



// By Special Messenger //

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Hyderabad Urban Development Authority

1-B-323, PAIGAH PALACE, POLICE LINES, SECUNDERABAD-500 003.

Letter No. **2128/PD1/HUDA/96**

Dated **1-10-1997.**

To
The Principal Secretary to Government,
Municipal Administration & Urban
Development Department,
Government of Andhra Pradesh,
Secretariat,
HYDERABAD.

Sir,

Subj- HUDA - Remarks of HUDA called for by Government with reference to application made by Manilal G. Modi Educational Trust - Request for change of land use from Residential use to Commercial use in Pr.No.1-41 (old) 1-8-179 (New) at adjacent to Lady Barton club, Secunderabad - Req.

Refs- 1. Govt.Memo.No.1933/II/97-1 N.A., dt:18-6-97.
2. O.O.No.3684/MP.1/HUDA/97, dt:2-7-97.
3. Govt.Lr.No.9458/II/96-1 NA, dt:3-4-96.

... ..

1. The proposal for change of land use from Residential use to commercial use in Pr.No.1-8-179 (part) situated at adjacent to Lady Barton Club, Secunderabad, has been examined.
2. The site is presently covered by Zonal Development Plan of Zone No.I (MCH Area).
3. In the said plan the site is earmarked for Residential use zone and part of the site under reference is getting affected under proposed 50'-0" road widening.
4. The total extent of the site is 1875.00 Sq.yds./1567.74 Sqm. The site is approached by an existing public road which is 33'-0" wide (i.e. proposed 50'-0" wide road as per Z.D.P. for Zone No.I) and also access from existing 32'-0" wide other road.
5. The proposed activity is not permissible as per Zoning Regulations.
6. (a) The developments on the site are as follows:
 - 1) The site under reference presently there is an existing old structures Educational Trust, which is in delapidated condition.
 - ii) The existing buildings are proposed to be demolished;
 - iii) The existing buildings are not permitted by HUDA.

p.t.o.

(b) The developments around the site are as follows:

- NORTH** : Existing Residential house, and existing premises of Lady Barton Club.
- SOUTH** : Existing 32'-0" wide road.
- EAST** : Existing 33'-0" wide road.
- WEST** : Part of Premises No.1-8-179 (i.e. Belongs to Mrs. N. Ryana Seva Sangh).

7. In compliance with the Govt. Memo.No.1933/XI/97-1 M.A., dt:18-6-97, the ownership and Urban Land Ceiling aspects have to be examined by the Competent Authorities at the time of issue of Development permission for proposed building and the change of land use does not in any manner confers any ownership rights or exempt any one from compliance with Urban Land Ceiling and other Acts. Further, the owner shall be solely responsible for any misrepresentation by him with regard to U.L.C. and ownership aspects and also for any damage claimed by any one on account of change of land use proposed.

8. After examination of the application referred by the Government it is opined that change of land use may be considered by Government from Residential use to General Commercial use only if the following pre-conditions are fulfilled:

- (a) The MCH shall widen the road upto the site althrough atleast 40'-0" wide before considering change of use by Government and later the road must be widened to 50' for which necessary land must be surrendered free of cost.
- (b) The applicant shall submit to Government N.O.C. from neighbouring residents.

9. If the change of land use is agreed by Government then the following conditions may be imposed:

- (a) The applicant shall pay an amount of Rs.1,08,990-00 (Rupees one lakh eight thousand nine hundred and ninety only) @ Rs.75/- per Sq.mtr. for an extent of 1453.20 Sqmtr. of land (ie., net area of the site after proposed 50'-0" road widening) towards Development charges to HUDA through challan in Indian Overseas Bank, Nimsyathnagar Branch/HUDA Extension Counter and submit a challan to this effect to the Government and HUDA before issue of final orders.
- (b) The applicant shall pay balance processing fee of Rs.1,800/- (Rupees one thousand and eight hundred only) (extent of land 1875.00 Sq.yds./1567.74 Sq.mtrs.) to HUDA before issue of final orders.



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- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (e) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- (f) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, U.L.C. clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (g) Special conditions in respect of General Commercial uses
- i) The applicants shall obtain the proposed building permission from the MCH.
 - ii) The applicants shall handover the affected area under proposed 50'-0" road widening to the MCH for free of cost as per the MCH standards before the change of use considered by Government. The road shall be made at least 40 feet wide by MCH before considering change of use though widening upto 50' can be done later.
 - iii) The applicants shall follow the building setbacks, ground floor coverage, F.S.I. and parking etc., as per the present regulations in force.

DRAFT VARIATION

The site in Pr.No.1-8-179 (part), situated at and adjacent to Lady Barton Club, Secunderabad to an extent of 1738.00 Sq.yds./1453.20 Sq.mtrs. (i.e. net area of the site after proposed 50'-0" road widening) which is presently earmarked for Residential use zone in the notified Zonal Development Plan for Zone No.I Municipal area is now proposed to be designated as General Commercial use Zone.

...4.

SCHEDULE OF BOUNDARIES

- NORTH** : Existing Residential house bearing Pr.No.1-8-180/1 and existing Premises of Lady Barton Club bearing Pr.No.1-8-182.
- SOUTH** : Existing 32'-0" wide road.
- EAST** : Existing 33'-0" wide road (i.e. proposed 50'-0" wide road as per Z.D.P. for Zone No.I, MCH area)
- WEST** : Part of Premises No.1-8-179 belongs to M/s.H.ryana Seva Sangh (i.e. Government earlier agreed change of land use from Residential use to commercial use vide G.O.No.646,M.A., dt:5-12-96).

The above remarks are forwarded to the Government for necessary action.

Yours faithfully,


for Vice-Chairman.

Encl: Extracts of the Z.D.P.
for Zone No.I, proposed
and existing land uses.

Copy to the Collector, Hyderabad District, Hyderabad.

Copy to the Special Officer & Competent Authority,
Urban Land Ceiling, Chandravihar, M.J.Road,
Wampally, Hyderabad.