

**GOVERNMENT OF TELANGANA
REVENUE DEPARTMENT**

From,
K.Goutham Kuamr,
Tahsildar, Kapra (M),
Medchal District.

To,
The Revenue Divisional Officer,
Keesara Division,
Medchal-Malkajiri District.

Lr.No. B/490/2017 Dated: 09.06.2017.

Sir,

Sub:- CONVERSIONS - Medchal-Malkajiri Dist. - Keesara Division - Kapra Mandal- Charlapally Village Sy.No. 31, 40, 41, 42, 44, 45, 55 an extent of Ac 8.33.037 Gts - Detailed report called for - Submitted - Reg.

Ref:- 1) The RDO Keesara Division Lr.No. SPL/2017 Dt: 20.03.2017.
2) Report of the Girdavar Kapra Mandal Dt 07.06.2017.

I invite kind attention to the reference cited and submit that the M/s Mehta & Modi Homes Rep,by its Managing partner Soham Modi filed a petition before the Revenue Divisional Officer, Keesara Division with Meeseva No. LCR021700032630 and requested to conversion of land from agriculture to non-agriculture purpose in Sy.No. 31, 40, 41, 42, 44, 45, 55 an extent of Ac 8.33.037 Gts situated at Charlapally village Kapra Mandal.

In this regard it is submitted that as per pahani for the year 2015-16 Charlapally village, the lands sought for conversion in survey number wise Land details as below.

Sy.No.	Extent, Ac-Gts	Name of the Pattadar	Possessioner
31	1-03	M/s Mehta Modhi	Plots
31/A	1-02	M/s Mehta Modhi	Plots
40/A	1-16	Mehta Modhi	Mehta Modhi
40/Aa	0-28	Kommu MuttaiahS/o Sayanna	Kommu Muttaiah
40/E	0-14	Kommu SwamyS/o Gangaiah	Plots
40/Ee	0-14	Kommu PentammaW/o Yadaiah	Kommu,Pentamma
41/A	0-25	Kommu MuttaiahS/o Sayanna	Kommu Muttaiah
41/Aa	0-13	Kommu SwamyS/o Gangaiah	Plots
41/E	0-12	Kommu PentammaW/o Yadaiah	Kommu,Pentamma
42/A	0-23	M/s Mehta Modhi	Plots
42/Aa	0-23	M/s Mehta Modhi	Plots
44/A	0-15	Smt Patika W/o Bhaskar Bhat	Smt Patika
44/Aa	0-14	Smt Patika W/o Bhaskar Bhat	Smt Patika
44/E	0-15	Smt Patika W/o Bhaskar Bhat	Smt Patika
45/A	0-18	Smt Patika W/o Bhaskar Bhat	Smt Patika
45/Aa	0-18	Smt Patika W/o Bhaskar Bhat	Smt Patika
45/E	0-18	Madav Yadav	Plots
55	0-24	Mehta Modhi	Mehta Modhi

It is submitted that the applicant is pattadar in respect of land bearing Sy.No. 31, to an extent of Ac 2.05 Gts, Sy.No. 40 to an extent of Ac 1.16 Gts, Sy.No.42 to an extent of Ac1.06 Gts and Sy.No. 55 to an extent of Ac 0.24 Gts situated at Charlapally village and the applicant has purchased the Lands in various Survey Numbers details as follows.

1. The applicant has purchased the Land in Sy.No.40 to an extent of Ac 0.29 ½ Gts, Sy.No.41 to an extent of Ac 0.14 Gts from its above Pattadar Kommu Swamy S/o Gangaiah and other Lr's of the Pattadars vide Regd Sale deed No 4129/06, 12254/06, 1759/06 it is to be implement in Record.
2. The applicant has purchased the Land in Sy.No.44 to an extent of Ac 1.04 Gts Sy.No.45 to an extent of Ac 0.05 Gts from its above Pattadar 1) Smt Patika W/o Bhaskar Bhat 2) Madav Yadav vide Regd Sale deed No 7875/06, & 9268/07 it is to be implement in Record.
3. Whereas the Hetal K.Pareka, Parvesh B.Parikh and Piyush J.Parikh have jointly purchased the land in Sy.No. 45 to an extent of Ac 1.09 Gts vide Regd Sale deed No. 7876/06 at Charlapally village whom in turn appointed the M/s Mehta Modi i.e applicant as a General Power Attorney with registration in land in Sy.No. 45 to an extent of Ac1.09 Gts vide Regd No.68/2008.

It is further submitted that the matter has been got enquired by the Girdavar of this office and reported that the lands sought for conversion of land in Sy.No. 31 an extent of Ac.2.05 Gts, Sy.No.40 an extent of Ac.2.05 ½ Gts (out of Ac 2.10 ½ Gts), Sy.No. 41 an extent of Ac. 0.14 Gts, Sy.No.42 an extent of Ac.1.06 Gts, Sy.No.44 an extent of Ac.1.04 Gts, Sy.No. 45 an extent of Ac. 1.14 Gts, Sy.No.55 an extent of Ac. 0.24 Gts total extent of Ac.8.33 Gts stands patta Lands situated at Charlapally Village, on verification of physical possession, the applicant M/s Mehta & Modi Homes Rep,by its Managing partner Soham Modi is in physical possession existing with Houses and Villas and Sy.No. 31/P, an extent of Ac 0.02. Gts, Sy.No. 40/P an extent of Ac 0.02 Gts and Sy.No. 42/P an extent of Ac 0.02 total an extent Ac 0.06 Gts excluded due to covered with Buffer zone. The applicant is intending to conversion of Land in to non agriculture purpose. As such recommended to consider the request for conversion of agriculture land to non agriculture over the land in Sy.No. 31/P an extent of Ac.2.03 Gts, Sy.No.40/P an extent of Ac.2.03 ½ Gts, Sy.No. 41 an extent of Ac. 0.14 Gts, Sy.No.42/P an extent of Ac.1.02 Gts, Sy.No.44 an extent of Ac.1.04 Gts, Sy.No. 45 an extent of Ac. 1.14 Gts, Sy.No.55 an extent of Ac. 0.24 Gts total extent of Ac.8.27 ½ Gts situated at Charlapally Village in favor of the M/s Mehta & Modi Homes Rep,by its Managing partner Soham Modi.

It is submitted that on verification of list of lands prohibited under 22-A of Registration Act, the above Sy. Nos are not included. As such, there is no Government interest is involved in the above land sought for conversion. The Check Memo along with prescribed proforma for conversion of Agriculture land to Non -Agriculture purpose and original application and Panchanama copy location sketch prepared by the Mandal surveyor is submitted here with for taking further necessary action.

Yours Faith fully

Encl: (As above)

**Tahsildar
Kapra Mandal**

**PROFORMA FOR SUBMITTING THE CONVERSION PROPOSALS OF
AGRICULTURAL LAND NON-AGRICULTURAL USE
IN MEDCHAL - MALKAJGIRI DISIRICT**

- 1) Name of the Petitioner & Address: M/s Mehta & Modi Homes Rep, by its Maneging partner Soham Modi
5-4-187/3&4 2nd Floor Soham Mansion Sec-Bad.
- 2) Particulars of land for which conversion if the land use applied for:

Name of the Village and Mandal	Sy. No.	Plot No.	Extent Ac-Gts	Purpose of conversion
Charlapally(V) Kapra(M)	31		2.05	Non- Agriculture
	40		2.05 ½	
	41		0.14	
	42		1.06	
	44		1.04	
	45		1.14	
	55		0.24	

3) Nature of land as per Sethwar / : Not Available
Wasool Baqui /Khasra pahani

4) Details of land as per revenue record for the year 2015 - 2016

Sy.Nos.	Dry/ Wet	Extent Ac. Gts.	Pattedars	Name of the Possessor
31		2.05	M/s Mehta Modi	Plots
40		2.05 ½	M/s Mehta Modi(1.16)Kommu Muttaiah (0.28), K.Swamy(0.14)K.Pentamma(0.14).	M/s Mehta Modi, K. Muttaiah, K.Pentamma, Plots
41		0.14	K.Muttaiah(0.25). K.Swamy(0.13). Pentamma(0.12)	K.Muttaiah ,Pentamma, Plots
42		1.06	M/s Mehta Modi	Plots
44		1.04	Patika W/o Bhaskar Bhat	Patika
45		1.14	Patika W/o Bhaskar Bhat (0.36)Madav Yadav(0.18)	Patika ,Plots
55		0.24	M/s Mehta Modi	M/s Mehta Modi

- 5) a) Whether the petitioners are Pattedars ? ...Pattedar an extent of Ac 5.11 Gts
If so the extent held by him in the Subject land
- b) If the petitioner is not pattedar what in the interest and right of the Petitioner over the land ...Purchasers an extent of Ac 3.22 Gts
- 6) If the land is purchased by the petitioner enquired in any other concerned documents. : Purchasers with Regd Sale Deeds
- a) Whether the vendor / executants is pattedar?
If not how it is entitled to alienate the land. --
- 7) Whether the land is Govt. land/Assigned land/surplus land. -- No
- 8) Whether the pattedar is hit by the provisions of the land ceiling : --No--
Act, 1973 if so, land court case of any is still pending covering the land.

9) a) Tenancy particulars as per PT Register or any other records: NO PT

Sy.No. Old/New	Extent	Land Holder	Name of The P.T	Extent	Executants
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b) Whether any ownership certificates issued U/s 38-E so the details: -----

RDO Ref. & Date	Certificate U/s E/38-A	Name of the Certificate holder	Sy.No.	Extent
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c) Whether the names of the certificate holders were recorded as per Khasra pahani? -----

10) Particulars: -----

Sy.No. Old/New	Extent	Nature of Inam	Name of the Inamdar
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ii) The particulars of Occupancy rights granted if any? -----

R.D.O Ref. & Date	Sy.No	Extent	To Whom of Executant
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11. In case of wet land or dry land localized and Govt. source of Inam land: No

- i) The Name of the Source
- ii) Controlling Authority
- iii) Remarks regarding effect on other ayacut land if the subject land permitted for conversion.

12. Specific remarks of the Tahsildar regarding necessity for conversion use.

The applicant is intending to convert the lands from Agriculture to Non- Agriculture purpose in Sy.No. 31 an extent of Ac.2.03 Gts, Sy.No.40 an extent of Ac.2.03 ½ Gts, Sy.No. 41 an extent of Ac. 0.14 Gts, Sy.No.42 an extent of Ac.1.04 Gts, Sy.No.44 an extent of Ac.1.04 Gts, Sy.No. 45 an extent of Ac. 1.14 Gts, Sy.No.55 an extent of Ac. 0.24 Gts total extent of Ac.8.27 ½ Gts situated at Charlapally Village. Hence recommended.

**Tahsildar,
Kapra Mandal.**

**CHECK MEMO FOR RECOMMENDING CONVERSION OF AGRICULTURAL LANDS TO NON
- AGRICULTURAL LAND.**

- 1) Whether the land is Agricultural Land
or Non Agricultural Land : Yes
- 2) Whether the Mutation done or Not : Yes
- 3) Whether the land comes under HMDA or not : Yes
a) If yes, what is the classification of land as : Residential Zone
per master plan
- 4) Whether the land comes under HMDA Limits : Yes
a) If Yes what is the classification as per HMDA : Residential Zone
Master Plan
- 5) Whether the land comes under :
- a) Government Land : No
b) Assigned Land : No
c) Shikam/FTL*/ Buffer zone : Sy.No.31(0.02), 40(0.02), 42(0.02)
covered under Buffer Zone
d) Ceilling Surplus Land : No
e) ULC Land : No
f) Tenancy Land : No
g) Inam Land : No
h) Endowment Land : No
i) Wakf Board Land : No
j) Evacuee Property : No
k) Bhudan Land. : No
l) Forest Land.
m) Whether any Government interest involved. : No
n) Patta Land. : Yes
o) Whether the land covered under Civil Dispute
of Court cases. : No
- 7) Specific recommendation of Tahsildar : Recommended.

**Tahsildar,
Kapra Mandal.**

