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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(PLG.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN TURKAPALLY(V), SHAMIRPET(M), MEDCHAL - MALKAJIGIRI DISTRICT –CONFIRMATION.

[G.O. Ms. No. 238, Municipal Administration & Urban Development (Plg.I(1)), 24th December, 2020.]

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 envisaged in the notified Metropolitan Development Plan -2031 approved vide G.O.Ms.No.33, MA&UD Dept., dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 47/P, 48, 51, 54, 56, 57, & 58 of Thurkapally (V), Shameerpet (M), & Medchal-Malkajgiri District to an extent of Ac.17-15 Gts. or 70305.79 Sq. mts., which is presently earmarked for Conservation use zone in notified Master Plan for Metropolitan Development Plan-2031 vide G.O.Ms.No.33, MA &UD, dt:24-01-2013 is now designated as Residential Use Zone **subject to the following conditions:**

- The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

- (e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (f) 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.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (h) The owners / applicants are solely responsible for any mis-representation 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.
- (i) The change of land use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (k) The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (m) The applicant shall submit NALA certificate before coming for development.
- (n) The applicant shall shift electrical lines before coming for developments.
- (o) The applicant shall develop 100'-0" wide road for the portion getting affected in their site.

SCHEDULE OF BOUNDARIES

North	: Sy. No. 46 of Thurkapally (V)
South	: Sy. No. 119 of Thurkapally (V)
East	: Sy. Nos. 47/p, 67,59,60 & 109 & partly 9.00 Mts., wide road of Thurkapally (V)
West	: Sy. Nos. 47/p, 35,49, 24,52, 53 & 55 & 9.00 Mts., kutchha approach road of Thurkapally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO MANUFACTURING USE AT PUDLOOR (V), MEDCHAL (M), MEDCHAL- MALKAJGIRI DISTRICT –CONFIRMATION.

[G.O. Ms. No. 239, Municipal Administration & Urban Development (Plg.I(1)), 24th December, 2020.]

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 envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 599/1/A, 599/1/AA, & 599/1/E, of Pudoor (V), Medchal (M), Medchal-Malkajgiri District to an extent of 8294.69 Sq.mtrs, which is presently earmarked for Residential use zone in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA, dt:24-01-2013, is now designated as manufacturing use zone land for setting up unit for Godowns under **GREEN** Category, **subject to the following conditions:**

- a) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- b) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.
- c) 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.
- d) The applicant shall handover the road affected area under 30 mtrs. wide master plan road as per MDP-2031 to an extent of 1375.30 sq.mtrs. to the concerned local body by way of registered Gift deed at free cost before release of building plans from HMDA.
- e) The applicant has to leave 3.00 Mtrs. green buffer strip towards designated Residential land use in order to segregate Industrial activity from the Residential use activity.
- f) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- g) 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.
- h) The applicant shall submit the affidavit/undertaking stating that they shall not undertake any kind of development/construction in the proposed Master Plan road area covered with in the applicant site.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) 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. 599(P), of Pudoor (V)
South	: Existing 17.00 mtrs., wide BT road, proposed to be widened to 30.00 mts., wide master plan MDP-2031
East	: Sy.Nos. 599(P), & 598 (P) of Pudoor (V)
West	: Sy.No. 599(P), of Pudoor (V), Manufacturing use zone vide G.O.Ms.No.64, MA&UD, Dt.21.03.2018. Existing approved IBP.

ARVIND KUMAR,
Principal Secretary to Government.