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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 RESIDENTIAL USE ZONE
TO COMMERCIAL USE ZONE SITUATED AT BANJARA HILLS, SHAIKPET (M), HYDERABAD.

**[Memo No. 14504/Plg.I(1)/2017- Municipal Administration & Urban Development (Plg.I(1)),
23rd October, 2019.]**

The following draft variation to the land use envisaged in the Revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) GHMC Circle-X (Old Circle-V) notified vide G.O. Ms.No. 363, 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.8-2-335/1 situated at Road No.5, Banjara Hills, Shaikpet (M), Hyderabad to an extent of 585.27 Sq. Mtrs. with road affected area of 21.31 Sq. Mtrs. and net site area of 563.89 Sq. Mtrs. which is presently earmarked for Residential Use Zone as per Revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) GHMC Circle-X (Old Circle-V) notified vide G.O. Ms.No. 363, 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 charges / Conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders and shall pay 3 times of impact fee to GHMC at the time of Building Permission
- 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 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) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- j) The applicant shall hand over the area affected under proposed 18 mts. wide master plan road and 9 mts. wide road to an extent of 21.31 sq. mtrs. to GHMC / HMDA at free of cost through registered gift deed before undertaking any development in the site under reference.
- k) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- 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) To demolish any existing old building if any, before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

NORTH : Existing Residential Building.

SOUTH : Existing 17.5 mts. (57'-0") wide road (proposed 18 mts. Master Plan Road).

EAST : Existing 6.7 mts. (22'-0") wide road (which is varying 8.8 mts. (29'-0") at entrance 6.7 mts. (22'-0") middle due to corner then 6.7 mts. (22'-0") road at end).

WEST : Existing Residential Building.

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

**[Memo No. 8175/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
23rd October, 2019.]**

The following draft variation to the land use envisaged in the notified Master Plan of C.D.A. 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 Sy.No's. 107, 108 (P), 109, 110, 111, 112, 113, 148, 146, 149 & 157(P) situated at Khajaguda Village, Serilingampally Mandal, Rangareddy District, to an extent of 1672.20 Sq. Mts., which is presently earmarked for Residential use zone as per the notified Master Plan of C.D.A 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/Conversion Charges for change of land use to HMDA before confirming the CLU orders as per rules in force.

- b) 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.
- 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.
- i) The applicant shall demolish the existing building fall in the set-backs if any as per G.O.Ms.No.168, MA, dt: 07.04.2012.
- j) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- k) The applicant shall hand over the area affected under proposed Master Plan road to local body at free of cost through Registered gift deed before undertaking any development in the site under reference.
- l) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- m) The applicant shall maintain the distance from HT line as per G.O.Ms.No.168, dt:07.04.2012.

SCHEDULE OF BOUNDARIES

NORTH : Stilt + 5 upper floors and open plot.

SOUTH : G +1 residential house and cellar + stilt + 11 upper floors.

EAST : 12 mts. cc road.

WEST : Open Plot.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT MALLAPUR (V), UPPAL (M), RANGA REDDY DISTRICT.

**[Memo No. 8803/Plg.I(1)/2015, Municipal Administration & Urban Development (Plg.I(1)),
23rd October, 2019.]**

The following draft variation to the land use envisaged in the erstwhile HUDA Master Plan for Moula-ali zone segment which was approved by the Government 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 Sy. No. 160 (P) situated at Mallapur (V), Uppal (M), R. R. District to an extent of 16690.96 Sq.Mtrs or 19962.39 Sq.yds. or Ac.4-05 Gts. which is presently earmarked for Manufacturing Zone as per the erstwhile HUDA Master Plan for Moula-ali 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 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 applicant shall pay the processing charges and publication charges and other charges to HMDA as per rules in force, before issue of final orders.
- c) As the storm water drain / Sullage channel is passing through the site, the applicant shall re-align the Nala along wither boundary, within their site, at their own cost. The width and design of the channel must be designed by the Irrigation Department and work shall be executed under the super vision of the Irrigation official. The applicant shall provide buffer zone / Green belt on either side of the channel within the site under reference as per the rules in force.
- d) The applicant shall provide 6.0 mts. green buffer towards designated manufacturing use zone in order to segregate Industrial activity from the Residential activity.
- e) The applicant shall handover the Master Plan road affected area if any to the local body through registered gift deed at free of cost.
- f) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012 and in the G.O.Ms.No.288, dt:03.04.2008.
- g) The applicant shall obtain prior permission from GHMC before undertaking and development on the site under reference.
- h) The applicant has to realign the electrical line along the main road which is passing through their site at their own cost.
- i) 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.
- j) The applicant is whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the Change of land use orders will be withdrawn without any notice.
- k) 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 / developer, the approved CLU orders will be with drawn and deemed to have been cancelled without notices and action will be taken as per law.
- l) 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.
- m) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not means responsibilities or clearance of ownership of the site and easement rights.
- n) The conversion charges / change of land use charges are not paid within the thirty days, the orders of CLU will be withdrawn without any further notice.
- o) The applicant shall not disturb the Natural position of the Nala/ Channel if any passing through the site.
- p) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- q) Consideration of CLU doesn't confer any title over the land.
- r) 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** : Residential buildings and function halls, existing 40'-0" wide road in Sy.No.154 of Mallapur (V) and flowing Nala.
- SOUTH** : Vacant land in Sy.Nos.160 & 159 of Mallapur (V).
- EAST** : Vacant land, Residential building in Sy.No.159 of Mallapur (V) and flowing Nala in Sy.Nos.159 & 160 of Mallapur (V).
- WEST** : Vacant land and owners / applicant land in Sy. No.161 of Mallapur (V).

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. 9785/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)),
23rd October, 2019.]**

The following draft variation to the land use envisaged in the MDP-2031 notified vide G.O. Ms.No. 33, MA, 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, Madharam Village, Jinnaram Mandal, Medak District to an extent of 60702 Sq.Mts or Ac.15-00 Gts., which is presently earmarked for Industrial / Manufacturing Use Zone as per MDP-2031 notified vide G.O. Ms.No. 33, MA, dt: 24.01.2013, is now proposed to be designated as Conservation Use Zone for quarry purpose subject to maintaining 100 mtrs. green buffer **subject to the following conditions :**

- a) The applicant shall pay the Development / Conversion charges for change of land use to HMDA before confirming the CLU orders as per rules in force.
- 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 with 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) CLU 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) 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 under reference.
- k) Applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- l) To maintain 100 mtrs. green buffer.
- m) 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, Madaram (V).

SOUTH : Existing 12 mts. wide road & Vacant land.

EAST : Vacant land Sy.No.210, Madaram (V).

WEST : Vacant land Sy.No.210, Madaram (V).

VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE GBP (HUDA GREEN BELT PROJECT) TO MANUFACTURING USE IN DOOLAPALLY (V), DUNDIGAL GANDIMAISAMMA (M), MEDCHAL DISTRICT - CONFIRMATION.

[G.O.Ms. No. 259, Municipal Administration & Urban Development (Plg.I(1)), 23rd October, 2019.]

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), the Government hereby makes the following variation to the land use/road network in the notified Master Plan of Erstwhile HUDA-2021 vide G.O.Ms.No.288, MA&UD, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.171 situated at Doolapally Village, Dundigal Gandimaisamma Mandal, Medchal District to extent of 20234.30 Sq.mtrs. or Ac. 5.00 Gts, which is presently earmarked for Open Space Zone GBP (Huda Green Belt Project) in the notified erstwhile HUDA-2021, vide G.O.Ms.No.288, MA & UD, dt:03.04.2008, is now designated as manufacturing use zone for setting up unit for spice processing unit under 'Green' category **subject to following conditions :**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt: 07.04.2012 and G.O.Ms.No.33, MA, dt: 24-01-2013.
- b) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- c) The applicant shall surrender the affected portion in road widening under 75.00 mtrs. wide Master Plan road to the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- d) The applicant shall obtain NOC from Pollution Control Board before release of plans from HMDA.
- e) The applicant shall leave 3.00 mtrs. buffer strip towards open space zone GBP (Huda Green Belt Project) to segregate land uses between open space zone GBP (Huda Green Belt Project) and manufacturing use zone.
- f) 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.
- 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.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.171(P) of Doolapally (V).

SOUTH : Existing 30.00 mts. wide BT road which is proposed to 75.00 mtrs. road as per Notified Master Plan Erstwhile HUDA-2021.

EAST : Sy.No.171(P) of Doolapally (V).

WEST : Sy.No.171(P) of Doolapally (V).

ARVIND KUMAR,
Principal Secretary to Government.