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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE
ZONE IN KANDI(V), KANDI (M), SANGA REDDY DISTRICT.

**[Memo No. 13781/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
3rd June, 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.507/A2/1/1, 507/A2/2, 507/A2/1/2, 507/A2/3, 506/AA1, 506/AA2, 506/AA3 and 506/AA4 at Kandi (V), Kandi (M), Sanga Reddy District to an extent of 23775.28 sq.mts., which is presently earmarked as Peri-urban use as per 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 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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.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. 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.
8. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North	: Existing 200 feet (60mts) Bombay highway road.
South	: Existing vacant land.
East	: Vacant land.
West	: Draft approved layout (under development).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE TO RESIDENTIAL USE IN BANDARAVIRYAL VILLAGE, ABDULLAPURMET MANDAL, RANGAREDDY DISTRICT.

***[Memo No. 7730/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
3rd June, 2022.]***

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2031 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 Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy No: 293/10 A of Bandaraviryal Village, Abdullapurmet Mandal, Ranga Reddy District to an extent of 16752.61 Sq.Mts. (Ac. 4.14) which is presently earmarked for Peri Urban 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 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 : Open land in Sy.No.293/p of Bandaraviryal (V).

West : Udai Industries in Sy.No.293/p of Bandaraviryal (V).

North : 18 Mts. B.T road of Bandaraviryal (V) (Proposed 60'-00").

South : Open land in Sy.No.293/p of Bandaraviryal (V).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT BASHEERBAGH, HYDERABAD.

***[Memo No. 2229/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
3rd June, 2022.]***

The following draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of Erstwhile MCH area (HMDA core area) GHMC Circle No.IX (Old Circle No.III) vide G.O.Ms.No.363, MA, dt: 21.08.2010, 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 Property bearing Municipal Nos.5-9-48/9, 5-9-48/10, 5-9-48/12, 5-9-48/13, 5-9-48/14 and 5-9-48/14A, 5-9-48/5 in plot no.3, 5-9-48/6 assessed with new H.No.5-9-48/6/1 in plot no.4, 5-9-48/7 in plot no.5, situated at Basheerbagh, Hyderabad, to an extent of 1464.70sq.yds/1224.63Sq.mts., which is presently earmarked for Residential Use zone as per the notified Revised Development Plan (Master Plan) for Erstwhile MCH area (HMDA core area) GHMC Circle No. IX (Old Circle No. III) vide G.O.Ms.No.363, MA, dt :21-08-2010, is now proposed to be designated as Commercial Use zone, subject to payment of 3 times of Road Impact fee and also **subject to the following conditions :**

- (a) The applicant shall allow for usage of commercial activities as per G.O.Ms.No.766, dt : 18-10-2007 and G.O.Ms.No.363, MA, dt:21-08-2010 only.
- (b) 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.
- (c) 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.
- (d) The applicant shall handover the 18 mts. / 60 feet wide Master Plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- (e) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- (f) If local body 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.
- (g) 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:21.08.2010 and G.O.Ms.No.766, dt: 18.10.2007 and other applicable G.O's.
- (h) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- (i) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
- (j) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- (k) 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.
- (l) 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.
- (m) 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.
- (n) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- (o) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- (p) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- (q) The applicant shall follow the applicable Heritage building rules and regulations while undertaking the development. The development shall be regulated and controlled to ensure that it does not spoil the grandeur of Heritage building which are existing in the premises/ vicinity. The development of the building, Architectural and its facade should be in harmony with the existing Heritage buildings / Heritage zones.
- (r) Height of the building (at the time of issuing building permission by the GHMC) may be restricted as per Heritage rules and regulations, so as not to demolish or destroy the value and beauty of the existing Heritage buildings in the vicinity.
- (s) The applicant has to submit NOC from the Competent Authority Office of the Director, Department of Heritage Telangana, Gunfoundary, Hyderabad before issuance of final CLU orders.

SCHEDULE OF BOUNDARIES

- North :** Existing commercial shops and office space.
- South :** Institution of Lokayukta Telangana (notified heritage building).
- East :** Existing 100 ft wide B.T surface road (Basheer bagh flyover is existing in front of the site) same road is proposed as 100 feet/ 30mts., wide in the notified master plan.
- West :** Existing Residential buildings.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN BODUPAL VILLAGE, MEDIPALLY MANDAL, MEDCHAL-MALKAJGIRI DIST.

[Memo No. 10128/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 3rd June, 2022.]

The following draft variation to the land use envisaged in the Notified Master Plan for Keesara Zone issued 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 - 500 004.

DRAFT VARIATION

The site in Sy. No.215 of Bodupal Village, Medipally Mandal, Medchal-Malkajgiri Dist. to an extent of the 11418 Sq.Mtrs. which is presently earmarked as Manufacturing use as per the Notified Master Plan for Keesara Zone issued in G.O.Ms.No.288, MA&UD Department, dt. 03.04.2008, is now proposed to be designated as Residential use zone subject to compliance of G.O.Ms.No.106, MA, Dated:06.07.2020 and also **subject to the following conditions:**

1. The applicant shall pay the CLU 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.
10. The applicant shall comply with G. O. No. 106 regarding providing 100 feet approach to the site and shall pay additional charges as per G.O. 106 and payment of Road Impact Fee.

SCHEDULE OF BOUNDARIES

North	:	Neighbor's land in Sy.No. 215 of Bodduppall (V).
South	:	30 ft. wide road.
East	:	Residential buildings.
West	:	Neighbor's land in Sy.No. 215 of Bodduppall (V).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN LINGOJIGUDA (CHOUTUPPAL) VILLAGE, CHOUTUPPAL MUNICIPALITY MANDAL, YADADRI DISTRICT.

[Memo No. 2392/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 3rd June, 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.321 Part of Lingojiguda (Choutuppall) Village, Choutuppall Municipality Mandal, Yadadri District to an extent of 6071.66 Mts., (1.50 Acres) which is presently earmarked as Manufacturing use as per 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, **subject to the following conditions:**

1. The applicant shall pay the CLU 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 : Vacant land in Sy. No. 321 of Lingoijiguda (Choutuppal) (V).

South : Vacant land in Sy. No. 321 of Lingoijiguda (Choutuppal) (V).

East : Existing 66 ft. BT road.

West : Vacant land in Sy. No. 321 of Lingoijiguda (Choutuppal) (V).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE ZONE TO MULTIPURPOSE USE ZONE THE SITE COVERED IN ANNOJIGUDA- ORRGC VILLAGE, GHATKESAR-ORRGC MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 3631/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 3rd June, 2022.]

The following draft variation to the land use envisaged in the notified Master Plan of erstwhile HUDA-2021 of Ghatkesar Zone Segment vide G.O.No.288, MA & UD dt.03.04.2018, 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. 2/A of Annojiguda-ORRGC Village, Ghatkesar-ORRGC Mandal, Medchal-Malkajgiri District to an extent of 9199.36 Sq. mtrs., which is presently earmarked as Industrial / Manufacturing use as per the notified Master Plan of erstwhile HUDA-2021 of Ghatkesar Zone Segment vide G.O.No.288, MA & UD dt.03.04.2018 is now proposed to be designated as Multipurpose 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

- North : Open land in Sy.No. 2/P of Annojiguda (V).
- South : 60 Mts., wide BT road National Highway (Warangal).
- East : Tata Service Centre in Sy. No. 2 (Part) of Annojiguda (V).
- West : Open land in Sy.No. 2/P of Annojiguda (V).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL USE / OPEN SPACE USE TO CONSERVATION USE ZONE IN LAKDARAM (V), PATANCHERUVU (M), SANGA REDDY DISTRICT.

[Memo No. 14032/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 3rd June, 2022.]

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2031 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. No.738/1 of Lakdaram (V), Patancheruvu (M), Sanga Reddy District to an extent of Ac. 9.83, which is presently earmarked for Recreational Use/Open Space 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 Conservation use zone for quarry purpose, **subject to the following conditions:**

- a) 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.
- 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 with the conditions laid down in the G.O.Ms.No.168, dt. 07.04.2012.

- d) The applicant shall obtain prior permission from HMDA 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) CLU 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 Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) 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.
- j) Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.

SCHEDULE OF BOUNDARIES

- East** : Existing Quarries in Part of Sy.No.738/1of Lakdaram (V).
- West** : Existing Quarries in Part of Sy.No.738/1of Lakdaram (V).
- North** : Existing Quarries in Part of Sy.No.738/1of Lakdaram (V).
- South** : 12m wide Road & Part of 738/1 of Lakdaram (V).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN LALGADIMALAKPET (V), SHAMIRPET (M), MEDCHAL - MALKAJGIRI DISTRICT.

***[Memo No. 2972/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
3rd June, 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. 615, 616 & 617/Part situated at Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 14163.99 Sq.mts., which is presently earmarked as Conservation 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 compliance of G.O.Ms.No.106, MA, Dated: 06.07.2020 and also **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

North : Vacant land in Sy. Nos. 618 & 613 of Lalgadimalakpet (V).

South : 40 feet wide road.

East : Residential houses in Sy. No.614 of Lalgadimalakpet (V).

West : Vacant land in Sy. Nos.617/p & 619 of Lalgadimalakpet (V).

ARVIND KUMAR,
Special Chief Secretary to Government.

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