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**NOTIFICATIONS BY GOVERNMENT**

— X —

**MUNICIPAL ADMINISTRATION & 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 SHAIKPET (V &M), HYDERABAD DISTRICT.

**[Memo No. 10072/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)),  
13<sup>th</sup> April, 2020.]**

The following draft variation to the land use envisaged in the erstwhile Revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) GHMC Circle - X (Old Circle No. V) vide G.O.Ms. No. 363, MA, 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 Sy. No. 129 situated at Shaikpet (Village & Mandal), Hyderabad Dist., to an extent of 734 Sq. Mts., with net plot area of 593.16 sq.mts., which is presently earmarked for Residential Use Zone as per the erstwhile Revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) GHMC Circle - X (Old Circle No.V) which was notified vide G.O.Ms.No. 363, MA, dt: 21-08-2010 is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall pay Development / Conversion / CLU charges to HMDA as per rules in force before issue of final orders and shall pay 3 times of impact fee at the time of Building Permission.

- 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 comply the conditions mentioned in HMDA letter dt: 05-01-2019.
- d) The applicant shall hand over the 24 mtrs wide Master Plan road affected area to the local body through registered gift deed at free of cost.
- e) The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt: 07.04.2012 and in the G.O.Ms.No. 363, dt: 21-08-2010.
- f) The applicant shall obtain prior permission from the HMDA before undertaking any development on the site under reference.
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspect & ULC aspects & if any litigation occurs the change of land use orders will be withdrawn without any notice.
- h) 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.
- i) 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.
- j) The CLU orders shall not be used as proof any title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- k) The Conversion charges / Change of land use charges are not paid within thirty days, the orders of CLU will be withdrawn without any further notice.
- l) The applicant shall not disturb the Natural position of the Nala / Channel if any passing through the site.
- m) The applicant shall demolish the existing structure before taking up any new development.
- n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- o) 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** : Existing 60 feet wide road (same road is proposed as 24 mtrs / 80 feet wide in the notified Master Plan)
- SOUTH** : Neighbour's building.
- EAST** : 25 feet wide road (same road is shown for expansion to 30 feet wide).
- WEST** : Neighbour's building.

DRAFT VARIATION TO THE HMDA FOR INCORPORATION OF ORR ALIGNMENT AS PER GROUND POSITION IN THE NOTIFIED MASTER PLAN (MDP-2031) AT MANKAL (VILLAGE), MAHESWARAM MANDAL, RANGA REDDY DISTRICT.

***[Memo No. 3048/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)),  
3<sup>rd</sup> June, 2020.]***

The following draft variation to the land use envisaged in the notified MDP-2031 approved by the Government 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, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

It is proposed to incorporate the ORR alignment as per ground position in the Notified Master Plan (MDP-2031) at Mankal (Village), Maheswaram Mandal, Ranga Reddy District as detailed below.

The proposed Outer Ring Road which is shown in Sy. Nos. 743, 744, 745, 748, 747, 819, 820, 821, 822, 823, 825, 827, 835, 834, empty parcel between 835 & 841, 841, 833, 842, 843, 59, 845, 1, 21, 19, 20, 22, 23, 16, 13, 15, 24, 250, 27, 14, 11, 34, 33, 32, 29, 358, 30, 31, 357, 36, 347, 348, 346, 343, 319, 342, 341, 344, 345, 350, 351, 339, 340, 330/1, 320, 321/2, 32113, 330/3, 331/1, 331/3, 32112, 332, 329: 330/2, 321/1, 328, 327, 326, 325, 323, 322, 311, 324, 310, 312, 309, 308, 306, 307, 303, of Mankal (Village), Maheswaram Mandal, Ranga Reddy District as per notified MDP-2031 approved by the Government vide G.O.Ms.No. 33, MA & UD, dt: 24-01-2013 is now proposed to be shown in Sy.Nos. 744, 743, 745, 746, 747, 819, 820, 822, 823, B24, 826, 627, 834, 835, empty parcel between 835 & 841, 841, 8330, B32, 842, 1343, 59, 845, 1, 18, 19, 20, 21, 22, 23, 16, 17, 11, 12, 13, 15, 24, 14, 27, 29, 32, 33, 34, 35, 31, 30, 358, 357, 38, 318, 343, 347, 346, 345, 351, 344, 341, 342, 319, 320, 340, 330/1, 331/1, 331/3, 331/2, 330/3, 321/3, 321/1, 321/2, 33012, 329, 328, 327, 326, 322, 323, 325, 324, 311, 310, 312, 309, 306, 308, 307, 303 Mankal (Village), Maheswaram Mandal, Ranga Reddy District as per phodi sketches **subject to the following conditions:-**

1. The owners / applicants shall handover the areas affected under the notified roads, if any, to the local bodies at free of cost with reference to the above alignment which is done as per phodi sketch.
2. The owners / applicants shall develop the roads at free of cost if any, as may be required by the competent authority with reference to the rectified ORR alignment.
3. The Owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc.
4. The natural position of Water bodies, NAI A'S, if any, shall not be disturbed.
5. The Hyderabad Outer Ring Road Growth Corridor along with the Special Development Regulations as per the G.O.Ms.No. 470, Dt: 9-7-2008 and its amendments made by the Government from time to time shall be followed.

**SCHEDULE OF BOUNDARIES**

- NORTH** : Sy.Nos. 744, 743, 745, 746, 747, 819, 820, 822, 823, 826, 827, 835, 834, empty parcel between 835 & 841, 841, 842, 843, 59, 1, 18, 19, 17, 13, 12, 11, 34, 35, 36, 343, 318, 319, 320, 322, 321/3, 321/11, 311, 312, 306, 309, 307, 303, village road of Mankal (V), Maheshwaram (M), Ranga Reddy District.
- SOUTH** : Sy.Nos. 743, 820, 822, B24, 823, 826, 827, 534, 633, 532, 842, 543, 59, 845, 1, 21, 20, 22, 23, 24, 27, 29, 358, 31, 357, 347, 346, 345, 344, 351, 340, 330/1, 331/1, 33113, 331/2, 329, 328, 327 village road of Mankal (V), Maheshwaram (M), Ranga Reddy District.
- EAST** : Nala in Srinagar (V), Maheshwaram (M), Ranga Reddy District.
- WEST** : Sy.Nos. 30 & 31 of Raikunta (V), Shamshabad (M), Ranga Reddy District.

**ARVIND KUMAR,**  
*Principal Secretary to Government.*

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