

HYDERABAD URBAN DEVELOPMENT AUTHORITY
1-8-323, Paigah Palace, Police Lines,
SECUNDERABAD-500 003.

Letter No. 2755 /MP2/Plg/HUDA/04

Dated 30-09-2004

To
The Municipal Commissioner,
The Executive Authority,
~~Ward 10 A~~ Municipality/
~~XXXXXXXXXXXX~~
Mandal,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg. - Application for development of Residential
Layout in Sy.Nos. 35, 36(P), 37(P), 38(P) & 39(P)
Layout Cherlapally
of Ghatkesar (V),
Ghatkesar (M), R.R. District -
Approval - Accorded - Reg.

- Ref:- 1. This office Lr.No.7576/MP2/HUDA/99,
dated 6-10-99.
2. Application of Sri/Smt. M/s. Mehta Ra and Modi Homes
08-03-2004 dated 4-09-2004
3. This office letter of even No., dt: 4-09-2004
4. Letter dated 10-09-2004 received from
the applicant.

It is to inform that, in the reference 2nd cited,
Sri/Smt. M/s. Mehta and Modi Homes has/Have applied to HUDA
for development of residential/~~commercial/industrial~~ layout in the
land in Sy.Nos. 35, 36(P), 37(P), 38(P) & 39(P)
of Cherlapally (V), Ghatkesar Mandal,
R.R.District/Medak District to an extent of 29645.00 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 alongwith existing G.Os and rules and Regulations, which are
inforce.

p. t. o.

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 29,645.00 ~~xxxxxxx/xxxxxxx~~ Sq. Yards alongwith existing measurements of the plotted area on ground. The same is hereby approved in L.P.No. 50/MP2/W/04
Dated 30-09-2004 and hereby communicated subject to the following conditions:

1. The applicant/layout owner/developer is hereby permitted to sale the Plot Nos., from 1 to 17 and 39 to 76

and the plot Nos., from 18 to 38

are mortgaged in favour of Vice-Chairman, HUDA.

2. That the layout now issued 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/developer as per provisions of A.P.L.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 alongwith street lights and avenue plantation and Water Harvesting Pits.
8. The applicant shall provide space for garbage hut, bus shelter space for electric trasformer 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 One year and submit a requisition letter for releasing of mortgage plots/area which is in favour of Vice-Chairman, HUDA duly enclosing letter of Municipal 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. 18 to 38 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 approve and release any building permission or allow any unauthorised developments in the area under mortgaged to HUDA in particular, and in other plots of the layout in general untill 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 alongwith other developments with ornamental compound wall and grill as per sanctioned layout plan.
15. The Municipality shall ensure that areas covered by roads and open spaces of the layout shall take over from the applicant, by way of notarised 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 spaces shown in the layout must be developed with greenery by the applicant before it is taken over by the Municipality.

Yours faithfully,

for Vice ^{Sd/-} Chairman

Copy to:

~~M/s. Mhota and Modihomes~~

~~Rep. by Sri Soham Modi~~

~~5-4-107/364.~~

~~Soham Mansion, M. G. Road, Secunderabad-500 003~~

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, Hyderabad.

// t. c. f. b. e. //

Sd/-
30/9/2007
Div. Admn. Officer (DC)

30/9/07



HYDERABAD URBAN DEVELOPMENT AUTHORITY

1-8-323, Faigah Palace, Police Lines.

SECUNDERABAD - 500 003.

No. ~~2755~~ /Mp2/Plg/HUDA/200 ~~4~~

Dated: ~~07-06-2005~~

To,
The Executive Authority/
The Commissioner,

~~KAPRA~~ Gram Panchayat

~~KAPRA~~ Municipality,
Ranga Reddy District.

Sir,

Sub:- HUDA-Plg.Dept., - Issue of final layout permission in Sy.Nos ~~35, 36(P)~~

~~37(P) & 38(P) and 39(P)~~ of ~~Charlapally~~

Village, ~~Ghatkesar~~ Mandal, R.R.District - Approval - Reg.

Ref:- 1. Application of Sri/Smt/M/s: ~~Nahta & Nodi Homes~~ Dated: ~~10-09-2004~~

2. This Authority layout approved vide permit No. /MP2/Plg/HUDA/200
Dated: ~~30-09-2004~~

3. Letter from the ~~Commissioner, Kapra~~ Mplty./G.P. taking over
the open spaces and roads etc.

4. Deed of Relinquishment No. ~~5230/05~~ Gift Deed No. 4430/05, dt. 0-5-05
executed on _____ in the office of the Sub-Registrar. Dated: ~~1-06-2005~~

5. Letter from applicant for release of final layout, dated: ~~2-06-2005~~

Vide reference 5th cited, Sri/Smt/M/s. ~~Nahta & Nodi Homes~~
applied for final layout permission in Sy.Nos. ~~35~~

~~36(P), 37(P), 38(P) & 39(P)~~ of ~~Charlapally~~ Village, ~~Ghatkesar (M)~~

Mandal. The matter has been examined and this office hereby approve the final layout under
Section-14 of A.P.Urban Areas (Dev) Act, 1975, subject to the following conditions:

1. That the layout now issued does not exempt the lands under reference from the purview of the
Urban Land Ceiling Act, 1976.

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2. Necessary clearance from the Urban Land Ceiling Authorities should be obtained before putting the plots to residential use and also disposing the plots.
 3. The roads, open spaces etc., have been taken over by the local Authority with registered deed and informed by the local Authority under reference 3rd cited.
 4. After handing over of the open spaces etc., to the local body, deed of relinquishment with reference to mortgaged plots was executed vide reference 4th cited.
 5. Every building site shown in the sanctioned plan L.P. No. 50/MP2/Plg./HUDA/2004, Dt. 31.9.04 shall be utilized for the construction of any dwelling house and no shop, godown/industry, or any other building which is not ordinarily connected with dwelling shall be constructed in the site. No building shall be converted to any other than to which it has been permitted for.
 6. The total built up area in an individual plot shall be within the stipulated F.A.R., the maximum permissible plot coverage, and the minimum stipulated building set backs and other building requirements required as per rules regulations in force.
 7. The building lines and the street boundary for the respective streets shall be adopted as shown in the sanctioned layout plan L.P.No. 50/MP2/Plg./HUDA/2004, Dt. 30-09-2004. while considering the building permission, and when a site abuts more than one street, the building shall be enforced in respect of all streets.
 8. For the area shown "Amenities" specific approval of HUDA shall be obtained by the owner before undertaking development/building activity etc.
 9. In this layout which has been provided with water supply, sewerage and drainage disposal systems; street lighting, rain water harvesting structures and other civic amenities, the local body shall ensure proper and effective maintenance of the said services and impose any further conditions for their usage and maintenance.
 10. The local Authority shall ensure that the roads and open spaces which are provided with necessary plantation and greenery shall be maintained by the local Authority
 11. There will not be any revision of this final layout communicated to the Municipality/Exec. Authority/Developer.
- 12(**) You are therefore requested to release the said final layout plan approved by HUDA to the applicant, with the above conditions and after collecting the layout fee.

You are requested to scrupulously follow the above layout permit No. 50/MP2/Plg./HUDA /2004 Dt. 30-09-2004. while according individual building permissions

12(**) This permission does not bar any public agency including HUDA, HADA, CDA to acquire the lands for any public purpose as per law.

Sd/-
for VICE CHAIRMAN.

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Copy to:

Sh/Smt/M/s. Mehta & Modi Homes,

5-4-187/3 & 4, IIIrd floor, M.J. Road,

Secun. carshed-500 003.

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

CC to: The Sub-Registrar,

Uppal

Ranga Reddy District.

* With a request to note the open spaces
of each layout and not to register the
such open spaces shown in the layout
plan.

// L. O. F. B. D. //

S. Prasad
E. B. Rao
Divl. Adm. Officer (Plg.)
8/6/05

