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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 IN KHARMANGHAT (V), SAROORNAGAR (M), R.R. DISTRICT.

[Memo No. 11180/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 7th January, 2021.]

The following draft variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No:288 MA 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:59 (P) of Kharmanghat (V), Saroornagar (M), Ranga Reddy District to an extent of 3848.52 Sq. Mtrs, which is presently earmarked as Residential use Zone as per the notified Master Plan of HUDA - 2021 notified by the Government vide G.O.Ms.No:288 MA dt: 03.04.2008, is now proposed to be designated as Commercial use zone, subject to the following conditions.

- a) The applicant shall pay the Development / Conversion charges / Change of land use charges to HMDA as per rules in force before issue of final orders.

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- b) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issued of final orders.
- c) The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- d) The applicant shall comply with 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.
- 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 litigations occurs, the change of land use orders will be withdrawn without any notice.
- g) 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.
- h) The Government reserves the right to cancel the CLU orders, if it is found the permission is obtained by fraud, misrepresentation or by mistake of facts.
- i) The change of land use 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 the thirty 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 has to fulfill any other conditions as may be imposed by the Competent Authority.
- 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 submit the Revenue Sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.

SCHEDULE OF BOUNDARIES

North : Existing 120feet wide road (proposed 200 feet road)
 South : Vacant land and Bus Garage.
 East : Vacant land.
 West : 30 feet road.

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

[Memo No. 14178/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 7th January, 2021.]

The following draft variation to the land use envisaged in the notified Revised Master Plan-2021 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: 187/P situated at Kondapur (V), Serilingampally (M), Ranga Reddy Dist., to an extent of 8091.68 Sq.mtrs which is presently earmarked for Residential Zone as per the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD dated:03.04.2008 is now proposed to be designated as Commercial Use zone **subject to the following conditions:**

1. The applicant shall pay the CLU Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. 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.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. 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.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Existing 30 mtrs BT road (60 ft from the center of the road),
SOUTH : Existing Apartment building and existing Jain heritage public school.
EAST : Existing 40 ft wide BT road
WEST : Existing 40 ft wide CC road

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CHANGE OF LAND USE FROM COMMERCIAL USE ZONE TO CONSERVATION USE ZONE SITUATED AT LAKDARAM (V) PATANCHERU (M), SANGA REDDY DISTRICT.

[Memo No. 8983/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 25th January, 2021.]

The following draft variation to the land use envisaged in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33 MA Dt: 24.1.2013, 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

The site in Sy No. 738/1 of Lakdaram (V), Patancheru (Mandal), Sanga Reddy District, measuring to an extent of Ac.9.31 which is presently earmarked for Commercial use zone in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33 MA Dt: 24.1.2013 is now proposed to be designated as Conservation use zone for Mining purpose 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 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 falling in the set-backs if any as per Go MS NO: 168 MA dt : 07.04.2012.
- j) The applicant has to full fill any other conditions as may be imposed by the competent authority.
- k) Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling, Act, 1976.

SCHEDULE OF BOUNDARIES

North :	Vacant lands in Sy. No. 738/1 part
South :	Vacant lands in Sy. No. 738/1 part
East :	12 Mts Kutcha Road
West :	Vacant lands in Sy. No. 738/1 part

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE ZONE TO RESIDENTIAL USE ZONE IN NARASAMPALLE (VILLAGE), KEESARA (M), MEDCHAL MALKAJGIRI DISTRICT.

[Memo No. 9954/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)), 25th January, 2021.]

The following draft variation to the land use envisaged in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33 MA Dt: 24.1.2013, 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

The site in Sy Nos. 26 and 27 of Narsampalle (V), Keesara (M), Medchal Malkajgiri District, to an extent of Ac.13-28 Gts which is presently earmarked for Public & Semi-Public use zone in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33 MA Dt: 24.1.2013, is now proposed to be designated as Residential use zone subject to the following conditions.

- (a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) 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.

- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) 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.
- (n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North :	Vacant lands
South :	Vacant lands
East :	Vacant lands
West :	Existing 9.14 mts wide kutcha approach road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN LALGADI MALAKPET (V), SHAMIRPET (M), MEDCHAL MALKAJGIRI DISTRICT.

[Memo No. 10675/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 25th January, 2021.]

The following draft variation to the land use envisaged in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33 MA Dt: 24.1.2013, 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

The site in in Sy Nos.674/c and 675/B of Lalgadi Malakpet (V), Shamirpet (M), Medchal Malkajgiri Dist., to an extent of Ac.7-12 Gts which is presently earmarked for Conservation use zone in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33 MA Dt: 24.1.2013, is now proposed to be designated as Residential use zone **subject to the following conditions.**

- (a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) 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.
- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) 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.
- (n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North :	Vacant lands in Sy. No. 675/part
South :	Existing 40'-0" wide approach road
East :	Vacant lands in Sy. Nos. 674/P & 675/part
West :	Vacant lands in Sy. Nos. 672 & 673

ARVIND KUMAR,*Principal Secretary to Government.*

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