G. Nanda Kumar, S/o. G. Damodhar, Age 60 years, Occ : Business, R/o. H.No. 6-1-95, Valluvar Nagar, Ammuguda Village, Malkajiri Mandal, Ranga Reddy District, rep by his GPA Holder P. Sudhakar Reddy, S/o. Late Malla Reddy, Age : 47 Busihess, R/o. Moula Ali, Hyderabad.

... PETITIONER

3)

~~.....PETITIONER~~

AND

- 1 Hyderabad Urban Development Authority, Rep by its Vice Chairman, Begumpet, Hyderabad.
- 2 Government of Andhra Pradesh, Revenue Department, Rep by its Principal Secretary, Secretariat Buildings, Hyderabad.
- 3 The Revenue Divisional Officer, Ranga Reddy District.

.....RESPONDENTS

Petition Under Article-226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, more particularly in the nature of a "Writ of Mandamus" declaring the action of the respondents in not releasing the final layout sanctioned in respect of the petitioners' property admeasuring Ac. 6.85 Gts (28,323.68 Square Meters) of land in Sy.No.16/6 of Ammuguda Village, Malkajgiri Mandal, Ranga Reddy District by insisting on issue of a NOC/Conversion Certificate from the 3rd respondent under the AP Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 as being illegal, arbitrary unconstitutional and consequently direct the respondents to release the final layout without insisting on such NOC/conversion certificate from 3rd respondent.

Counsel for the Petitioner : Sri.P.Sri Harsha Reddy

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent Nos.2 & 3 : GP For Revenue

W.P.No.4703 of 2008

Between:

M/s. Touchstone Developers, Rep. by its Partner Mr. D.Raghava Rao,
 S/o. Late D.C.H.Subba Rao, Aged about 47 years, Occ : Business,
 R/o. 589, Arora Colony, Road No.35, Banjara Hills, Hyderabad.

..... PETITIONER

AND

- 1 The Hyderabad Airport Development Authority, Rep. by its Vice Chairman, Greenland's, Hyderabad.
- 2 The Government of A.P., Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Municipal Administration Department, A.P.Secretariat, Hyderabad.
- 4 The Revenue Divisional Officer, East Division, (Ranga Reddy District), Goshamahal, Hyderabad.

.....RESPONDENTS

Petition Under Article-226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction , more particularly one in

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the nature of Writ of Mandamus declaring the action of the 1st respondent in imposing condition in their letter No.10222 / Layout / HADA / 2006, dated 25-02-2008 directing the petitioner to obtain "No objection certificate" from the competent authority for land conversion, as illegal, contrary, to law arbitrary and without any jurisdiction.

Counsel for the Petitioner : Sri.V.V.Anil Kumar

Counsel for the Respondent No.1 : Sri.C.S.Kishore

Counsel for the Respondent Nos.2 & 4 : GP For Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.4709 of 2008

Between:

M. Ramulu, S/o. Sri Ramaiah, aged about 50 years, resident of 1-5-111, Habsiguda, Hyderabad.

..... PETITIONER

AND

- 1 The Hyderabad Urban Development Authority, Rep by its Vice Chairman, Green Lands Hyderabad.
- 2 Government of Andhra Pradesh, Rep by its Secretary, Municipal Administration & Urban Development, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 1st respondent in not releasing the final lay out basing on the G.O. Ms.No.923 Municipal Administration & Urban Development (11) Department dated 18-11-2005 as illegal, null, void and arbitrary and consequently direct the 1st respondent to release the approved final lay out to the petitioner.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No,1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : GP For Municipal Administration

W.P.No.4111 of 2009

Between:

- 1 M/s. K.M.R. Estates & Builders (P) Limited, Regd. Office at Plot No. 38, Parkview Enclave, Manovikas Nagar, Bowenpally, Secunderabad, Rep. by its Managing Director Sri K. Madhava Reddy, S/o. Gal Reddy.
- 2 M/s. Wincon Housing (P) Limited, Regd. Office at Plot No. 38, Parkview Enclave, Manovikas Nagar, Bowenpally, Secunderabad,

Rep. by its Managing Director, Sri K. Madhava Reddy, S/o. Gal Reddy.

- 3 Sri T. Laxma Reddy, S/o. Venkatram Reddy, Aged about 45 years, Occ : Business, R/o. Plot No.38, Parkview Enclave, Manovikas Nagar, Bowenpally, Secunderabad,

..... PETITIONERS

AND

- 1 The Hyderabad Metropolitan Development Authority, Rep. by its Metropolitan Commissioner, 3rd Floor, GHMC Building, West Marredpally, Secunderabad.
- 2 The Government of Andhra Pradesh, Rep. by its Secretary, Municipal Administration & Urban Development, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article.226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the first respondent in imposing condition No.13, in its Letter No.10843/P4/PIg/HMDA/2007, dated 17-02-2009 directing the local authority to release the plans to the applicant after submission of conversion of Non-Agricultural Certificate under (APAL) Act from the RDQ/DRO concerned as illegal, arbitrary, contrary to law and without any jurisdiction.

Counsel for the Petitioners : Sri.K.Ranga Rao

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Municipal Administration

W.P.No.5627 of 2008

Between:

M/s Speed Projects (P) Limited, Thimmaiapally Village, Keesara Mandal, Ranga Reddy District, Rep by its Managing Director, T.Vinod Rao, S/o.T.Krishna Rao, aged about 37 years, R/o.Flat No.206, V.B.L.Apartments, Road NO.3, Banjara Hills, Hyderabad.

..... PETITIONER

AND

- 1 Hyderabad Urban Development Authority, Rep by its Vice Chairman, Rasulpura, Secunderabad.
- 2 The District Collector, Ranga Reddy District, at Hyderabad.
- 3 The Revenue Divisional Officer. Ranga Reddy East Division, at Goshamahal, Hyderabad.
- 4 State of Andhra Pradesh, Rep by its Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.

.....RESPONDENTS

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Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus or any other appropriate Writ, declaring that the action of the 1st respondent contained in Letter No.13586/MP2/Plg./H/2005, dated 26-03-2006, in insisting the petitioner to furnish No Objection Certificate from respondents 2 and 3 for compliance of the provisions of the A.P. Agricultural Land Conversion act, 2006 as a condition precedent for release of lay out in respect of land in Sy.Nos.82 (P), 83 to 85 and 86(P) of Thimmaiahpally Village, Keesara Madnal, Ranga Reddy District, is arbitrary and ultra virus and consequently direct the 1st respondent to release the lay out in favour of the petitioner without compliance of the said condition.

Counsel for the Petitioner : Sri.Vedula Venkataramana

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent Nos.2 & 3 : G.P. for Revenue

Counsel for the Respondent No.4 : G.P for Municipal Administration

W.P.No.9793 of 2008

Between:

M/s. PRAJAY Engineers Syndicate Limited, a Public Limited Company, represented by its Executive Director, Sri D. Vijay Sen Reddy, S/o Late D.S.P. Reddy, resident of 1-1-380./11, Ashok Nagar, Hyderabad.

..... PETITIONER

AND

Hyderabad Air Port Development Authority, Rep. by its Vice Chairman, Paigah Palace, Greenlands, Begumpet, Hyderabad.

.....RESPONDENT

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ of Mandamus or any other appropriate writ declaring that the action of the respondent contained in the letter, dated 8-7-2007 in so far as it relates to insistence on production of NOC from the competent Authority under the A.P. Land Conversion Act 2006 for considering the application of the petitioner for Group Housing Permission-Mega Township, in Sy.Nos.405, 447 to 451, 453, 454, 457, 487 and 488 of Mankhal Village Maheswaram Mandal, Ranga Reddy is arbitrary and illegal, and consequently direct the Respodnent to consider the application of the petitioner dated 23-04-2007 without insisting on production of NOC from the competent authorities under the A.P. Land Conversion Act 2006.

Counsel for the Petitioner : Sri.Vedula Venkataramana

Counsel for the Respondent : Sri.C.S.Kishore

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W.P.No.10066 of 2008

Between:

Satya Murthy Sivalenka, S/o. S. Ramalingam, Aged about 42 years, Occ
: Managing Director, M/s. Sameera Homes Pvt Ltd., R/o. 54 & 55, A.G.
Arcade, Balaji Co-operative Housing Society, Transport Road,
Secunderabad.

..... PETITIONER

AND

- 1 Government of Andhra Pradesh, rep. by its Principal Secretary,
Revenue Department, Secretariat Buildings, Hyderabad.
- 2 Hyderabad Urban Development Authority, rep. by its Vice-
Chairman, Begumpet, Hyderabad.
- 3 The Revenue Divisional Officer, Ranga Reddy District,
Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or Direction(s) essentially in the nature of Writ of Mandamus declaring that the action of the Respondents herein in insisting to obtain No Objection Certificate / Conversion Certificate from the 3rd respondent under the Andhra Pradesh Urban Area Development Act, 1977 in respect of the property covered by Survey Nos.34/A, B, C, D, G and Survey Nos.29/1 and 29/P of an extent of Acres of 10.18 Guntas situated at Dharmaram Village, Thimmaipalli Gram Panchayat, Keesara Mandal, Ranga Reddy District, for issuance of layout.

Counsel for the Petitioner : Sri.P.R.Prasad

Counsel for the Respondent Nos.1 & 3 : GP For Revenue

Counsel for the Respondent No.2 : Sri.M.Surender Rao

W.P.No.11472 of 2008

Between:

- 1 Smt. Thota Uma, W/o. T. Krishna Murthy,
R/o. Block-24, Flat -7, LIG Quarters, Bagh Lingampally, Hyderabad.
- 2 Kodati Jayapratap, S/o. K. Narsaiah,
R/o. 3-10-58, Near Rama Rice Mill Road, Suryapet, Nalgonda District.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, Rep. by its Vice
Chairman, Green Lands, Somajiguda, Hyderabad.
- 2 The Government of Andhra Pradesh, Rep. by its Principal
Secretary, Hyderabad.
- 3 The Government of Andhra Pradesh, Rep. by its Principal
Secretary, Development Department, Secretariat, Hyderabad.

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- 4 The Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund, Hyderabad.
- 5 The Dy. Commissioner, L.B. Nagar Circle, Greater Hyderabad Municipal Corporation, L.B. Nagar, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ, order or Direction more particularly one in the nature of writ of Mandamus declaring the action of the Respondent No.5 in imposing condition No. 18 in Notice No. G/BP/63/GHMC/EZ/LBNC/2008, dated 19-05-2008 directing the petitioners to obtain "Clearance Certificate" from the District Collector/Revenue Divisional Officer as per A.P.A.L. Act 2006 notified vide G.O.Ms.No.1537 M.A., dated 19-10-2006 as illegal, contrary to Law, Arbitrary and without any jurisdiction.

Counsel for the Petitioners : Sri.K.Joseph

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent Nos.2 & 3 : GP For Revenue

Counsel for the Respondent Nos.4 & 5 : Smt.Kalpana Ekbote

W.P.No.13121 of 2008

Between:

M/s. Rowfin Real Estates (P) Limited., D.No.27-17-48, Peddi Bhotla Vari Street, Governorpet, Vijayawada 520 002., rep by its Managing Director.

..... PETITIONER

AND

- 1 Government of Andhra Pradesh, Represented by its Principal Secretary, Revenue Department Secretariat, Hyderabad.
- 2 Revenue Divisional Officer, Nuzvid, Krishna District.
- 3 Tahsildar, Gannavaram (MRO Office), Krishna District.
- 4 Vijayawada; Guntur, Tenali, Mangalagiri Urban Development Authority, Lenin Centre; Governorpet, Vijayawada, rep by its Vice Chairman.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring that the lands in R.S.No.156/1A, 1C, 6 & 159/4 of Chinaoutapalli Village, Gannavaram Mandal, Krishna District which from part of the zonal developmental plan notified under A.P (Urban Areas) Development Act, 1975 are outside the purview of the provisions of the A.P. Agricultural Land (Conversion for Non Agricultural Purpose) Act, 2006 and no permission is required from any authority for undertaking development in the said land except the 4th respondent and consequently set aside

Rc.E337/2008 dated 15-05-2008 issued by the 3rd respondent as one without authority of law.

Counsel for the Petitioner : Sri.B.Adinarayana Rao

Counsel for the Respondent Nos.1 to 3 : GP For Revenue

Counsel for the Respondent No.4 : Smt.K.Aruna

W.P.No.13165 of 2008

Between:

S. Purnachandra Rao, S/o Sri S. Venkateswarlu, R/o 501, Sandhya Enclave Model House Lane, Panjagutta, Hyderabad.

..... PETITIONER

AND

- 1 The Hyderabad Urban Development Authority, rep by Vice Chairman, Green Lands, Begumpet, Hyderabad.
- 2 Government of Andhra Pradesh, rep y its Secretary, Municipal Administration & Urban Development Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of mandamus declaring the action of the 1st respondent in not releasing the lay out for Ac. 8-16 guntas in Sy. No.12 & 13 Maripalyguda Village, Ghatkesar mandal of Ranga Reddy District to the petitioner as illegal, null, void and arbitrary and consequently direct the 1st respondent to release the approved lay out to the petitioner.

Counsel for the Petitioner : Sri.K.Durga Prasad

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No.2 : G.P for Municipalities

W.P.No.13469 of 2008

Between:

- 1 Dattada Bhimeswara Rao, S/o.Late Sri.D.Venkateswara Rao, aged about 62 years; R/o.548-A9, Road No.27, Jubilee Hills, Hyderabad.
- 2 B.Vimalamma, W/o.Shri Appala Raju, aged about 77 years, R/o.548-A9, Road No.27, Jubilee Hills, Hyderabad.

(Both rep by his General Power of Attorney Holder, Sourabh Modi, S/o.Satish Modi, aged about 36 years, R/o.Plot No.280, Road No.25, Jubilee Hills, Hyderabad.)

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, rep.by its Vice Chairman, Greenlands, Hyderabad.
- 2 The State of Andhra Pradesh, Rep.by its Principal Secretary Revenue Department, Secretariat, Hyderabad.
- 3 The State of Andhra Pradesh, Rep.by its Principal Secretary, Municipal Administration Department, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus or any other appropriate writ declaring the notice letter of the 1st respondent in imposing condition in their letter No.1540/MP2/PIg/H/2006, dated 15-06-2008 directing the petitioners to obtain No Objection Certificate from the Revenue Divisional Officer Competent authority as per A.P Agricultural Lands act Rules 2006 notified vide G.O.Ms.No.1537 Revenue dated 19-10-2006 as illegal, contrary to law arbitrary and without any jurisdiction.

Counsel for the Petitioners : Sri.Vedula Venkataramana

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : GP For Revenue

Counsel for the Respondent No.3 : G.P For Municipal Administration

W.P.No.13928 of 2008

Between:

- 1 B. Mariamma, W/o. Late Sri Mikhayalu , Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 2 B. Joseph, W/o. Late Sri Mikhayalu , Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 3 B. Prabhudas, S/o. Late Sri Mikhayalu , Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 4 B. Bujji @ Bala Sowry, S/o. Late Sri Mikhayalu , Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 5 Panam Mery Rani, W/o. Sri Naga Malleswara Rao, D/o. Late Sri Mikhayalu, R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 6 Mannem Joji, S/o. Sri Bairaji, Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 7 Mannem Mohana Jayakumar, S/o. Sri Joji, Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 8 Mannem Ananda Banerjee, S/o. Sri Joji, Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 9 Narra Kirita Raju, S/o. Mariadasu, Hindu,
R/o. Peda Avutupalli, Gannavaram Mandal, Krishna District.
- 10 Kolsu Venkata Reddy, S/o. Late Sri Mahalakshmi, Hindu,
R/o. 54,14/8-15, Plot No. 10, Bharathinagar, Vijayawada 8./
- 11 Putti Krishna Murthy, S/o. Sri Venkateswara RAO, Hindu,
R/o. Door NO. 2-85, Allapuram Village, Gannavaram Mandal,

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Krishna District.

- 12 Kambhampati Giri Sankar, S/o. Sri Venakta Subba Rao, Hindu, R/o. Door No. 8-118A Roynagar, Gannavaram Mandal, Krishna District.
- 13 Chigurupati Sumanth, S/o. Sri Atma Rao, Hindu, R/o. Door No. 15-91, Gollapudi, Vijaywada Rural Mandal, Krishna District.
- 14 Chigurupati Shanmukha Rao, S/o. Vasudeva Rao, Hindu, R/o. Door No. 2-54, Gollapudi, Vijaywada Rural Mandal, Krishna District.

(All are Rep. by their G.P.A Holder Chanumolu Krishna Rao, S/o.Late Sri Rama Rao, Age 49 years, Vijaywada, Krishna District)

..... PETITIONERS

AND

- 1 Vijayawada, Guntur, Tenali, Mangalagiri, Urban Development Authority, Lenin Centre, Governorpet Vijayawada, Rep. by its Vice Chairman.
- 2 Revenue Divisional Officer, Nuzvid, Krishna District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring that the lands of an extent of Ac. 14-25 cents in R.S.Nos.10/6, 177/1D, 2, 181/1A, 1B, 2, 3, 5, 6, 7 and 182/1 of Chinaoutpalli Village, Gannavaram Mandal, Krishna District which form part of the zonal developmental plan notified under A.P. (Urban Areas) Development Act, 1975 are outside the purview of the provisions of the A.P. Agricultural Land (Conversion for Non-Agricultural Purpose) Act., 2006 and no permission is required from any authority for undertaking development in the said land and consequently set aside Rc.No. C2-7311/2008 dated 26-06-2008 issued by the 1st respondent as one without authority of law.

Counsel for the Petitioners : Sri.B.Adinarayana Rao

Counsel for the Respondent No.1 : Smt.K.Aruna

Counsel for the Respondent No.2 : G.P for Revenue

W.P.No.14461 of 2008

Between:

- 1 Dr. A. Jagan Mohan Reddy, S/o. Sri A. Venkat Reddy, R/o. H.No. 2-2-641/2, Amberpet, Hyderabad.
- 2 Smt. A. Vijaya Laxmi, W/o. Sri Laxma Reddy, R/o. 66, 2 RT, Municipal Colony, Hyderabad.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, Rep. by its Vice Chairman, Green Lands, Somajiguda, Hyderabad.

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- 2 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Municipal Administration & Urban Development Department, Secretariat, Hyderabad.
- 4 Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund, Hyderabad.
- 5 The Zonal Commissioner, East Zone, Greater Hyderabad Municipal Corporation, L.B.Nagar, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondent No.1 in imposing Condition No.2 in its Letter No.Lr.No. 5883/P4/Plg/HUDA/2007, dated 18-12-2007 directing the Petitioners to obtain "Land Conversion Certificate" from the District Collector/Revenue Divisional officer as per A.P.A.L. Act, 2006 notified vide G.O.Ms.No. 1537 M.A. dated 19-10-2006 as illegal, contrary to law, arbitrary, and without any jurisdiction.

Counsel for the Petitioners : Sri.Srinivas Velagapudi

Counsel for the Respondent No:1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No:2 : G.P for Revenue

Counsel for the Respondent No:3 : G.P for Municipal Administration

Counsel for the Respondent Nos.4 & 5 : Sri.R.Radha Krishna

W.P.No.14583 of 2008

Between:

- 1 B.H. Venkata Subbamma, W/o. B.H.Venkateswarlu, aged about 75 years, R/o. Sanathnagar, Hyderabad, rep. through her registered GPA Holder K. Venkateshwar Reddy, S/o. Yadagiri Reddy, Age 34 Yrs, Occ: Business, R/o. 11-4-143/1, Sri Venkateshwar Colony, Saroornagar, Hyderabad.
- 2 Desi Reddy Raja Reddy, S/o. Rami Reddy, R/o. Flat No.308, Abhyudaya Apartments, Saroornagar, Hyderabad.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, rep. by its Vice Chairman, Green Lands, Somajiguda, Hyderabad.
- 2 The Government of Andhra Pradesh, rep. by its Principal Secretary, Municipal Administration & Urban Development Department, Secretariat, Hyderabad.
- 3 The Greater Hyderabad Municipal Corporation, Tank Bund, Hyderabad, rep. by its Commissioner.
- 4 The Deputy Commissioner, L.B. Nagar Circle, Greater Hyderabad Municipal Corporation, Hyderabad.

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.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ or order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondent No.1 in imposing Condition No.2 in Letter No.12120/Plg/P4/Huda/2007, dated 12-05-2008 directing the petitioners to obtain Clearance Certificate from the District Collector / Revenue Divisional Officer as per A.P.A.L.Act, 2006 notified vide G.O.Ms.No.1537, M.A., dated 19-10-2006 as illegal, arbitrary, contrary to law and without jurisdiction and consequently direct the respondents to grant building permission to the petitioners in respect of Plot No.39 and 40 of S.No.102/4, Nagole Village, Uppal Mandal, Rangn Reddy District.

Counsel for the Petitioners : Sri.L.Prabhakar Reddy

Counsel for the Respondent No:1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent No.2 : GP For Municipal Administration

Counsel for the Respondent Nos.3 & 4 : Sri.R.Ramachandra Reddy

W.P.No.15150 of 2008

Between:

M.Manjula, W/o.Chandra Reddy, Aged about 40 years,
R/o.H.No.2-2-645/4/A, Bagh Amberpet, Hyderabad.

..... PETITIONER

AND

- 1 Greater Hyderabad Municipal Corporation, rep. by its Zonal Commissioner, East Zone, Hyderabad.
- 2 Hyderabad Urban Development Authority, rep. by its Vice-Chairman, 3rd Floor, G.H.M.C. Building, West Maredpally, Secunderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus or any other appropriate writ declaring the action of the respondents in insisting the petitioner to get land conversion certificate from the District Collector as per G.O.Ms.No.1537 dated 19.10.2006 in respect of the Non-Agriculture Land bearing Plot No.5P, situated at Sy.No.94/1, block 4, Sairamnagar, Nagole Village, Uppal Mandal, L.B.Nagar Municipality, R.R. District as illegal, arbitrary, unjust and with out any authority and jurisdiction and consequently direct the respondents to sanction the building plan to the petitioner without insisting for conversion certificate from the District Collector wide G.O.Ms.No.1537 dated 19-10-2006.

Counsel for the Petitioner : Sri.G.L.Nageswara Rao

**Counsel for the Respondent No.1: Sri.R.Ramachandra Reddy,
SC FOR MCH**

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Counsel for the Respondent No.2 : Sri.M.Dhananjaya Reddy, SC for HUDA

WP.No.19115 of 2008

Between:

- 1 M/s. Modi Builders and Realtors (P) Ltd. having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad, Rep by its Managing Director, Sourabh Modi, S/o. Sathish Modi, aged About 36 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad
- 2 Hiralal Tulsidas, S/o. Tulsidas,
- 3 Sirish Hiralal (HUF), Rep by its Karta Hiralal, S/o. Hiralal, aged about 53 years, Occ : Business.
- 4 Rajesh Hiralal (HUF), Rep by its Karta Shri Rajesh Hiralal, S/o. Hiralal, aged about 53 years, Occ : Business.
- 5 Rajiv Hiralal (HUF), Rep by its Karta Raji Hiralal, Aged about 41 years, Occ : Business.
(Petitioners 2 to 5 are R/o. 3-5-1093/4/A, Venkateshwara Colony, Narayanaguda, Secunderabad (and are rep by GPA Holder, Sourab Modi, S/o. Satish Modi, aged about 36 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad).

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, Rep by its Vice Chairman, Greenlands, Hyderabad.
- 2 The State of Andhra Pradesh, Rep by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The State of Andhra Pradesh, Rep by its Principal Secretary, Municipal Administration Department, Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ of Mandamus or any other appropriate writ declaring the notice/letter of the 1st respondent in imposing condition in their letter No.8535/MP2/Plg/H/2006, dated 13-8-2008 directing the petitioners to obtain "No Objection Certificate" from the Collector/Revenue Divisional Officer as per AP Agricultural Lands Rules, 2006 notified vide G.O.Ms.No.1537 Revenue dated 19-10-2006 as illegal, contrary to law, arbitrary and without any jurisdiction.

Counsel for the Petitioners : Sri.Vedula Venkataramana

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : GP For Revenue

Counsel for the Respondent No.3 : G.P For Municipal Administration and Urban Development Authority

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W.P.No.20043 of 2008

Between:

M/s. Kranti Crescent Properties India (Pvt.) Ltd., A regd. Company, Regd. under Companies Act, having its Regd. Office at 101, Kranti Icon, Rukminipuri Colony, Kapra, ECIL Post, Hyderabad, rep. by its Chairman, V.Damodar Rao, S/o. V. Chalama Rao, Aged 43 Yrs, Occ:Business, R/o. Plot No. 38-A, Eashwarpuri Colony, Sainikpuri, Secunderabad.

..... PETITIONER

AND

- 1 The Hyderabad Urban Development Authority, rep. by its Vice Chairman, Green Lands, Hyderabad.
- 2 Greater Hyderabad Municipal Corporation, rep. by its Zonal Commissioner, East Zone, L.B.Nagar Head quarters, R.R. District.
- 3 Deputy Commissioner, Kapra Municipality, Kapra Administrative Zone, Kapra, R.R. District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order, or direction one in the nature of writ of mandamus declaring the action of the 3rd respondent in not releasing the Building permission for residential Apartment (Sub-Cellar + Cellar + Stilt + Upper 5 floors) in survey numbers 606, 608/1, 609 Kandiguda, (V) Sainikpuri of Kapra Municipality, Keesara (M), R.R. Dist., thereby directing to submit "Clearance Certificate" from RDO/DRO concerned, as arbitrary, illegal and opposed to statutory provisions and consequently direct 3rd respondent to release the approved building permission to the petitioner.

Counsel for the Petitioner : Sri.N.Prashanth

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent Nos.2 & 3 : Sri.R.Ramachandra Rao

W.P.No.25342 of 2008

Between:

- 1 Sri Valigonda Hanumanthu, S/o. Late V. Ramulu, R/o. H.No. 20-17/D, Sharada Nagar Colony, Gaddiannaram, Ranga Reddy District.
- 2 Smt. V. Vijaya Lakshmi, W/o. Sri V. Hanumanthu, R/o. H.No. 20-17/D, Sharada Nagar Colony, Gaddiannaram, Ranga Reddy District.
- 3 Sri Rajkaran Goud, S/o. Sri Palki Goud, R/o. H.No. 8-101/10, Narasimhapuri Colony, Saroornagar, Ranga Reddy District.

..... PETITIONERS

AND

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- 1 The Hyderabad Urban Development Authority, Rep. by its Vice Chairman, Green Lands, Somajiguda, Hyderabad.
 - 2 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
 - 3 The Government of Andhra Pradesh, Rep. by its Principal Secretary, Municipal Administration & Urban Development Department, Secretariat, Hyderabad.
 - 4 Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund, Hyderabad.
 - 5 The Zonal Commissioner, East Zone, Greater Hyderabad Municipal Corporation, L.B. Nagar, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondent No.1 in imposing Condition No.2 in its Letter No. Lr.No. 12590/P4/Pig/HUDA/2007 dated 16-05-2008 directing the Respondents to obtain "land Conversion Certificate" from the District Collector /Revenue Divisional Officer as per A.P.A.L. Act, 2006 notified vide G.O.Ms.No.1537 M.A. dated 19-10-2006 as illegal, contrary to law, arbitrary and without any jurisdiction.

Counsel for the Petitioners : Sri.Srinivas Velagapudi

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

Counsel for the Respondent Nos.4 & 5 : Sri.R.Ramachandra Reddy

W.P.No.27865 of 2008

Between:

- 1 RM Ramanathan, S/o. S.V.RM.S.V. Ramanathan Chettair, Aged 48 years, Occ : Business.
- 2 Ms. Bhargavi Ramanathan, D/o. RM Ramanathan, Aged 18 years, (All R/o. H.o. 8-2-337/7, Road No.3, Banjara Hills, Hyderabad., represented by GPA Holder J.S. Investment Pvt. Ltd., Rep. by its Director N.K. Agarwal @ Rajesh Agarwal S/o. Shankarlal Agarwal, 40 yrs, R/o.15-1-53, Osmangunj, Hyderabad).

..... PETITIONERS

AND

- 1 Hyderabad Urban Development Authority, rep.by its Vice Chairman Begumpet, Hyderabad.
- 2 Government of Andhra Pradesh, Revenue Department, Rep.by its Principal Secretary Secretariat Buildings, Hyderabad.
- 3 The Revenue Divisional Officer, Chevella Division, Rang Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, one more particularly in the nature of "Writ of Mandamus" declaring the action of respondents in not releasing the Final Layout, sanctioned in respect of the petitioner's property admeasuring Ac 02-76 gts in Sy.No.49(P) of Kowkur Village, Malkajigiri Mandal, Ranga Reddy, District, in Continuation of its Revised Draft Layout Permit No. 46/MP2/H/02, dated 24-10-2003 by insisting on issue of a NOC/Conversion Certificate from the 3rd respondent under the A.P Agricultural Land (Conversion for Non-Agricultural Purposes) Act 2006 as illegal arbitrary unconstitutional and consequently direct the respondents to release the Final Layout without insisting on such NOC/conversion certificate from 3rd respondent.

Counsel for the Petitioners : Sri.S.Niranjan Reddy

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent Nos.2 & 3 : G.P for Revenue

W.P.No.28567 of 2008

Between:

- 1 M/s.Sneha Constructions, having its office at Plot No.11 Sagar Society, Banjara Hills, Hyderabad, rep.by its Sri.V.Rajeshwar Reddy, S/o.Late Sri V.Sanjeeva Reddy, aged 43 years Occ:Business, R/o.Plot No.104, Gruha Shilpi Veera Residency, Saleem nagar Malakpet, Hyderabad.
- 2 Smt.Choti Bai, W/o.Late Kantilal Jain, R/o.H.No.10-2-274/6, S.P.Road West Marredpally, Secunderabad.
- 3 Sri Gautaham Chand Jain, S/o.Late Kantilal Jain, R/o.Plot No.82, Road No.9 Jubilee Hills, Hyderabad.
- 4 Sri Ashok Chand Jain, S/o.Late Kantilal Jain, R/o.Plot No.7&8 Kausalya Estate Kharkhana, Secunderabad.
- 5 Sri.Prakash Chand Jain, S/o.Late Kantilal Jain, R/o.Plot No.441, Road No.19/20, Jubilee Hills, Hyderabad.
- 6 Sri.Dilip Kumar Jain, S/o.Late Kantilal Jain, R/o.Plot No.13& 14 Kausalya Estate Kharkhana, Secunderabad.
The petitioners 2 to 6 are rep.by their GPA Holder Sri Raaj Kmar Jain, i.e. the petitioner No.7 herein.
- 7 Sri Raaj Kumar Jain, S/o.Late Kantilal Jain, R/o.H.No.10-2-274/6, S.P.Road, Secunderabad.

..... PETITIONERS

AND

- 1 The Hyderabad Urban Development Authority, rep.by its Vice Chairman, Greenlands, Somajiguda, Hyderabad.
- 2 The Government of Andhra Pradesh, rep.by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Government of Andhra Pradesh, rep.by its Principal Secretary, Municipal Administration & Urban Development Department, Secretariat, Hyderabad.
- 4 The Commissioner, Greater Hyderabad Municipal Corporation, Tank:Bund, Hyderabad.

.....RESPONDENTS

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Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the respondents No.1 in imposing condition No.8 in its Letter No.11199/MP2/Plg/H/2005 dated 23.10.2008 directing the petitioners to obtain "Clearance Certificate " from the District Collector/Revenue divisional officer, as per A.P.A.L.Act 2006 notified vide G.O.Ms.No.1537 Revenue dated 19-10-2006 as illegal, contrary to law arbitrary, and without any jurisdiction.

Counsel for the Petitioners : Sri.Srinivas Velagapudi

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : GP For Revenue

Counsel for the Respondent No.3 : G.P For Municipal Administration

Counsel for the Respondent No.4 : Sri.R.Ramachandra Reddy

W.P.No.29094 of 2008

Between:

M/s Serena Park Constructions having its Regd Office at 5-4-187/3 & 4, III Floor Soham Mansion, M.G Road, Secunderabad, rep.by its Partner, Sourabh Modi, S/o. Satish Modi, age (37) years R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, rep.by its Metropolitan Commissioner, 3rd Floor GHMC Building, West Marredpally, Secunderabad.
- 2 The State of Andhra Pradesh, rep.by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The State of Andhra Pradesh, rep.by its Principal Secretary, Municipal Administration and Urban Department Secretariat, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ of Mandamus declaring the notice/letter of the 1st respondent in imposing condition in their Letter No.1019/MP2/HMDA/plg/2008, dated 14-11-2008 directing the petitioner to obtain No Objection Certificate from the Collector/Revenue Divisional Officer as per A.P Agricultural Lands act Rule 2006 notified vide G.O Ms No.1537 Revenue, dated 19-10-2006 as illegal contrary to law arbitrary and without any jurisdiction and direct the respondents to process of the application and release layout and building permission to the petitioners without insisting on the No objection Certificate from Collector Revenue Divisional Officer for conversion of agricultural land for non agricultural purpose as per the notice in letter No.1019/MP2/HMDA/Plg/2008, dated 14-11-2008.

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Counsel for the Petitioner : Sri.Vedula Venkataramana

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : GP For Revenue

Counsel for the Respondent No.3 : G.P For Municipal Administration

W.P.No.1088 of 2009

Between:

M/s Rowfin Real Estates(P) Ltd., D.No.27-17-48, Peddi Bhotla Vari Street, Governorpet, Vijayawada 520 002, Rep by its Managing Director.

..... PETITIONER

AND

- 1 Joint Collector, Krishna Machilipatnam.
- 2 Revenue Divisional Officer, Nuzvid, Krishna District.
- 3 Tahsildar, Gannavaram (MRO Office), Krishna District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Certiorari by calling for the records of the 1st respondent in Rc.D1/2485/2008 dated 01-01-2009 affirming the order of the 2nd respondent in Rc.G.2072/2008 dated 01-01-2008 imposing conversion charges and penalty under The A.P.Agricultural Land (Conversion For Non-Agricultural Purpose) Act, 2006 in respect of Ac.18-26 cents in S.Nos.69, 71/P, 72, 73/1A, 73/1B, 74/1, 74/2 and 76/9 of Allapuram Village, Gannavaram Mandal, Krishna District which form part of the Zonal Developmental plan notified under A.P(Urban Areas) Development Act, 1975 and are outside the purview of the provisions of the A.P. Agricultural Land (Conversions For Non-Agricultural Purpose) Act, 2006 as being illegal, irrational and without authority of law and consequently set aside the said orders of Respondents 1 and 2.

Counsel for the Petitioner : Sri.B.Adinarayana Rao

Counsel for the Respondents : GP For Revenue

W.P.No.1216 of 2009

Between:

M/s. Rowfin Real Estates (P) Ltd., D.No.27-17-48, Peddi Bhotla Vari Street, Governorpet, Vijayawada - 520 002 represented by its Managing Director.

..... PETITIONER

AND

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- 1 Joint Collector, Krishna, Machilipatnam.
- 2 Revenue Divisional Officer, Nuzvid, Krishna District.
- 3 Tahsildar, Gannavaram (MRO Office), Krishna District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ, order or direction more particularly one in the nature of Writ of Certiorari by calling for the records of the 1st respondent in Rc.D1/2485/2008 dated 01-01-2009 affirming the order of the 2nd respondent in Rc.G.2072/2008 dated 01-01-2008 imposing conversion charges and penalty under The A.P. Agricultural Land (Conversion for Non-Agricultural Purpose) Act, 2006 in respect of Ac.155/2, 3, 4, 5, 6, 7A, 156, 162, 180, 161/1, 2A, 2B, 2C, 2D 1611/3, 4, 5, 6, 7, 8, 160/1 and 160/2 of Chinaoutapalli Village, Gannavaram Mandal, Krishna District which form part of the zonal developmental plan notified under A.P. (Urban Areas) Development Act, 1975 and are outside the purview of the provisions of The A.P. Agricultural Land (Conversion For Non-Agricultural Purpose) Act, 2006 as being illegal, irrational and without authority of law and consequently set aside the said orders of Respondents 1 and 2.

Counsel for the Petitioner : Sri.B.Adinarayana Rao

Counsel for the Respondents : GP For Revenue

W.P.No.5197 of 2009

Between:

Karunamayee Educational Society (Regd. No.6379 of 2000), Nagaram Village, Keesara Mandal, Rangareddy District, Rep. by it's President G.R.Reddy, S/o.Late G.C.Ranga Reddy, Aged 72 years, R/o.36, Santosh Nagar, Mehdipatnam-28.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, R/o.6-3-1190, Green Lands, Begumpet, Hyderabad, Rep. by its Metropolitan Commissioner.
- 2 The State of Andhra Pradesh, Rep. by it's Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The Collector, Ranga Reddy District, Lakdikapool, Hyderabad.
- 4 The Revenue Divisional Officer, Chevalla Division, Attapur, Ranga Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction particularly one in the nature of a Writ of Mandamus declaring the proceedings in Lr.No.12130/P4/PLG/HMDA/2008, dated 06-12-2008 of the 1st Respondent in so far as requiring the petitioner to submit "clearance certificate" from the 4th Respondent under the Andhra Pradesh

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Agricultural Land (Conversion for Non - Agricultural Purpose) Act, 2006 as condition precedent for release of Building permission in Ac.2.20 gts in Sy.No.72(part), 73(part) and 81(part) of Nagaram Village, Keesara Mandal, Ranga Reddy District belonging to the petitioner as illegal, arbitrary without jurisdiction and ultravires the A.P. Urban Areas (Development) Act, 1975 and consequently restrain the 1st Respondent from insisting for production of the same.

Counsel for the Petitioner : Sri.M.S.Ramachandra Rao

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

Counsel for the Respondent Nos.2 to 4 : GP For Revenue

W.P.No.5682 of 2009

Between:

- 1 P.Suresh Reddy, S/o.P.Venkat Reddy, R/o.Flat No.203, Karan Residency Bowenpally, Secunderabad-500009.
- 2 T.Anjaiah Goud, S/o.T.Krishna, R/o.1-7-196, S.D.Road, Secunderabad.
- 3 P.Narsing Rao, S/o.P.Yadagiri, R/o.1-2-83/84, Park Lane, Secunderabad.
- 4 R.Rukma Reddy, S/o.Late R.Ramchandra Reddy, R/o.3-6-549, Street No.7, Himayatnagar, Hyderabad-500029.

..... PETITIONERS

AND

- 1 Hyderabad Metropolitan Development Authority, rep.by its Commissioner, GHMC Building, 3rd Floor, West Marredpally, Secunderabad-500026.
- 2 Government of Andhra Pradesh, Revenue Department, Rep.by its Principal Secretary, Secretariat Buildings, Hyderabad.
- 3 The Revenue Divisional Officer, East Division, R.R.District, Goshamahal, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, order or direction, one more particularly in the nature of "Writ of Mandamus" declaring the action of respondents in not releasing the final layout sanctioned in respect of the petitioners property admeasuring Ac.9.00 gts-in-Sy.No.142 situated at Doolapally Village, Quthbullapur Mandal, Ranga Reddy District in continuation of its draft layout permit No.8588/MP2/PIg./HUDA/2003, dated 10-02-2009 by insisting or issue of a NOC/Conversion Certificate from the 3rd respondent under the A.P Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 as being illegal, arbitrary, unconstitutional and consequently direct the respondents to release the final layout without insisting on such NOC/Conversion certificate from 3rd respondent.

Counsel for the Petitioners : Sri.S.Niranjan Reddy

Counsel for the Respondent No.1 : Sri.M.Surender Rao

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Counsel for the Respondent Nos.2 & 3 : G.P for Revenue

W.P.No.6015 of 2009

Between:

M/s. Aparna Shelters Private Limited, rep. by its Director,
Sri K.S.L.S.S.Sitharamaraju; S/o. K.V.Subba Raju, aged about 50 years,
R/o. Plot No.137, Navaniram Nagar, Road No.71, Jubilee Hills,
Hyderabad.

..... PETITIONER

AND

The Hyderabad Metro Development Authority, rep. by its Commissioner,
GHMC Building, West Marredpally, Secunderabad-500 026.

.....RESPONDENT

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ, order or direction more particularly one in the nature of Writ of Mandamus declaring condition No.3 imposed by the respondent in letter No.324/MP2/Plg./HMDA/2009, dated 13-03-2009 as precondition for considering the application of the petitioner for layout sanction as illegal and without jurisdiction and issue a consequential direction to the respondent to sanction the layout for Gate Community Housing without insisting upon the NOC from the competent authority under the A.P. Agricultural Land Conversion Act, 2006.

Counsel for the Petitioner : Sri.M.V.Durga Prasad

Counsel for the Respondent : Sri.M.Surender Rao

W.P.No.9034 of 2009

Between:

- 1 Y.Swamy Reddy, S/o.Late Satti Reddy,
R/o.H.No.16-2-738/E, Asmangadh Malakpet, Hyderabad.
- 2 S.Yellaiah, S/o.Late Kantaiah,
R/o.H.No.16-2-146/C/2, Dayanandnagar, Malakpet, Hyderabad.
- 3 P.Sudheer, S/o.Late Mallappan,
R/o.H.No.16-2-145/8/3, Malakpet, Hyderabad.
- 4 M.Venugopal, S/o.M.Satyanarayana,
R/o.H.No.8-4-71, Sri Krishna Colony Station Road, Warangal.
- 5 M.Nitesh, S/o.M.Venugopal,
R/o.H.No.8-4-71, Sri Krishna Colony Station Road, Warangal.
- 6 P.Madhusudhan, S/o:Anandam,
R/o.H.No.16-2-146/C/2, Malakpet, Hyderabad.
- 7 N.Janaki Reddy, S/o.Sri Laxma Reddy,
R/o.H.No.2-2-1100/2, Tilaknagar New Nallakunta, Hyderabad.
- 8 M.V.Subba Rao, S/o.M.S.R.Anjaneyulu,
R/o.H.No.8-4-71, Sri Krishna Colony Station Road, Warangal.

..... PETITIONERS

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AND

- 1 The Hyderabad Metropolitan Development Authority, rep.by its Metropolitan Commissioner, Greenlands, Hyderabad.
- 2 The State of Andhra Pradesh, rep.by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The State of Andhra Pradesh, rep.by its Principal Secretary, Municipal Administration Department, Secretariat, Hyderabad.
- 4 The District Collector, Hyderabad, Ranga Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue writ order or direction especially one in the nature of writ of Mandamus declaring the action of the 1st respondent in insisting./directing the petitioners to obtain no objection certificate from the collector as per the AP Agricultural Lands Act Rule 2006 notified vide G.O.Ms.No.1537, Revenue Dated 19-10-2006 in respect of petitioners lands bearing Survey Nos. 547,583 (part), 584, 585, 586, 591, 593 to 608, 610 to 616, 617, (part), 618, 634 (part), 635, 636, (Part) 638, 646(part) 647, 648, 649 (Part) 6540 (part) 735 to 737, 739, and 740 admeasuring Ac.30.21 guntas situated at Kistapur village,Medchal Mandal, Ranga Reddy District as illegal, arbitrary, contrary to law and without jurisdiction.

Counsel for the Petitioners : Sri.Ch.Ravinder

Counsel for the Respondent No:1 : Sri.M.Surender Rao

Counsel for the Respondent Nos.2 & 4 : G.P for Revenue

Counsel for the Respondent No.3 : G.P for Municipal Administration

W.P.No.9149 of 2009

Between:

- 1 M/s All India Developers Consortium, Hyderabad One, Rep by its Managing Partner, Sri Venkateswar Reddy, S/o. Sri S.L.Narayana Reddy, aged 39, Business, R/o. Dhaatri House,Road No.10, Gaffar Khan Colony, Banjara Hills, Hyderabad- 500 034.
- 2 M/s Dhatri Constructions, Rep by its Chairman, Sri S.Venkateswar Reddy, S/o. Sri S.L. Narayana Reddy, AGed 39 Occ: business, R/o. Dor No. 8-2- 608/32, Plot No. 76, Road - 10, Gafarkhan Colony, Banjara hills; Hyderabad- 500 034.
- 3 Sri. S.Venkateswar Reddy, S/o. Sri S.L. Narayana Reddy, R/o. Dor No. 8-2- 608/32, Plot No. 76, Road - 10, Gafarkhan Colony, Banjara Hills, Hyderabad- 500 034.

..... PETITIONERS

AND

- 1 Hyderabad Metropolitan Development Authority, Rep by its Commissioner GHMC Building, 3rd Floor, West Marredpally, Secunderabad 500 026.

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- 2 Government of Andhra Pradesh, Revenue Department, Rep by its Principal Secretary, Secretariat Buildings, Hyderabad.
 - 3 The Revenue Divisional Officer, West Division, Ranga Reddy District Attapur, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, or direction, one more particularly in the nature of a "Writ of Mandamus" declaring the action of Respondents in not releasing the draft layout sanctioned in respect of the petitioners property admeasuring Ac.7-10 gts in Sy.No.18/A and 18/AA situated at Bandlaguda Jagir Village, Rajendra Nagar Mandal, Ranga Reddy District and Ac.2.00 guntas in Sy.No.18/AA, situated at Bandlaguda Jagir Village, Rajendra Nagar Mandal, Ranga Reddy District in continuation of its draft layout permit No.4667/MP2/Plg/HMDA/2008 dated 18-04-2009 by insisting on issue of a NOC/Conversion Certificate from the 3rd respondent under the A.P. Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 as being illegal, arbitrary, unconstitutional and consequently direct the respondents to release the final layout without insisting on such NOC/Conversion certificate from 3rd respondent.

Counsel for the Petitioners : Sri.S.Niranjn Reddy

Counsel for the Respondent No.1 : Sri.M.Surender Rao

Counsel for the Respondent Nos.2 & 3 : G.P for Revenue

W.P.No.10120 of 2009

Between:

P.Sekhar, S/o.P.Satyanarayana, Aged about 40 years, R/o.Plot No.5, Ashok Colony, Kapra, Hyderabad.

..... PETITIONER

AND

- 1 The State of Andhra Pradesh, rep.by its Principal Secretary, Municipal Administration & Urban Development Department, Secretariat Buildings, Hyderabad.
- 2 Hyderabad Urban Development Authority, rep.by its Vice Chairman, Rasoolpura, Hyderabad.
- 3 Greater Hyderabad Municipal Corporation, Karpa Circle Ranga Reddy District, rep.by the Dy. Commissioner.
- 4 Hyderabad Metropolitan Development Authority, GHMC Building 3rd Floor, Secunderabad, rep.by its Chairman.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate order or direction more particularly one in the nature of Writ of Mandamus declaring the letter No.5399/MP2/Plg/H/2004 dated 17-10-2008 of the 4th respondent directing the petitioner to obtain "NOC" from the Revenue Divisional

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Officer/Collector for non-agricultural purpose as per AP Agricultural Land Act 2006 in respect of the non-agricultural land in Sy.No.3(P), 4(P), & 5(P) of Kapra village, Keesara Mandal, Ranga Reddy District as illegal, contrary to law, arbitrary, and without jurisdiction and set aside the same and consequently direct the respondents to release the final layout in favour of the petitioner in SY.No.3(P) 4(P) & 5 (P) of Kapra village, Keesara Mandal, Ranga Reddy District without insisting No Objection Certificate from the Revenue Divisional Officer./Collector as per the AP Agricultural Lands Act.

Counsel for the Petitioner : Sri.V.V.N.Narayana Rao

Counsel for the Respondent No.1 : GP For Municipal Administration

Counsel for the Respondent Nos.2 & 4 : Sri.M.Surender Rao

Counsel for the Respondent No.3 : Sri.M.Ramachandra Rao

W.P.No.11089 of 2009

Between:

M/s. Richland Avenues Private Limited, Rep by its Managing Director,
Sri V. Aravinder Reddy, Flat No.107, Gayathri Vihar, S.B.I. Colony,
Kothapet, Hyderabad.

..... PETITIONER

AND

- 1 Hyderabad Metropolitan Development Authority, Rep by its Metropolitan Commissioner, 3rd Floor GHMC Building, West Maredpally, Secunderabad.
- 2 Government of Andhra Pradesh, Rep by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
- 3 Government of Andhra Pradesh, Rep by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 4 The District Collector, Ranga Reddy District, Hyderabad.
- 5 The Revenue Divisional Officer, Chevella, Ranga Reddy District.
- 6 The Chief City Planner, Greater Hyderabad Municipal Corporation, Town Planning Section, Hyderabad.

(Respondent No.6 is impleaded as per court order dated 08-06-09 Suo-motto).

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue an appropriate writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the lands in Ac.No.41.82 cents in R.S.No.32 (P) 33, 33, 34, 35, 36, 39 (P), 40, 41 (P) and 42 (P) situated at Bagh Mankhal Village, Maheswaram Mandal, Ranga Reddy District which form part of masterplan/zonal development plan notified under AP (Urban Areas) Development Act 1975 are out side the purview of the provisions of the AP Agricultural land (Conversion for non-agricultural purpose) Act 2006 and no permission or NOC from R.D.O. as required by the letter dt. 22-5-2009 is required for undertaking

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development in the said land and consequently direct the respondents to release the final layout in terms of the layout approved in LP No. 4/HADA/Layout/2006 (File No. 7074/Layout/HADA/2006) Dt. 30-11-2006 without insisting/reference to the NOC/Conversion Certificate from R.D.O.

Counsel for the Petitioner : Sri.P.Prabhakara Rao

Counsel for the Respondent No.1 : Sri.M.Dhananjaya Reddy

Counsel for the Respondent No.2 : G.P for Municipal Administration

Counsel for the Respondent Nos.3 to 5 : G.P for Revenue

Counsel for the Respondent No.6 : Suo – Motu

W.P.No.22524 of 2009

Between:

M/s.Doctors Estates Private limited (A Registered company) having its registered office at H.No.6-3-609/14/1/A, Ananda Nagar, Colony, Khairatabad, Hyderabad, rep.by its Managing Director, Dr.K.Srinivas, S/o.Raja Gopala Rao, aged about 52 years Occ:Medical Practitioner R/o.H.No.3-6-457, Himayat nagar, Hyderabad.

..... PETITIONER

AND

- 1 Hyderabad Metropolitan Development Authority 3rd Floor, GHMC Building, West Marredpally, Secunderabad, rep.by its Metropolitan Commissioner.
- 2 Government of Andhra Pradesh, rep.by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
- 3 Government of Andhra Pradesh, rep.by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 4 The District Collector, Ranga Reddy District at Hyderabad.
- 5 The Revenue Divisional Officer, Maheswaram Ranga Reddy District.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a writ of mandamus any other appropriate writ or direction declaring the action of the respondent herein in imposing a condition to submit a " No Objection Certificate" from the Revenue Divisional Officer at the time of payment of development charges in letter Lr.No.13142/Layout/HADA/2006 dated 1.9.2009 as illegal, arbitrary, and one without jurisdiction and consequently direct the respondents to release the layout without insisting for " No Objection Certificate" from the Revenue Divisional Officer.

Counsel for the Petitioner : Sri.O.Manohar Reddy

Counsel for the Respondent No.1 : Sri.M.Dhananjay Reddy

55

Counsel for the Respondent No.2 : G.P for Municipal Administration

Counsel for the Respondent Nos.3 to 5 : G.P for Revenue

W.P.No.25565 of 2009

Between:

M/s.Green Home Farms & Resorts Pvt Ltd., a company having its office at 11-5-423, 3rd Floor, Shamshiri estate Red Hills,Hyderabad-500004, repby its Managing Director Mr.Hazra B.Rao, S/o.Lato B.Chonchnah Naidu.

..... PETITIONER

AND

- 1 The Hyderabad Metropolitan Development Authority, GHMC building, 3rd floor, West Marredpally, Secunderabad, rep.by its Vice Chairman.
- 2 The State of Andhra Pradesh, rep.by its Secretary Municipal Administration & urban Development Department, Secretariat, Hyderabad.
- 3 The Collector, Ranga Reddy District, Lakdikapool, Hyderabad.
- 4 The Revenue Divisional Officer, Ranga Reddy District (E), Division, Goshamahal, Hyderabad.

.....RESPONDENTS

Petition Under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court will be pleased to issue a Writ, Order or Direction more particularly one in the nature of Writ of Mandamus or any other appropriate writ order or direction of the like nature declaring the impugned proceedings of the 1st respondent dated 12-11-2009 bearing letter No.9030/Group Housing/HADA/2009 in so far as requiring the petitioner to submit NOC from the 3rd respondent for conversion under the AP Land (Conversion for Non-Agricultural Purposes) Act,2006 as a Condition No.4 precedent for release of draft layout of Group Housing in respect of the land belonging to and developed by the petitioner in Sy.No.204 situated at Jalpally Village, Saroornagar Mandal, Ranga Reddy District as bad illegal, arbitrary, without jurisdiction and ultra virus the AP Urban Areas Development Act, and consequently declare the same as unenforceable.

Counsel for the Petitioner : Sri.E.Ajay Reddy

Counsel for the Respondent No:1 : Sri.M.Surender Rao

Counsel for the Respondent No.2 : G.P for Municipal Administration

Counsel for the Respondent Nos.3 & 4 : G.P For Revenue

The Court made the following Common Order : -

THE HON'BLE MR JUSTICE L. NARASIMHA REDDY

Writ Petition No.26688 of 2007 & batch

COMMON JUDGMENT:

In this batch of writ petitions, common questions arise for consideration. Hence, they are disposed of, through a common judgment.

Petitioners are, either corporate agencies, undertaking development of townships and residential areas in various places of the State, or individual owners of plot of land. In the recent past, there was phenomenal increase in conversion of agricultural, or barren lands into residential colonies, or house sites. In case the development takes place within the area of operation of an Urban Development Authority, constituted under the A.P. Urban Areas (Development) Act, 1975 (for short 'the 1975 Act'), approval of lay-out, and in certain cases, permission for construction must be obtained from such authority (for short 'the UDA'). On the other hand, if the land is not within any UDA, but is situated within the area of operation of any Local Authorities, such as, Municipal Corporation, Municipality, or Grampanchayat, the lay-out must be obtained from them, which, in turn, would be subject to approval by the Director of Town Planning. Permission for construction must be obtained from the local authority itself.

The A.P. Non-agricultural Land Assessment Tax Act was in force, till recently. It provided for levy of non-agricultural land tax,

whenever any agricultural land is put to non-agricultural use. The levy was irrespective of the nature of use, to which, the land is put, or the nature of the local authority, within whose jurisdiction it is situated.

The A.P. State Legislature enacted the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (for short 'the 2006 Act'), which prohibited conversion of agricultural lands into non-agricultural purposes, except with specific permission by the authority under the Act. The amount of fee to be paid for this purpose is also stipulated.

The petitioners submitted applications for grant of lay-out to the concerned authorities. Tentative lay-outs were sanctioned, by imposing certain conditions. One such condition is that, they must obtain clearance under the 2006 Act. The petitioners contend that such insistence is without any legal or factual basis.

According to the petitioners, the entire matter is covered and governed by the provisions of the 1975 Act, or the A.P. Municipalities Act, and A.P. Panchayat Raj Act, under which, the other local authorities function, and that the provisions of the 2006 Act do not apply to such cases. It is also submitted that the 2006 Act is general in its purport, where the 1975 Act and other related enactments are specific in nature, and that the latter will prevail over the former. Another contention of the petitioners is that even if they are under obligation to obtain clearance, or permission under the 2006 Act, it is for the Authority under that Act, to take necessary



steps, and the UDA, or the local authorities cannot take upon themselves, the task of enforcing the provisions of the 2006 Act.

The Government filed a detailed counter-affidavit, narrating the circumstances, that led to the enactment of 2006 Act. It is stated that a land, which is earmarked for agricultural use, cannot be put to any other use, except by obtaining permission under the 2006 Act. According to them, the object underlying the 1975 Act, on the one hand, and the 2006 Act, on the other hand, are separate and different and hardly there is any overlapping as to their respective areas of operation. They contend that the 1975 Act is intended for a systematic and regulated development of urban areas, whereas the 2006 Act is aimed at preventing the agricultural lands, whether in rural or urban areas from being put to non-agricultural use, except with specific permission. The UDA's have also filed a counter-affidavit, almost on the same lines.

The arguments on behalf of the petitioners were advanced by Sri V. Venkata Ramana, learned Senior Counsel, Sri M.V. Durga Prasad, Sri B. Adinarayana Rao, Sri S. Niranjan Reddy, and Sri O. Manohar Reddy, learned counsel. Broadly stated their contentions are that, the 2006 Act does not apply to the lands unless they are put to agricultural use, and that there is no presumption that every piece of land is put to agricultural use. They submit that the use to which a land can be put, is squarely covered by the 1975 Act, and the master plan published thereunder defines and specifies such uses. It is also submitted that once the land use is stipulated, the authority under that enactment cannot insist on any further

permissions, that too, under different enactment. It is also submitted that the 1975 Act is a complete Code, for sanction of lay-outs and to specify the land use, and there is absolutely no basis for UDA's or the local authorities to insist that, clearance under 2006 Act must be obtained, as a condition precedent for sanction of the lay-out, or for grant of permission to construct.

Learned Government Pleader for Revenue and learned Standing Counsel for the Urban Development Authority, on the other hand, submit that irrespective of the use to which the owner proposes to put his land and irrespective of the location of the land, the provisions of the 2006 Act get attracted, once agricultural land is put to a different use. They contend that the land use, which is regulated under the 1975 Act is totally different from the one, dealt with under the 2006 Act.

Learned counsel appearing on both sides have relied upon precedents, in support of their respective contentions.

The petitioners intended to develop the lands, which are within the area of operation of the UDA's constituted under the 1975 Act, or the local authorities. The applications submitted by them were processed to a substantial extent. However, the concerned authorities insisted that the clearance/permission under the 2006 Act must be obtained, in respect of the lands. The petitioners contend that the action of the authorities amounts to enforcement of the provisions of the 2006 Act, under which they do not figure anywhere.



The two enactments referred to above, no doubt, control the use, to which a piece of land can be put. However, their respective purposes and objectives are totally different from each other. The 1975 Act is intended exclusively for the systematic development of urban areas. It has no application for the areas outside the defined jurisdiction of the particular UDA. One of the important steps under that Act is to prepare and publish master plan for the urban development area. The master plan in turn, would stipulate the use to which the respective areas shown in it can be put. These include commercial, residential, industrial, recreational uses, etc., and each of the areas are called zones. The types of construction that can be made in the respective zones are also enlisted. Once an area is shown in a particular zone in the master plan, it cannot be put to a different use (Section 15). For example, in the residential zone, establishment of an industry cannot be permitted. The power to convert land use in a particular zone to a different one, is vested in the Government. Section 49 of the 1975 Act contains a provision, which directs that, if agriculture is being carried on any land, within the area covered by master plan, it can be continued without any inhibition, irrespective of the zone in which it is shown.


The 2006 Act, on the other hand, is intended to regulate the conversion of an agricultural land for non-agricultural purposes. That Act operates, *vis-à-vis* the lands situated in rural as well as urban areas. It is a different matter that the Act in its operation does not reflect the intended purposes. A perusal of the same

discloses that, if a stipulated amount is paid, the concerned authority has no option, whatever, except to accord permission. In a way, the Act turned out to be a money generating devise, than the one, to prevent or curb indiscriminate conversion of agricultural lands to other uses. Once the authority under that Act accords permission to convert an agricultural land, the matter ends there, and it would not at all be concerned, whether the land is put to industrial, residential, commercial, or any such other use.

One of the arguments advanced on behalf of the petitioners is that the 1975 Act is special in nature and the 2006 Act is general in its purport. On this basis it is pleaded that in the event of there being any conflict, the former will prevail upon the latter. Another facet of this contention is the purport of the non-obstante clauses contained in the said enactments. Reliance is placed upon the judgments of the Supreme Court in *Ashoka Marketing Limited and another v. Punjab National bank and others*¹. The Supreme Court held that, where the same Legislation has enacted two Acts on the same subject, the one, which is special in nature would prevail upon the enactment, which is general in nature; in the event of there being any conflict. It was further held that, if both the enactments are special in nature, the one, which is later in point of time, would prevail upon the other. The principle that a special enactment would prevail over the general one was reiterated by the Supreme Court in *Suresh Nanda v. C.B.I.*².

¹ (1990) 4 SCC 406

² AIR 2008 SC 1414



The scope of the Recovery of Debts Due to Banks and Financial Institutions Act, on the one hand, and the Companies Act, on the other hand, in the context of the jurisdiction of the Tribunal constituted under the former was considered by the Supreme Court in **Allahabad Bank v. Canara Bank and another**³. It was held that the former Act being special in nature, would prevail upon the latter. Similarly, the scope of the Sick Industrial Companies (Special Provisions) Act, 1985 and the Recovery of Debts Due to Banks and Financial Institutions Act, was examined in **KSL and Industries Limited v. Arihant Threads Limited**⁴ and almost the same view was taken.

There is absolutely no quarrel with the principles enunciated and reiterated in the judgments, referred to above. The occasion to apply them would arise, if only there is any conflict between 1975 Act, on the one hand, and the 2006 Act, on the other hand. A close analysis of the objects underlying the said enactments would reveal that both of them operate in totally different areas altogether. As mentioned in the earlier paragraphs, while the former deals with the promotion and development of urban areas, the latter places restrictions on the use of the land, irrespective of its location.

It is lastly urged by the petitioners that insistence on clearance under the 2006 Act, even where a land ceased to be agricultural, prior to the enactment of that legislation cannot be sustained in law. In this regard, it needs to be observed that there is no indication to the effect that the enactment is retrospective in

³ AIR 2000 SC 1535

⁴ (2008) 9 SCC 763

operation. It is only from the date on which the Act came into force, that no piece of land which was earmarked for agriculture, and is shown as such in the revenue records, can be put to non-agricultural use. In case the land was already put to residential or other use, much before the said Act came into force, a permission under it cannot be insisted. This, however, is a matter, which needs to be verified by the concerned authority. If the petitioners are able to prove that the land has been put to non-agricultural use much before the Act came into force, they cannot be required to obtain the permission under that Act.

For the foregoing reasons, the writ petitions are disposed of, holding that,

- a) it shall be competent for the Urban Development Authorities, or the Local Authorities, as the case may be, to insist on submission of clearance/permission under the 2006 Act as a condition precedent for releasing of layouts; and
- b) the land has been put to non-agricultural use before the 2006 Act came into force, such clearance/permission shall not be insisted.

Sd/-M.SURYANARAYANA MURTHY
ASSISTANT REGISTRAR

//TRUE COPY//

Sb
SECTION OFFICER

One Fair copy to the Honourable Sri Justice L.Narasimha Reddy
(for his Lordships Kind Perusal)

To

1. The Principal Secretary, Government of A.P., Revenue Department, Secretariat Buildings, Hyderabad.
2. The Vice Chairman, Hyderabad Urban Development Authority, Begumpet, Hyderabad.
3. 8 L.R Copies.
4. The Under Secretary, Union of India, Ministry of Law, Justice and Company Affairs, New Delhi.
5. The Secretary, A.P. Advocates Association Library, High Court Buildings, Hyderabad.
6. Two CC's to the G.P. for Revenue, High Court of A.P., Hyderabad. (OUT)
7. Two CC's to the G.P. for Municipal Administration, High Court of A.P., Hyderabad. (OUT)

*Recd ✓
Sd/- 8/10/10*

Office of the
Spl. Grade Deputy Collector &
Revenue Divisional Officer,
Chevella Division, R. R. Dist.

No. C1/1804/31/2009

Date: 27-09-2010

NOTICE

ANNEXURE - D

[See Rule 8]

- Sub:- Land Conversion – Conversion of land for Non-Agriculture purpose without obtaining permission of the competent authority – Levy of Penalty – Show Cause Notice Issued – Reg.
- Ref:- 1) Instructions of the District Collector, RR District, dt: 10-02-2010.
2) Report of Tahsildar, Malkajiri Mandal, dt: 02-09-2010.

* * *

It has come to the notice of the undersigned that the agricultural land in Sy.No. 202 to 206 Extent Ac.6-00 gts., situated in Kowkur Village, Malkajiri Mandal, Ranga Reddy District has been converted to Non-Agricultural purpose without obtaining any permission as required U/s 3 of the Andhra Pradesh Land (Conversion of Non-Agricultural Purpose) Act, 2006.

As per section 8 (1) of the said Act, it shall be deemed that the above said lands has been converted into Non-Agricultural purpose and you are liable to pay a penalty of 50 % in addition to the regular conversion fee.

The basic value of this land on the date of detection of conversion of land to Non-Agriculture use is Rs.90,00,000 per acre. The conversion fee for Rs. 5,40,00,000/- @ 10 % is Rs. 54,00,000/- The 50 % penalty works out of Rs.27,00,000/-. The total fee payable Rs.81,00,000/-

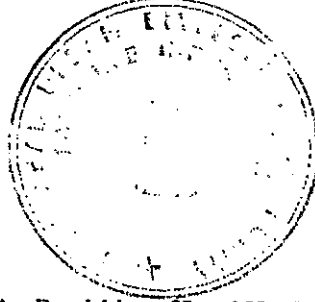
Therefore, Green Wood, Kowkur Village, Malkajiri Mandal Owner / Occupant is requested to show cause why the penalty along with the conversion fee as stated above should not be imposed, within fifteen (15) days from the date of receipt of this notice, failing which, it will be deemed that you have no

**HYDERABAD URBAN DEVELOPMENT AUTHORITY
LAND USE INFORMATION**

Letter No: --4735-LU/P5/HUDA/2006.

Dated: 13-04-2006.

To,
Sri.P.Suresh,
Flat No: 122,
Cholasa Residency,
Karkhana,
Vasavi Nagar,
Secunderabad.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application No.2066, dated : 12-04-2006.

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No. Land Use

198,202, }
203,204, } : Residential.
205 & 206. }

VILLAGE : KOWKUR
MANDAL : MALKAJGIRI
ZONE : SHAMEERPET
DISTRICT : RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully
B. N. Rao
13/4/2006
for VICE CHAIRMAN

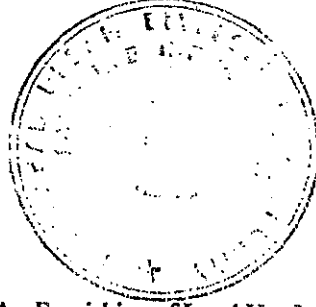
Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.

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DISTRICT :	RANGA REDDY

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Yours faithfully
B. N. Reddy
12/4/2006
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.



HYDERABAD URBAN DEVELOPMENT AUTHORITY
1-8-323, Paigah Palace, Rasoolpura,
Secunderabad - 500 003. Tel: 91-40-27905371

PLANNING DEPARTMENT (Dev. Control)

Lr.No. 38 22 /P4/P1g/H/UDA/2007.

Date: 9-7-2007.

To
The Deputy Commissioner,
Greater Hyderabad Municipal Corporation,
Alwal Administrative Zone,
RANGA REDDY DISTRICT.

Sir:

Sub: HUDA - P1g. - DC Unit - Technical approval of Building Plans for
Resi. Apartment in Plot Nos. ----
Sy. Nos. 203, 204, 205, 206 & 202/P of Koukooor (v), Malkajgiri (M)
Alwal MP1ty, R. R. District- - Reg.

Ref: 1. Application of M/S. Greenwood Estates & others
Dated: 21-3-2007.

1. Vide reference 1st cited, M/S. Greenwood Estates & others have
applied for technical approval of Resi. Building Plan for in Plot Nos. ---
Sy. Nos. 203, 204, 205 & 206, 202/P of Koukooor (v), Malkajgiri
Mandal, Alwal Municipality, R. R. District.

2. Vide reference --- cited, the building plans were forwarded by you office for technical
of HUDA.

3. The above proposals have been examined with reference to the notified Master
Plan/Zonal Development Plan provisions and the stipulated building regulations, and permitted
up to 1st level slab and to follow other conditions as stated below.

I. Technical approval No. 38 22/P4/P1g./H/2007
Dated: 9-7-2007

II. Name of the owner/Applicant and Address: Meest Mehta.
M/S. Greenwood Estates
Shop No. 1, 2, 3 Ground floor
Hariganga Complex, Ranigundla
Secunderabad.

III. Details of charges collected:	<u>CHALLAN NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
(a) Development Charges			12,58,840-00
(b) Consolidated Charges /Compound fees/ C.F./S.D. fees:			
(c) Advertisement Charges			5,000-00
Other Charges:			
Balance Processing charges (1/10 processing charges)			2,82,884-00
(e) 10% open space charges			4,96,912-00
(f) Proportionate charges for layout area			20,43,636-00
(g) NOC fee under appeal clause	Already paid on 31.3.07		19,20,482-00
	5434/07, dt. 4-7-07		1,23,154-00
(h) FSIDF	5435/07, dt. 4-7-07		1,44,731-00
	Already paid (25,500+1,44,731)		

Nature of construction : Residential Apartment (Stilt + 5 floors)

3. The apartment building plans are hereby technically approved under section -14 of the A.P Urban Area (Development) Act, 1975 and forwarded to you for necessary sanction and release and ensuring compliance of the following conditions, while party undertakes the above proposed building for use viz:

Residential Apartment (Stilt + 5 floors)

- a) The building plans shall be sanctioned by the Local Authority in conformity with the technically approved plans by HUDA;
- b) The Local Authority shall scrupulously follow the instructions of the Govt., Vide Govt. Memo No 1933/11/97-F.M.A., dated 18-6-97 i.e. ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved building plans;
- c) The building plans technically approved by HUDA is valid for a period of (3) years from the date of issue of this letter if the work is commenced within the one year from the date of issue.

d) With regard to water supply, drainage and sewerage disposal system to be provided faciltated to the proposed building, the Dy. Commissioner/Municipal Engineer/ Executive Authority shall ensure the following:

- i) The location of water supply source & sewerage disposal source are located at appropriate distance within the site preferably at 100 feet distance so as to avoid contamination.
- ii) The depth of the bore and size shall be limited to the minimum depth and size of existing nearby bore-well. Water shall be disinfected by adding hypo-solution to maintain 0.3 to 0.4 p.p.m of residual chlorine in the sump / overhead tanks.

- iii) Where main GHMC / Panchayat drains exist in vicinity of site, insist on connecting the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
 - iv) In case where such GHMC / Panchayat drain exist, insist on connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm.
 - v) Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage of the proposed building is invariably 1st into a common septic tank constructed on as per ISI standard specification (ISI) code No. 2470 of 1985 (Annexure -I) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment. The local authority shall ensure that no effluent / drainage over flows on the road or public place.
 - vi) To prevent chokage of sewers/ drains, the last inspection chamber within the site/ premises shall be provided with safety pads/ gates.
 - vii) The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place;
 - viii) All the above shall be supervised and inspected by the municipal Engineer/ Executive authority concerned for compliance during the construction stage.
 - ix) Since eventually the public sewerage and water supply systems are expected to be systematically added/ extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Hyderabad Metropolitan Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
- e) The Dy. Municipal commissioner/ Executive authority should ensure the party undertakes to abide by the conditions and pays the pro-rata charges, which may be imposed, for regularization the layout in terms of G.O.Ms. No.367 M.A., Dated 12-7-1988.
- f) The Dy. Municipal commissioner/ Executive Authority should ensure that the minimum width of approach road as indicated in the tech. approved plans and area affected in the road widening is taken over from the applicant free of cost by municipality / Panchayat. The said road is developed and maintained as Black topped road with proper center etc.
- g) The Dy. Municipal Commissioner/ Executive authority should ensure that the proposed building / complex is constructed strictly as per the technically approved building plans mandatory inspection shall be made at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No. 423 M.A. Dated 31.07.1998. No deviation, misuse or violations of minimum setbacks, common parking floor/ stilt floor marking/ violation and other balcony projections shall not be allowed.

- h) The Dy. Municipal commissioner / Executive Authority shall ensure that all fire Safety Requirements are complied in accordance with the National Building Code, 1983.
- i) The Dy. Municipal Commissioner/ Executive Authority shall ensure that the party plants trees and maintain them in the periphery of his site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.
- j) The Dy. Municipal Commissioner/ Executive Authority shall allow the proposed building complex to be occupied used or otherwise let out etc., only after;
 - i) The proposed building is completed in accordance with the technically approved building plans;
 - ii) After ensuring all the above conditions at (a) to (i) are complied.
 - iii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Dy. Municipal Commissioner/ Executive Authority.
 - iv) After issuing a "Fit for Occupancy" certificate by the Dy. Municipal Commissioner/ Executive Authority as required under Government order No 248 M.A., dt. 23.05.1996
- k) The GHMC shall ensure that the developer display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
- l) That the applicant is responsible for structural safety and the safety requirement in accordance with the of national Building code of 1993.
- m) The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
- n) That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.
- o) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- p) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- q) That the applicant should ensure to submit a compliance report to HUDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by
- r) That the stilts/Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated

- s) It is also hereby ordered that the copy of approved plan as released by HUDDA and local authority would be displayed at the construction site for public view.
- t) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- u) That the applicant shall obtain clearance from A.P. Fire Services Dept. for the proposed complex under the provisions of A.P. Fire Services Act 1994.
- v) This permission does not bar any public agency including HUDDA/HADA/CDA to acquire the lands for public purpose as per law.

ADDITIONAL CONDITIONS:

- a) The Owner/Developers shall ensure the safety of construction workers.
- b) The Owner/Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
- c) In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
- d) The Owner/Developers shall be responsible for the safety of construction workers.
- e) If in case above said conditions are not adhered, HUDDA / Local Authority can withdraw the said permission.

The owner / developer shall be responsible to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2001 like . . .

- 1) To provide one entry and one exit to the premises with a minimum width of 4.5 mtrs and height clearance of 5 mtrs.
- 2) Provide Fire resistant swing door for the collapsible lift in all floors.
- 3) Provide Generator, as alternate source of electric supply.
- 4) Emergency Lighting in the corridor / common passages and stair cases.
- 5) Two numbers water type fire extinguishers for every 600 Sq.Mtrs of floor area with minimum of four numbers fire extinguishers per floor and 5 kgs. DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provide as per I.S.I specification No. 2190-1992.
- 6) Manually operated and alarm system in the entire buildings.
- 7) Separate Underground static water storage tank capacity of 25,000. lits. Capacity.
- 8) Separate Terrace tank of 25,000 lits capacity for Residential buildings.
- 9) Hose Reel. Down Comer.
- 10) Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.

Contd...6/-

- 11) Electrical wiring and installation shall be certified by the electrical engineer to ensure electrical fire safety.
- 12) Transformers shall be protected with 4 hours rating fire resistant construction as per Rule 15 (c) of A.P. Apartments (Promotion of construction and ownership) rules, 1987.
- 13) To create a joint open spaces with the neighboring building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

A copy of Chapter-4 of National Building Code, 2005 is enclosed for information.

Additional Conditions:

- (1) The applicant should develop 1.00 Mtr. wide continuous green strip within the periphery of the site.
- (2) The applicant is allowed to cover the stilt parking in the open large cut-out restricted upto Stilt floor height for vehicle parking.
- (3) The applicant should follow the Mandatory conditions as per G.O.86, 171 and 623.
- (4) The applicant should Mortgage 10% of built up area or 1st floor, 2nd floor or ground floor whichever is less in favour of the Commissioner, GHMC, Alwal Circle.
- (5) The applicant should maintain 30 Mtr. wide buffer belt abutting the FTL boundary and develop with greenery and landscape for recreational environmental.
- (6) If it is decided, the applicant should pay the enhanced DC & PC as per G.O.Ms.No.439 MA, dt.13-6-2007.

Yours faithfully,

Sd/-

for Vice-Chairman.

Encl: Plan

Copy to the APO (i/c. MS) MUDA to ensure that the applicant adheres to the conditions of release of the permission and submit written compliance report on all the conditions concerned from time to time

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

Divi. Admn. Officer (Plg.)



Proceedings No.G1/190/BA/458/07.

Date:25.07.2007.

Sub:- Building permission – Sanction for Construction of Residential Apartments Stilt + 5 floors in Sy. No.203,204,205, 206 & 202/P Kowkooor Village, Malkajgiri(M)Ranga Reddy District Covered by GHMC, Alwal – Regarding.

- Ref:- 1. Application of Sri. Meef Mehta, Dt.11.07.2007.
2. Powers delegated BY Huda to the Municipal Commissioner, GHMC, Alwal vide Lr.No.3822/MP/HUDA/87/P1, Dt.09.07.2007.
3. V.C. HUDA Lr.No.3822/P4/Plg/HUDA/2007, Dt.09.07.2007.

ORDER:

Sanction is hereby accorded for the construction of Residential Apartments Stilt + 5 floors in Sy. No.203,204,205, 206 & 202/P Kowkooor Village, Malkajgiri(M)GHMC, Alwal as per provisions of section 14 of A.P. Urban Areas (Development) Act 1975 and as per the provision of Municipalities Act 1965. The permission is accorded and released as per plans technically approved by HUDA subject to the following conditions as imposed by the Vice-Chairman, HUDA vide reference 3rd cited.

1. This permission is valid up to **24.07.2010** if the building is commenced within the one year from the date of issue and if not completed within stipulated period the permission shall be lapsed.
2. The construction shall be undertaken as per sanctioned plan only and deviation from the sanctioned plan will not be permitted without prior sanction. Any deviation done against the plan/regulations is liable for demolition.
3. The sanctioned plan shall be kept at the work spot and produced for verification whenever required by the inspecting officers of the Municipality/HUDA.
4. This permit will be neither establish the title of ownership nor effect the ownership over the land/Building.
5. This is only Municipal Sanction for construction without prejudice to any body's Civil right over the land.
6. This permission does not bar the application of provisions of Urban Land Ceiling and Regulations Act, 1976.
7. The builder/Owner of site under reference should ensure to undertake to abide the conditions and pays the pro-rate rate charges where ever applicable. Which may be imposed for regularization of the layout in terms of G.O.Ms.No.367 M.A. dated 12-7-1988.
8. With regard to water supply, Drainage's & Sewerage disposal system to be provided/facilitated the proposed building, the applicant/builder shall ensure the following.
 - i) The location of water supply & Sewerage disposal source are located at appropriate distance within the site preferably at 100 mts distance to avoid contamination.
 - ii) The depth of the bore & size shall be limited to the minimum depth & size of existing nearby bore well. Water shall be disinfected by adding hypo solution to maintain 0.3 to 0.4 Pm of residual chlorine in the sump/overhead tanks.


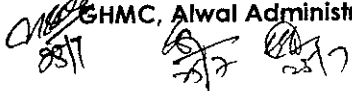
- iii) Where main GHMC drains exist in vicinity of site, provide for connecting the treated sewerage to the main existing drain by laying & sewer pipe of diameter ranging from 200mm to 300mm.
 - iv) In case where such GHMC drain exist, provide for connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm (3&4).
 - v) Before allowing the over flow mentioned in above, ensure the sewerage of the proposed building is invariably let into a common septic tank constructed as per ISI standards & specification ISI Code No.2470 of 1985 and constructed with a fixed contact bed, duly covered & ventilated for primary treatment. The applicant/builder shall ensure that no effluent/drainage over flows on the road public place, for with they are liable for criminal charges.
 - vi) To prevent chokage of sewers/drains, the last inspection chamber within the site/premises shall be provided with safety pads/gates.
 - vii) The party should clean the septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
 - viii) All the above shall be supervised and inspected by the applicant/builder concerned for compliance during the construction stage.
9. Since eventually the public sewerage and water supply systems are expected to be systematically added/extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate prorata charges to H.M.W.S & S.B.
10. The applicant/builder should ensure that the minimum width of approach roads as indicated in the technically approved plans wherever applicable and areas affected in the road widening is developed and maintained as Block Topped Road with proper camber etc.,
11. The applicant/builder shall ensure that the structures in the site under reference state wise and also give a certificate on completion that the building is structurally in all respects fit for occupation. The builder should produce certificate stage-wise from the approved structural Engineer in this regard. The Municipality does not has any role with respect to structural stability or building.
12. The Applicant/Builder shall ensure that the proposed building/complex constructed strictly as per the technically approved building plans mandatory inspection shall be made by the officials at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No.423 M.A. dated 31.07.1998. No deviations, misuse or violation of minimum setbacks, common parking floor/stilt floor marking/violation and other balcony projections shall not be allowed.
13. The Applicant/Builder shall ensure that all fire Safety Requirements are complied in accordance with the National Building Code.1983.
14. The Applicant/Builder shall plants trees and maintain them in the periphery of his site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.
15. The Applicant/Builder shall be allowed the proposed building complex to be occupied used or otherwise let out etc., only after.
- i) The proposed building is completed in accordance with the technically approved building plans;
 - ii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Municipal Commissioner/Executive Authority.
 - iii) After issuing a "Fit for Occupancy" certificate by the Dy.Municipal Commissioner/Executive Authority. as required under Government order No.248 M.A., dated 23.05.1996.

- iv) The Developer/Builder shall display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
- v) That the applicant is responsible for structural safety and the safety requirement in accordance with the of national Building code of 1993.
- viii) The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
- ix) That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.
- x) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- xi) That the applicant/builder/developer shall not keep their construction materials/debris on public road.
- xii) That the applicant should ensure to submit a compliance report to HUDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further, by inspection of site by.
- xiii) That the stilts/Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
- xiv) It is also hereby ordered that the copy of approved plan as released by HUDA and local authority would be displayed at the construction site for public view.
- xv) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- xvi) That the applicant shall obtain clearance from A.P. Fire Services Department for the proposed complex under the provisions of A.P. Fire Services Act 1994.
- xvii) This permission does not bare any public agency including HUDA/HADA/CDA to acquire the lands for public purpose as per law.
- 16) The Owner/Developers shall ensure the safety of construction workers.
- 17) The Owner/Developers shall ensure it comprehensive insurance policy of construction workers for the duration of construction.
- 18) In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
- 19) The Owner/Developers shall be responsible for the safety of construction workers.
- 20) If in case above said conditions are not adhered, HUDA / Local Authority can withdraw the said permission.
- 21) Owner/Developer shall be responsible to provide all necessary Fire Fighting Installations as stipulated in National Building Code of India, 2005 like:
 - a) To provide one entry and one exit to the premises with a minimum width of 4.5 mtrs and height clearance of 5 mtrs.
 - b) Provide Fire resistant swing door for all the collapsible lifts in all floors.
 - c) Provide Generator, as alternate source of electric supply.
 - d) Emergency Lighting in corridor/ common passages and stair cases.

- e) Two numbers water type fire extinguishers for every 600 Sq.Mtrs of floor area with minimum of four numbers fire extinguishers per floor and 5 kgs. DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provide as per I.S.I. Specification No. 2190-1992.
- f) Manually operated and alarm system in the entire buildings;
- g) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity.
- h) Separate Terrace tank of 25,000 ltrs capacity for Residential buildings.
- i) Hose Reel, Down Corner.
- j) Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.
- k) Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
- l) Transformers shall be protected with 4 hours rating fire resistant constructions as per Rule 15 (c) of A.P. Apartments (Promotion of construction and ownership) rules, 1987.
- m) To create a joint open spaces with the neighboring building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

A copy of Chapter-4 of National Building Code, 2005 is enclosed for information.

1. The applicant should develop 1.00 Mtr. Wide continues green strip within the periphery of the site.
2. The applicant is allowed to cover the still parking in the open large cut-out restricted upto still floor height for vehicle parking.
3. The applicant should follow the mandatory conditions as per G.O.86, 171 and 623.
4. The applicant should Mortgage 10% of built up area or 1st floor, 2nd floor or ground floor which-ever is less in favour of the Commissioner, GHMC, Alwal Circle.
5. The applicant should maintain 30 Mtr. wide buffer belt abutting the FTL boundary and develop and develop with greenary and landscape for recreational environmental.
6. If it is decided, the applicant should pay the enhanced DC & PC as per G.O.Ms.No.439 MA, date.13.06.2007.


Dy. Commissioner
GHMC, Alwal Administrative Zone


To

Sri. Meet Mehta,
M/s. Green wood Estates,
Shop No.1,2,3 Ground Floor,
Hariganga Complex, Ranigunj,
Secunderabad.

**HYDERABAD URBAN DEVELOPMENT AUTHORITY
LAND USE INFORMATION**

Letter No: --4735-LU/P5/HUDA/2006.

Dated: 13-04-2006.

To,
Sri.P.Suresh,
Flat No: 122.
Cholasa Residency.
Karkhana.
Vasavi Nagar.
Secunderabad.

Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application No.2066, dated : 12-04-2006.

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
102,202, 203,204, 205 & 206.	Residential.
VILLAGE :	KOWKUR
MANDAL :	MALKAJGIRI
ZONE :	SHAMEERPET
DISTRICT :	RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully
B. N. Reddy
13/4/2006
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.