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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE AND BUFFER USE ZONE TO COMMERCIAL USE ZONE SITUATED AT ANNOJIGUDA (V), GHATKESAR MANDAL & RANGA REDDY DISTRICT.

*[Memo No.2173/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
21st June, 2022.]*

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2021 approved 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.96/UU situated at Annojiguda (V), Ghatkesar Mandal & Ranga Reddy Dist., to an extent of 1998.78Sq.mtrs. (net area to an extent of 1556.45 Sq.mts.,) which is presently earmarked for Manufacturing Use zone and Buffer use zone in the Notified Metropolitan Development Plan - 2021 approved vide G.O.Ms.No.288, MA & UD dt:03.04.2008 is now proposed to be designated as Commercial 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- c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.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 1 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) applicant is informed to handover the road affected area to an extent of 442.33 Sq. Mts. under 60.00 Mts.wide proposed master plan road to the concerned local body through Registered Gift Deed while approaching for any kind of permission.
- q) Applicant is informed to submit the NALA Conversion proceedings from the concerned Department at the time of seeking permission.

SCHEDULE OF BOUNDARIES

East	:	100 feet wide BT road and proposed 200ft wide master plan road (Hyderabad to Warangal National Highway).
West	:	30 ft wide Kutchha road.
North	:	Open Land in Sy.No.96/P of Annojiguda(V)
South	:	Open Land & Royal kuteer township in Sy.No.96/P of Annojiguda(V)

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

*[Memo No. 4399/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
21st 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.214/B/1, 215/B/1, 215/A/3, 214/B/2, 215/B/2, 215/A/4, 213/A, 213/B, 214/C, 215/F, 215/A, 216/A, 216/A/2, 215/C, 212/A/4, 212/B/4, 215/PART, 212/A/4, 212/A & B PART, 214 PART of Kandlakoya (V), Medchal (M), Medchal - Malkajgiri Dist., to an extent of 166038.78 Sqmtrs., which is presently earmarked as Conservation use zone 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 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 : 30.0m wide BT road
South : 12mts wide road and Village boundary of Gundla Pochamapilly
East : 30.0m wide BT road
West : Village boundary of Gowdevelly

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RECREATION / OPEN SPACE USE ZONE TO COMMERCIAL USE ZONE IN GHATKESAR (V&M), MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No.12213/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 21st 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.231 Part of Ghatkesar (V&M), Medchal-Malkajgiri District to an extent of 18105.33 Sq mtrs which is presently earmarked as Recreation / Open space 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 Commercial 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 IIMDA before undertaking any development in the site tender 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 Authority, /Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be sired 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.231 part of Ghatkesar (V&M).
 South : Neighbours land in Sy.No.231 part of Ghatkesar (V&M).
 East : Existing 30 Mts wide BT approach road.
 West : Open land part and 30 feet road part in Sy.No.232 of Ghatkesar (V&M).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN BACHUPALLY VILLAGE & MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

*[Memo No.1658/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
 21st June, 2022.]*

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2021 approved 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.479 & 481 of Bachupally Village & Mandal, Medchal-Malkajgiri District to an extent of 3996.23 Sq Mts.,/Ac 0-39 Gts, which is presently earmarked for Manufacturing Use zone in the Notified Metropolitan Development 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 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, 1978.
- 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

East : Existing 30 feet wide C.C road
 West : Neighbour's land in Sy Nos 479, 481 of Bachupally (V)
 North : Vacant land in Sy.No. 474 of Bachupally (V)
 South : Vacant land in Sy.No.480 of Bachupally (V)

DRAFT VARIATION TO THE DT & CP FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO COMMERCIAL USE SITUATED AT MIRYALGUDA.

*[Memo No.14175/Plg.II/2021, Municipal Administration & Urban Development (Plg.II),
 24th June, 2022.]*

The following draft variation to the Miryalguda General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.576 M.A., Dated:26.05.1987 and Published at page of part., of Telangana Gazette and 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 six weeks from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may receive 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.738/A of Miryalguda town to an extent of 8498.35 Sq.m., the boundaries of which are as shown in the schedule here and which is earmarked for Industrial use Zone in the General Town Planning Scheme (Master Plan) of Miryalguda sanctioned in G.O.Ms.No.576 M.A., Dt:26.05.1987, is now proposed to be designated for Commercial use by variation of Change of Land Use and in the revised part proposed land use map in G.T.P. No.02/2022/H available in the Miryalguda subject to the following conditions that:

1. The applicant shall pay Development charges as per Go.Ms.No.226. Dt.30.08.2016 in favor of Commissioner Miryalguda Municipality.
2. The applicant shall take prior approval from the competent authority before commencing the developmental work.

SCHEDULE OF BOUNDARIES

NORTH:	Vacant land.
EAST :	Vacant land.
SOUTH:	Vacant land.
WEST :	150'-0" wide Existing road.

DRAFT VARIATION TO THE HMDA FOR MASTER PLAN ROAD PASSING THROUGH AT CHANDANAGAR (V), SERILINGAMPALLY (M), RR DISTRICT.

*[Memo No.7703/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)),
25th June, 2022.]*

The following draft variation to the land use envisaged in the notified MDP - 2021 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 - 500 022.

DRAFT VARIATION

Existing road passing through sy.No.320/1 & 319 of at Chandanagar (V), Serilingampally (M), RR District which is proposed as 150 feet wide Master Plan road in the notified MDP - 2021 approved vide G.O.Ms.No.288, MA dt:03.04.2008 is now proposed to be designated as 60 feet road, subject to following condition.

- a. Wherever the existing road width is more than 60 feet same width shall be retained and there will be no reduction of road width at those places.
- b. The applicant shall pay the proportionate Development/Conversion Charges to HMDA at the time of Building Permission.
- c. The above modification to Master Plan shall not be used as proof of any title of the Land.
- d. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- e. The above modification does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

ARVIND KUMAR,
Special Chief Secretary to Government.