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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 MANUFACTURING / CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN ALIABAD (V), SHAMIRPET (M) & MEDCHAL MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.62, Municipal Administration & Urban Development (Plg.I(1)), 29th March, 2022.]

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 issued 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. 563/Part, 531, 562, 564/Part, 568/Part, 565, 532, 533, 561, 560 & 558 of Aliabad (V), Shamirpet (M) & Medchal Malkajgiri District to an extent of 218927.7684 Sq. Mts., or Ac. 54-04 Gts. which is presently earmarked as Partly Manufacturing use & Partly Conservation use as per the notified Master Plan (MDP) -2031 vide G.O.Ms.No. 33, MA, dt: 24-01-2013, is now designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. 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.
5. 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) 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.
6. 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.
7. The change of land use shall not be used as the proof of any title of the land.
8. 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.
9. The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- North : Existing Textile Mill in Sy. No. 568/P of Aliabad (V).
- South : 22 mtrs. wide BT Road.
- East : Open land & existing temple in Sy. Nos. 563/p & 557 of Aliabad (V).
- West : Existing 100 feet road (Proposed to 200 feet road connecting to Karimnagar road).

VARIATION TO THE REALIGNMENT OF PROPOSED 30 Mtrs. WIDE MASTER PLAN ROAD PASSING THROUGH IN (ENDOWMENT LAND), KONDAKAL (V), SHANKERPALLY (M), RANGA REDDY DISTRICT AND VELIMELA (V), RAMACHANDRAPURAM (M), SANGA REDDY DISTRICT - CONFIRMATION.

[GO.Ms.No.63, Municipal Administration & Urban Development (Plg.I(1)), 29th March, 2022.]

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 road network 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 proposed 30 mtrs. wide Master Plan road passing through Sy.Nos.363, 362, 379, 378, 376 (Endowment Land), 384, 385 & 391 of Kondakal (V), Shankerpally (M), Ranga Reddy District and Sy. No. 392/1 of Velimela (V), Ramachandrapuram (M), Sanga Reddy Dist., is now re-aligned through Sy. Nos. 378, 376, 383, 385, 391, 390 & 392/1 of Kondakal (V), Shankerpally (M), R.R. Dist., by variation to the notified MDP-2031 approved by Government in G.O.Ms.No.33, MA & UD, dt: 24.01.2013, **subject to the following conditions:**

- a. The applicant shall pay the proportionate Development/Conversion Charges to HMDA at the time of Building Permission.
- 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 the conditions laid down in G.O.Ms.No. 168, MA, dt: 07-04-2012.
- d. The applicant shall obtain prior permission from GHMC 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. The above modification to Master Plan 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 above modification does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

ARVIND KUMAR,
Special Chief Secretary to Government.

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