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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN SAMPANBOLE (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.01, Municipal Administration & Urban Development (Plg.I(1)), 6th January, 2025.]

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.198/P of Sampanbole (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 9984.92 Sq.Mts., which is presently earmarked for Conservation use in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as Manufacturing use zone for setting up unit for Ice Cream under Red category **subject to the following conditions:**

- 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.
- Applicant shall follow the conditions mentioned in NOC from SE. I & CAD, Irrigation Circle, vide.Lr.No.SE/IC/RR/DSE/DEE-I/TS-2/2020/1496/7No's Dated.09-10-2020 and shall follow the norms with reference to the buffer zone to a width of 9.00mts in the proposed site adjacent to Mathwani Chervu, Singai Chervu & Ubba Kunta.
- Applicant shall follow the conditions mentioned in the submitted letter from The Chief Electrical Inspector to Government of Telangana regarding Electrical installation of voltage exceeding 650 V vide Lr.No.CEIG/TS/EI/EX.650V/RR-746/ D.No.2131/20, Dated.10.12.2020.

- d) The naksha road between Sy.nos. 175, 176, 197, 198 8203 shall be kept intact as per revenue map on ground.
- e) Applicant shall follow the conditions mentioned in the NOC given by the SE, OMC/ Metro east vide.Ir.No.SE/OMC/Metro-east/DE(T)/AE-3/F.SS L-2D.No.1134/20, Dt.14.09.2020. Wherein certain conditions have been insisted for taking up construction work in the vicinity.
- f) The applicant shall maintain a width of 12.00mts from the centre line of the existing road and construct the compound wall and also ensure that no encroachment is done within in the 12.00mts of the road portion.
- g) The applicant shall follow the norms as insisted by the Electricity Department.
- h) As per the location sketch it has been observed that, there is a Naksha road bifurcating Sy.No.174, 208 & 198. Hence, the applicant shall ensure that no construction activity or encroachments shall take place in the said road and shall be utilized as a public road.
- i) Applicant shall handover the road affected area to the local body at free of cost through registered gift deed.
- j) The applicant has to leave 3.00Mtrs green buffer strip towards designated Conservation land use in order to segregate Industrial activity from the Conservation use activity.
- k) 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.
- l) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- m) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- n) 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.
- o) 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 covered with in the applicant site.
- p) CLU shall not be used as proof of any title of the land.
- q) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- r) 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.197 of Sampanbole (V) & Existing 7.00 mts wide road (Proposed 12.00 mtrs).
- South : Sy.No.198/P of Sampanbole (V).
- East : Proposed 40 feet road and Sy.No.197, 199 of Sampanbole (V).
- West : Sy.No.198/P of Sampanbole (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION TO RESIDENTIAL USE SITUATED AT LALGADIMALAKPET VILLAGE, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.02, Municipal Administration & Urban Development (Plg.I(1)), 6th January, 2025.]

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, 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.624/P, 631/P, 632/P, 633, 634, 635, 636/P, 637, 639/P, 640/P, 641/P, 642/P, 648/P, 649/P & 650 of Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajgiri District to an net extent of 1,26,718.74 Sq.Mts including of HT line buffer area 231.31 Sq.Mts, which is presently earmarked for Agricultural / Conservation 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, based on NOC's issued by Irrigation and Revenue Departments **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. The applicant has to comply with conditions mentioned in the Irrigation NOC.
9. The Applicant shall handover the road effected area to an extent of 76.89 (which is mentioned in submitted plan) to the local body through registered gift deed at free of cost.

SCHEDULE OF BOUNDARIES

- North : Vacant land in Sy.No.625, 630 & 651 of Lalgadimalakpet (V)
South : 18mtrs wide BT road (Proposed 100 feet as per MDP 2031).
East : Vacant land in Sy.No.623, 622, 624/P, 639/P, 640/P & 641/p of Lalgadimalakpet (V)
West : Vacant land in Sy.No.653, 647, 646 of Lalgadimalakpet (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN PATANCHERUVU (V&M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.03, Municipal Administration & Urban Development (Plg.I(1)), 6th January, 2025.]

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 Ramchandrapuram zone segment vide G.O.Ms.No.288 MA & UD Dept dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.641/P of Patancheruvu (V & M), Sanga Reddy District to an extent of 34799 sq.mts (Ac. 8.5) which is presently earmarked for Conservation use notified Erstwhile HUDA Area Master Plan in Ramchandrapuram zone segment vide G.O.Ms.No.288 MA & UD Dept dt:03.04.2008, is now designated as Residential use, **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 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 fulfil 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.
9. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
10. 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.646 of Patancheruvu (V)
South	: Sy.No.637 of Patancheruvu (V)
East	: Partly Existing about 40 feet wide Kacha road and Sy.No.642 of Patancheruvu (V).
West	: Sy.No.641/P of Patancheruvu (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM FOREST USE TO RESIDENTIAL USE IN TATTI ANNARAM (V), ABDULLAPURMET (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.07, Municipal Administration & Urban Development (Plg.I(1)), 10th January, 2025.]

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 ZDP-2021 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 Sy.Nos.73/2 of Tatti Annaram (V), Abdullapurmet (M), Ranga Reddy Dist to an extent of 7790.19 Sq.mtrs or Ac. 1.37 gts, which is presently earmarked as Forest use as per the notified Master Plan ZDP-2021 issued vide G.O.Ms.No.288, MA&UD, dt.03.04.2008, is now designated as Residential use, based on the NOC issued by the Forest Divisional Officer, Shamshabad, Ranga Reddy District., **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 Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. The change of land use only for the master plan for the proposed site and with regarding to ownership/title aspects, the applicant shall prove the ownership/title over the proposed site before coming for the development purpose to the competent authority.

12. The applicant shall follow the conditions mentioned in the NOC from Forest Department.

SCHEDULE OF BOUNDARIES

East : 40'0" wide road
 West : Existing structures and 25 ft wide road
 North : vacant land in Sy No.32, Village boundary of Tattikhana (V)
 South : vacant land in Sy No. 73/P Tatti Annaram (V).

VARIATION TO THE - DT&CP - PEDDAPALLI MUNICIPALITY FOR CHANGE OF LAND USE FROM INDUSTRIAL LAND USE TO PARTLY COMMERCIAL AND PARTLY REDIENTIAL LAND USE SITUATED AT PEDDAPALLI (V&M), PEDDAPALLI DISTRICT - CONFIRMATION.

[G.O.Ms.No.08, Municipal Administration & Urban Development (Plg.I(1)), 10th January, 2025.]

In exercise of the powers conferred by under sub-section (2) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following draft variation to the Peddapally (Draft Master Plan) General Town Planning Scheme, which was sanctioned in G.O.Ms.No.40 M.A., Dt. 12-04-2019 in exercise of the powers conferred as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.633/2 of Peddapalli (V&M), the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial Use zone in the General Town Planning Scheme of Peddapalli Municipality approved in G.O.Ms.No.40 M.A., Dt.12-04-2019, is now designated for Partly Residential use and Partly Commercial use by variation of Change of Land Use in the revised part proposed land use map in GTP No.08/2022/W is available in the Peddapalli Municipality **subject to the following conditions that:**

The applicant shall take prior approval from the competent authority before commencing the developmental work.

SCHEDULE OF BOUNDARIES

NORTH : Others Land.
 SOUTH : Prop. Green Belt and Existing 100'-0" Road.
 EAST : Railway Track.
 WEST : Proposed 100'-0" M.P. Road.

M. DANA KISHORE,
Principal Secretary to Government.