

HYDERABAD URBAN DEVELOPMENT AUTHORITY  
Planning Department

Proc.No.7576/Layout/MP2/HUDA/99,

Dated 6-10-1999.

Sub:- HUDA - Plg. Dept. + Procedure for adopting  
new policy in release of layouts Orders  
- Issued.

7239/99

Ref:- Resolution No.15 held in the 168th Meeting  
of the Authority on 26-7-99.

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ORDER :

The existing procedure of release of draft and final layouts within the jurisdiction of Hyderabad Urban Development Authority has been reviewed and observed the need to modify the procedure of release of layout with certain procedure under new layout policy of mortgaging the 25% of plotted area and orders are hereby ordered, so as to enable to streamline the procedure and also make easy in process and have speedy disposal of the layout cases, including layout with plots, Row Housing layouts, Group Housing layouts, individual layout, Farm Housing layouts.

The following procedure has been decided to implement in disposal of layout cases with immediate effect.

1. Layout shall be finalised by the Planning Department on the proposals submitted by the applicant as notified Land use and layout rules in force from time to time and also as per the conditions imposed in change of land use whenever applicable and should be obtained the approval of Competent Authority.
2. A copy of such approved layout (unsigned) shall be handed over to the applicant for demarcation of plots and open spaces as shown in the plan on ground, only after payment of Development charges and processing charges etc. to HUDA by the applicant.
3. The applicant shall submit a layout plan showing the measurements of plots and open spaces alongwith the layout boundary measurements within a week from the date of receipt of in a week from the date of receipt of information.
4. The layout plan as submitted by the applicant should be recorded by giving the L.P.No. (Layout Plan No., with year) i.e., yearwise seperately and then the same will be forwarded to the concerned Local Authority for its release after obtaining the approval of Competent Authority (Vice-Chairman), along with earmarking 25% of plotted area in the layout plan duly imposing the following conditions that;
  - (a) the applicant shall execute the Deed of Mortgage by conditional sale to HUDA as per rules.

p.t.o.



- (b) The applicant shall solely be responsible for the development of layout and in no way HUDA will take up the development works.
- (c) The deed of mortgage by conditional sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant/developer and HUDA is in no way accountable to the plot purchaser in the event of default by the applicant/developer.
- (d) 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 is liable to take criminal action against such applicants/developers as per provisions of A.P.U.A. (D) Act, 1975.
5. The concerned Registrar of the Registration Department shall be informed by HUDA, duly enclosing a copy of layout plan indicating clearly the mortgaged area and the other plotted area, which can be permitted for sale by the applicants.
  6. The deed of mortgage by conditional sale executed by the applicant is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and HUDA is in no way accountable to the plot purchaser in the event of default by the applicant/developer.
  7. The Local Authority shall release such layout plan duly collecting the required fee and charges as per their rules and also imposing any condition on development of open spaces in the layout if necessary and the Local Municipality shall also ensure taking possession of roads and open spaces in the layout.
  8. The applicant shall take up the development of amenities such as formation of B.T. roads, drainage line with septic tank as per standards, electric lines including street lighting, water supply lines including overhead tank if necessary and Avenue plantation along the roads and in open spaces to the satisfaction of the HUDA within the stipulated period and the applicant shall submit a requisition letter to the said effect to HUDA for taking further action on release of mortgage plots/area which is in favour of Estate Officer, HUDA, duly handing over open spaces and roads to the concerned Municipality.
  9. In case the applicant does not want to take up the developmental works in layout as mentioned at item No. 8 above, he may as well be permitted to pay the betterment charges to the Local Authority as per the rate prescribed by them or the actual cost of development as arrived.
  10. The Local Authority shall open a separate account for each layouts, where the betterment cost has been paid by the applicant and the Municipal Commissioner shall ensure to spend same amount for development of amenities in the same layout.



- 11. The concerned Municipal Commissioner shall be responsible for any problems in future either from the residents of the same layout area or from any other person for non-implementation of amenities.
- 12. In case the applicant fails to implement Item No.8 above, the Vice-Chairman, HUDA is Competent to take up auction of mortgaged plots/area without any further notice to the applicants and the amount so received in the auctioning of plots/area shall be spent for providing amenities in the same layout.
- 13. The applicants/owners of plots in the layout are not competent to question HUDA about the receipt of amount in the auction and also expenditure towards the developmental works.
- 14. The concerned Municipal Commissioner shall not approve and release any building permission or allow any unauthorised developments in the area under mortgage to HUDA in particular and in other plots of the layout in general until and unless the applicant has completed the developmental works/pay the required betterment charges etc., to the Municipality and then get released the mortgage land from HUDA.
- 15. In case the said procedure is violated by the concerned Municipality, stringent action will be taken up against the responsible officers as per rules.
- 16. Open areas shall be developed by the concerned developer alongwith other developments of the layout as per the directions of the Director, Urban Forestry, neatly with ornamental compound wall.


Further, it is also felt necessary that the layout cases which are being processed in existing rules and regulations will continue till they are finally released and disposed as per the old norms and regulations.

The above orders shall come into force with immediate effect.

Sd/-  
VICE-CHAIRMAN.

- To  
All the concerned.
- CC: to the Secretary, HUDA..
  - CC: to the Spl. Officer (RMP), HUDA.
  - CC: to the Chief Planning Officer, HUDA.
  - CC: to P.A. to Vice-Chairman, HUDA.
  - CC: to the P.S. to Chairman, HUDA.

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Admn. Officer (Plg.).  
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