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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO MANUFACTURING USE ZONE OF LAND IN DANDU MALKAPUR (V), CHOUTUPPAL (M), YADADRI-BHONGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No.103, Municipal Administration & Urban Development (Plg.I(1)), 20th June, 2022.]

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), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.765(P) of Dandu Malkapur (V), Choutuppall (M), Yadadri- Bhongiri District to an extent of Ac.82-39.63, which is presently earmarked for Residential use zone in the notified MDP-2031 vide G.O.Ms.No.33, MA, dt. 24.01.2013, is now designated as manufacturing use zone, **subject to the following conditions:**

- a) The TIF integrated industrial parks Pvt. Ltd. shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33, MA, dt.24-01-2013.
- b) The TIF integrated industrial parks Pvt. Ltd. shall obtain prior permission from competent authority before undertaking any development on the site under reference.
- c) The TIF Integrated Industrial Parks Pvt. Ltd. is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any discrepancy occurs, the change of land use orders will be withdrawn without any notice.
- d) The TIF Integrated Industrial Parks Pvt. Ltd. shall submit land allotment orders from the government before issue of CLU G.O.
- e) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

- f) The TIF Integrated Industrial Parks Pvt. Ltd. shall also maintain all the proposed master plan roads as notified in MDP-2031 within the site.
- g) CLU shall not be used as proof of any title of the land.
- 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) Natural position of NALA's if any shall be maintained on ground.
- j) The TIF Integrated Industrial Parks Pvt. Ltd. has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.

SCHEDULE OF BOUNDARIES

North : Sy. No.765/P, Proposed 45mts. wide road.

South : Sy. No.712, Proposed 90 mts. wide RRR, Sy.No.707 of Dandumalkapur (V).

East : Sy. No.765/P, Proposed 90 mts. RRR.

West : Sy. No.765/P, Proposed 45mts. wide road, Sy.Nos.714, 713, 712, 708 of Dandumalkapur(V).

VARIATION TO THE DESIGNATION OF EXISTING 60 Mtrs. ROAD TO 90 Mtrs. FOR PROPOSED FLYOVER AT UPPAL JUNCTION INNER RING ROAD IN THE MASTER PLAN - CONFIRMATION.

[G.O.Ms.No.104, Municipal Administration & Urban Development (Plg.I(1)), 22nd June, 2022.]

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), the Government hereby makes the following variation to the road network envisaged in the Notified Master Plan for Changicherla zone Segment, issued vide G.O.Ms.No.363, MA & UD, dated: 21.08.2010, as required by sub-section (1) of the said section.

VARIATION

Existing 60 Mtrs. Master Plan road passing through Sy.Nos. 727/2, 727/1, 644, 645, 648 & 649, 643, 640, 639, 638, 632 & 633 of Uppal Kalan Village, Uppal Mandal, which is earmarked in the Notified Master Plan for Changicherla zone Segment, issued vide G.O.Ms.No.363, MA & UD, dated: 21.08.2010 is now designed as 90 Mtrs. road for construction of flyover at Uppal Junction inner ring road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL/MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN BHUVANAGIRI (V) & (M), YADADRI-BHUVANAGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.105, Municipal Administration & Urban Development (Plg.I(1)), 23rd June, 2022.]

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), the Government hereby makes the following variation to the land use envisaged in the Revised Development Plan (Master Plan) of MDP-2031 issued vide G.O. Ms. No. 33, MA & UD, Dept., dt. 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 861/E of Bhuvanagiri Village and Mandal, Yadadri-Bhuvanagiri District to an extent of 30557.42 Sq.mtrs., which is presently earmarked as Industrial/Manufacturing use zone in the Revised Development Plan (Master Plan) of MDP-2031 which was approved by Government vide G.O.Ms. No. 33, MA & UD Dept., dt. 24.01.2013, is now designated as Residential use zone, subject to compliance of G.O.Ms.No.106, MA,dt. 6.7.2020 and also **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

- c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- d) 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.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) 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.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall submit Nala conversion at the time of developments in the proposed site.
- n) The applicant shall handover road affected area to local body at the time of developments in the proposed site.
- o) The applicant shall show the 18m wide road towards northern side as per the Ground position at the time of developments.

SCHEDULE OF BOUNDARIES

East : Neighbours land in Sy.No.862

West : 30 feet road in Sy.No.861/P (proposed 60 feet road)

North : 60 feet road in Sy.No.861/P

South : Existing 50 feet BT road in Sy.No.860/2 (Proposed 60 feet road) and developed industries.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM T-5 BUS DEPOTS, PASSENGER / FREIGHT TERMINALS USE TO MANUFACTURING USE IN THIMMAPUR (V), KOTHUR (M), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No.106, Municipal Administration & Urban Development (Plg.I(1)), 23rd June, 2022.]

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), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.126/A & 126/E of Thimmapur (V), Kothur (M), Rangareddy District to an extent of 10855.64 Sq. Mtrs. which is presently earmarked for Traffic and transportation use zone (T-5) sub category Bus Depots, Passenger / Freight Terminals in the Notified MDP-2031, vide G.O.Ms.No.33, MA, dt. 24-01-2013, is now designated as manufacturing use zone for setting up unit for Bakery Products under Orange Category, **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP shall established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.

- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33, MA, dt.24-01-2013.
- c) The applicant shall handover the road affected to an extent 9614.14 Sq. Mts. plan to the local body through registered gift deed.
- d) The applicant has to maintain 3.00 Mtrs. wide buffer strip towards T-5 Bus Depots, Passenger / Freight Terminals to segregate land uses between T-5 Bus Depots, Passenger / Freight Terminals and manufacturing use zone.
- e) The applicant shall form the 40 feet wide BT road before release of building plans from HMDA.
- f) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) 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.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) 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.
- l) The change of land use is processed, subject to outcome of court cases.

SCHEDULE OF BOUNDARIES

- North :** Existing 12 Mts. wide road (proposed to be 30 mtrs. wide road)
- South :** Traffic and Transportation use zone (T5) in Sy.No.126 (P) of Thimmapur (V)
- East :** Traffic and Transportation use zone (T5) in Sy.No.126 (P) of Thimmapur (V)
- West :** Traffic and Transportation use zone (T5) in Sy.No.126 (P) of Thimmapur (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO MANUFACTURING USE IN YELLAMPET (V), MEDCHAL (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.107, Municipal Administration & Urban Development (Plg.I(1)), 24th June, 2022.]

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), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. Nos. 179/C, 180/B of Yellampet (V), Medchal (M), Medchal-Malkajgiri District to an extent of 20234.30 Sq.mts., which is presently earmarked for Residential use zone in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA, dt. 24-01-2013, is now designated as manufacturing use zone for setting up unit of Elastic rail clips tension clamps under Orange category **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33, MA, dt.24-01-2013 and their subsequent amendments.
- c) The applicant has to leave 3.00 Mtrs. wide buffer strip towards designated residential use zone land use in order to segregate Industrial activity from the Residential use zone activity.
- d) The applicant shall maintain the road of 30.00 mts. up to the site as per G.O.Ms.No.106.
- e) The applicant shall hand over the 12.00 Mts. wide approach road area from main road (NH-44) upto the proposed site to local authority at free of cost to avoid any future complications.

- f) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) 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.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) Consideration for CLU doesn't confer any title over the land.
- 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 shall handover the road affected portion as per G.O.Ms.No.106, MA, dt. 06.07.2020 to local body by way of registered gift deed.

SCHEDULE OF BOUNDARIES

North : Sy.Nos. 179 (P), 180 (P) of Yellampet (V).

South : Sy. Nos. 179 (P), 180 (P) of Yellampet (V).

East : Sy. Nos. 176 (P), 181 (P) of Yellampet (V) & 12.00 mts. approach road as Memorandum of Understanding to Grant RIGHT OF WAY/ ACCESS(MOU) to be handed over to the local body at free of cost to avoid any future complications.

West : Sy. Nos. 179 (P) of Yellampet (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL/MANUFACTURING USE TO RESIDENTIAL USE ZONE IN SARDARNAGAR VILLAGE, MAHESHWARAM MANDAL, RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.109, Municipal Administration & Urban Development (Plg.I(1)), 29th June, 2022.]

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), the Government hereby makes the following variation to the land use envisaged in the Notified Hyderabad Airport Development Area (HADA) Master Plan issued vide G.O.Ms.No. 287, MA & UD, Dated: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.1/part of Sardarnagar (V), Maheshwaram Mandal, Rangareddy Dist., to an extent of Ac.22-01 Gts. which is presently earmarked for Industrial/Manufacturing use zone in the notified Hyderabad Airport Development Area (HADA) Master Plan issued vide G.O.Ms. No. 287, MA & UD, Dated: 03.04.2008 is now designated as Residential Use Zone subject to compliance of G.O.Ms.No. 106, MA, Dt. 06.07.2020 and **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- d) 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.
- e) 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.
- f) 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.

- g) 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.
- h) 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.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) 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.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- EAST** : Neighbor's open land in Sy.No. 4 of Sardarnagar (V).
- WEST** : Neighbor's open land in Sy.No. 1 of Sardarnagar (V).
- NORTH** : Approved layout & Neighbor's open land in Sy.No.3 of Sardarnagar (V).
- SOUTH** : 6.10 m. Wide Road (proposed for 45 mtrs. wide road).

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

[G.O.Ms.No.110, Municipal Administration & Urban Development (Plg.I(1)), 29th June, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Ac., 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified MDP -2031 vide G.O.Ms.No.33, MA & UD, dt. 24.01.2013, as required by sub-section (1), of the said section.

VARIATION

The site in Sy. No. 59/P of Thurkapalle (V), Shamirpet (M), Medhcal-Malkajgiri District to an extent of 10388.64 sq.mts., which is presently earmarked for Conservation use in the notified MDP -2031 vide G.O.Ms.No.33, MA & UD, dt. 24.01.2013, is now designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. 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.
5. 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.
6. 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.

7. The change of land use shall not be used as the proof of any title of the land.
8. 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.
9. The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. Subject to compliance of G.O.Ms.No.106, MA, Dt. 6.7.2020.

SCHEDULE OF BOUNDARIES

NORTH : Existing 15 feet wide road connected to 30 feet layout road approved in the No. 043085/MED/LT/U6/HMDA/16022021.

SOUTH : 30' wide road which is connecting to 40 feet road.

EAST : 15 feet wide road.

WEST : Existing draft layout vide file No. 043085/MED/LT/U6/ HMDA/16022021.

ARVIND KUMAR,
Special Chief Secretary to Government.

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