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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(PLGI)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE TO RESIDENTIAL USE IN OLD IDGHA, SAIDABAD V & M, HYDERABAD DISTRICT - CONFIRMATION.

[G.O. Ms. No.152, Municipal Administration & Urban Development (Plg.I), 30th September, 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 Revised Development Master Plan of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC Circle-IV (Old Circle No.I) approved vide G.O. Ms. No. 363 MA, dated 21-08-2010, as required by sub-section (1) of the said section.

VARIATION

The site in Pr. No. 17-1-393 to 395 in Sy. No. 139 of Old Idgha, Saidabad (V&M), Hyderabad District to net extent of 52596.78 Sq mtrs / Ac. 12-39.88 Gts., excludes Bhoolakshmi Mataji Temple (2428.09 Sq. Mts.), Well (957.357 Sq. Mtrs) and Durga Jain Mandir (1161.371 Sq. Mts) which is presently earmarked for Public & Semi-Public Use and partly area affected under proposed 80 feet (1756.69 Sq. Mtrs) and 60 feet (2788.26 Sq. Mtrs) Master Plan roads as per the Revised Development Plan Master Plan, of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC Circle-IV (Old Circle No.I) approved vide G.O. Ms. No. 363, MA & UD, dated 21-08-2010 is now designated as Residential use subject to the following conditions:

- a) The applicant has to maintain buffer zone all around the both existing temples and well which are on ground (site) and has to leave the approach roads.
- b) The applicant has to either retain the temple or shift it to a convenient place within the site.
- c) The site under reference is getting affected under proposed 80 feet and 60 feet wide notified master plan roads on Northern side and Southern side, so the applicant has to hand over the master plan road affected area to the local body at free of cost through registered gift deed.
- d) The applicant shall handover 30 feet wide road areas in periphery i.e., on Eastern side and Western side within the boundary of the site under reference to the local body through registered gift deed at free of cost at the time of taking building permission.
- e) If local body desires to acquire land area for the circulation network, then applicant has to handover required land area to the local body through registered gift deed at free of cost.
- f) 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.
- g) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- h) 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.
- i) 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.
- j) 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.
- k) The CLU orders shall not be used as proof of any title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- l) The applicant shall not disturb the Natural position of the Nala/Channel passing through the site.
- m) 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.
- n) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- o) The applicant has to submit Touch / revenue / town survey plan showing the exact location of site i.e. A to G pockets in the said survey numbers with measurements in true scale issued by the concerned Tahsildar before the issuance of final CLU orders.
- p) The area of the well shall be retained as Open space in the layout/development plan which should be over & above the mandatory open space/park.

SCHEDULE OF BOUNDARIES

- East : Road (width should be maintained / formed minimum 30 feet within the premises of site u/r as road is reflected in the sale deed).
- West : Road (width should be maintained / formed minimum 30 feet within the premises of site u/r as road is reflected in the sale deed).
- North : Existing road (same road is proposed as 80 feet wide in the notified master plan).
- South : Existing road (same road is proposed as 60 feet wide in the notified master plan).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE TO RESIDENTIAL USE IN MALKAJGIRI (VILLAGE & MANDAL), MEDCHAL-MALKAJGIRI (DIST.) - CONFIRMATION.

[G.O. Ms. No.154, Municipal Administration & Urban Development (Plg.I(1)), 7th October, 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 erstwhile HUDA area Master Plan in Moula ali zone segment issued vide G.O.Ms No:288 MA &UD dt:03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No: 54 of Sy No's 359/1 & 359/3 of Malkajgiri (Village & Mandal), Medchal-Malkajgiri (District) for an extent of 381.21 Sq.mts, which is presently earmarked as Open Space use as per the notified erstwhile HUDA area Master Plan in Moula ali zone segment issued vide G.O.Ms No:288 MA &UD dt:03-04-2008 is now designated as Residential use, since the site under reference is not affected by Open Space or layout area, **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 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 solely 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. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
9. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168,dt:07.04.2012.

SCHEDULE OF BOUNDARIES

- North : Sy.No.359 part of Malkajgiri (V).
 South : Sy No.359 part of Malkajgiri (V).
 East : Sy No.359 part of Malkajgiri (V).
 West : Sy.No.359 part of Malkajgiri (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE TO RESIDENTIAL USE THE SITE COVERED IN BHUVANAGIRI (V), BHUVANAGIRI (M), YADADRI - BHUVANAGIRI DISTRICT - CONFIRMATION.

[G.O. Ms. No.155, Municipal Administration & Urban Development (Plg.I(1)), 9th October, 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.No.278/A, 278/E, 278/AA, 278/U, 278/UU, 278/A4, 278/AA3, 279/E3, 278/U3, 278/UU3, 281/RU of Bhuvanagiri Village, Bhuvanagiri Mandal, Yadadri-Bhuvanagiri District to an extent of 31879.48 Sq.mtrs which is presently earmarked as Industrial / 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 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
- m) Applicant is informed to submit the NALA Conversion proceedings from the concerned Department at the time of seeking permission.

SCHEDULE OF BOUNDARIES

East	:	Open land
West	:	Open land
North	:	60ft wide BT approach road
South	:	Open land

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

[G.O. Ms. No.156, Municipal Administration & Urban Development (Plg.I(1)), 10th October, 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 Sy.No.273AA/1 (P), 274/17 (P), 274/18 & 274/19 of Kothial (V), Mulugu (M), Siddipet (D) to an extent of 40,063.87 Sq.Mtrs or Ac 9.36 Gts which is presently earmarked as 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 Multiple Use subject to compliance of G.O.Ms.No.106, Dated: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.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
4. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
5. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
6. 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.
7. CLU shall not be used as proof of any title of the Land.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. 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.
10. The applicant has to hand over the 12M wide road to the local body through registered gift deed at free of cost and submit confirmation letter for the same and also demarcate the same on the ground.

SCHEDULE OF BOUNDARIES

North	:	Vacant land.
South	:	Vacant land.
East	:	As per the topographical plan and location plan submitted by the applicant a 12m wide internal road is connecting from the public road to the proposed site on east.
West	:	Vacant land.

VARIATION TO THE DELETION OF PROPOSED 30 METERS MASTER PLAN ROAD PASSING THROUGH LAYOUT IN GAJULARAMARAM (V), QUTHBULLAPUR (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O. Ms. No.159, Municipal Administration & Urban Development (Plg.I(1)), 11th October, 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 road network envisaged in the notified Erstwhile HUDA Area Master Plan in Kukatpally Zone Segment issued vide G.O.Ms.No.288 MA, dt:03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The proposed 30 mtrs (100 feet) Master Plan road (A-B) passing through approved layout in Sy.No's:307/2/32, 33, 34, 35 & 36 of Gajularamaram (V), Quthbullapur (M), Medchal-Malkajgiri District notified erstwhile HUDA Area Master Plan of Kukatpally zone segment issued vide G.O.Ms.No.288 MA, dt:03.04.2008 is now deleted subject to condition that the HMDA shall collect the proportionate Change of Land Use charges while granting Building permission and also **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 claiming 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 and its amendments.
3. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
4. The Deletion of 30 mtrs Master Plan road does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

M. DANA KISHORE,
Principal Secretary to Government.

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