



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 202]

HYDERABAD, SATURDAY, OCTOBER 12, 2019.

NOTIFICATIONS BY GOVERNMENT

—x—

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RECREATIONAL USE ZONE TO COMMERCIAL USE SITUATED AT MADHAPUR, SERILINGAMPALLY (V&M), R.R. DISTRICT.

*[Memo No.6017/Plg.I(1)/2018-2, Municipal Administration & Urban Development (Plg.I(1)),
9th October, 2019.]*

The following draft variation to the land use envisaged in the notified Master Plan of CDA vide G.O.Ms.No.538, MA & UD dt: 20.10.2001, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot No.30 in Sy.No.62/P situated at Madhapur, Serilingampally (V&M), R.R.Dist., to an extent of 445.86 Sq.Mts. which is presently earmarked for Recreational use Zone in the notified Master Plan of CDA vide G.O.Ms.No.538, MA & UD, dt: 20.10.2001 is now proposed to be designated as Commercial Use zone **subject to the following conditions:**

- a) The applicant shall pay the Development charges / Conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.

- b) The owner/applicant is solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- c) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
- d) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The CLU orders shall not be used as proof of the title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) The applicant shall demolish existing building falling in the setbacks if any as per G.O.Ms.No.168, dt: 07.04.2012.
- j) The applicant shall follow the conditions mentioned in the NOC issued by the Joint Collector vide Lr. No.E1/362/2017, dt:28.02.2018.

SCHEDULE OF BOUNDARIES

NORTH : Open Plot No.9.

SOUTH : Open Plot No.31.

EAST : Neighbors land.

WEST : 40 ft. wide kacha road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM WORK CENTRE (MANUFACTURING USE ZONE) TO RESIDENTIAL USE ZONE AT SANATHNAGAR, HYDERABAD.

***[Memo No.9307/Plg.I(1)/2017, Municipal Administration & Urban Development (Plg.I(1)),
9th October, 2019.]***

The following draft variation to the land use envisaged in the Revised Master Plan of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle X (Old Circle-V) vide G.O.Ms.No.363, MA & UD, dt: 21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Pr No.7-2-1668/1 to 4 situated Sanathnagar (V) & (M) Hyderabad District to an extent of 10702.34 Sq.mts. which is presently earmarked for Work Centre (Manufacturing Use Zone) in the revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area), GHMC Circle-X

(Old Circle-V) approved vide G.O.Ms.No.363, dt:21.08.2010 is now proposed to be designated as Residential Use zone **subject to the following conditions:**

- a) The applicant shall pay the Development / Conversion charges / to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, dt: 07.04.2012.
- c) Applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- f) CLU shall not be used as proof of any title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) If the conversion charges are not paid within the stipulated time permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Neighbours existing building and road.

SOUTH : Existing Lodha Apartments.

EAST : Partly neighbours land and Lodha Apartments.

WEST : Residential use zone CLU approved vide G.O.Ms.No.11, MA, dt.21.01.2017.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM INDUSTRIAL/ MANUFACTURING USE TO CONSERVATION USE IN MADHARAM (V), JINNARAM (M), MEDAK DISTRICT.

***[Memo No.12098/Plg.I(1)/2018-2, Municipal Administration & Urban Development (Plg.I(1)),
9th October, 2019.]***

The following draft variation to the land use envisaged in the notified MDP-2031 vide G.O.Ms.No.33, MA & UD, dt: 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.210/P of Madharam (V), Jinnaram(M), Medak District for quarry purpose to an extent of 60703 Sq. Mts. or 15 acres which is presently earmarked for Industrial/Manufacturing use zone as per the notified

MDP-2031 vide G.O.Ms.No.33, MA & UD, dt:24.01.2013 is now proposed to be designated as Conservation use “for quarry purpose” subject to condition that 100 mtrs. green buffer shall be maintained around the site u/r and **subject to the following conditions:**

- a) The applicant shall pay the Development charges / Conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.
- b) The owner/applicant is solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- c) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The CLU orders shall not be used as proof of the title of the land.
- g) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- h) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- i) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- j) To demolish any existing old building if any, before undertaking any development on the site u/r.
- k) To maintain 100 mtrs. green buffer around the site u/r.
- l) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

NORTH	: Vacant land, Sy. No. 210/1 Madharam (V).
SOUTH	: Existing 9 mtrs. wide road.
EAST	: Vacant land & Existing quarry, Sy. No. 210/P, Madharam (V).
WEST	: Vacant land, Sy.No.210/1 Madharam (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE AT JUBILEE HILLS, SHAIKPET (V&M).

***[Memo No.8422/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
9th October, 2019.]***

The following draft variation to the land use envisaged in the Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA Core Area), GHMC Circle-X (Old Circle-V) approved vide G.O.Ms.No.363, MA & UD, dt: 21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which

may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot No. 16-A in Sy.No.120, Road No.2 situated at Jubilee Hills, Shaikpet (V&M) to an extent of 946 Sq.Mtrs. (road affected area 74.47 Sq. Mtrs. and net site area 873.14 Sq.Mtrs.) which is presently earmarked for Residential Use zone as per the Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA Core Area), GHMC Circle-X (Old Circle-V) approved vide G.O.Ms.No.363, MA & UD, dt:21.08.2010 is now proposed to be designated as Commercial Use zone **subject to the following conditions:**

- a) The applicant shall pay the Development / Conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall pay 3 times of impact fee to GHMC at the time of building permission.
- c) The owner/applicant is solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- d) The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt: 07.04.2012.
- e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- f) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- g) CLU shall not be used as proof of any title of the land.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) The Change of Land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- j) If the conversion charges are not paid within the stipulated time, Permission will be withdrawn without any further notice.
- k) The applicant shall hand over the area affected under proposed 18 mtrs wide Master Plan road to the GHMC/HMDA at cost of free through registered Gift Deed before undertaking any development in the site u/r.
- l) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- m) The applicant shall demolish any existing old building if any, before undertaking any development on the site u/r.

SCHEDULE OF BOUNDARIES

NORTH	:	Existing 40 ft wide BT Road ((Proposed 60 ft road (18 mtrs) as per Master Plan).
SOUTH	:	Existing Stilt +5 upper floors residential building in Plot No.16.
EAST	:	G + 2 and pent house existing building in Plot.No.15A.
WEST	:	Ground Floor residential building in Plot.No.17A.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI-URBAN USE TO COMMERCIAL USE IN MOKILA (V), SHANKARPALLE (M), RR DISTRICT.

[Memo No.16441/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)), 9th October, 2019.]

The following draft variation to the land use envisaged in the notified MDP-2031 vide G.O.Ms.No.33, MA & UD, dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos.149/AA1 & 149/A3, Mokila (V), Shankarpalle (M), RR District to an extent of 1821 Sq.Mts. (Road affected area of 224.01 sq mtrs. due to proposed 45 Mtrs. wide Master Plan road and net site area of 1597.04 Sq Mtrs), which is presently earmarked for Peri-urban use as per the notified MDP-2031 vide G.O.Ms.No.33, MA & UD dt:24.01.2013 is now proposed to be designated as Commercial Use Zone **subject to the following conditions:**

- a) The applicant shall pay the Development / Conversion charges to HMDA before confirming the CLU orders as per rules in force.
- b) The owner/applicant is solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- c) The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt: 07.04.2012.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The CLU orders shall not be used as proof of any title of the land.
- g) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- h) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- i) The applicant shall handover the area affected under proposed 45 mtrs. wide Masterplan road to the HMDA at free of cost through registered gift deed before taking any development in the site under reference.
- j) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- k) The applicant shall demolish any existing old building if any, before undertaking any development on the site under reference.

- l) The applicant shall not disturb the natural position of the Nala/channel if any passing through the site.
- m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Existing 30 mtrs. (100 ft.) wide Shankarpally road (Proposed 45 mtrs. Masterplan road).
SOUTH	:	Cement brick factory.
EAST	:	Vacant Land Sy.No.149(P).
WEST	:	Vacant Land Sy.No.149(P).

ARVIND KUMAR,
Principal Secretary to Government.

—x—