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HYDERABAD, MONDAY, MARCH 24, 2025.

NOTIFICATIONS BY GOVERNMENT

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

DRAFT VARIATION TO THE HMDA FOR DELETION OF THE PROPOSED 100 FT ROAD PASSING THROUGH IN YAPRAL (V), KOWKUR (V) AND JAWAHAR NAGAR CONNECTING YAPRAL-BALAJI NAGAR ROAD AND JAWAHAR NAGAR.

*[Memo No.10885/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)),
1st March, 2025.]*

The following draft variation to the road network envisaged in the notified MDP-2021 approved 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 - 500 022.

DRAFT VARIATION

Deletion of proposed 30M wide road as per the notified HUDA Master Plan 2021, Shamirpet zone segment, approved by the Government vide G.O.Ms.No.288, MA&UD, Dt. 03.04.2008, passing through Sy.Nos. 37, 38, 56, 57, 58, 59, 62, 90, 91 of Yapral (V), Sy.No's. 200, 201, 202, 162, 163 of Kowkur (V) and Sy.No.'s 540, 547, 548, 549, 830, 834 of Jawahar Nagar (Based on the remakes and Google Map furnished by GHMC regarding the deletion of proposed Master Plan Road is falls under the GHMC jurisdiction vide lr. dated 02.01.2025)

Subject to the following conditions:

1. The applicant shall pay the Development /Conversion /Deletion and Re-alignment charges to HMDA before confirming the CLU orders as per the rules in force.

2. 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.
3. The applicant shall comply with the conditions laid down in) the G.O.Ms.No. 168, 44:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
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. The applicant shall demolish the existing building falling in the set-backs / Deletion and Re-alignment of roads if any as per G.O.Ms.No.168, Dt. 07.04.2012.

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

*[Memo No.207/Plg.I(1)/2025, Municipal Administration & Urban Development (Plg.I(1)),
17th March, 2025.]*

The following draft variation to the land use envisaged in the notified MDP-2021 issued vide G.O.Ms.No.288 MA & UD Dept, 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 site in Sy.No.524/P, 526/P, 528/P & 529/P of Gundlapochampally (V), Gundlapochampally Municipality, Medchal - Malkajgiri District to an extent of 8700.74 Sq.Mtrs., which is presently earmarked as Conservation use as per the notified MDP-2021 issued vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now proposed to be designated as Residential 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) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- 3) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.

- 4) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- 5) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost. 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.
- 8) 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.
- 9) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.R. Agriculture Ceiling Act.
- 10) 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.
- 11) The change of land use shall not be used as the proof of any title of the land.
- 12) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire and for any public purpose as per law.
- 13) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- 14) The applicant has to fulfill any other conditions as may be the competent authority.

SCHEDULE OF BOUNDARIES

- North : Vacant land in Sy.No.524/P of Gundlapochampally (V)
South : Vacant land in Sy.Nos. 526/P, 528 & 529/P of Gundlapochampally (V)
East : Sy.Nos.524/P & 526/P (12 mtrs wide road) of Gundlapochampally (V)
West : Sy.Nos. 524/P & 529/P of Gundlapochampally(V)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN YELIMINEDU (V), IBRAHIMPATNAM MANDAL & RANGA REDDY DIST.

**[Memo No.517/Plg.I(1)/2025, Municipal Administration & Urban Development (Plg.I(1)),
17th March, 2025.]**

The following draft variation to the land use envisaged in the notified MDP-2031 issued vide G.O.Ms.No.33 MA & UD Dept, 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.Nos.557/P, 564/P & 565/P of Yeliminedu (V), Ibrahimpatnam Mandal & Ranga Reddy District to an extent of 66368.41 Sq.mtrs., which is presently earmarked as Conservation use as per the notified MDP-2031 approved by the Government 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 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. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

North :	Sy.No.601 & 602 of Yeliminedu (V) (existing 18mt wide Bt road).
South :	Sy.No. 557 of Yeliminedu (V)
East :	Sy.Nos. 565, 557 & 584 (the Sy.No.564 is mentioned as Sy.No.584 in the MDP-2031) of Yeliminedu (V).
West :	Sy.No. 566 of Yeliminedu (V)

M. DANA KISHORE,
Principal Secretary to Government.

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