



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

No. 129]

HYDERABAD, MONDAY, JUNE 6, 2022.

NOTIFICATIONS BY GOVERNMENT

—x—

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

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

**[Memo No. 5863/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
24th May, 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 of Lakdaram (V), Patancheruvu (M), Sanga Reddy District to an extent of 37,367.17 Sq. Mtrs (9.23 Acres), which is presently earmarked for Residential use zone in the Notified Metropolitan Development Plan - 2031 vide G.O.Ms.No.33, MA&UD, dt:24.01.2013 is now proposed to be designated as Conservation use zone subject to compliance of G.O.106, MA, dt: 6.7.2020 and also **subject to the following conditions:**

- 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.
- 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.
- 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: 7.04.2012.
- j) The applicant has to full fill any other conditions as may be imposed by the competent authority.
- k) 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 : Vacant land in Part of Sy.No.738/1of Lakdaram (V).

West : Vacant land in Part of Sy.No.738/1ofLakdaram (V).

North : Vacant land in Part of Sy.No.738/1 of Lakdaram (V).

South : 12m wide Road & Vacant land in Part of 738/1 of Lakdaram (V).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO COMMERCIAL USE ZONE
IN KHAJAGUDA (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT.

***[Memo No. 3510/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
2nd June, 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 Sy.No.18/P of Khajaguda (V), Serilingampally (M), Ranga Reddy District to total extent of 14301.31 Sq.mtrs. and net site area of 10233.30 Sq.mtrs, which is presently earmarked for Open Space 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 the conditions mentioned below:**

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 handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
3. The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, Dt: 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 the whole responsible for that.
6. 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.

7. CLU shall not be used as proof of any title of the land.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. 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.
10. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
11. The applicant shall follow the conditions stipulated in the NOC's issued by the Joint Collector & Irrigation Department.

SCHEDULE OF BOUNDARIES

NORTH : Existing 150 feet wide BT road.

SOUTH : Bageerathamma Cheruvu and open land.

EAST : Open land.

WEST : Existing Nursey.

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

***[Memo No. 4922/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 -2021 vide G.O.Ms.No.288, MA &UD, 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.Nos.18P,19P of Gundla Pochampally (V), Medchal (M), Medchal- Malkajgiri District to extent of 29744.42 Sqm. (7.35 Acres), which is presently earmarked for Conservation Use Zone in the notified Master Plan -2021 approved vide G.O.Ms.No.288, MA &UD, 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

North : Existing Godown in Sy.Nos. 18(P), 19(P) of Gundlapochampally (V).

South : Existing Godown in Sy.Nos. 18(P), 19(P) of Gundlapochampally (V).

East : Existing Godown in Sy.Nos. 18(P), 19(P) of Gundlapochampally (V).

West : 30m Master Plan Road and Sy. No.18(P) of Gundlapochampally (V).

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

***[Memo No. 2420/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 -2021 vide G.O.Ms.No.288, MA &UD, 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.687/P situated in Gundlapochampally (V), Medchal (M), Medchal-Malkajigiri District to an extent of 4046.86Sq.mtrs. which is presently earmarked for Conservation Use Zone in the notified Master Plan -2021 approved vide G.O.Ms.No.288, MA &UD, dt:03.04.2008, is now proposed to be designated as Residential use zone, subject to compliance of G.O.Ms. No.106, MA, Dt: 06.07.2020 and also **subject to the conditions mentioned below:**

- 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	: 40'-00" wide approach road.
South	: Vacant land.
East	: HMDA approved Layout.
West	: Existing Godown.

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

***[Memo No. 6119/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 (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.

G-151/2.

DRAFT VARIATION

The site in Sy.Nos.505/p, 506/p, 508/p, 532/p, 507, 509, 510 and 511 of Kolthur (V), Shamirpet (M), Medchal - Malkajgiri Dist., to an extent of 26192.93 Sq.Mtrs 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 **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. The applicant shall handover the area affected under proposed 40 ft wide road to Local authority at free of cost through registered Gift Deed before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
6. 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.
7. CLU shall not be used as proof of any title of the Land.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. 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.
10. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
11. To demolish the existing old sheds and old building before undertaking any development on the site under reference.
12. 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.
13. The applicant shall leave 9 mtrs. buffer zone falling in FTL /buffer as per G.O.Ms.No.168, dated: 07.04.2012.

SCHEDULE OF BOUNDARIES

North	: 6 mts. C.C Carriageway Road.
South	: Vacant Land in Part of Sy.Nos.508 & 509 of Kolthur (V).
East	: Vacant Land in Part of Sy.No.510 of Kolthur (V).
West	: Vacant Land in Part of Sy.Nos.506 & 511 of Kolthur (V).

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC ZONE TO RESIDENTIAL
USE ZONE SITUATED AT PET BASHEERBAD (V), QUTHBULLAPUR (M).**

***[Memo No. 8053/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 of Kukatpally Zone Segment of erstwhile HUDA-2021(HMDA) vide 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.93/P situated at Pet Basheerbad (V), Quthbullapur (M), to an extent of 6,181.19 Sq.mtrs. which is presently earmarked as Public and semi Public use as per the notified Master plan of Kukatpally Zone Segment of erstwhile HUDA- 2021 (HMDA) vide G.O.Ms.No.288, MA & UD Department, dt:03.04.2008, is now proposed to be designated as Residential Use zone, **subject to the following conditions:**

- a) The applicant shall pay the Development/conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occur regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects a ULC aspects if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- 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.

SCHEDULE OF BOUNDARIES

North	: Vacant Land.
South	: Neighbours land.
East	: 40 ft wide road.
West	: Existing building in Sy.No.46 of Jeedimetla Village.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE ZONE TO COMMERCIAL ZONE IN KATEDAN (V), RAJENDRANAGAR (M) RANGAREDDY DISTRICT.

***[Memo No. 6686/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 of erstwhile HMDA area vide G.O.Ms.No.288, MA &UD, dt:03.04.2008 (Shamshabad Zone Segment), 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. 74, 74/A, 74/A/1, 74/A2, 75/A, 75/A/1 & 81/A of Katedan (V), Rajendranagar (M), Ranga Reddy Dist, to an extent of 5374 Sq.yds, or 4493.2 Sq.mts, which is presently earmarked for open Space Use Zone in the notified Master Plan of erstwhile HMDA area vide G.O.Ms.No.288, MA &UD, dt:03.04.2008 (Shamshabad Zone Segment), is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall pay the Development/conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occur regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- 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 handed over the area affected under proposed Master Plan road area to the local body with free of cost.

SCHEDULE OF BOUNDARIES

North	: Sy.No.74(P) of Katedhan (V).
South	: Existing 150 feet wide Inner Ring road (proposed 200 feet wide Master Plan road)
East	: 18 feet road and Sy.No. 74 (P) of Katedhan (V).
West	: Sy.No.74 (P) of Katedhan (V).

ARVIND KUMAR,
Special Chief Secretary to Government.

—X—