



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

(G.H.M.C. Building) 3rd Floor,
West Marredpally, Secunderabad – 500 026.

PLANNING DEPARTMENT [Dev.Control]

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

Dated: 09-02-2010

To
The Commissioner & Special Officer,
Greater Hyderabad Municipal Corporation,
Tank Bund Road, Hyderabad.

Sir,

Sub:- HMDA - Plg. Application for development of land in Group Housing Scheme Layout (Extension for 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/HMDA/99, dt.1-5-2001.
2. Application of M/s.Mehta & Modi Homes & others, dt.26-2-2007.
3. This office Letter of even No. dt.27-10-2007.
4. Letter dt.20-11-2007 received from the applicant.
5. This office letter of even No. dt.23-12-2007 and 25-03-2008 Draft Layout.
6. Letter dt.2-4-2008 of M/s.Mehta and Modi Homes and others.

It is to inform that, in the reference 2nd cited, M/s.Mehta & Modi Homes & others, have applied to HMDA 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. After examining their proposals the Group Housing (Gated Community) Layout technically approved by HMDA on 25-3-2008 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 6 Ac. 03 gts. vide permit No.07/MP2/Plg/H/2008 with **mortgage plots Nos.314, 315, 316 and 317** and same were forwarded to you for release of plans.

Vide reference 4th cited, M/s.Mehta & Modi Homes and others have applied extension of Group Housing of Layouts adjacent to the said layout with an extent of 1.09 gts. in Sy.No.45 of Cherlapally (V), Ghatkesar (M), R.R.District.

The above proposals submitted by the applicants 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.1.09 Gts. along with existing measurements of the plotted area on ground. The same is hereby approved in **L.P.No.04/MP2/Plg/HMDA/2010, Dated:09-02-2010** and hereby communicated subject to the following conditions:

1. The applicant / layout owner / developer is hereby permitted to sale the **Plot.Nos.369 to 392 and 399/C and Plot Nos.393 and 394 to an extent of 357.00 Sq.mtrs. (5% Units area)** mortgaged in favour of Metropolitan Commissioner, HMDA.
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 HMDA will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HMDA 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 HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA 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 Metropolitan Commissioner, HMDA duly enclosing letter of GHMC, 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 HMDA i.e., from **Plot.Nos.314, 315, 316 & 317** and the GHMC 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 Commissioner shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged to HMDA 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 HMDA.
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 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 GHMC 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 GHMC 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 HMDA 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 Draft Gated Community extension layout is released and considered as per the Hon'ble High Court Orders dt.27-2-2009 in W.P.MP.No.5064 of 2009 in W.P.No.3893 of 2009 and subject to out come of final orders in W.P.No.3893 of 2009 with reference NOC for Non-Agricultural Purpose as per APAL Act 2006.
22. Earlier the Draft Group Housing Layout (Gated Community) released on 25-3-2008 as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, subject to outcome of final orders in W.P.No.2286 of 2008.
23. As per the Hon'ble High Court Orders dt.4-12-2009 in W.P.MP.No.34496 of 2009 in W.P.No.26502 of 2009 the extension of draft layout (gated community) is released and considered and subject to out come of final orders in W.P.No.26502 of 2009 with reference to National Savings Certificate.

24. To demarcate the roads and open spaces etc as on the ground.
25. To mortgage the 5% of land as shown in the layout and to fence and display the board to the mortgage plots after confirmation as on the ground.
26. Draft Layout is considered basing on the affidavit submitted by the applicant with reference to RDO Certificate in respect of APAL, Agriculture to Non-Agriculture.

**Yours faithfully,
Sd/-
for Metropolitan Commissioner**

Copy to :

Ho. → 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//

Re
Divl.Admn.Officer(Plg).