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HYDERABAD, MONDAY, MARCH 8, 2021.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(Plg.II)

VARIATION TO THE DTCP - VIKARABAD MUNICIPALITY FOR CHANGE OF THE LAND USE FROM PUBLIC AND SEMI-PUBLIC USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT KOTHERPALLY VILLAGE, VIKARABAD MUNICIPALITY - CONFIRMATION.

[G.O.Ms.No.43, Municipal Administration & Urban Development (Plg.II), 2nd March, 2021.]

In exercise of the powers conferred by clause under sub-section (4) of Section 15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the land use envisaged in the Vikarabad General Town Scheme, in the notified Master Plan of which was sanctioned vide G.O.Ms.No.86, MA, Dt.23-03-2017, as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.Nos.196/P, 197/P, 200/P, 201/P to an extent of Ac. 20.93 cents or 84703.71 Sq.mts. Vikarabad Town the boundaries of which are shown in the schedule hereunder and which is earmarked for Public & Semi Public Use in the General Town Planning Scheme (Master Plan) of Vikarabad Town sanctioned in G.O.Ms.No.86, MA, dated: 23.03.2017, is now designated as Residential use by variation of Change of Land Use as marked A to M in the revised part proposed land use map in GTP No. 03/2020/H available in the Municipal Office Vikarabad Town **subject to the following conditions that:**

1. The applicant shall take prior approval from the competent authority before commencing the development work.

SCHEDULE OF BOUNDARIES

- NORTH: Existing 100'-0" wide Road.
EAST : Land belongs to Dental College & Hospital.
SOUTH: Neighbours land.
WEST : Neighbours land.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN ISNAPUR VILLAGE, PATANCHERUVU MANDAL, SANGAREDDY DISTRICT-CONFIRMATION.

[G.O.Ms.No.45, Municipal Administration & Urban Development (Plg.I(1)), 3rd March, 2021.]

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 Master Plan MDP-2031 vide G.O.Ms.No.33, MA & UD, dt.24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 172, 173,174,175, 191,196, 201 of Isnapur Village, Patancheruvu Mandal, Sangareddy District to an extent of 121107.10 Sq.Mts. Which is presently earmarked for Industrial / Manufacturing use zone in the Notified Master Plan for Patancheru zone segment of erstwhile HMDA-2031 vide G.O.Ms.No.33, MA, dt: 24.01.2013, is now designated as Residential Use zone **subject to the following conditions:**

- a) The owner applicant is solely responsible if any misrepresentation with regard to ownership/Title, Land ceiling clearance etc, and they are responsible for any damage claimed by any one on account of Change of Land use proposed.
- b) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA & UD, dt:07.04.2012.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occurs regarding ownership of applicant will be whole & solely responsible.
- e) The Change of Land Use shall not be used as proof of any title of the Land.
- f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- g) 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.
- h) The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, MA &UD, Dated: 07.04.2012.
- i) Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

SCHEDULE OF BOUNDARIES

Bit-1

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| North | : | HMDA approved layout in Sy.Nos. 196/P, 201/P. |
| East | : | Vacant land in Sy.Nos. 159, 170/P, 171/P in Industrial//Manufacturing use zone & vacant land in Sy.No.202 Residential land use zone. |
| West | : | Existing 50'-00" road and proposed as 100'-00" road vacant land in Sy.Nos.176/P, 177/P, 191/P of commercial use zone. |
| South | : | NH-65-200'-00" road vacant land in Sy.Nos. 680, 681, 682 in residential land use zone. |

Bit-2

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|-------|---|---|
| North | : | Vacant land in Sy.No.200 in residential land use zone & HMDA approved layout in Sy.No.201/P in residential land use zone. |
| East | : | HMDA approved layout in Sy.No.201/P in residential land use zone. |
| West | : | Existing 50'-00" road and proposed as 100'-00" road vacant land in Sy.No.194/P of industrial/Manufacturing use zone. |
| South | : | Existing 60'-00" wide road & HMDA approved layout in Sy.No.196/P in residential land use zone. |

VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO MANUFACTURING USE SITUATED AT MANGALPALLE (V), IBRAHIMPATNAM (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.46, Municipal Administration & Urban Development (Plg.I(1)), 3rd March, 2021.]

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.No.214/Part situated at Mangalpalle (V), Ibrahimpatnam (M), Ranga Reddy District to an extent of 5058.56 Sq.mtrs. which is presently earmarked for Residential use zone in the Notified Master Plan MDP 2031 vide G.O.Ms.No.33, MA & UD, dated: 24.01.2013 is now designated as Manufacturing use zone for construction of industrial shed for manufacturing Acoustical Insulation Panel 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 obtained prior permission from HMDA before undertaking any development on the site under reference.
- e) 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.
- f) The applicant has to leave 3.00Mtrs. buffer strip towards designated Residential use zone in order to segregate Industrial activity from the Residential use zone.
- g) CLU shall not be used as proof of any title of the land.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) Consideration of CLU doesn't confer any title over the land.
- j) 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 17.06 to 17.67 wide black top road, Sy.No.214/P of Mangalpally.
South	:	Neighbours vacant land, Sy.No.214/P of Mangalpally.
East	:	Neighbours vacant land, Sy.No.214/P of Mangalpally.
West	:	Neighbours vacant land, Sy.No.214/P of Mangalpally.

VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE SITUATED AT CHEGUR (V), KOTHUR (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.47, Municipal Administration & Urban Development (Plg.I(1)), 3rd March, 2021.]

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.No.824/EE situated at Chegur (V), Kothur (M), Rangareddy District to an extent of 4046.86 Sq.mtrs. which is presently earmarked for Conservation use zone in the Notified Master Plan MDP 2031 vide G.O.Ms.No.33, MA & UD, dated: 24.01.2013 is now designated as Manufacturing use zone for setting up unit for manufacturing of Aluminium from Alumina and by Other Meth, Products of Aluminum and Alloys & Non-Ferrous Metals N.E.C. under '**Orange**' 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 obtained prior permission from HMDA before undertaking any development on the site under reference.
- e) The applicant shall form 12.00 Mts. wide BT road before release of building plans from HMDA.
- 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) The applicant has to leave 3.00mtrs. buffer strip towards designated Residential use zone in order to segregate Industrial activity from the Residential use zone.
- h) CLU shall not be used as proof of any title of the land.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- j) Consideration of CLU doesn't confer any title over the land.
- 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	:	Existing road varying from 12mts. to 15.3mts. Sy.No.824/P of Chegur (V).
South	:	Sy.No.824/P of Chegur (V).
East	:	Sy.No.824/P of Chegur (V).
West	:	Sy.No.824/P of Chegur (V).

VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE SITUATED AT TUNKI KHALSA (V), WARGAL (M), SIDDIPET DISTRICT - CONFIRMATION.

[G.O.Ms.No.48, Municipal Administration & Urban Development (Plg.I(1)), 3rd March, 2021.]

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 in the Notified MDP-2031 Vide G.O.Ms.No.33, MA & UD Department, Dated:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.790(P), 906/P & 907/P situated at Tunki Khalsa (V), Wargal (M), Siddipet District to an extent of Ac.163183.61 Sq.mtrs, which is presently earmarked for Conservation 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 for setting up of Cotton Yarn unit under '**Orange**' 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) If any change in the boundary and site measurements the applicant is whole responsible and the HMDA or its officials are no way concerned for misrepresentation of the facts for the site u/r.
- e) The applicant has to leave 3.00 mtrs green buffer strip towards designated conservation land use in order to segregate Industrial activity from the conservation activity.
- f) The applicant shall obtain clarification from PR & RD regarding the road width abutting to the proposed site as the access as per the MDP-2031 is proposed as major road.
- g) The ongoing construction activity without prior approval of HMDA attracts penalty i.e., 33% of compounding fee on DC & PC charges.
- h) The applicant shall obtained prior permission from HMDA before undertaking any development on the site under reference.
- i) 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.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) 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. Nos. 790/P & 792 of Tunki Khalsa (V).

South : Sy. No.906/P of Tunki Khalsa (V).

East : Sy. Nos. 790/P & 789 of Tunki Khalsa (V).

West : Existing 12.00 Mts. wide BT road (mojor road as per MDP-2031 and Minajpet shivar).

ARVIND KUMAR,
Principal Secretary to Government.

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