



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

No. 188]

HYDERABAD, SATURDAY, AUGUST 27, 2022.

NOTIFICATIONS BY GOVERNMENT

— x —

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(PLG.I (1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION USE ZONE TO RESIDENTIAL USE IN CHEERIYAL VILLAGE, KANDI MANDAL, SANGAREDDY DISTRICT.

***[Memo No. 6758/Plg.I (1)/2018, Municipal Administration & Urban Development (Plg.I (1)),
6th August, 2022.]***

The following draft variation to the land use envisaged in the notified MDP-2031, of Sangareddy zone Segment 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 - 500 004.

DRAFT VARIATION

The site in Sy. No's. 260/A1, 260/AA, 261/AAA, 261/AA3, 262/AAA, 267/1, 267/A1/1, 267/AA1, 267/E1, 267/EE/1, 267 EE11, 267 EE 6/1, of Cheeriyal Village, Kandi Mandal, Sangareddy District to an extent of 117358.90 Sq.mts., which is presently earmarked as Agricultural / Conservation use as per notified MDP-2031, of Sangareddy zone segment vide G.O.Ms.No. 33, MA&UD, dt: 24-01-2013, is now proposed to be designated as Residential use, **subject to the following conditions:**

- The applicant shall pay the Development Charges to HMDA as per rules in force, before issue of final orders.
- 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- c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.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 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 comply the conditions mentioned in G.O.Ms.No. 168, MA & UD, dt: 07-04-2012 with respect to HT line passing through the site u/r.

SCHEDULE OF BOUNDARIES

NORTH : Vacant land.
SOUTH : Vacant land.
EAST : 30 mts. wide BT road.
WEST : Vacant land.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE USE TO RESIDENTIAL USE IN JEEDIMETLA VILLAGE, QUTHBULLAPUR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 3028/Plg.I (1)/2022, Municipal Administration & Urban Development (PLGI (1)), 8th August, 2022.]

The following draft variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No. 288 MA, dt: 03-04-2008 MDP-2031, of Sangareddy zone segment 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 - 500 022.

DRAFT VARIATION

The site in Sy. No. 13 of Jeedimetla village, Quthbullapur Mandal, Medchal-Malkajgiri District to an extent of 890.34 Sq.mts. (1064.83 sq.yds.), which is presently earmarked as Open space use as per notified Erstwhile HUDA Area of Kukatpally segment Master Plan issued vide G.O.Ms.No. 288, MA, dt: 03-04-2008, is now proposed to be designated as Residential use, **subject to the following conditions:**

1. The applicant shall pay the Development / Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc. and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, 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 whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other condition 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. The applicant shall follow the court order in Writ Petition No. 37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No. 168, dt: 07-04-2012.

SCHEDULE OF BOUNDARIES

EAST	:	Vacant land in Sy.No. 13/P of Jeedimetla (V).
WEST	:	Vacant land in Sy.No. 13/P of Jeedimetla (V).
NORTH	:	30 feet wide road & Partly vacant land in Sy.No. 13/P of Jeedimetla (V).
SOUTH	:	Existing 34 feet wide CC road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE TO RESIDENTIAL USE IN MALKAJGIRI (VILLAGE & MANDAL), MEDCHAL-MALKAJGIRI DISTRICT.

***[Memo No. 8750/Plg.I (1)/2022, Municipal Administration & Urban Development (Plg.I (1)),
8th August, 2022.]***

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Area Moula ali zone segment Master Plan issued 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

The site in Sy. No. 389/3 of Malkajgiri (Village & Mandal), Medchal-Malkajgiri District to an extent of 2215.26 Sq.mts. (2650 Sq.Yds.), which is presently earmarked as Public & Semi public use as per the notified Erstwhile HUDA Area Moula ali zone segment Master Plan issued vide G.O.Ms.No. 288, MA, dt: 03-04-2008, is now proposed to be designated as Residential use, **subject to the following conditions:**

1. The applicant shall pay the Development / Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc. and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, 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 whole responsible fore that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other condition 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. The applicant shall follow the court order in Writ Petition No. 37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No. 168, dt: 07-04-2012.

SCHEDULE OF BOUNDARIES

EAST	:	Vacant land in Sy.No. 389/P of Malkajgiri (V).
WEST	:	Partly vacant land of railways and partly residential Building in Sy.No. 389/P of Malkajgiri (V).
NORTH	:	30 '-0" feet wide WBM road.
SOUTH	:	Vacant plot of railway in Sy.No. 389/P of Malkajgiri (V).

DRAFT VARIATION TO THE HMDA FOR EARMARKING OF LAND USE AS "RESIDENTIAL USE" INSTEAD OF "FOREST USE" SITUATED OF PEDDA AMBERPET KALAN (V), ABDULLAPURMET (M), RANGA REDDY DISTRICT.

***[Memo No. 10076/Plg.I (1)/2021, Municipal Administration & Urban Development (Plg.I (1)),
8th August, 2022.]***

The following draft variation to the land use envisaged in the notified Master Plan (MDP) 2031 approved 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. 202 of Pedda Amberpet kalan (V), Abdullapurmet (M), Ranga Reddy District to an extent of Ac. 11, which is shown as 'Forest use' as per notified Master Plan (MDP) 2031 approved vide G.O.Ms.No. 33, MA, dt: 24-01-2013, is now proposed to be designated as Residential use as the Forest Range Officer, Hayathnagar has reported that the site is not a part of forest land, **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 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 HMDA before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
6. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and 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.

SCHEDULE OF BOUNDARIES

NORTH	: Neighbour's vacant land.
SOUTH	: Neighbour's vacant land.
EAST	: Neighbour's vacant land.
WEST	: Neighbour's vacant land.

DRAFT VARIATION TO THE HMDA FOR EARMARKING THE LAND USE AS "RESIDENTIAL USE" INSTEAD OF "FOREST USE" IN KONGARAKALAN VILLAGE, IBRAHIMPATNAM MANDAL, RANGA REDDY DISTRICT.

***[Memo No. 6278/Plg.I (1)/2022, Municipal Administration & Urban Development (Plg.I (1)),
8th August, 2022.]***

The following draft variation to the land use envisaged in the notified MDP- 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 - 500 004.

DRAFT VARIATION

The site in Sy. No's. 249/2 to 249/17 of Kongarakalan Village, Ibrahimpatnam Mandal, Ranga Reddy District to an extent of Ac. 70-24 Gts., which is shown as Forest use in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No. 33, MA, dt: 24-01-2013, is now proposed to be designated as Residential use as per the report of the District Collector, Ranga Reddy District letter dt: 25-09-2020 that the above site is Private / Patta Land, **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 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/HMDA before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
6. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and 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 condition 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.

SCHEDULE OF BOUNDARIES

NORTH	:	HMDA approved layout vide L.P. No. 20/L0/Plg/HMDA/16.
SOUTH	:	Village boundary of Yelimenedu (V) and Forest Land.
EAST	:	Existing 40 ft B.T. Road.
WEST	:	Forest boundary and neighbours land and also Madhireddy

ARVIND KUMAR,
Special Chief Secretary to Government.

-----X-----