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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 INDUSTRIAL /
MANUFACTURING USE TO RESIDENTIAL USE IN BOLLARAM (V), BOLLARAM MUNICIPALITY
(M), SANGA REDDY DISTRICT.

[Memo No.12050/Plg.I(1)/2023, Municipal Administration & Urban Development (Plg.I(1)), 26th 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.Nos.136, 140/AA and 141 of Bollaram (V), Bollaram Municipality (M), Sanga Reddy District to an extent of 29,075.98 Sq.Mts /07.19 Ac., which is presently earmarked as Industrial/ Manufacturing 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 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: 07-042012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute arises regarding ownership aspects & ULC aspects, applicant will be the solely responsible and Change of Land Use orders will be withdrawn without any notice.
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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.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.Nos.136, 139,140/P of Bollaram (V)(9.14 mts road and Residential Building).
- South : Sy.No. 141/P of Bollaram (V)(10.0mts wide C.C road and open land)
- East : Sy.Nos. 135,136/P of Bollaram(V) (Existing 12.0 mts wide approach kutchha road)
- West : Sy.Nos. 141/P, 145, 147 of Bollaram (V)(6.0mts road and Residential Buildings)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE ZONE i.e., PARKS USE ZONE TO COMMERCIAL USE ZONE, FOR PREMISES SITUATED AT DIARA (V), (RASULPUR), INDIRA PARK ROAD, LOWER TANK BUND AREA, OPP: PINGALI VENKATRAMA REDDY HALL, DOMALGUDA, HYDERABAD.

[Memo No.11641/Plg.I(1)/2023, Municipal Administration & Urban Development (Plg.I(1)), 11th April, 2025.]

The following draft variation to the land use as per the Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-IX (old circle no.III) approved vide G.O.Ms.No.363, MA&UD Dt. 21.08.2010, 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 Premises bearing no. 1-2-597/42 AND 1-2597/42/1, situated at Diara (V), (Rasulpur), Indira Park Road, Lower Tank bund Area, Opp: Pingali Venkatrama Reddy Hall, Domalguda, Hyderabad, for an extent of 236.57 Sq.mts/282.93 Sq.yds, with existing road effected area of 43.83 Sq.mts/ 52.42 Sq.yds., So, net site area is 192.74 Sq.Mts / 230.51 Sq.yds., which is presently earmarked as Open space zone i.e., Parks use (Indira Park area) and partly area affected under proposed 100 feet wide Mater Plan Road and falling within the Special Area Development Plans & Projects (SADPP) zone Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-IX (old circle no.III) approved vide G.O.Ms.No.363, MA&UD Dt. 21.08.2010, is now proposed to be designated as Commercial use, **subject to the following conditions:**

- a) As the site under reference falls within the Special Area Development Plans & Projects (SADPP) Zone, the applicant shall follow the specific urban design, Heritage and Environmental guidelines, SADPP plan as imposed by the Competent Authority. Building design shall be submitted as regulated by the Competent Authority.
- b) The applicant shall pay the Development charges / conversion charges / Change of land use charges to HMDA as per rules in force before issue of final CLU orders.
- c) The applicant shall pay the processing charges, publication charges and any other charges to HMDA as per rules in force before issue of final CLU orders.
- d) The applicant shall handover the 100 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- e) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- f) If local body desires to acquire land area for the circulation network, then applicant has to handover required land / plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- g) The applicant shall comply all the conditions laid down in the GO.MS.NO: 168, dt: 07.04.2012 and in the G.O.MS.No.363, dt: 21.08.2010 and G.O.Ms.No.766, dt.18.10.2007.
- h) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- i) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects. If any litigation occurs, the CLU orders will be withdrawn without any notice.
- j) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the issued final CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- k) 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.

- l) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- r) The conversion charges & change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- s) The applicant shall not disturb the Natural position of Nala / Channel if any passing through the site.
- t) The CLU does not bar any public agency including HMDA/ Local Authority to acquire land for any public purpose as per law.
- u) The applicant has to submit the TSLR from Tahsildar/ DDS & LR before the issuance of final CLU GO.
- v) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : TS.No.1/1/1 part Ward No.57 Block-G Gagan Mahal Daira(V)
 South : 78 feet wide B.T surface road (Same road is proposed as 100 feet wide in the notified Master Plan)
 East : TS.No.1/1/1 part Ward No.57 Block-G, Gagan Mahal Daira(V)
 West : TS.No.1/1/1 part Ward No.57 Block-G, Gagan Mahal Daira(V)

DRAFT VARIATION TO THE DT&CP FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC LAND USE TO RESIDENTIAL LAND USE SITUATED AT KOTHAPET VILLAGE, NEW SISHU MANDHIR HIGH SCHOOL, SIRSILK AREA, KAGHAZNAGAR MUNICIPALITY LIMITS, KUMURAMBHEEM ASIFABAD DISTRICT.

[Memo No.5981/Plg.II/2024, Municipal Administration & Urban Development (Plg.II), 11th April, 2025.]

The following draft variation to the Kaghaznagar Municipality General Town Planning Scheme (Draft Master Plan 4 of Kaghaznagar of which was sanctioned in G.O.Ms.No.484 M.A, Dt.19-09-2000 which it is proposed to make in exercise of the powers conferred by clause under sub-section (2) of section 15 of Telangana Town Planning Act., 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of six weeks 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 the said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The site in Sy.No.216 & 217 to an extent of 4-18 Gts. situated at Kothapet Village, New Sishu Mandhir High School, Sirsilk Area, Kaghaznagar Municipality limits, Kumurambheem Asifabad District., belongs to Sri. Vennampally Satyanarayana. S/o. Pullaiah, the boundaries of which are as shown in the schedule here and which is earmarked for public & Semi Public Land Use in the General Town Planning Scheme sanctioned in G.O.Ms.No.484 M.A, Dt.19-09-2000, is now proposed to be designated for Residential land use by variation of Change of Land Use as marked A, B, C, D, E, in the

part proposed land use map vide G.T.P.No.04/2024/N (C.No.3113/2022/W) available in the Kaghaznagar, Municipality **subject to the following conditions that:**

1. The Applicant shall pay the Development & Conversion Charges for the site under reference as per rates issued in G.O. Ms.No.226 MA &UD (II) Department, dt.30-08-2016 to the khagaznagar Municipality before confirmation orders from the Government.
2. The Applicant shall not commence construction work without prior approval of Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Land of others in Sy.No.85
SOUTH	:	Existing 120'-0" wide road
EAST	:	Master Plan 60'-0" road
WEST	:	Land of others in Sy.No.87.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KHAJAGUDA (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT.

[Memo No.5383/Plg.I(1)/2025, Municipal Administration & Urban Development (Plg.I(1)), 16th April, 2025.]

The following draft variation to the land use envisaged in the notified the CDA Master plan 2021 approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001, 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.28/P of Khajaguda(V), Serilingampally(M), Ranga Reddy (D), to an extent of Ac 3-00, which is presently earmarked as Residential Use zone, as per the notified CDA Master Plan approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001, is now proposed to be designated as Commercial use zone.

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 GHMC 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 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.

SCHEDULE OF BOUNDARIES

North : Existing 100ft wide road
South : Sy.No.28/P of Khajaguda(V)
East : Sy.No.28/P of Khajaguda(V)
West : Sy.No.27 of Khajaguda(V)

M. DANA KISHORE,
Principal Secretary to Government.

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