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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 PUBLIC AND SEMI PUBLIC USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT NEW MLA QUARTERS, BASHEERBAGH, GAGANMAHAL (V), HIMAYATHNAGAR (M), HYDERABAD DISTRICT.

**[Memo No. 12837/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)),
18th August, 2020.]**

The following draft variation to the land use envisaged in the Revised Development Plan (Master Plan) for Erstwhile MCH area (HMDA Core Area) for GHMC Circle - VIII (old circle-VI) 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 - 500 004.

DRAFT VARIATION

The site is in Plot No. 3, M.H.Nos. 5-9-34/2 & 3 Situated at New MLA Quarters, Basheerbagh, Gaganmahal (V), Himayathnagar (M), Hyderabad District to extent of 1444.17 Sq. yds. or 1207.50 Sq.mts. with road affected area of 103 Sq.mtrs. (net site area 1104.50 Sq.mtrs.) which is presently earmarked for Public and Semi Public Use Zone as per the erstwhile Revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) GHMC Circle-VIII (Old Circle No. VI) which was notified vide G.O.Ms.No. 363, MA, 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 CLU Development / Conversion 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 and other two sides road affected areas to local body through registered gift deed at free of cost at the time of taking building permission.
- d) The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, Dt: 07-04-2012 & G.O.Ms.No.363, MA, dt: 21.08.2010.
- e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- 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) If there is any court case is pending in the 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.
- h) 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.
- i) 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.
- j) The conversion charges / change of land use charges are not paid within thirty (30) days the order of CLU will be withdrawn without any further notice.
- k) The applicant shall not disturb the Natural position of the Nala / Channel if any passing through the site.
- l) The applicant shall demolish the existing structures before taking up any new development.
- m) 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.
- n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : 20'-0" CC surface road.

SOUTH : 32' to 36' which dead ends to New MLA Quarters back side gate.

EAST : 20'-0" CC surface road.

WEST : Residential building.

DRAFT VARIATION TO THE HMDA FOR WIDENING OF MASTER PLAN ROAD WIDTH FROM HCU BUS DEPOT TO BHEL JUNCTION NATIONAL HIGH WAY.

***[Memo No. 9446/Plg.I(1)/2016, Municipal Administration & Urban Development (Plg.I(1)),
20th August, 2020.]***

The following draft variation for widening of the master plan road width from 30 mtrs. to 45 mtrs. in the CDA Master Plan vide G.O.Ms.No. 538, MA, dt: 29-10-2001 and in the Revised Development Plan (Master Plan) for Erstwhile MCH area (HMDA Core Area) 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 - 500 004.

DRAFT VARIATION

The site u/r proposed for widening by GHMC is marked as a-b-c- the widening of road from point **a** to point **b** is passing through Sy.Nos: 90, 82, 91, 81, 80, 79 101/1, 64/1, 63/1, 2, 103/1, of Serilingampally (V) & Sy. Nos. 88, 87, 86, 91. 93, 85, 83, 84, 98, 62, 69, 61, 100, 60, 101, 58, 103, 101, 53, 52, 47, 46, 28, 29, 2, 3, 4, 5, 6, of Nalagandla (V). At point '**b**' the road is connecting a railway over bridge which is in 'L' shape and taking a right angle turn the road is passing through the Sy.Nos. 103, 53, 47, 46, 28, 29, 2, 3, 4, 5, 6, 438, 392, 440, 438, 437, 7, 25, 433, Nalagandla (V) from the railway over bridge to point '**c**' the road is passing through Sy.No.392, 438, 440, 7, 25, 437, 433, 432, 431, Nalagandla (V), 14, 18, 17, Serilingampally (V) & Sy.Nos. 221, 220, 218, 25, 219, 349, 353, 354, 357, 211, Ramchandrapuram (V). At point '**C**' the road is connecting to 6 road junction at Lingampally HCU bus depot to BHEL junction circle Ramchandrapuram National Highway. The road under reference marked by GHMC to connecting to 65.0 mtrs. CDA master plan road at point '**a**' and another end point '**c**' is connecting to a 6 roadS road junction of Erstwhile HUDA-2021 Ramchandrapuram segment zone Master Plan.

The 65.0 mtrs. Master plan road connecting at point **a** to the road under reference is Old Mumbai Highway road, passing through the GHMC area of Gachibowli, Raigurga, Jublli hills, Towlichowki, as per CDA master plan vide G.O.Ms. No. 538, dt: 29-10-2001 at Tolichowki this 65.0mtrs roads is connecting to 45.0 mtrs. road passing through Towlichowki Nanalnagar, Reti bowli, till Raith Bazar of Mehdipatnam as per MCH core area (HMDA) Master Plan vide G.O.Ms. No: 363 dt: 21-08-2010. The 6 roads junction where the point **c** is connected is comprised of road of NH-9 road of Patancheruv road of BHEL township of Ramchandrapuram road.

SCHEDULE OF BOUNDARIES (a to b)

- NORTH** : Sy.Nos: 79, 64/1, 62/1, 63/41 of Serilingampally (V) & Sy.Nos: 79. 86, 85/P, 84(P), 98/P, 61/P, 58, 108/P, 46& 29/P of Nalagandla.
- SOUTH** : Sy.Nos: 101, 102, 103 of Serilingampally (V) & Sy.Nos: 89, 90, 91/P, 93, 96/P, 97, 100, 104/P, 48, 45, 30 of Nalagandla.
- EAST** : Sy.Nos: 82, 81, 80, 79 of Serilingampally (V).
- WEST** : Sy.Nos: 90, 91, 92, 93 of Nalagandla (V).

SCHEDULE OF BOUNDARIES (b to c)

- NORTH** : Sy.Nos: 220, 221 of R.C. Puram (V).
- SOUTH** : Sy.Nos: 1, 2 of Nalagandla.
- EAST** : Sy.Nos: 29/p, 5, 6/p, 7/p, 9/p, 12/p, of Nalagandla (V) and Sy.Nos: 13, 19, 347 Serinalagandla (V).
- WEST** : Sy.Nos: 2, 3, 4, 439, 438, 437, 433, 432, 431 of Nalagandla (V), & Sy.Nos: 14/P, 18/P, 17/P of Serinalagandla (V).

ARVIND KUMAR,
Principal Secretary to Government.

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