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NOTIFICATIONS BY GOVERNMENT

—X—

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

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATION / OPEN SPACE USE TO COMMERCIAL USE IN GHATKESAR (V&M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O. Ms. No.166, Municipal Administration & Urban Development (Plg.I(1)), 23rd September, 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 MDP-2031 issued 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.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 designated as Commercial use, **subject to the following conditions.**

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

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).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE RESIDENTIAL USE ZONE IN CHEERIYAL (V), KANDI (M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No.167, Municipal Administration & Urban Development (Plg.I(1)), 23rd September, 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 MDP-2031 issued 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.282/P & 283/P of Cheeriyal (V), Kandi (M), Sangareddy Dist., to an extent of 86601.52 Sq.mtrs., (Ac.21.39) which is presently earmarked as Peri Urban use as per notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA dt: 24.01.2013, is now designated as Residential use zone, subject to the following conditions:

1. 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.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.

3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The Change of and use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
5. The applicant shall demolish the existing building falling in the set-backs if any as per G.O. Ms No:168 MA dt:07.04.2012.
6. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
7. 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.
8. 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.
9. The change of land use shall not be used as the proof of any title of the land.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North : Others vacant land
 South : Existing 66 feet wide BT Road
 East : Others vacant Land
 West : Existing 100 feet wide BT road (Shankarpally road)

REALIGNMENT OF 100 FEET MASTER PLAN ROAD OF PUPPALGUDA (V), RAJENDRANAGAR (M), R.R.DISTRICT - CONFIRMATION OF REVISED DRAFT VARIATION.

[G.O.Ms.No. 170, Municipal Administration & Urban Development (Plg.I(1)), 28th September, 2022.]

In G.O.Ms.No.68, MA, Dated:04.04.2022 the proposed 100 feet Master Plan road passing through Sy.No. 321, 322, 323, 324, 330, 332, 335, 336 of Puppalguda(V), Rajendranagar (M), RR District as shown in the Master Plan for ORR Growth Corridor approved in G.O.Ms.No.470, MA, dt:09.07.2008 was realigned along the existing road and through Sy.Nos.320, 321, 322, 323, 324, 331, 332, 335, 336 of Puppalguda(V), Rajendranagar (M), R.R District by variation to the ORR Growth Corridor Master Plan approved in G.O.Ms.No.470, MA, dt:09.07.2008 and notified MDP-2021 approved in G.O.Ms.No.288, MA, dt:03.04.2008.

But erroneously Sy.Nos 319 & 337 of of Puppalguda(V), Rajendranagar (M), R.R District were not included in the said orders though the realigned Master Plan road is proposed through the said Survey numbers. Now it is proposed to include the said survey numbers 319 & 337 of Puppalguda(V), Rajendranagar (M), R.R District by issuing revised draft notification/variation.

Accordingly, 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 ORR Growth Corridor Master Plan approved in G.O.Ms.No.470, MA dt:09.07.2008 and Notified MDP - 2031 approved vide G.O.Ms.No.288, MA dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The proposed 100 feet Master Plan road passing through Sy.Nos. 321, 322, 323, 324, 330, 332, 335, 336 of Puppalguda(V), Rajendranagar (M), R.R District as shown in the Master plan for ORR Growth Corridor approved in G.O.Ms.No.470, MA, dt:09.07.2008 is now realigned along the existing road and through Sy.Nos.320, 321, 322, 323, 324, 331, 332, 335, 336, 319 and 337 by variation to the ORR Growth Corridor Master Plan approved in G.O.Ms.No.470, MA,dt:09.07.2008 and notified MDP-2021 approved in G.O.Ms.No.288, MA, dt:03.04.2008 subject to condition that the HMDA shall collect the proportionate developmental charges while granting Building permission.

VARIATION TO THE WIDENING OF 18 METERS (60 FEET) MASTER PLAN ROAD OF GOPANPALLY (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No.171, Municipal Administration & Urban Development (Plg.I(1)), 29th September, 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 MDP - 2021 approved vide G.O.Ms.No.288, MA dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

Existing 12 meters road, which is proposed as 18 meters wide master plan road, from D to F passing through Survey Nos.124(P) of Gopanpally (V), Serilingampally(M), Ranga Reddy Dist., in revised notified MDP - 2021 approved vide G.O.Ms.No.288, MA dt:03.04.2008 read with G.O.Ms.No.165, Dt:18.11.2015 is now designated as 30 meters wide master plan road and this road is extended upto H as F-E-H with 30 meters wide to join proposed 30 mts road upto Osman nagar from Vattinagulapally (Gopanapally Village) main road to Osman nagar by variation to the revised Master Plan notified MDP - 2021 approved vide G.O.Ms. No.288, MA, dated: 03.04.2008, **subject to following conditions.**

- a. The applicant shall obtain prior permission from Greater Hyderabad Municipal Corporation before undertaking any development on the site under reference.
- b. The applicant shall handover the area getting affected in the proposed 30 Mts., road to GHMC at free of cost.
- c. The applicant shall develop the roads free of cost as may be required by the local authority.
- d. The applicant shall pay the proportionate Development/Conversion Charges to HMDA at the time of Building Permission.
- e. The above modification to Master Plan shall not be used as proof of any title of the Land.
- f. The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA dt:07.04.2012.
- g. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- h. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i. The above modification does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI - URBAN USE & PUBLIC SEMI-PUBLIC FACILITIES AND UTILITIES USE TO RESIDENTIAL USE IN KESARAM VILLAGE AND KANDHAN WADA VILLAGE, CHEVELLA MANDAL, RANGA REDDY DISTRICT - CONFIRMATION.

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 MDP-2031 issued 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.100/P, 114, 115, 116, 117/P, 120/P, 121/P & 122/P of Kesaram Village and Sy.Nos.696/P, 697/P, & 698/P of Kandhan Wada Village, Chevella Mandal, Ranga Reddy Dist., to an extent of 339670.93 Sq.mtrs (Ac 83.91), which is presently earmarked for Peri - Urban use & Public and semi-public facilities and utilities use as per the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No: 33 MA dt: 24.01.2013, is now designated as Residential Use, subject to the following conditions.

1. The applicant shall comply the conditions laid down in GO,MS. No. 168, MA, Dt.07.04.2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. 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.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. 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. .
8. If the conversion charges are not paid within the stipulated time permission will be withdrawn without any further notice.
9. To demolish the existing old sheds and old building before undertaking any development on the site under reference.
10. The applicant handover the road affected area

SCHEDULE OF BOUNDARIES

- NORTH : Existing 24.00 Mts wide road (Proposed 60 Mts wide road).
SOUTH : Neighbours land in Sy.Nos.686, 688, 672 & 696 of Kandhanwada Village.
EAST : Neighbours land in Sy.Nos.121/1 P & 100 of Keesaram Village and 698 of Kandhanwada Village.
WEST : Neighbours land in Sy.Nos. 121/1 P, 122/1 P, 117/p, 118 & 119 of Keesaram Village.

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

[G.O. Ms.No. 173, Municipal Administration & Urban Development (Plg.I(1)), 29th September, 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 MDP-2031 issued 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.831/A, 831/AA & 832/AA in Dundigal (V & M), Medchal-Malkajgiri(Dist.) to an extent of 22497.61 Sq.mtrs ., which is presently earmarked for Peri-urban use in the notified Revised Master Plan MDP-2031 vide G.O.Ms.No.33, MA, dt:24.01.2013, is now designated as Residential use subject to compliance of G.O.Ms.No.106, MA&UD, dt:6.7.2020 (i.e providing 100'00" road or payment of impact fee) and also subject to the following conditions:

- a) The applicant shall handover the area affected under 14-0''road on north ~~onside~~ to the local body through registered gift deed at free of cost at the time of building permission.
- b) The applicant shall comply the conditions laid down in the G.O.Ms.No:168, dt:07.04.2012 and in the GO. MS. No. 33, dt:24.01.2013.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) The applicant has to demolish the existing structures before taking building permission from Competent Authority.
- e) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- f) 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.
- g) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- h) The CLU orders 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.
- i) The applicant shall not disturb the Natural position of the Nala /Channel if any passing through the site.
- j) The CLU 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 fulfill any other conditions as may be imposed by the competent authority.
- l) The applicant shall pay the differential cost to HMDA on the formula as drafted by HMDA before obtaining final approval and shall submitted an undertaking in this regard as Rs.100/- Non Judicial stamp papers

SCHEDULE OF BOUNDARIES

NORTH	: Sy.No. 834 of Dundigal (V).
SOUTH	: Existing 40feet wide kutcha road.
EAST	: Sy.No. 831(P) & 832(P) of Dundigal (V).
WEST	: Existing 33 feet wide kutcha road.

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

[G.O.Ms.No. 174, Municipal Administration & Urban Development (Plg.I(1)), 29th September, 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 MDP-2031 issued 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: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 in the notified Master Plan -2021 approved vide G.O.Ms.No.288, MA &UD dt:03.04.2008, is now designated as Residential use, **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

North : Existing Godown in Sy.No. 18(P), 19(P) of Gundlapochampally V).
 South : Existing Godown in Sy.No. 18(P), 19(P) of Gundlapochampally V).
 East : Existing Godown in Sy.No. 18(P), 19(P) of Gundlapochampally V).
 West : 30m Master Plan Road and Sy No.18(P) of Gundlapochampally(V)

VARIATION TO THE MASTER PLAN ROAD AT CHANDANAGAR (V), SERILINGAMPALLY (M), R.R. DISTRICT - REDUCTION OF ROAD WIDTH FROM 150 FEET TO 60 FEET - CONFIRMATION.

[G.O.Ms.No. 175, Municipal Administration & Urban Development (Plg.I(1)), 29th September, 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 ORR Growth Corridor Master Plan approved in G.O.Ms.No.470, MA dt:09.07.2008 and Notified MDP - 2031 approved vide G.O.Ms.No.288, MA dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

Existing road passing through sy.No.320/1 & 319 of 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 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 applicants shall pay the proportionate Development/Conversion Charges to GHMC 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 applicants have 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.

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. 177, Municipal Administration & Urban Development (Plg.I(1)), 30th September, 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**(This supercedes the variation issued in G.O.Ms.No.286 MA, Dated:03.12.2019)**

The site Sy.Nos.306/E1/1, 306/E2, 305/UU/1, 305/UU/2, 305/UU/3, 306/E1/2, 306/EE/2, 306/A/2 of Kokkonda (V), Mulugu(M), Siddipet District to an extent of 20234.30 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 for setting unit of Mass butter cocoa under **Orange** category, and also **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 change of land use is exclusive for the purpose of industry use. If any violation, the change of land use will be revoked.
- c) 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.
- d) The applicant shall form 40'-0" wide BT road before release of Industrial building permission from HMDA.
- e) The applicant shall leave 3.00mtrs green buffer strip towards designated conservation land use in order to segregate Industrial activity from the conservation use activity.
- 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) 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 12.00Mts wide katcha road.
South :	Sy.No.304 (P) & 305(P) of Kokkonda (V).
East :	Sy.No.306 (P) & 304(P) of Kokkonda (V).
West :	Sy.No.305(P) of Kokkonda (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AURHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT BASHEERBAGH, HYDERABAD - CONFIRMATION.

[GO. Ms.No. 178, Municipal Administration & Urban Development (Plg.I(1)), 1st October, 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 Revised Development Plan (Master Plan) of Erstwhile MCH area (HMDA core area) GHMC Circle No.IX (old Circle No.III) vide G.O.Ms.No.363, MA, dt:21.08.2010, as required by sub-section (1) of the said section.

VARIATION

The Property bearing Municipal Nos.5-9-48/9,5-9-48/10, 5-9-48/12, 5-9-48/13, 5-9-48/14 and 5-9-48/14A, 5-9-48/5 in plot no.3, 5-9-48/6 assessed with new H.No.5-9-48/6/1 in plot no.4, 5-9-48/7 in plot no.5, situated at Basheerbagh, Hyderabad, to an extent of 1464.70sq.yds/1224.63Sq.mts, which is presently earmarked for Residential Use zone as per the notified Revised Development Plan (Master Plan) for Erstwhile MCH area (HMDA core area) GHMC Circle No.IX (old Circle No.III) vide G.O.Ms.No.363, MA, dt:21.08.2010, is now designated as Commercial Use zone, subject to payment of 3 times of Road Impact fee and also **subject to the following conditions:**

- a) The applicant shall allow for usage of commercial activities as per G.O.Ms.No.766, dt.18.10.2007 and G.O. MS No: 363 MA dt: 21/08/2010 only.
- b) The applicant shall handover the 18 mts / 60 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- c) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- d) If local body desires to acquire land area for the circulation network, then applicant has to handover required land/ plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- e) The applicant shall comply all the conditions laid down in the G.O.Ms.No:168, dt:07.04.2012 and in the G.O.Ms.No.363 dt:21.08.2010 and G.O.Ms.No.766, dt.18.10.2007 and other applicable G.O's.
- f) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- g) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
- h) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- i) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- j) The CLU orders 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.
- k) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- l) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- m) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- n) The applicant shall follow the applicable Heritage building rules and regulations while undertaking the development. The development shall be regulated and controlled to ensure that it does not spoil the grandeur of Heritage building which are existing in the premises/ vicinity. The development of the building, Architectural and its façade should be in harmony with the existing Heritage buildings / Heritage zones.

- o) Height of the building (at the time of issuing building permission by the GHMC) may be restricted as per Heritage rules and regulations, so as not to demolish or destroy the value and beauty of the existing Heritage buildings in the vicinity.
- p) The applicant has to submit NOC from the Competent Authority Office of the Director, Department of Heritage Telangana, Gunfoundary, Hyderabad before issuance of final CLU orders.

SCHEDULE OF BOUNDARIES

- North : Existing commercial shops and office space
- South : Institution of Lokayukta Telangana (notified heritage building).
- East : Existing 100 ft wide B.T surface road (Basheer bagh flyoVer is existing in front of the site) same road is proposed as 100 feet/ 30mts wide in the notified master plan
- West : Existing Residential buildings.

ARVIND KUMAR,

Special Chief Secretary to Government.

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