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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 TELLAPUR (V), R.C. PURAM (M), SANGA REDDY DISTRICT.

**[Memo No.2129/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
23rd April, 2022.]**

The following draft variation to the land use envisaged in the notified Master Plan-2021 of RC Puram Zone Segment 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad-500 004.

DRAFT VARIATION

The site in Sy.No. 422/P of Tellapur (V), R.C. Puram (M), Sanga Reddy District to an extent of 3295.10 Sq.mtrs., which is presently earmarked as Residential use zone as per notified Master Plan-2021 of RC Puram Zone Segment issued 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:**

1. The applicant shall pay the 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 HMDA 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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.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** : Neighbors vacant Land in Sy. No.422 of Tellapur (V).
South : Neighbors vacant Land in Sy. No.422 of Tellapur (V).
East : Existing 100 feet wide Road.
West : Neighbors vacant Land in Sy. No.422 of Tellapur (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT BACHUPALLY (V) & (M), MEDCHAL DISTRICT.

***[Memo No.8616/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
23rd April, 2022.]***

The following draft variation to the land use envisaged in the Notified Master plan-2021 for Shambupur Zone Segment approved 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. Nos. 66, 67, 68, 69 situated at Bachupally (V) & (M), Medchal Dist., to an extent of 56944.69 Sq. mtrs., (14 Ac) (excluding buffer of NALA), which is presently earmarked for Conservation use zone notified Master Plan-2021 for Shambupur Zone Segment vide G.O. Ms. No. 288, MA, dt: 03-04-2008 is now proposed to be designated as Residential use zone, **subject to following conditions:**

1. The applicant shall pay the 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.
10. The applicant shall maintain the Ac. 2-22 Gts. buffer zone as open space / Tot-lot only in the layout /Building permission and no change of usage is permissible.
11. The applicant shall comply the conditions mentioned in the Revenue & Irrigation NOC.

SCHEDULE OF BOUNDARIES

- NORTH : Gated Community Development in Sy. No.70 & 71 of Bachupally (V).
SOUTH : Vacant Land in Sy. No.65 of Bachupally (V).
EAST : 12 mts. wide CC road.
WEST : Water body in Sy No.64 of Bachupally (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE IN GACHIBOWLI VILLAGE, SERILINGAMPALLY MANDAL, RANGAREDDY DISTRICT.

***[Memo No.3030/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
23rd April, 2022.]***

The following draft variation to the land use envisaged in the CDA Master Plan vide G O Ms. No. 538, MA, dt: 29.10.2001 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot Nos.10, 11 & 12 of Sy. No. 91/P of Gachibowli Village, Serilingampally Mandal, Rangareddy District for an extent of 1505 Sq.mts. (1800 sq. yds.), which is presently earmarked for Residential use zone notified in the CDA Master Plan vide G O Ms. No. 538, MA, dt: 29-10-2001 is now proposed to be designated as Commercial use zone, subject to payment of 3 times Road Impact fee and **subject to the conditions mentioned below:**

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms. No. 168, Dated: 07-04-2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other condition 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. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms. No. 168, dt : 07-04-2012.

SCHEDULE OF BOUNDARIES

- NORTH : Residential buildings in Sy. No.91 of Gachibowli (V).
 SOUTH : Existing 33 feet BT road in Sy. No.91 of Gachibowli (V).
 EAST : Existing 30 feet CC road in Sy. No.91 of Gachibowli (V).
 WEST : Existing 40 feet BT road in Sy. No.91 of Gachibowli (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI URBAN USE ZONE TO RESIDENTIAL USE ZONE IN CHEERIYAL (V), KANDI (M), SANGA REDDY DISTRICT.

***[Memo No.12459/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
23rd April, 2022.]***

The following draft 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, 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy. Nos. 282/P & 283/P of Cheeriyal (V), Kandi (M), Sangareddy Dist., to an extent of 86601.52 Sq.mtrs., (Ac.21.39) which is presently earmarked as Peri Urban use as per notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33, MA, dt: 24.01.2013, is now proposed to be designated as Residential use zone, **subject to the following conditions:**

1. 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.
2. 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.
3. The applicant shall comply with the conditions laid down in the G. O.Ms.No.168, dt: 07.04.2012.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The change of and use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
6. The applicant shall demolish the existing building falling in the set-backs if any as per G.O. Ms. No. 168, MA, dt: 07.04.2012.
7. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
8. 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.

9. 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.
10. The change of land use shall not be used as the proof of any title of the land.
11. 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.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Others vacant land

SOUTH : Existing 66 feet wide BT Road

EAST : Others vacant Land

WEST : Existing 100 feet wide BT road (Shankarpally road)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL LAND
USE TO COMMERCIAL USE ZONE (PROPOSED ACTIVITY - STORAGE OF PETROLEUM
UNDERGROUND) SITUATED AT MALKAPUR (V), CHOUTUPPAL (M), YADADRI DISTRICT.

***[Memo No.8939/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
23rd April, 2022.]***

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan-2031 approved vide G.O.Ms.No.33, MA & UD, dt.24.01.2013, 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad-500 022.

DRAFT VARIATION

The site in Sy. Nos. 117 & 120 of Malkapur (V), Choutuppal (M), Yadadri Dist., to an extent of 50000 sqmts (Ac-12.35gts.) which is presently earmarked for Residential use zone in the Notified Metropolitan Development Plan - 2031 approved vide G. O.Ms.No.33, MA & UD, dt: 24.01.2013 is now proposed to be designated as ' Commercial use zone, for storage of petroleum underground , **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

East	:	Hill lock and vacant land
West	:	Vacant land
North	:	Vacant land
South	:	Approach roads 12 mtrs. and 24 mtrs. kutchra roads

ARVIND KUMAR,
Special Chief Secretary to Government.

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