



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

No. 237]

HYDERABAD, MONDAY, NOVEMBER 18, 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 OPEN SPACE TO COMMERCIAL USE ZONE OF LAND SITUATED AT PUDUR VILLAGE, MEDCHAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

**[Memo No. 1369/Plg.I (1)/2016, Municipal Administration & Urban Development (Plg.I (1)),
13th November, 2019.]**

The following draft variation to the land use envisaged in the Notified MDP-2031 approved 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, 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. 22 (Part) situated at Pudur (V), Medchal (M), Medchal - Malkajgiri District to an extent of Ac. 2-30 Gts, which is presently earmarked for Open Space use zone as per the Notified MDP-2031 approved vide G.O.Ms.No. 33, MA&UD, dated: 24-01-2013 is now proposed to be designated as Commercial Use Zone, subject to surrendering buffer area and also with **the following conditions:**

1. The applicant shall pay the development / conversion charges to HMDA as per rules in force before issue of final orders.
2. The applicant has to maintain 9.0 m buffer zone all along the tank as issued in the irrigation NOC from Collector vide Lr.No.E5/2599/2014 dt: 11.11.2015.

3. The applicant should not discharge any sewerage / effluent into the tank..
4. The applicant should not discharge any sewerage / into the tank efficient.
5. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA Dt: 07.04.2012.
6. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
7. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
8. 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.
9. CLU shall not be used as proof of any title of the Land.
10. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
11. 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.
12. If the conversion charges are not paid within the stipulated time, Permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Existing 12 m road (proposed 30 m MDP Road) in Sy.No.22/P

SOUTH : Sy.No.23 of Puduru village

EAST : Sy.No.22/P of Puduru village

WEST : Mothukal Kunta & covered in Sy.No. 28 of Puduru village

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PARTLY RECREATIONAL USE ZONE AND PARTLY PUBLIC AND SEMI-PUBLIC USE ZONE TO RESIDENTIAL USE ZONE IN BATASINGARAM (V), ABDULLAPURMET (M) RANGA REDDY DISTRICT.

[Memo No. 3238/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I (1)), 13th November, 2019.]

The following draft variation to the land use envisaged in the Notified Master Plan, MDP-2031 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. 376/P of Batasingaram (V), Abdullapurmet (M), Ranga Reddy Dist., to an extent of 25035.78 Sq. Mts., after road affected area to an extent of 3536.68 sq mtrs which is presently earmarked for Recreational Use Zone and Partly Public and Semi-Public use zone in the Notified Master Plan, MDP-2031 vide G.O.Ms.No. 33, MA, dated: 24-01-2013 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 hand over the road area 3536.10 Sq Mtrs affected under proposed 30 mtrs Master Plan road as shown in the plan to the Local body at free of cost through Registered Gift Deed before undertaking any development in the site under reference.

- c) The applicant shall maintain the proposed 30.0 mtrs wide road in the site as per the Notified Master Plan and develop the same at the time of development of the site.
- 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 HMDA before undertaking any development of the site under reference.
- f) If any dispute occurs regarding ownership of the applicnat will be the whole responsible for that.
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & CLU aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- h) CLU shall not be used as proof of any title of the land.
- i) The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
- j) The Change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purposes as per law.
- k) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.376(P) of Batasingaram (V).

SOUTH : Approach road to Arjun College in Sy.No.376 (P) of Batasingaram (V).

EAST : Sy.No.376(P) of Batasingaram (V).

WEST : 12 Mtrs wide BT road Sy.No.376(P) of Batasingaram (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE (INDUSTRIAL USE ZONE) TO MULTIPLE USE ZONE SITUATED AT BACHUPALLE (VILLAGE & MANDAL) MEDCHAL - MALKAJGIRI DISTRICT.

***[Memo No. 6263/Plg.I(1)/2019-2, Municipal Administration & Urban Development (Plg.I (1)),
13th November, 2019.]***

The following draft variation to the land use envisaged in the Notified Master Plan of Shambapur zone segment approved vide G.O.Ms.No. 288, MA & UD, dt: 20.04.2008, 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. 479/P situated at Bachupalle (Village & Mandal) Medchal-Malkajgiri District to an extent of 7858.85 Sq mtrs which is presently earmarked for Manufacturing Use Zone in the notified Master Plan of Shambapur zone segment approved vide G.O.Ms.No. 288, MA & UD, dated: 20-04-2008 is now proposed to be designated as Multiple use zone **subject to the following conditions:**

1. The applicant shall pay the Development / Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall hand over the road affected area under proposed 60 mtrs wide Master Plan road to the local body by through registered gift deed and submit the consent letter from the local body at the time of building permission.

3. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt: 07.04.2012.
4. The applicant shall obtain prior permission from HMDA before undertaking any development of the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
6. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & CLU aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
7. CLU shall not be used as proof of any title of the land.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. The Change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purposes as per law.
10. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.478 of Bachupally (V).

SOUTH : Sy.No.484, 485 & 486 of Bachupally (V).

EAST : Sy.No.479(P), 483 & 484 of Bachupally.

WEST : 60 mtrs (200') wide road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO INDUSTRIAL USE IN CHANDANVALLY (V), SHABAD (M), RANGA REDDY DISTRICT AND IN HYDERABAD (V), SHABAD (M), RANGA REDDY DISTRICT.

***[Memo No. 12623/Plg.I(1)/2019-1, Municipal Administration & Urban Development (Plg.I (1)),
8th November, 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 seven (7) 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. 190(P) of Chandanvally (V), Shabad (M), Ranga Reddy District and in Sy.No.195(P) of Hytabad (V), Shabad (M), Ranga Reddy District measuring an extent of Ac.34.21 which is presently earmarked for Conservation Use Zone as per MDP-2031 notified vide G.O.Ms.No. 33, MA, dated: 24-01-2013, is now proposed to be designated as Industrial Use Zone **subject to the following conditions:**

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.

4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporation Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are 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.
12. that the change of land use shall not be used as the proof of any title of the land.

SCHEDULE OF BOUNDARIES

NORTH : Existing 30 M wide road (Hythabad to Shabad).

SOUTH : Sy.Nos.163 Manchanpally land.

EAST : Sy.Nos.191 & 194 of Hythabad (V).

WEST : Existing 30 M wide road (Hythabad to Shabad).

ARVIND KUMAR,
Principal Secretary to Government.

---X---