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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM WORK CENTRE ZONE USE TO RESIDENTIAL USE IN NADARGUL VILLAGE, BALAPUR MANDAL, RANGAREDDY DISTRICT.

[Memo No.17911/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1)), 10th February, 2025.]

The following draft variation to the land use envisaged in the notified HADA Master Plan, issued vide G.O.Ms.No.287 MA, dt:04.03.2008, 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 Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.Nos.619/A & 619/AA of Nadargul Village, Balapur Mandal, Ranga Reddy District., to an extent of 75575.28 Sq.Mts (Ac.18.27 Gts)., which is presently earmarked for Work Centre Zone, as per the notified HADA Master Plan issued vide G.O.Ms.No.287 MA & UD Dept, dt:04.03.2008 is now proposed to be designated as Residential use **subject to the following conditions:**

[1]

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 GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be 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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.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 condition 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 handover master plan road affected area at the time of development permission free of cost to local body through registered gift deed.

SCHEDULE OF BOUNDARIES

North : Existing 12 Mts wide CC road
 South : Neighbors vacant land in Sy.No.619 of Nadargul(V)
 West : Existing 12 feet (4m) wide CC road
 East : Neighbors vacant land in Sy.No.613 of Nadargul (V)

DRAFT VARIATION TO THE HMDA FOR RE-ALIGNMENT OF 100'-0" WIDE MASTER PLAN ROAD AT KSR LAYOUT i.e., AT CHANDANAGAR (V) ALONG THE EXISTING 60'-0" WIDE ROAD FROM APARNA HILL PARK TO SPECIAL POLICE FORCE (SPF) ACADEMY SANGA REDDY DISTRICT.

[Memo No.15340/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 10th February, 2025.]

The following draft variation to the road network envisaged in the notified Erstwhile HUDA area Ramachandrapuram zone segment Master Plan, issued vide G.O.Ms.No.288 MA, dt: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 Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The proposed 100-00'' wide Master Plan road at KSR Layout (A-C) passing through Sy.Nos 276, 278 & 279 of Chandanagar (V), notified erstwhile HUDA area Ramachandrapuram zone segment Master Plan issued vide G.O.Ms.No.288 MA, Dt. 03.04.2008 is now proposed to be deleted & re-aligned along the existing 60-00 (to be proposed as 100 feet) road from Aprna Hill Park to Special Police Force (SPF) Academy passing through Sy.No.343/1 Ameenpur (V), Serilingampally (M), Ranga Reddy District.

The subject to the following conditions:

1. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
4. The applicant shall follow the court order in Writ Petition No.37489 of 2017.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI URBAN USE TO RESIDENTIAL USE IN PONNAL VILLAGE, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No.17827/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1)), 10th February, 2025.]

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 Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.No.42/P and 93 of Ponnal (V), Shamirpet (M), Medchal-Malkajgiri Dist to an extent of 34487.27 Sq.mtrs, road affected area 1996.62 , buffer affected area 303.57 and net site area 32217.08 Sq.Mts., which is presently earmarked for Peri urban Use, as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA & UD Dept, dt:24.01.2013 is now proposed to be designated as Residential use **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. 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 of 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 misrepresentation 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 existing buildings should be demolished.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. To submit cadastral correction in Master Plan.

SCHEDULE OF BOUNDARIES

North	: 15 ft wide road.
South	: Existing 15 mtrs wide B.T road (proposed 30 Mtrs.)
East	: Vacant land in Sy.No.85, 75 of Ponnal (V).
West	: Existing 15 feet to 25 feet wide NALA (Passing through the applicant site) & Existing 15 feet to 20 feet wide road.

M. DANA KISHORE,
Principal Secretary to Government.