



# HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

(G.H.M.C. Building) 3<sup>rd</sup> Floor,  
West Marredpally, Secunderabad - 500 026

PLANNING DEPARTMENT [Dev.Control]

Present: B.P. Acharya IAS.  
Dr. K. Jawahar Reddy, IAS,  
Metropolitan Commissioner, HMDA

Proceedings No.: 5718 /LPS/HMDA/Plg./2008

Dated: 4-3-2009

Sub: Regulation of unapproved layouts / Plot No. 180 in Sy. Nos. 236/1 & 237 at Puppalaguda (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. 31.1.2008.  
3. Application No. 5718 /LRS/Plg/H/2008, dt. \_\_\_\_\_ of  
Sri/Smt. V. Vijaya chandra Reddy.  
4. Government Letter No. 7454/M1/2008, dt. 3.5.2008, MA & UD Dept.  
5. This office letter even No., dt. 9/10/09.

## 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:- 180<br>Sy.no:- 236/1 & 237     |               |          |                  |
| 2  | Village                                                                | Puppalaguda                              |               |          |                  |
| 3  | Mandal                                                                 | RAJENDRANAGAR                            |               |          |                  |
| 4  | District                                                               | RANGA REDDY DISTRICT                     |               |          |                  |
| 5  | Total Penalization Charges                                             | Rs:- 33,858<br>Rs:- 3,386<br>Rs:- 31,500 | Rs:- 68,744/- |          |                  |
| a. | Pro-rata Charges towards shortfall of Open Space (in Rs.)              |                                          |               |          |                  |
| b. | Charges for Change of Land Use of (in Rs)                              |                                          |               |          |                  |
| 6  |                                                                        | Amount in Rs.                            | Ch.No         | Date     | Name of the bank |
|    | Amount Paid alongwith application Vide Ch No. Demand Draft / Pay Order | 32,679                                   | 8335          | 26.6.08  | IOB              |
|    | Balance Amount Paid Vide Ch No Demand Draft / Pay Order                | 36,065                                   | - Nil -       | 18.11.09 | IOB              |
|    | Total Amount paid                                                      | 68,744                                   |               |          |                  |

[Rs:- Sixty eight thousand seven hundred and forty four only-]

## Conditions:

- 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.
- 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 N.O.C 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.

  
for Metropolitan Commissioner,  
HMDA.

To

Sri / Smt. V. Vijaya Chandra Reddy  
Door NO :- 6-3-79  
Ram Nagar  
Ananthapur

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

Copy to the Executive Authority,  
Puppalaquda GP,  
RAJENDRANAGAR, Mandal,

Ranga Reddy District - for information (along with one plan)

  
Divisional Accounts Officer (LRS)

The Layout/Plot as shown in the plan I  
Andhra Pradesh Regulation and Penalise  
and illegal layouts Rules, 2007 v  
No. 5718/415/2011/100008 .....  
per the conditions stipulated therein.

1. The above regulation orders are subject  
that may be applicable under the Urban  
Regulation Act, 1976 and A.P. Agriculture  
The Owners /applicants are solely re  
misrepresentation with regard to ownersh  
ceiling clearance etc. The Owners  
responsible for any damage claimed by  
of regulation of the above layout/plot.

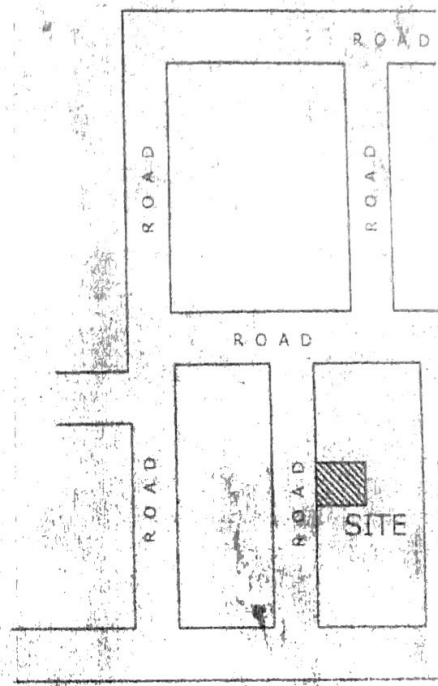
PLOT NO. 179  
60'-0" (18.29M)

PLOT NO. 170  
45'-0" (13.71M)

PLOT NO. 180

PLOT NO. 181

40'-0" WIDE ROAD



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2. The regulation order shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling and Regulation Act, 1976 and A.P. Agriculture Land Ceiling Act. The regulation of layout/Plot does not confer ownership on the applicant or alter the ownership of the land. The regulation orders shall not be used as proof any title of the land

3. The regulation of layout/plot does not bar the Government or any public agency from acquisition of the above land for any public purpose. All developments/construction activity shall be taken up as per the layout pattern formulated by these orders.

4. 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. The boundaries, dimensions and layout pattern of the regulated layout/plot shall not be altered except with the previous approval of the Competent Authority.

5. That in case of any disputes/litigations arises at time in future, regarding the ownership of the land, the applicant shall be responsible for the settlement of the same and the HUDA or its employees shall not be a party to any such disputes/litigations.

6. 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 HUDA shall stand forfeited and the applicant cannot claim for refund of the same.

7. 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 after only more than 50% of the plots in the layout are regularized.

LAYOUT REGULATION SCHEME (R/S)  
AS PER G.O. Ms. No. 902 M.A & U.D (M1)  
DEPARTMENT DATED 31.12.2007 AND  
G.O. Ms. No. 113 MA, DATE: 31.01.2008

PLAN SHOWING THE OPEN PLOT/NO:180,  
SEC-III, 'B' BLOCK IN SURVEY NO: 236/1 &  
237, "ALAKAAPPOO" TOWNSHIP SITUATED  
AT PUPPALGUDA VILLAGE, RAJENDRA  
NAGAR, MANDAL & MUNICIPALITY,  
R.R.DIST.

BELONGS TO:

SRI. V. VIJAYA CHANDR REDDY  
S/o. SRI. V.P. NAGI REDDY

AREAS:

TOTAL PLOT AREA : 300.00 SQYDS OR  
250.8 SQMTS.

REFERENCE

EXISTING

NORTH  
SCALE: 1" = 5'-0"

OWNER'S SIGNATURE

K.B.V. PRASAD M. Tech. (Stru.)  
LICENSED ENGINEER  
LIC. No: 05/ENGG /TP10/GF/MC/07  
Off: Shop No: 24, Alluri Comm. Centre,  
Opp: KP-18, Hyderabad-72.  
Phone No: 23064117, Cell: 9848047342  
ENGINEER'S SIGNATURE

For METROPOLITAN COMMISSIONER  
Hyderabad Metropolitan Development Authority.

LOCAL AUTHORITY MAP