



HYDERABAD URBAN DEVELOPMENT AUTHORITY
(G.H.M.C. Building) 3rd Floor.
West Marredpally, Secunderabad.

PLANNING DEPARTMENT [Dev.Control]

Letter.No.660/MP2/Plg/H/2007

Dated: 12-05-2008.

To
The Executive Authority,
Shameerpet Gram Panchayat,
Shameerpet Mandal,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg. Application for development of land in Gated Community (Group Housing Scheme) in Sy.No.1139 of Shameerpet (V), Shameerpet (M), Ranga Reddy District - Approval - Accorded - Reg.

Ref:-1. This office Lr.No.7576/MP2/HUDA/99, dated.1-5-2001.
2. Application of M/s.Kadokia & Modi Housing, dated. 10-01-2008.
3. This office Letter of even No. dt. 27-3-2008.
4. Letter dated. 26-4-2008 received from the applicant.

It is to inform that, in the reference 2nd cited, M/s.Kadokia & Modi Housing have applied to HUDA for development of residential / commercial / Industrial Layout in the land in Sy.No.1139 of Shameerpet (V), Shameerpet (M), Ranga Reddy District to an extent of extent 21112.00 Sq.Mtrs. (or) 5 Ac. 8.6 gts.

The above proposals submitted by the applicant(s) has been examined with the provisions of A.P.Urban Area (Dev) Act, 1975 and also in accordance with the Statutory Master Plan / Zonal Development Plans along with existing G.Os and rules and Regulations, which are inforce.

The said applicant has submitted the layout plan vide letter 4th cited duly demarcating on ground and showing the proposed road net work, plotted area and open spaces in the said land to an extent of 21112.00 Sq.Mtrs. (or) 5 Ac. 8.6 gts. along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.09/MP2/Plg/H/2008, Dated: 12-05-2008 and hereby communicated subject to the following conditions:

1. The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos.1 to 21 and 26 to 72 from area mortgaged 5% Type C Plot.Nos.22 23, 24, 25 Units to an extent of 635.97 Sq.Mtrs. in favour of Vice-Chairman, HUDA.
2. That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way HUDA will take up development works.

5. The Deed of mortgage by conditions sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HUDA is no way accountable to the plot purchaser in the event of default by the applicant / developer.
6. In case the applicant / developer fails to develop the layout area with the infrastructure facilities as specified by HUDA the area so mortgaged in favour of HUDA shall be forfeited and also HUDA to liable to take criminal action against such applicant / developers as per provisions of A.P.U.A (D) Act, 1975.
7. The layout development work consist of road formation with Black top, providing of common septic tank drainage lines, internal water supply pipe lines, assured water supply source, providing electrical supply, lines along with street lights and avenue plantation and Water Harvesting Pits.
8. The applicant shall provide space for garbage hut, bus shelter space for electric transformer and milk booth as earmarked in the layout plan.
9. The layout applicant is directed to complete the above developmental works within a period of **3 YEARS** and submit a requisition letter for releasing of mortgage plots / area which is in favour of Vice-Chairman, HUDA duly enclosing letter of Executive Authority in regard to roads, open spaces taken over by the Municipality.
10. The applicant shall not be permitted to sale the plots / area which is mortgaged in favour of HUDA 5% i.e., from Plot.Nos.Type C Plot.Nos.22 23, 24, 25 Units to an extent of 635.97 Sq.Mtrs and the Executive Authority shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the site.
11. The applicant is permitted to sale the plots, other than mortgaged plots as mentioned in item No.10 above.
12. The Executive Authority shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged to HUDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HUDA.
13. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
14. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.
15. The Executive Authority shall ensure that area covered by roads and open spaced of the layout shall take over from the applicant, by way of notarized affidavit, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.

Contd.....3/-

16. The Executive Authority shall also ensure that all the open spaced shown in the layout must be developed with greenery by the applicant before it is taken over by the Municipality
17. The permission does not bar any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
18. The applicant has submitted NOC from the Special Grate Deputy Collector and Revenue Division Officer, Ranga Reddy East Division vide Proc.No.L/1568/08, dt.16-04-2008 conversion purpose from Agriculture to Non-Agriculture as per A.P.A.L Act Rules 2006 notified vide G.O.Ms.No.1537 MA dt.19-10-2006.

**Yours faithfully,
Sd/-
Vice-Chairman.**

Copy to :

M/s.Kadokia & Modi Housing,
5-4-187/3 & 4,
IInd Floor, Soham Mansion,
M.G.Road, Secunderabad.

The Dist. Registrar, R.R.District, Moosapet, Hyderabad....
for information and necessary action.

The Spl.Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

The Collector, R.R.District, 177-Khairtabad, Lakdikapool, Hyderabad.

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


Div. Adm. Officer (Plg.)