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NOTIFICATIONS BY GOVERNMENT

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

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM WORK CENTRE USE ZONE TO COMMERCIAL USE ZONE SITUATED AT AMBERPET VILLAGE & MANDAL, HYDERABAD.

*[Memo No.11901/Plg.I(1)/2017-2, Municipal Administration & Urban Development (Plg.I(1)),
10th 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) for GHMC Circle-IX (Old Circle-III) notified 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 premises H.No. 2-3-720, 2-3-720/SP/1 to 2-3-720/SP/5 situated at Amberpet Village & Mandal, Hyderabad which is presently earmarked for Work Centre use zone as per Revised Development Plan (Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle-IX (Old Circle-III) notified 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:**

- The applicant shall pay the Development / Conversion Charges for change of land to HMDA before confirming the CLU orders as per rules in force and shall pay 3 times of impact fee to GHMC at the time of Building Permission.
- The owners/ applicant are solely responsible for any misrepresentation with regarding to ownership / title, Land Ceiling Clearance etc and they will be 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 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) 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.

SCHEDULE OF BOUNDARIES

NORTH : Residential house and H.No.2-3-703/B/2/16/1/A.

SOUTH : Existing 22.50 mts. wide BT road (Zinda tilismath road) and Proposed 24 mtrs. wide Master Plan Road.

EAST : Existing Residential house and commercial activities from H.No.2-3-720/A to H.No.2-3-720/11/A.

WEST : Existing Residential houses and commercial activities from H.No.2-3-720/2/C/25/31 to H.No.2-3-720/1/22/41.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN KONDAPUR (V) & KOTHAGUDA (V), SERILINGAMPALLY (M), R.R. DISTRICT.

***[Memo No.8447/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)),
10th October, 2019.]***

The following draft variation to the land use envisaged in the notified Revised Master Plan-2021, vide G.O.Ms.No.288, MA & UD, dt:03.04.2008, 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.7B & 8 in Sy. Nos.15,17,21,22,24,25,26,27,28 of Kondapur (V) & Sy. Nos. 29,30,31,32,33 of Kothaguda (V), Serilingampally (M), R.R. District to an extent of 1467.71 Sq.Mts. situated at Kondapur (V), Serilingampally (M), R.R. District, which is presently earmarked for Residential Use Zone as per the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD, dt:03.04.2008 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 applicant shall handover the area affected under the Master Plan road to the local body at free of cost.
- 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 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 applicant is wholly responsible if any discrepancy occurs in the ownership aspects/ULC aspects

and if any litigation occurs the change of land use orders will be withdrawn without any notice.

- g) The CLU orders 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.

SCHEDULE OF BOUNDARIES

- NORTH** : Vacant Plot in Sy. Nos.16/P & 15/P of Kondapur (V).
- SOUTH** : 100 ft. road in Sy.Nos.16/P & 15/P of Kondapur (V).
- EAST** : 18 mtrs. wide road in Sy.No.16/P of Kondapur (V).
- WEST** : Existing Building (S+5) Residential Apartment in Sy.No.17/P of Kondapur (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE SITUATED AT KONDAPUR VILLAGE, SERILINGAMPALLY (M), R.R. DISTRICT.

***[Memo No.7849/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
10th October, 2019.]***

The following draft variation to the land use envisaged in the notified Revised Master Plan -2021 vide G.O.Ms.No.288, MA & UD, dt:03.04.2008, 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.9, in Sy.No.190 part situated at Kondapur Village, Serilingampally (M), Ranga Reddy District to an extent of 710.60 Sq.Mts, which is presently earmarked for Residential Use Zone as per the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD, dt:03.04.2008 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 Owner / applicant is solely responsible for any misrepresentation with regard to ownership/ title, land ceiling clearances etc., and they will be 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, MA, 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 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) The applicant shall demolish the existing building falling in the setbacks if any as per G.O.Ms.No.168, MA, dt: 07.04.2012.
- j) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- k) The applicant shall follow the conditions mentioned in NOC issued by Collector & District Magistrate, Ranga Reddy District [Revenue Department] vide Lr.No.E1/1380/17, dt: 08-03-2018.

SCHEDULE OF BOUNDARIES

NORTH	: 50 feet wide katcha surface road.
SOUTH	: Vacant Plot and Stilt + 4 floors Residential Building .
EAST	: Vacant Plot.
WEST	: 100 feet wide BT surface road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PARTLY PUBLIC AND SEMI PUBLIC USE AND PARTLY RECREATIONAL USE TO RESIDENTIAL USE SITUATED AT DARGA HUSSAIN SHAWALI, SERILINGAMPALLY.

***[Memo No.7848/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
10th 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 H.Nos.1-86, 1-86/2, 1-86/4, 1-86/6 & 1-86/7 in Sy.Nos.10 & 11 situated at Darga Hussain Shawali, Serilingampally to an extent of 2023 Sq. Mts., which is presently earmarked for Partly Public and Semi Public Use and Partly Recreational use as per 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 Residential 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 misrepresentation 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 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) The applicant shall demolish any existing building falling in the setbacks if any as per G.O.Ms.No.168, MA, dt: 07.04.2012.

- j) If the conversion charges are not paid within stipulated time, permission will be withdrawn without any further notice.
- k) The applicant shall follow the conditions mentioned in the NOC issued by the Irrigation Department vide Lr. No.EE/NTD/DEE-2/2018/516, dt:16.04.2018.
- l) The applicant shall hand over the area affected by the proposed 60 ft. wide Master Plan road in favour of GHMC before undertaking any development on the site u/r as per the NOC issued by the GHMC.

SCHEDULE OF BOUNDARIES

- NORTH** : Existing approach road.
- SOUTH** : JMR White Lotus Apartments.
- EAST** : Mosque and Neighbours Residential Building No.1-86/3.
- WEST** : Saffroni School.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN ALWAL (V&M), MEDCHAL-MALKAJIGIRI DISTRICT.

***[Memo No.7546/Plg.I(1)/2018-2, Municipal Administration & Urban Development (Plg.I(1)),
10th October, 2019.]***

The following draft variation to the land use envisaged in the Erstwhile HUDA Master Plan for Kukatpally Zone Segment issued in G.O.Ms.No.288, MA & UD, dt: 03.04.2008, 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 is in Plot bearing No's. 1, 2, 15 and 16, in Sy. No. 369/P situated at Alwal (V), Alwal (Mandal) (Earlier Malkajgiri Mandal), Medchal - Malkajgiri Dist., (Earlier R.R. Dist.,) for an extent of Ac.0-35.48 Gts. or 4292.95 Sq.Yds. or 3589.42 Sq.Mtrs. which is presently earmarked for Residential Zone as per the erstwhile HUDA Master Plan for Kukatpally Zone segment which was approved by the Government vide G.O.Ms.No.288, MA & UD, dt:03.04.2008 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 applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- c) The applicant shall handover the Master Plan road affected area if any to the local body through registered gift deed at free of cost.
- d) The applicant shall comply the conditions laid down in G.O.Ms.No.168, dt: 07.04.2012 and in the G.O.Ms.No.288, dt:03.04.2008.
- e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- f) The applicant has to realign the electrical line along the main road which is passing through their site at their own cost.
- g) Abutting to the north side compound wall, an open drain is existing. Therefore applicant has to construct proper storm water channel at his own cost up to their extent.

- h) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any 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 notice and action will be taken as per law.
- j) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- k) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- l) The conversion charges / change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- m) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- n) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- o) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

NORTH	: 60 feet wide BT surface road.
SOUTH	: 30 feet wide partly kutcha and partly CC surface road (in front of the site under reference, the road surface is kutcha).
EAST	: Existing Residential buildings in Sy.No. 369 of Alwal Village.
WEST	: Neighbours vacant land in Sy.No.368 of Alwal Village.

ARVIND KUMAR,
Principal Secretary to Government.

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