

# NARNE'S REALTY DIGEST

Chairman's Desk



**Col (Retd) Narne Ranga Rao**  
CMD, Narne Group

Along with this edition of the January 2011 newsletter, we hope to bring you upto date with the latest happenings at various Narne projects. Real Estate at Hyderabad is subdued and almost stagnant over the past year, basically because of the Telangana agitation. A solution is expected to emerge during the first half of 2011, which should bring the real estate sector back to expected levels. All projects of Narne's are sure to gain in the revival phase, providing good dividends to members.

**EAST CITY:** This mega satellite township strategically located adjoining the National Highway 202, closer to the Bibinagar railway junction and many other coveted industrial establishments, has become an important land mark for Hyderabad and an enviable address to reckon with. Phase II of the MMTS train service has been approved by the Railway Ministry and extends upto Bibinagar for quick and easy transportation. All this is besides a very frequent b u s

service from Secunderabad to Bibinagar. NIMS (Nizams Institute of Medical Sciences) Medical University located adjacent to Sector I is likely to be functional by mid 2011, by which time the Central Government of India after its takeover of this campus is expected to launch a major healthcare and research centre on the lines of AIIMS here. Members at East City can hope for excellent returns on their investment, due to the compelling demand for houses for various cadres of personnel connected with this medical university. Besides the commencement of operations at the Infosys IT SEZ, just 10 minutes short of East City, will bring enormous demand to housing in this region.



Six lane NH 202 adjacent to Sector 1, East City and NIMS.

The enhancement and payment of compensation to the members of about 400 plots at Sector I, affected by the NIMS establishment is still pending with the Government and as a moral responsibly, Narne Estates is pursuing the matter at the Chief Minister Level, for an early reasonable settlement.

The issues with regard to the compensation are two-fold:

- a. Land ownership of the plots in this area of Rangapur Village was earlier claimed by the Bhoodan Board. As communicated in the earlier newsletter, the matter was decided by the Nalgonda District Court in favour of the plot holders. A routine appeal in the AP High Court by the Bhoodan Board is now pending. This case is expected to conclude shortly, of whose outcome we are very positive, due to the overwhelming record and evidence available with us. This case will finally decide free hold ownership of the plot holders and thereafter payment of compensation to them.
- b. A case has been filed for enhancement of compensation by East City Defence Personnel Welfare Association on behalf of all the affected plot holders, at the Nalgonda District Court over the meagre amounts already decided as compensation by the Revenue authorities, for the plots that were affected by the NIMS acquisition. The then Chief Minister had promised to pay a handsome compensation. Notwithstanding this promise; we have filed a case for enhancement of compensation that was awarded by the State Government and the matter is being actively pursued at the court. We also expect positive results here, since the case has good grounds for justice in favour of the plot holders.



Rebuilding of security perimeter wall at Sector I, East City, adjoining NH202.



NH202 formation in progress.

The 6-lane National Highway 202 abutting Sectors I & II, is being developed very rapidly and the entry to Bibinagar surroundings is fast transforming to a world class ambience. This highway will surely enhance the value of plots at East City multifold in the future! We are fastidiously rebuilding the boundary wall at Sector I to ensure security of this location, as it was dismantled to expand the highway.

Lands of sectors I, II and a part of Sector III are still under the counter claim by the Bhoodan Board at the High Court of AP as elaborated above. However, the maintenance of these sectors is progressing well, with bush clearance and repainting of all the plotted stones. The proposed land acquisition by CCMB (Centre for Cellular and Molecular Biology) of part of Sector II & III of East City is causing concern. Narne Estates and the East City Defence Personnel Welfare Association, vehemently protested against Government acquisition and are taking all possible effective steps, to get this unfair procurement cancelled legally, through the AP



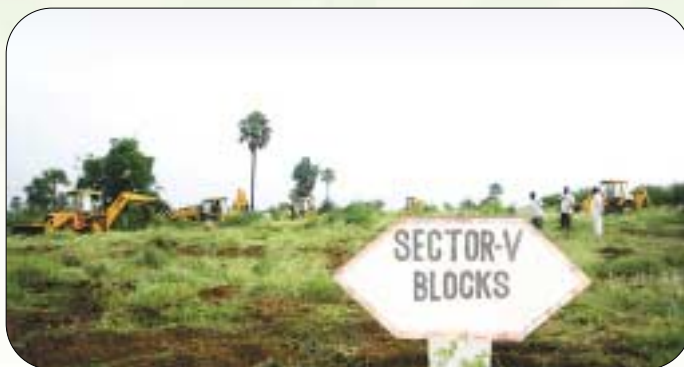


General view of Sector II, East City.

have been oblivious to our various repeated reminders are requested to clear their dues to ensure the progress of the development in this sector before any further price escalation due to inflation in material and labor costs. Road formation is currently in progress at WP and WC blocks of Sector V.



Sector V, East City, culverts and roads formation.



Development on war footing of Blocks BA to BF,  
Sector V, East City.

High Court which has granted an interim stay on the land procurement for CCMB. Narne's would always protect the interest of the members, at all costs, come what may!

Development at Sector IV is complete and at Sector V development is 50% complete, in respect of establishment of WBM roads, culverts and underground drainage. The progress has been slow, mainly due to the delay in payment of development charges by some members in this sector. All such defaulting members who

### GRAND VIEW JUBILEE HILLS (GVJH), PHASE I:

Members are well aware of the civil dispute between the owner and alleged partners in the civil court. The Govt. of AP has also filed a land grabbing case on these lands. We are closely monitoring these cases and taking effective remedial legal action, through eminent counsels. The long wait with patience by members, would yield fruitful results, hopefully soon. However, this project with the entire infrastructure developed long ago, is being safeguarded by Narne Estates.

**GVJH, PHASE II:** Further to the AP High Court judgment, given in favour of Narne Estates (Aparajitha Co-op Housing Society) in July 2009, appeals by rival claimants and the AP Govt. are filed at the Supreme Court of India. We are hopeful that the appeals will be settled soon. A few members had called on our Chairman, who clarified various legal aspects and the present

status of this case, which we are confident of being logically concluded in our favour. Members will certainly be amply benefited for their wise investment made over a decade ago and are therefore requested to partake in the financial burden for progressing the court litigations.

**GOLDEN HEIGHTS, PHASE I & II:** These projects are already developed and ready for construction of houses by members. The black topping of roads in Phase II is pending due to non-payment of development charges, by some members. Hence, we request such defaulting members to release the payments overdue, without any further delay, for early completion of pending works, within the envisaged costs.

**CENTRAL PARK, PHASE I, II (CP I, II):** These projects have been completed with all the infrastructure and parks. Plot registrations were also completed. CP I members are requested to come forward and build their dream houses and facilitate in development of a posh gated colony, thus adding value to their asset. The CP II final Layout approval is still pending with the HMDA, due to some members resorting to a parallel effort of approaching the statutory authorities directly under the LRS, which is not applicable to our layout. These misconceived shortcuts by some members will only confuse the matter with the approving authority and cause abnormal delays in release of the final approval. This may also result in unnecessary financial burden to members.



Panoramic view of Golden Heights Phase I.



View of Golden Heights Phase II.



Well maintained Central Park Phase I.





Well maintained roads and lush green avenues at Central Park Phase II.



Utopian locale of Rolling Meadows waiting for lucky members.



Commencement of site development at Central Park Phase III with bush clearance.

**ROLLING MEADOWS:** Before the final approval of the layout by the HMDA, they have once again suggested some more amendments with regard to open areas and parks. The same has been submitted for approval. We earnestly hope this layout will receive final sanction from the HMDA shortly.

**CENTRAL PARK, PHASE III:** Development work on site has commenced and all the government approvals are being obtained, with mandatory minimum expenditure on a cost-to-cost basis. Registration of plots in favour of members is tentatively scheduled to be carried out during 2011, after receipt of the layout approval which was submitted to HMDA. We therefore request members to make payments as requested and agreed to avoid any delays. This project is expected to be the best developed among all the projects in the vicinity. The long wait will be well worth it, and hopefully provide utmost happiness to members and their families in 2011.

At all the above CP and RM projects, we have round the clock patrolling by a team of security guards. Maintenance of the infrastructure and parks involve substantial expenditure though well spent. All members of CP I, II and RM are requested to clear their dues towards

maintenance charges, to ensure the township is secure against encroachments and all facilities are maintained in good order. Recently, we have undertaken bush clearance on war footing with bull-dozer and manpower of the entire area, since the incessant rains have caused heavy growth of shrubs even within the plots. The project now bears a well maintained look.

**HIGHLAND SPRINGS:** This is an integrated township, with luxurious Apartments and Villas, to meet the ever increasing demand of the middle income group, for housing. We have this highly competitive housing project at Athiveli Village adjoining the NH-7 at Medchal, just 15 km from Secunderabad.

The Army Welfare Housing Organisation (AWHO) is incidentally launching their next housing project at Medchal, much interior from the National Highway 7 and our project. Apartments and Villas at our project are priced much more economically than the proposed AWHO project and better located next to NH-7 with high-end facilities of a club, shopping mall etc. This is most ideally suited for Armed Forces Personnel and is priced most economically.



Oak Springs villas, Highland Springs at various stages of completion.

**The units on offer at this project are:**

- a. Cedar Springs: are luxurious 2 & 3 BHK from 890 sft area, independent apartments, with six apartments per floor and 5 floors high. Facilities of lift, generator, parking etc. are standard.
- b. Pine Springs: are 3BHK, 1754 sq. ft. independent duplex villas on 200 sq. yds. plots.
- c. Oak Springs: are 4BHK, 2343 sq. ft. duplex luxurious villas on 300 sq. yds. plots, surrounded by beautiful landscaping facing the club or parks.

**CHESTERFIELDS :** Located at Gudur village, just 3km beyond Bibinagar and adjoining the National Highway 202, is a fully developed residential project with plots of 200 sq. yds. at very reasonable pricing.





Site of proposed Eagle Enclave cleared for survey and planning.



Aerial view of Property Expo 2010, APREDA, where we exhibited.

and latest master plan of Hyderabad on the lines of the National Capital Region (NCR), aspires to shape Greater Hyderabad into a mega metropolis. Under these lucrative circumstances, leading foreign and national business houses are showing keen interest in changing their addresses to Hyderabad. With the entry of top corporate like Tata and Reliance, real estate in Hyderabad is bound to bustle and grow!

**CYBERIAN HEIGHTS:** This project located at Kondapur, within the vicinity of the Hyderabad Central University, Hitech City and the Chandanagar MMTS Station is one futuristic project slated to commence in 2011 and will offer luxurious apartments and villas.

**EAGLE ENCLAVE:** Is a unique and affordable housing project exclusively for defence personnel and their families. This project was launched at Shamirpet, near the 1EME Centre, exclusively for defence personnel (JCOs/ORs). Eagle Enclave houses 6,000 units of 1/2/3 BHK apartments. Highly economical, this project is receiving a good response and will commence at an early date, on receipt of sufficient bookings. We hope to commence civil works at this project during 2011.

## CONCLUSION

Greater Hyderabad is a happening city and substantial development is envisaged here during the near future. The Government of AP is spending almost ₹ 25,000 Crores for various infrastructure facilities like outer ring road, radial roads, airport expressway, elevated expressways, flyovers etc. Under the BOT system, with a ₹12,500 Crore budget, the Metro Rail Project will benefit three busy corridors of Hyderabad within 5 years. The revised



### *Celebrating the Silver 25 Years!*

Narne Estates the flagship company of the Narne Group was established 25 illustrious years ago on the 31st of December 1985. Today after 25 solid years of existence and about 33 years of operations wherein Gunrock Enclave was formed during 1977; the Narne Group is shining as ever! We wish to share this moment with you our Happy Customers and rededicate ourselves in service to you esteemed pillars of our organisation. For, without your unstinting support during the tough and trying times we wouldn't have prevailed. Narne Estates is committed to meeting the high levels of excellence and standards expected by our members of any organisation in the Real Estate and Construction Industry! Come, share the moment. Write in to us at [silver\\_jubilee@narne.com](mailto:silver_jubilee@narne.com) to share your experiences and to contribute towards the growth of your Company! We await anxiously your valued views.



*Redefining Real Estate*

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