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HYDERABAD, SATURDAY, AUGUST 27, 2022.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.II)

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

[G.O.Ms.No.131, Municipal Administration & Urban Development (Plg.II), 23rd July, 2022.]

In exercise of the powers conferred by under sub-section (4) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following 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 in exercise of the powers conferred as required by clause (b) of sub-section (2) of the said section.

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 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 condition:**

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.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT BACHUPALLY (V&M), MEDCHAL -MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.134, Municipal Administration & Urban Development (Plg.I(1)), 30th July, 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 Master Plan issued vide G.O.Ms.No:288 MA dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.407(P), 409(P), 410, 419, 420, 421 situated at Bachupally (V & M), Medchal-Malkajgiri District measuring an extent of net area 27416.57 Sq Mtrs after deduction area effected under Nala (i.e., Ac.0-02 Gts.), which is presently earmarked for Conservation use zone as per the notified Master Plan of HUDA - 2021 for Shambupur Zone Segment notified by the Government vide G.O.Ms.No:288 MA dt: 03.04.2008, is now designated as Residential use Zone, subject to the following conditions.

- a) The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012 and in the G.O.Ms.No.288, dt.03.04.2008.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) 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.
- e) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- f) The Government reserves the right to cancel the CLU orders, if it is found the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g) The change of land use 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.
- h) The applicant shall not disturb the Natural position of the NALA / Channel if any passing through the site.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- j) 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.
- k) The applicant has to submit the Revenue Sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.
- l) The applicant shall comply with G.O. Ms. No. 106, MA, dated: 6.7.2020

SCHEDULE OF BOUNDARIES

- North : Vacant lands in Sy.No.479 and 473 of Bachpally (V).
 South : 30'-0" wide C.C road & Sy.Nos.409(P), 407(P) of Bachpally (V)
 East : Vacant lands in Sy.Nos.423, 422, 417, 411, 386 & 409(P) of Bachpally(V)
 West : Vacant lands in Sy.Nos.481, 484 and 407(P) of Bachpally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN SITE SITUATED AT BACHUPALLY VILLAGE & MANDAL, MEDCHAL -MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.135, Municipal Administration & Urban Development (Plg.I(1)), 30th July, 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 Master Plan for Shambupur Zone Segment vide G.O.Ms.No.288, MA &UD Department, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.140/P situated at Bachupally Village & Mandal, Medchal-Malkajgiri Dist., to an extent of Ac.3-017 or 12214.18 sq mts which is presently earmarked for Residential use zone in the notified Master plan for Shambupur Zone Segment vide G.O.Ms.No.288, MA &UD Department, dt:03.04.2008, is now designated as Commercial use zone, **subject to 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 T.S. 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 hand over the road affected area of 2503.14 sq mtrs to the local body by virtue of registered gift deed at free of cost.

SCHEDULE OF BOUNDARIES

NORTH : Village boundary of Bachupally (Sy.no.539 & 540 of Bowrampet)
SOUTH : Sy.No.140/P of Bachupally (V) / 45 mts road (Proposed 60 mts)
EAST : Sy.No.140/P of Bachupally (V)/ 12 mts road (Proposed 30 mts)
WEST : Sy.No.136 of Bachupally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE - 1(R1) TO MANUFACTURING USE IN LAKDARAM (V), PATANCHERU (M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.136, Municipal Administration & Urban Development (Plg.I(1)), 1st August, 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.738/99(Part) of Lakdaram(V), Patancheru (M), Sangareddy District to net extent of 54190.49 Sq.mtrs, which is presently earmarked for Residential use zone-1(R1) 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 for Manufacture of Medical storage White 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 has to handover the roads affected area under 30.00 Mts wide notified roads as per MDP-2031 to an extent of 6141.98 Sq.Mts(81.48 Sq.Mts+ 6060.50 Sq.Mts) to the concerned Local Body by way of registered Gift Deed at free of cost.
- c) The applicant shall submit the NALA Conversion Proceedings
- d) 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.
- e) The applicant has to leave 3.00 Mtrs Green buffer strip all along the site in order to segregate industrial activity from the other use activities.
- 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.

SCHEDULE OF BOUNDARIES

North	: Sy.No.738/1 of Lakdaram (V)
South	: Sy.No.738/1 of Lakdaram (V)
East	: Sy.No.738/1 of Lakdaram (V)
West	: Sy.No.738/89 of Lakdaram (V), Proposed 30 M wide road.

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

[G.O.Ms.No.137, Municipal Administration & Urban Development (Plg.I(1)), 1st August, 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.228/P of Ravalkole (V) Medchal(M) Medchal-Malkajgiri District to an extent of 5766.88 Sq.mtrs, which is presently earmarked for Peri-urban Use 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 Pre Fab Houses Engineering Fabrication under 'White' 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 maintain the 10mtrs wide road area for HT Line area to an extent of 342.85 Sq.mts as road and follow the rules mention in G.O.Ms.No.168, dt:07.04.2012 regarding HT Lines.
- d) The applicant has to leave 3.00 Mtrs Green buffer strip all along the site in order to segregate industrial activity from the peri urban use activities.
- 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 applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- g) 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.
- h) The applicant shall submit the affidavit/undertaking stating that they shall not undertake any kind of development/construction in the proposed Master Plan road area covered within the applicant site.
- i) Natural position of NALA's if any shall be maintained on ground.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- 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.

SCHEDULE OF BOUNDARIES

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|-------|---|---|
| North | : | Sy.No.228/P & 229/P of Ravalkole (V) |
| South | : | Sy.No.228/P of Ravalkole (V) & Existing 18.00 mts wide kutchha road |
| East | : | Sy.No.228/P of Ravalkole (V) & Existing 12.00 mts wide kutchha road |
| West | : | Sy.No.228/P of Ravalkole (V) |

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE IN FATHEPUR (V), SHANKARPALLE (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.138, Municipal Administration & Urban Development (Plg.I(1)), 1st August, 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.129/P, 132/P, 133/P, 134/P, 142/P, 143/P, 148/P of Fathepur(V), Shankarpalle(M), Ranga Reddy District to an extent of 17300.31 Sq.mtrs, which is presently earmarked for Conservation Use 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 setting up unit for Ready Mix Concrete under "Green" 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 Green buffer strip all along the site in order to segregate industrial activity from the conservation use activities.
- d) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) 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.
- g) The applicant shall submit the affidavit/undertaking stating that they shall not undertake any kind of development/construction in the proposed Master Plan road area covered within the applicant site.
- h) CLU shall not be used as proof of any title of the land.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- j) 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 : Existing 12.00 mts wide road and Sy.No.134/P, 149 of fathepur(V)
- South : Sy.No.129/P, 133/P, 132/P of fathepur (V)
- East : Sy.No.148/P, 142/P, 143/P of fathepur (V)
- West : Sy.No.148/P, 142/P, 134/P of fathepur (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN KOKKONDA (V), MULUGU (M), SIDDIPET DISTRICT - CONFIRMATION.

[G.O.Ms.No.139, Municipal Administration & Urban Development (Plg.I(1)), 4th August, 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.285/A/2, 298/A, 298/Aa/1/6, 299/Aa/1/2, 300/Aa1/1&2, Aa2, Aa5, E3, Uu, Ru/1, Ruu, 301/Aa1,E,Ee of kokkonda (V), Mulugu (M) Siddipet District to an extent of 44211.89 Sq.mts, which is presently earmarked for Conservation Use in the MDP-2031 notified vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use zone for setting up unit for Manufacture of Woven Fabric & Woven Bags 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 Green buffer strip all along the site in order to segregate industrial activity from the other use activities.
- d) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) 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.
- g) CLU shall not be used as proof of any title of the land.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) 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	: Sy.No.300/P, 285/P of kokkonda (V)
South	: Sy.No.298/P, 299/P of kokkonda (V)
East	: Sy.No.300/P, 285/P, 299/P of kokkonda (V)
West	: Sy.No.300/P, 301/P, 298/P of kokkonda (V)

ARVIND KUMAR,
Special Chief Secretary to Government.

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