



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

ZONAL OFFICE, 5-6-10, 2nd Floor, Satha Building
SHANKERPALLY-501 203, R.R. DIST, Ph. No. 08434-223089

Dated: 20-02-2010

Proceedings No.: 4579 /LPS/HMDA/Plg/2008

Sub: Regulation of unapproved layouts / Plot No ~~22-A~~ ^{23-A} 38-A in Sy. Nos. 185,186,195 at Manikonda Jagir (V), Rajendranagar (M), R.R. Dist. - Regularization - Orders - Issued.

- Ref:
1. G.O.Ms.No. 902 MA & UD Department, DT. 31.12.2007
 2. G.O.Ms.No. 113 MA & UD Department, DT. 31.12.2008
 3. Application No. 4579 /LRS/Plg/H/2008, DT. 19/5/08 of
Sri/Smt. ~~MD Yousuf Anwar~~ *Kheiser Fatima*
 4. Government Letter No. 745-V/M/2008, DT. 3.5.2008, MA & UD Dept.
 5. This office letter even No., DT: 17/11/09.

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ORDER:

The application filed in the reference cited, for regulation of unapproved layouts / plot has been examined with reference to the A.P. Regulation of unapproved and illegal layout rules 2007. The said layout / Plot is regulated under the said rules as shown here under subject to following details and conditions.

1	Plot No. / Sy...No.	Plot No: - 22-A, 23-A 38-A in Sy No's 185,186,195.			
2	Village	MANIKONDA JAGIR			
3	Mandal	RAJENDRANAGAR			
4	District	RANGA REDDY DISTRICT			
5	Total Penalization Charges	R's 1,71,890/-			
a.	Pro-rata Charges towards shortfall of Open Space (in Rs.)	-			
b.	Charges for Change of Land Use of (in Rs.)	-			
6	Amount Paid alongwith application Vide Ch No. Demand Draft / Pay Order Balance Amount Paid Vide Ch No Demand Draft / Pay Order	Amount in Rs.	Ch.No	Date	Name of the bank
		1,00,000/-	8462	17/6/08	IOB
		71,890/-	00160188	11/2/10	AB-SKP
		-	-	-	-
	Total Amount paid	171,890/-	-	-	-

Conditions:

1. The above regulation orders are subject to the conditions that are likely to be applicable under the Urban Land Ceiling and Regulation Act, 1976 and A.P. Agriculture Land Ceiling Act.
2. The owners / applicants are solely responsible for any misrepresentation with regard to ownership title, Urban Land Ceiling clearance etc. The Owners / applicants are responsible for any damage claimed by anyone on account of regulation of the above plot.
3. The regulation order shall not be used as the sole reasons for obtaining exemption from the provisions of Urban Land Ceiling and Regulation Act, 1976 and A.P. Agriculture Land Ceiling Act.
4. The regulation of plot does not confer ownership on the applicant or alter the ownership of the land.
5. The regulation orders shall not be used as proof of any title of the land.
6. The regulation of plot does not bar the Government or any public agency from acquisition of the above land for any public purpose.
7. All developments / construction activity shall be taken up as per the layout pattern regulated by these orders.
8. The roads and open spaces as per the layout pattern regulated by these orders are deemed to have been handed over to the local body and no claims / counter claims on the said roads and open spaces will be entertained in future.
9. The boundaries, dimensions and layout pattern of the regulated plot shall not be altered except with the previous approval of the Competent Authority.
10. In case of any disputes / litigations arise at time in future, regarding the ownership of the land, the applicant shall be responsible for the settlement of the same and the HMDA or its employees shall not be a party to any such disputes / litigations.
11. That in the event, the land is declared as surplus / government in future, the same shall vest in the government and the regularization proceedings automatically stands void. The penalization charges and other charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
12. The penalization charges are not for providing development works / infrastructure in the layout or for the plot. The development of infrastructure, is to be undertaken by the concerned Local Body, as per their priority and only after more than 50 % of the plots only layout are regularized.
13. Regularization is restricted only to the plot / site under reference. Plots which are not regularized, remain unauthorized and Executive officers / Gram Panchayats shall not give permissions in such plots till they are regularized by HMDA.
14. In future if any modification is made by the competent Authority regarding alignment of Master Plan Road and FTL, the applicant has to accept the changes. In case of any disputes / litigations arise in future regarding alignment of Master Plan Road & FTL, the applicant shall settle the issues at his level and HMDA shall not be made a party in settling any such disputes / litigation.
15. The applicant shall be laid BT road before coming up any approach.
16. The applicant to submit the NOC from Defense Authority at the time of Building permission to Local Authority / HMDA.

Further all proceedings and action of enforcement by HMDA initiated or contemplated against the said plot are withdrawn by HMDA. The plan showing plot regulated is herewith enclosed.

Sd/-
for Metropolitan Commissioner,
HMDA.

To
Sri / Smt. Masrath Fatima
8-2-268/G/11, Arora Nagar
Road No. - 3 Banilara Hills
Hyderabad

Copy to the Executive Authority,
MANIKONDA JAGIR GP / Municipality,
RAJENDRANAGAR, Mandal,
Ranga Reddy District - for information (along with one plan)

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


HMDA, Secy. to the Commissioner



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

SOUTH ZONE OFFICE
SHANKARPALLY
REGISTRATION NO. 104/2008

Proceedings No. 457/LPS/HMDA/Pig/2008

Dated 20-08-2008

Sub Regulation of unapproved layouts / Plot No. 39 (P) in Sy Nos. 185,186 at Manikonda Jagir, Rajendranagar (M), R.R. Dist - Regularization - Orders -Issued.

Ref 1. G.O.Ms.No. 902 MA & UD Department, DT. 31.12.2007
2. G.O.Ms.No. 113 MA & UD Department, DT. 31.1.2008
3. Application No. 457/LPS/HMDA/Pig/2008, DT. 17/3/08 of
Sri/Smt. MD Yousuf Anwar,
4. Government Letter No. 7454/M1/2008, DT. 3.5.2008, MA & UD Deptt.
5. This office letter even No., DT: 17/11/08.

ORDER:

The application filed in the reference cited, for regulation of unapproved layouts / plot has been examined with reference to the A.P. Regulation of unapproved and illegal layout rules 2007. The said layout / Plot is regulated under the said rules as shown here under subject to following details and conditions.

1	Plot No./ Sy .No.	Plot No. - 39 (P) in Sy No's 185,186.			
2	Village	MANIKONDA JAGIR			
3	Mandal	RAJENDRANAGAR			
4	District	RANGA REDDY DISTRICT			
5	Total Penalization Charges	R's 13,197/-			
a.	Pro-rata Charges towards shortfall of Open Space (in Rs.)	-			
b.	Charges for Change of Land Use of (in Rs)	-			
6	Amount Paid alongwith application Vide Ch No. Demand Draft / Pay Order Balance Amount Paid Vide Ch No Demand Draft / Pay Order	Amount in Rs.	Ch.No	Date	Name of the bank
		6,412/-	6473	17/6/08	IOB
		6,785/-	0015786	11/2/10	AB-SKP
		-	-	-	-
	Total Amount paid	13,197/-	-	-	-

Provisions

1. The these regulation orders are subject to the provisions of the Hyderabad Land Ceiling and Regulation Act, 1976 and A.P. Agriculture Land Ceiling Act.
2. The owners / applicants are solely responsible for any misrepresentation with regard to ownership title / Urban Land Ceiling clearance etc. The Owners / applicants are responsible for any damage claimed by anyone on account of regulation of the above plot.
3. The regulation order shall not be used as the sole reasons for obtaining exemption from the provisions of Urban Land Ceiling and Regulation Act, 1976 and A.P. Agriculture Land Ceiling Act.
4. The regulation of plot does not confer ownership on the applicant or alter the ownership of the land.
5. The regulation orders shall not be used as proof of any title of the land.
6. The regulation of plot does not bar the Government or any public agency from acquisition of the above land for any public purpose.
7. All developments / construction activity shall be taken up as per the layout pattern regulated by these orders.
8. The roads and open spaces as per the layout pattern regulated by these orders are deemed to have been handed over to the local body and no claims / counter claims on the said roads and open spaces will be entertained in future.
9. The boundaries, dimensions and layout pattern of the regulated plot shall not be altered except with the previous approval of the Competent Authority.
10. That in case of any disputes / litigations arise at time in future, regarding the ownership of the land, the applicant shall be responsible for the settlement of the same and the HMDA or its employees shall not be a party to any such disputes / litigations.
11. That in the event, the land is declared as surplus / government in future, the same shall vest in the government and the regularization proceedings automatically stands void. The penalization charges and other charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
12. The penalization charges are not for providing development works / infrastructure in the layout or for the plot. The development of infrastructure, is to be undertaken by the concerned local body, as per their priority and only after more than 50 % of the plots only layout are regularized.
13. Regularization is restricted only to the plot / site under reference. Plots which are not regularized, remain unauthorized and Executive officers / Gram Panchayats shall not give permissions in such plots till they are regularized by HMDA.
14. In future if any modification is made by the competent Authority regarding alignment of Master Plan Road and FTL, the applicant has to accept the charges. In case of any disputes / litigations arise in future regarding alignment of Master Plan Road & FTL, the applicant shall settle the issues at his level and HMDA shall not be made a party in settling any such disputes / litigation.
15. The applicant shall be laid BT road before coming up any approach.
16. The applicant to submit the NOC from Defense Authority at the time of Building permission to Local Authority / HMDA.

Further all proceedings and action of enforcement by HMDA initiated or contemplated against the said plot are withdrawn by HMDA. The plan showing plot regulated is herewith enclosed.

Sd/-
for Metropolitan Commissioner,
HMDA.

To

✓ Sri / Smt. MD Yousuf Khan *Arora*

8-2-268/CM11, Arora Colony

Hyderabad.

9847580788 / 23544192 / 9085467809

Copy to the Executive Authority,
MANIKONDA JAGIR GP / Municipality,
RAJENDRANAGAR, Mandal,
Ranga Reddy District - for information (along with one plan)

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

[Signature]
UC Administrative Officer
HMDA, Shantapally,

07/26/50 8:34 PM



PLOT NO 1047



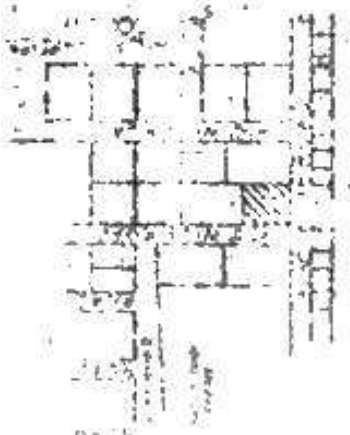
ENCLOSURE

ENCLOSURE

ARCHITECT'S SIGN



Spanish
12/12/50
for document



For the owner's signature and stamp
the architect's signature and stamp
Date: 12/12/50

Further documents require for scrubbing of T.I.

(1) Copy of lay-out-invest. of Syms 185, 156, 155 & 156. by Reunited Paper.

(2) Copies of LPA nos 25/54 dt 15.1.54.

(2) 1566/iv/54 dt. 1-5-54, (2) 2312/iv/54 dt 25.11.54.

(3) E.C from 1.1.1983 to date under V plot no 35/11 & 35/11.

(4) paper publication suggested.