



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 115]

HYDERABAD, WEDNESDAY, MAY 25, 2022.

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 PERI URBAN USE TO RESIDENTIAL USE IN SY. No. 39/P OF INOLE (V), PATANCHERUVU (M), SANGAREDDY DISTRICT.

**[Memo No.5865/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
10th May, 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. 39/P of Inole (V), Patancheruvu (M), Sanga Reddy District to an extent of Ac. 75.12 Gts. (i.e., Net area Excluding 3 Gts. affected in FTL..) which is presently earmarked as Peri Urban use in the 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 leave Ac. 1-18 Gts. towards Buffer to FTL and NALA as per NOC given by Revenue/ Irrigation Departments.
2. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders..

3. If the development charges are not paid within the 30 days the orders of Change of Land Use will be withdrawn without any further notice.
4. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
5. The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. The owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. 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.
8. 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.
9. 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.
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 Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
13. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- North** : Village boundary of Pedda Kanjerla.
- South** : 45 m Wide Master Plan Road.
- East** : 29 part of Peri-Urban Use Zone.
- West** : 24 m wide Road.

DRAFT VARIATION TO THE PROPOSAL OF NEW LINK ROADS IN GHMC/HMDA AREA AS MASTER PLAN ROADS.

***[Memo No.4553/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
18th May, 2022.]***

As a part of improvement of road network and connectivity in GHMC/HMDA area, the Commissioner, GHMC/MC, HMDA have proposed certain new link roads and requested the Government to notify the same in the Master Plan as Master Plan Roads.

And whereas, Government after careful examination of the matter have considered the proposal of GHMC/HMDA and proposed to notify the same in the respective Master Plans approved by Government in G. O.Ms.No.363, dt: 21-08-2010, G.O.Ms.No.288, MA, dt: 03-04-2008 and G.O.Ms.No.538, MA&UD, dt: 29-10-2001 & G.O.Ms.No.33, MA, dated: 24-01-2013. Accordingly, hereby issue the following Draft Variation in exercise of power conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008) calling for objections / suggestions from the General Public on the proposed Master Plan roads.

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

It is proposed to notify the following (5) link roads as Master Plan roads in the respective Master Plans approved by government in G.O.Ms.No. 363, dt. 21-08-2010, G.O.Ms.No. 288, MA, dt: 03-04-2008 and G.O.Ms.No. 538, MA&UD, dt: 29-10-2001 & G.O.Ms.No.33, MA, dated: 24-01-2013.

Sl No.	Details of proposed road
1	New 100 feet (30 mtrs) wide link road from Botanical Garden to Kothaguda Main road via Safari Nagar proposed through Sy. Nos. 43, 72, 44, 61, 60, 58, 59, 75, 76, 216, 214/1, 13, 9, 8, 7, 6 of Khajaguda (V), Serilingampally (M), Ranga Reddy Dist.
2	New 80 feet (24 mtrs) wide link road from Khajaguda Main road to Urdu University via Oakridge School proposed through Sy. Nos. 2, 4, 5, 6, 7, 13, 25, 26, 27 of Kothaguda (V), Serilingampally (M), Ranga Reddy Dist.
3	New 100 feet (30 mtrs) wide link road connecting ORR service road with the existing road at Manchirevula (V), proposed through Sy. Nos. 515, 516, 517, 518, 12, 11, 10, 13, 14, 15, 7 of Manchirevula (V), Gandipet (M), Ranga Reddy Dist.
4	New 100 feet (30 mtrs) wide link road connecting Neopolis layout, Kokapet to Pipeline road Kokapet, proposed through Sy. Nos. 51, 55, 56, 54, 53, 66, 67, 68, 69, 13, 14, 15, 17, 21, 22, 18, 6, 3 & 4 of Kokapet (V), Gandipet (M), Ranga Reddy Dist.
5	New 100 feet (30 mtrs) wide link road connecting Narsapur main road with existing road at Sy. No. 688 of Dharmaram (v), Sangareddy District proposed through Sy. Nos. 518, 620, 622 to 628, 662, 667, 668, 670, 671, 672, 677 to 688 of Gummadidala (v) & (M), Sangareddy District.

ARVIND KUMAR,
Special Chief Secretary to Government.

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