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HYDERABAD, MONDAY, SEPTEMBER 23, 2024.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(PLG.II)

DRAFT VARIATION TO THE KUDA WARANGAL FOR APPLICATION OF SRI C. VARUN REDDY FOR CHANGE OF ALIGNMENT SITUATED AT CHINTHAGATTU VILLAGE, HASANPARTHY MANDAL, HANUMAKONDA DISTRICT.

*[Memo No. 1874/Plg.II/2023, Municipal Administration & Urban Development (Plg.II),
11th September, 2024.]*

The following Draft Notification to KUDA Master Plan-2041, which was as notified on Dt.19-05-2018 vide Govt. Memo No.6520/Plg.11/2020, dtd.10-08-2020 of implementation of Zoning regulation as per Draft Master Plan-2041 for Land Use pattern may be permitted read with G.O.Ms.No.55,MA & UD, (Plg.II) Department, dt.17-03-2022 for Road Network / Road width as proposed in KUDA Master Plan-2041 and Published the Telangana Gazette No.149, dt.04-08-2023 and respectively in which it is proposed to make in exercise of power conferred by section (9) of Telangana Urban Areas (Development) Act 1975 is hereby published as required by Section 12(3) thereof.

Notice is hereby given that, the draft will be taken into consideration after the expired of four weeks from the date of publication of Notification in Telangana Gazette and that any objections or suggestions which may be received from any person with respect there to before expired of the said period will be considered by the Government of Telangana. Objection and suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The Realignment 80' road in Sy.No.48, 49, 50, 51 & 53 of Chinthagattu Village, Hasanparthy Mandal, Hanamkonda District to an extent 40,467.24 sq.mts i.e 1) The proposed 80' Master Plan Road from AA-BB (365 Mtrs) to be Re-aligned to AA-B1B1 (201 Mtrs) connecting to proposed 80' Master Plan Road through applicant site. 2) Proposed 80' Master Plan Road from CC-DD (174 Mtrs) through applicant site to be Re-aligned DD-CB1 (263 Mtrs) along existing 33' road of proposed 80' Master Plan Road. The boundaries of which are given in the schedule below for re-alignment of 80' road in the Vice Chairman, Kakatiya Urban Development Authority Master Plan-2041 of Telangana Government has issued Gazette No.149, dated:04.08.2023 read with Govt. Memo.No.6520/Plg.II/2020, Dt:10.08.2020 read with G.O.Ms.No.55, MA&UD, (Plg.II) Dept., dt:17.03.2022 is designated as Re-aligned as shown in the Revised part Master Plan No.08/2024 which is available in the Principal Secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

SCHEDULE-I

North :	Existing 33' road connecting to 80' Master Plan Road
South :	Existing 60' road to widened to 80' Master Plan Road (Chinthagattu Village)
East :	Land of Owners Sri Ch. Varun Reddy
West :	Land of Owners Sri Ch. Varun Reddy

SCHEDULE-II

North :	Open Plots in Sy.No.48 of Chinthagattu Village
South :	Land in Sy.No. 49 of Owners of Sri Ch. Varun Reddy
East :	Land in Sy.No. 53
West :	Existing 33' village road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURAL/ CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN TALLAPALLY VILLAGE AND SHABAD MANDAL, RANGA REDDY DISTRICT.

[Memo No. 7954/Plg.I (1)/2023, Municipal Administration & Urban Development (Plg.I(1), 13th September, 2024.]

The following draft 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, 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 Principal Secretary to Government, Municipal Administration and Urban Development Department, Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy No: 323/Part, 324, 370/Part at Tallapally Village and Sy. No. 223/Part at Pothugul Village, Shabad Mandal, Ranga Reddy District to an extent of 105420.33 Sq mtrs., or Ac 26-02 Gts, which is presently earmarked as Agricultural/Conservation use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33, MA, dt:24.01.2013 is now proposed to be designated as Residential Use, subject to compliance of G.O. Ms.No.106, MA, Dated:06.07.2020 and also **subject to the following conditions:**

- a) The applicant shall pay the development / conversion charges for change of land use to HMDA before confirming the CLU orders as per rules in force.
- b) 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.
- c) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
- d) The applicant shall obtain prior permission from HMDA/ GHMC before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) CLU shall not be used as proof any title of the land.
- g) The applicant has to fulfil any other conditions as may be imposed by the competent for that.
- h) 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.
- i) The applicant shall demolish the existing building falling in the setbacks if any as per G.O.Ms.No.168, dt: 07.04.2012.
- j) The applicant has to full fill any other conditions as may be imposed by the competent authority.
- k) The applicant shall hand over the area affected under proposed Master Plan road to local body as free of cost through registered gift deed before undertaking any development in the site under reference.
- l) The owner applicant shall develop the road free of cost as may be required by the local body.
- m) The owner / applicant before under taking development activity in the site under reference existing building should be demolished.
- n) The applicant shall maintain the distance from HT line as per G.O.Ms.No.168, dt: 07.04.2012.

SCHEDULE OF BOUNDARIES

North	:	Neighbours Land.
South	:	Neighbours Land.
East	:	Existing 12.14 mtrs wide approach road.
West	:	Neighbours Land.(Proposed 100 feet as per G.O.Ms.No.106, MA, Dt. 06.07.2020).

M. DANA KISHORE,
Principal Secretary to Government.