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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(PLG. 1)

DRAFT VARIATION TO THE - HMDA FOR CHANGE OF LAND USE FROM TRAFFIC AND TRANSPORTATION USE TO MULTIPLE USE IN KOHEDA - ORRGC (V), TURKAYAMJAL MUNICIPALITY-ORRGC, RANGA REDDY DISTRICT.

*[Memo No.14465/Plg.I(1)/2023, Municipal Administration & Urban Development (PLG. I),
7th October, 2023.]*

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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos.167/PART, of Koheda - ORRGC (V), Turkayamjal Municipality-ORRGC, Ranga Reddy Dist. to an extent of 48526.03 Sq.mtrs., (11.99 acres) which is presently earmarked as Traffic and Transportation 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 Multiple use, **subject to the following conditions:**

- 1.The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders
- 2.If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- 3.The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- 4.The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- 5.The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- 6.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.
- 7.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.
- 8.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.
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 as per the ORRGC conditions.

SCHEDULE OF BOUNDARIES

East : Neighbour's Land.
West : 150mts wide ORRGC service road
North : Neighbour's Land and HMDA approved layout file
No.846/GTKR/PLG/HMDA /2023
South : Existing 30 Mtrs wide road

DRAFT VARIATION TO THE - HMDA FOR CHANGE OF LAND USE FROM INDUSTRIAL USE TO RESIDENTIAL USE IN KONDAKAL (V), SHANKERPALLY (M), RANGA REDDY DISTRICT.

**[Memo No.18571/Plg.I(1)/2022, Municipal Administration & Urban Development (PLG. I),
7th October, 2023.]**

The following draft variation to the land use envisaged in the Notified Master Plan MDP-2031, 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.15, 16,17,18, 20, 22, 23, 27, 28, 29, 30, 31 & 32 of Kondakal(V), Shankerpally (M), Ranga Reddy District to an extent of 81341.78 Sq mts, which is presently earmarked for Industrial use in the notified Master Plan MDP-2031, 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, Dated.06.07.2020 and also **subject to the following conditions:**

1. The applicant shall pay the CLU Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04-2012
3. The applicant shall obtain prior permission from HMDA 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 and 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 fulfil 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. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. The applicant shall hand over the road affected area at free of cost to the local body at the time of building permission.

SCHEDULE OF BOUNDARIES

North : Vacant land in Sy.No.33, 34, 41 & 42 of Kondakal (V)
South : Vacant land in Sy.No.19, 9 & 12 of Kondakal (V)
East : Nala Vacant land in Sy.No.239, 14 of Kondakal (V)
West : Road and Vacant land Sy.No.21 of Kondakal (V) & Master Plan 30 mtrs wide road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN GUNDLAPOCHAMPALLY (M), GUNDLAPOCHAMPALLY MUNICIPALITY, MEDCHAL (M).

*[Memo No.6102/Plg.I(1)/2023, Municipal Administration & Urban Development (PLG. I),
7th October, 2023.]*

The following draft variation to the land use envisaged in the notified Revised Master Plan of HUDA Yamzal Segment vide G.O.Ms.No.288, MA & UD, dated: 03.04.2008, 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 Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.19/P of Gundlapochampally (M), Gundlapochampally Municipality, Medchal (M) to an extent of 30238.86 Sq mtrs (net site area after road affected portion is 23456.69 Sq.mtrs.), which is presently earmarked as Conservation use as per the notified Revised Master Plan of HUDA Yamzal Segment vide G.O.Ms.No.288, MA & UD, dated: 03.04.2008 is now proposed to be designated as Residential Use, **subject to the following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA, Dt:07.04.2012.
3. The applicant shall obtain prior permission from HMDA 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. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. The area affected under Master Plan road will be gifted to the local body by virtue of registered gift deed while applying development permission.

SCHEDULE OF BOUNDARIES

East	:	Railway track
West	:	Industry & Vacant land
North	:	Road & Vacant land
South	:	Gated community & Vacant land

ARVIND KUMAR,
Special Chief Secretary to Government.

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