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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(PLG.II)

DRAFT VARIATION TO THE DT&CP - CLU FOR CHANGE OF LAND USE FROM VACANT LAND USE TO RESIDENTIAL LAND USE SITUATED AT JANAGAM SHIVAR, RAMAGUNDAM MUNICIPAL CORPORATION LIMITS, PEDDAPALLI DISTRICT.

[Memo No. 12745/Plg.II/2021, Municipal Administration & Urban Development (Plg.II), 7th April, 2022.]

The following draft variation to the Ramagundam Town Master Plan and Zoning Regulations issued vide G.O.Ms.No.199 M.A., 11-05-2001 and Published at page of part-I, of Andhra Pradesh Gazette 07-06-2001, which it is proposed to make in exercise of the powers conferred by clause under sub-section (2) of Section 15 of Telangana Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of Sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of (15) 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 the said period will be considered by the Government of Telangana. Objections or Suggestions should be addressed to Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad / DT&CP, Hyderabad.

DRAFT VARIATION

The site in Sy.No.798/A, to an extent of 8117.82 Sq.m., situated at Jangaon Shivar, Mancherla Road, Ramagundam Town, Ramagundam Municipal Corp., Peddapalli District the boundaries of which are as shown in the schedule here and which is earmarked as Vacant Land Use in the General Town Planning Scheme of Ramagundam Town sanctioned vide G.O.Ms.No. 199 M.A., 11-05-2001, is now proposed to be designated as Residential land use by variation of Change of Land Use in the revised part proposed land use map in GTP No.11/2022/W is available in the Ramagundam town subject to the following conditions that:

1. The applicant shall pay the Development & Conversion Charges for the site under reference as per issued in G.O.Ms.No.226 MA&UD (I1) Department, dt.30-08-2016.
2. The Applicant shall not commence construction work without obtaining prior approval from the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Others Land.
 EAST : Open Plot.
 SOUTH : Existing 40'-0" Wide Road & Open Plot.
 WEST : Existing 100'-0" (30.00 m) Wide Road & others Land.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO COMMERCIAL USE ZONE IN NAGARAM (V), KEESARA (M), NAGARAM MUNICIPALITY FOR ESTABLISHMENT OF INTEGRATED VEG & NON-VEG MARKET.

[Memo No. 16706/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 8th April, 2022.]

The following draft variation to the land use envisaged in the notified Master Plan -2021 vide in G.O.Ms.No.288, MA&UD Department, 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 - 500 022.

DRAFT VARIATION

The site in Sy.No 206/1/1 of Nagaram(V), Keesara (M), Nagaram Municipality to an extent of Ac.1-19 Gts which is presently earmarked for Conservation Use Zone in the notified Master Plan -2021 vide in G.O.Ms.No.288, MA&UD Department, dt:03.04.2008, is now proposed to be designated as Commercial use zone for establishment of Integrated Veg & Non-Veg market.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI-URBAN USE TO RESIDENTIAL USE ZONE IN MOKILA (V), SHANKARPALLE (M), RANGA REDDY DISTRICT.

[Memo No. 10574/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.17, 18, 19, 20, 21, 22 & 27 of Mokila (V), Shankarpalle (M), Ranga Reddy District to an extent of 165921 Sq Mts (Ac. 40.98), which is presently earmarked as Peri-urban use as per the notified Master Plan (MDP) - 2031 notified by the Government 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:**

- a) The applicant shall pay the Development charges / conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.
- b) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- c) If local body / GHMC desires to acquire land area for the circulation network, then applicant has to handover required land / plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- d) The applicant shall comply all the conditions laid down in the G.O.Ms.No:168, dt: 07.04.2012 and in the G.O.Ms.No.363 dt:28-08-2010.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU 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 that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- i) The CLU orders 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 Change of land Use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- m) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : 30 mts wide BT road and proposed 45 mtrs road in Sy.No.31/P of Mokila (v)
South : Vacant land in Sy.No.16 of Mokila (v)
East : Vacant land in Sy.No.31, 33, 34 & 10 of Mokila (v)
West : Vacant land in Sy.No.23, 25 & 26 of Mokila (v)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM INDUSTRIAL/ MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN BACHUPALLY (V), NIZAMPET MUNICIPAL CORPORATION.

[Memo No. 1097/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 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 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.344/P of Bachupally (V), Nizampet Municipal Corporation to an extent of 7568.3 Sq Mtrs, which is presently earmarked for Industrial / Manufacturing use in the notified Master Plan approved vide G.O.Ms.No:288 MA, dt:03.04.2008, 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.
- p) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

North	: Open plot and existing industry.
South	: Road 25 ft to 40 ft uneven in length.
East	: Existing 45 mts BT Road which is proposed to 60 mtrs wide road
West	: Existing building

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN GUNDLA POCHAMPALLY (V), MEDCHAL (M) & MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 10065/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)), 23rd April, 2022.]

The following draft variation to the land use envisaged in the notified ZDP for Yamjal 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, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No:718/Part of Gundla Pochampally (V) Medchal (M) & Medchal-Malkajgiri Dist., to an extent of Ac.02-03 Gts., or 8498.36 Sq mts, which is presently earmarked as Conservation use zone as per notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, 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

- East : Neighbours land in Sy.No.719 and 40ft road connecting to existing layout.
- West : Vacant land in Sy No. 718 of Gundla Pochampally (V)
- North : Vacant land in sy no 718 of Gundla Pochampally (V)
- South : Vacant land in sy no 717 of Gundla Pochampally (V)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE AND CONSERVATION USE TO RESIDENTIAL USE ZONE IN KANDUKUR VILLAGE AND MANDAL, R.R. DISTRICT.

[Memo No. 3731/Plg.I(1)/2020, 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.No. 880/Part, 888/ Part, 900, 901, 902/ Part, 889, 893, 894, 895 of Kandukur Village and Mandal, R.R Dist., to an extent of 180888.56 sq.mts (Ac. 44.68) which is presently earmarked as Public & Semi public use and Conservation use zone 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:

- (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 of 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 land and Nala.
 South : Vacant land, Nala and compound wall of manufacturing unit.
 East : Vacant land and ZP 40 feet Road .
 West : Existing 30 mtrs road (Proposed 60 mtrs road).

ARVIND KUMAR,

Special Chief Secretary to Government.