



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

PLANNING DEPARTMENT [Dev.Control]

Letter.No.2698/MP2/Plg/H/2007

Dated: 23-12-2007
25-03-2008

To
The Deputy Commissioner,
Greater Hyderabad Municipal Corporation,
Kapra Circle, Kapra,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg. Application for development of land in Group Housing Scheme Layout (Gated Community) in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar (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.Mehta & Modi Homes & others, dated: 26-2-2007.
3. This office Letter of even No. dt.27-10-2007.
4. Letter dated.20-11-2007 received from the applicant.

It is to inform that, in the reference 2nd cited, M/s.Mehta & Modi Homes & others, have applied to HUDA for development of Group Housing Scheme Layout (Gated Community) Residential / Industrial Layout in the land in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar (M), Ranga Reddy District to an extent of 43,257.00 Sq.Yards net area is 29167.44 Sq.Yards.

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 Ac.6.03 Gts. along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.07/MP2/Plg/H/2008 Dated: 23-12-2007 & 25-03-2008 and hereby communicated subject to the following conditions:

1. The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos. from 301 to 313, 318 to 368 and the Plot.Nos. from 314, 315, 316 & 317 are mortgaged 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 Municipality Commissioner, 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 i.e., from Plot.Nos.314, 315, 316 & 317 and the Municipality 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 Municipal Commissioner / Exe.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 Municipal Commissioner 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 Municipality 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.
16. The Municipality 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 any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
18. The applicant should permit the neighbours from the though access of 30'-0" wide road as shown in the plan.
19. In future expansion area the case the applicant propose other than group housing scheme (gated community) a 40'-0' wide approach road should be form from the existing site under reference to existing 40'-0" wide C.C.Road.
20. The applicant should comply the conditions laid down in the G.O.Ms.No.86, dt.3.3.2006, G.O.Ms.No.171, dt.19.4.2006 & G.O.Ms.No.623, dt.1.12.2006 with reference to mortgaging from the local body etc.
21. The applicant should submit the NOC from the Collector to HUDA, as per APAL Act rules 2006 Conversion for Non-Agriculture Purpose, before release of the Draft Layout Plan.
22. But the Draft Group Housing Layout (Gated Community) release as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, dt.28-2-2008 subject to outcome of final orders in W.P.No.2286 of 2008.

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

Copy to :

M/s.Mehta & Modi Homes & others,
5-4-187/3-4, IInd Floor,
Soham Mansion, M.G.Road,
SECUNDERABAD - 5000 03.

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.Admn.Officer(Plg).



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

PLANNING DEPARTMENT [Dev.Control]

Letter.No.2698/MP2/Plg/H/2007

Date: 23-12-2007
25-3-2008

To
The Sub-Register,
Uppal,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg.Dept.- Release of Residential Layout in Group Housing Scheme Layout (Gated Community) in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar (M), Ranga Reddy District - Reg.

Ref:-1. Deed of Mortgage No.12733/2007, dt.17-11-2007 Executed in your office.
2. Your certificate of Encumbrance on property No.24752/07, dt.20-11-2007.
3. This Authority Lr.No.2698/MP2/Plg/H/2007, dt.23-12-2007 & 25-3-2008 addressed to the Deputy Commissioner, Greater Hyderabad Municipal Corporation, Kapra Circle, Kapra, Ranga Reddy District.

Your attention is invited to the Deed of Mortgage bearing No.12733/2007 Executed by M/s.Mehta & Modi Homes & others in favour of HUDA.

Mortgaging the Plot.Nos.314, 315, 316 & 317 in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 at admeasuring 1081.30 Sq.Yards of Chinna Cherlapally (V), Ghatkesar (M), Ranga Reddy District as security for undertaking all the required developments as specified by the HUDA in the letter 3rd cited.

You have also given a certificate of Encumbrance on property vide reference 2nd cited, confirming that the above plots are against HUDA.

Taking into consideration of the mortgage deed certificate of Encumbrance on property issued by you, this Authority through letter 3rd cited released the layout permission in favour of the applicant / developer.

Contd.....2/-

You are therefore, requested not to undertake any conveyance of the property covered specifically in Plot.Nos.314, 315, 316 & 317 as per the plan enclosed to any other persons (s) till necessary communication is send by this Authority.

You are requested to note the open spaces of each layout plan and not to register such open spaces as shown in the layout plan.

The Jr.Planning Officer, of this Authority will be approaching you periodically for ascertaining the required details in the layout under reference. You are accordingly requested to extend necessary assistance in the matter.

Encl: Plan

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

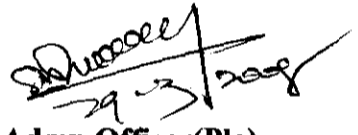
Copy to :

The District Registrar, R.R.District - with a similar request.

~~The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Kapra Circle,
Kapra, Ranga Reddy District.~~

The Asst. Planning Officer (Junaid Ali Khan) HUDA.
for necessary follow up and to furnish periodical reports.

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


29/03/2008
Div. Admn. Officer (Plg).