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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 MANUFACTURING USE TO COMMERCIAL USE IN
AGAPALLE VILLAGE, MANCHAL MANDAL, RANGA REDDY DISTRICT.

[G.O.Ms. No.227, Municipal Administration & Urban Development (Plg.I(1)), 7th December, 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. 2/A & 2/A/1/3 of Agapalle Village, Manchal Mandal & Ranga Reddy Dist., to an extent of 4046.55 Sq.mtrs., which is presently earmarked for Manufacturing 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:**

1. The applicant shall comply the conditions laid down in G.O.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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.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. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

- East** : Neighbours Land.
West : 30.00 Mts wide BT road and affected by proposed 60 Mts wide road.
North : Neighbours Land.
South : Neighbours Land.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CHANGE OF LAND USE FROM RESIDENTIAL USE TO MANUFACTURING USE IN
DEVARAYAMJAL (V), SHAMIRPET(M), MEDCHAL (D)–CONFIRMATION.

[G.O.Ms. No.228, Municipal Administration & Urban Development (Plg.I(1)), 8th December, 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 Erstwhile HUDA-2021, 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. 628/A & 648/A of Devarayamjal (V), Shamirpet (M), Medchal (D) to extent of 12039.39 Sq.mtrs, which is presently earmarked for Residential use in the Notified Master Plan Erstwhile HUDA-2021, vide G.O.Ms.No.288, MA, dt:03-04-2008 is now designated as Manufacturing use for setting up unit for Non Dairy Whip Topping Cream and Allied Products 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 the orders as per G.O.Ms.No.4, dt:20-01-2018 of Ind & Comm (IP & Inf) Dept.,
- 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 obtain prior permission from HMDA before undertaking any development on the site under reference.
- e) The applicant has to handover the road affected portion to an extent of 151.76 Sq.Mtrs. (Ac.0-1.5 Gts.) under 30.00 Mtrs. vide proposed Master Plan road on north-east corner of the site to the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- 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 should submit NALA clearance Certificate obtained from RDO/DRO concerned under APAL (Conversion of Non- Agricultural purpose Act 2006) before issue of final orders.
- h) The applicant has to maintain 3.00 Mtrs. Green buffer strip towards designated Residential use in order to segregate industrial activity from the Residential activity.
- 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.648(P) & 628 (P) of Devarayamjal (V).
South : Sy.No. 648(P) & 628(P) of DEvarayamjal (V).
East : Existing 12.00 wide BT road & 30.00 Mtrs wide Master Plan road.
West : Sy.No. 648(P) of Devarayamjal (V).

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

[G.O.Ms. No.229, Municipal Administration & Urban Development (Plg.I(1)), 8th December, 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. 4/a/1, 4/aa/1/1/1, 4/aa/2/1/1 of Dasarlapalle(V), Mulugu (M), Siddipet District to an extent of 3793.80 Sq.Mtrs., 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 for setting up unit for manufacturing of Mechanical parts 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 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 should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- 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, if any, covered within the applicant site.
- 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.4(Part) of Dasarlapally (V).
South : Sy.No. 3 of Dasarlapally (V).
East : Sy.No.4(Part) of Dasarlapally (V), Existing BT road with width varying from 15.00 Mts. to 17.00 Mts.
West : Sy.No.8 (Part) of Dasarlapally (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT GACHIBOWLI (V), SERLINGAMPALLY (M) - CONFIRMATION.

[G.O.Ms. No.231, Municipal Administration & Urban Development (Plg.I(1)), 8th December, 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 CDA Master Plan vide G.O.Ms.No.538, MA, dt:29-10-2001, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No.1-59/3/1/A, 1-33, 1-25/A, 1-48/B & 1-43/B of Sy.No:1-59/3/1/A, 1-33, 1-25/A, 1-48/B & 1-43/B situated at Gachibowli (V), Serlingampally (M) to an extent of 1020.44 Sq.mtrs, which is presently earmarked for Residential use as per the notified CDA Master Plan vide G.O.Ms.No. 538, MA, dt: 29-10-2001 is now designated as Commercial use zone, **subject to following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, Dt: 07-04-2012.
2. The applicant shall obtain prior permission from GHMC 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.

SCHEDULE OF BOUNDARIES

- North** : Residential apartments
South : Residential apartments
East : Existing 60 mtrs wide BT road.
West : Residential apartments

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

[G.O.Ms. No.232, Municipal Administration & Urban Development (Plg.I(1)), 8th December, 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.505/p, 506/p, 508/p, 532/p, 507, 509, 510 and 511 of Kolthur (V), Shamirpet (M), Medchal - Malkajgiri Dist to an extent of 26192.93 Sq. Mtrs which is presently earmarked as Conservation use as per the notified Master Plan (MDP) - 2031 notified by the Government vide G.O.Ms.No. 33 MA, dt: 24-01-2013, is now designated as Residential use zone subject to compliance of G.O.Ms.No. 106, MA, Dated: 06-07-2020 and **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.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. The applicant shall handover the area affected under proposed 40ft wide road to Local Authority at free of cost through registered Gift Deed 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. To demolish the existing old sheds and old building before undertaking any development on the site under reference.
10. The applicant shall comply with G.O.No.106 regarding providing 100 feet approach to the site and shall pay additional charges as per G.O.106 and payment of Road Impact Fee.
11. The applicant shall leave 9 mtrs buffer zone falling in FTL/ buffer as per G.O.Ms.No. 168, dated 07-04-2012.

SCHEDULE OF BOUNDARIES

- North** : 6 Mts C.C Carriageway Road.
South : Vacant Land in Part of Sy.Nos. 508 & 509 of Kolthur (V).
East : Vacant Land in Part of Sy.No. 510 of Kolthur (V).
West : Vacant Land in Part of Sy.Nos. 506 & 511 of Kolthur (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN BACHUPALLY VILLAGE & MANDAL MEDCHAL - MALKAJGIRI DIST. – CONFIRMATION.

[G.O.Ms. No.233, Municipal Administration & Urban Development (Plg.I(1)), 8th December, 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 Metropolitan Development Plan -2021 approved vide G.O.Ms.No.288, MA & UD, dt:03-04-2008, is required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 479 & 481 of Bachupally Village & Mandal, Medchal - Malkajgiri District to an extent of 3996.23 Sq. Mtrs./ 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 designated as Residential use zone **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development on 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 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, 1978.
- 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 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).

ARVIND KUMAR,
Special Chief Secretary to Government.