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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 AGRICULTURE / CONSERVATION USE TO COMMERCIAL USE IN YELAWARTHY (V), SHANKARPALLY (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.102, Municipal Administration & Urban Development (Plg.I (1)), 9th August, 2024.]

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. 158 (P) & 159 (P) of Yelawarthy (V), Shankarpally (M), Ranga Reddy Dist., to an extent of 12738.78 sq.mtrs., (Ac 3-05.91 Gts), which is presently earmarked as Agriculture / Conservation 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 obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. 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.
5. 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.

6. 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.
7. 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.
8. The owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc. and the applicant will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. 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.
11. The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee.

SCHEDULE OF BOUNDARIES

North	:	Vacant land
South	:	Vacant land
East	:	150 feet road
West	:	Vacant land

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURE / CONSERVATION USE TO RESIDENTIAL USE IN YELAWARTHY (V), SHANKARPALLY (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.103, Municipal Administration & Urban Development (Plg.I (1)), 9th August, 2024.]

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. 156 (P), 157 (P), 159 (P) & 161 (P), 162 (P) of Yelawarthy (V), Shankarpally (M), Ranga Reddy Dist., to an extent of 106639.92 sq.mtrs., (Ac 26-14.09 gts), which is presently earmarked as Agriculture / Conservation 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 Residential use **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. 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.
5. 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.
6. 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.
7. 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.

8. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc. and the applicant will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. 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.
11. The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North	:	Vacant land
South	:	Vacant land
East	:	150 feet road
West	:	Vacant land

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION OR GREEN BELT USE TO RESIDENTIAL USE FOR SITE COVERED IN JULKAL VILLAGE, KANDI MANDAL, SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.104, Municipal Administration & Urban Development (Plg.I (1)), 9th August, 2024.]

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. 285/P, 286/P, 288/P, 289/P, 290/P & 291/P of Julkal Village, Kandi Mandal, Sanga Reddy Dist., to an extent of 177878.95 sq.mts., (Ac 43-38 Gts), which is presently earmarked as Agricultural / Conservation or Green belt 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 Residential Use subject to compliance of G.O.Ms.No. 106, dt. 06-07-2020 and also **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 & its Amendments.
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 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 handover the master plan road affected area while approaching HMDA for permission
9. To submit NOC for Manjeera water pipe line from competent authority at the time of development permission from HMDA.

SCHEDULE OF BOUNDARIES

North	:	Vacant land (owners land).
South	:	Vacant land (owners land).
East	:	Vacant land (owners land).
West	:	Existing 18 mtrs wide road (proposed 30 mts wide master plan road)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION OR GREEN BELT USE TO RESIDENTIAL USE IN THUMMALOOR (V), MAHESHWARAM (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.105, Municipal Administration & Urban Development (Plg.I (1)), 9th August, 2024.]

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. 250/P, 251, 302/P, 303, 304, 305 of Thummaloor (V), Maheshwaram (M), Ranga Reddy Dist., to an extent of 277513.19 sq.mts., (Ac 68-23 Gts), which is presently earmarked for Agricultural / Conservation or Green belt use in the notified Master Plan MDP-2031, 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 obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. 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.
5. 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.
6. 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.
7. The change of land use shall not be used as the proof of any title of the land.
8. 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.
9. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North	:	Vacant land existing cart track road varying from 25 to 30 feet
South	:	Vacant land.
East	:	Existing 100 feet wide BT approach Road (Proposed 60 mtrs Master Plan road).
West	:	Vacant land and 40 feet gravel road.

M. DANA KISHORE,
Principal Secretary to Government.

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