

HON'BLE SRI JUSTICE C. PRAVEEN KUMAR

WRIT PETITION No.44522 OF 2018

ORDER:

Heard Sri Polisetty Radhakrishna, learned counsel for the petitioner and Sri N.Praveen Kumar, learned Standing Counsel for Respondent No.2-Municipality.

According to the petitioner, she purchased an extent of 100 sq.yards of open plot bearing Plot No.26 in Sy.No.54 of Adnan Colony, Jalpally Village, Balapur Mandal, Ranga Reddy District, for a valuable consideration through a registered document dated 22.1.2018.

Admittedly, the petitioner herein purchased the plot in an unapproved layout. The grievance of the petitioner in the present writ petition is that the Respondent authorities are not accepting the application of the petitioner for grant of building permission on the ground that the subject plot falls under unapproved layout and is not recognized within the scheme introduced by the 1st respondent vide G.O.Ms.No.151 dated 2.11.2015.

During the course of arguments, it is brought to the notice of the Court that the Commissioner, Greater Hyderabad Municipal Corporation, in respect of unapproved layouts, issued Circular U.O.No.B/1545/TPS/CCP/HO/GHMC/2016/485 dated 19/ 24.4.2017 and a copy of the same is placed on record by the learned counsel for petitioner as material paper and the said Memo reads as under:

“Building permission in such plots/sites may be considered by the Competent Authority (HMDA/GHMC) by collecting basis penalisation charges as per LRs – 2015 and 33% compounding fee on the same plus open space contribution charges (14%) on the present market value of the site/plot applied for Building Permission”.

It is very much evident from the above circular that the applications for building permissions can be considered by the

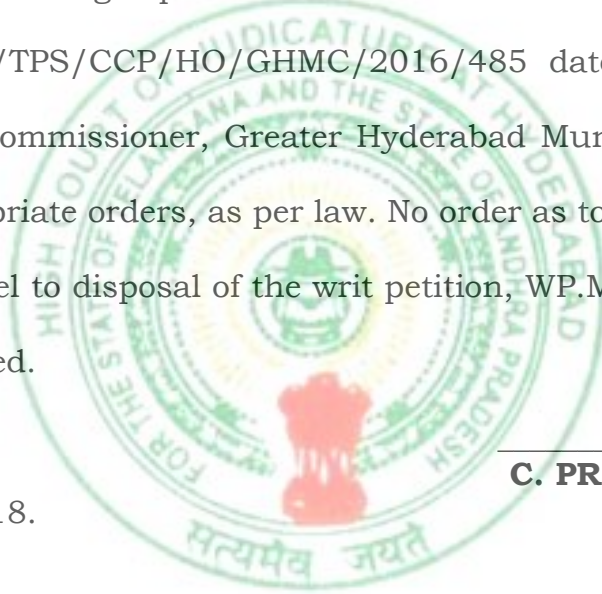
competent authorities by collecting 33% compounding fee on the same plus open space contribution charges at 14% on the market value of the plot applied for building permission. The Government issued the said memo in respect of the plots/sites, for which no application under Land Regularization Scheme was submitted. It is also very much evident from the reading of the above memo that the building application of the petitioner herein deserves to be considered in terms of the said circular dated 19/24.4.2017 subject to compliance of statutory requirements.

Accordingly, the writ petition is disposed of, directing the Respondent Municipality to accept the application of the petitioner herein for building permission in terms of the Circular U.O.No.B/1545/TPS/CCP/HO/GHMC/2016/485 dated 19/ 24.4.2017 issued by the Commissioner, Greater Hyderabad Municipal Corporation and pass appropriate orders, as per law. No order as to costs.

As a sequel to disposal of the writ petition, WP.M.Ps if any pending shall stand closed.

Dated:10.12.2018.
Gk

C. PRAVEEN KUMAR, J



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Gk