

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Hyderabad Urban Development Authority - Comprehensive Change of Land Use -
Change of land uses in Zonal Development Plan for Moula-Ali zone of Non-Municipal area
- Draft Variations - Confirmed - Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.206 M.A.,

Dated the 1st April, 2000.

Read the following:-

1. Government D.O.Letter No.5548/H1/99-1 M.A., dated 01-04-1999.
2. From the Vice-Chairman, Hyderabad Urban Development Authority,
D.O.Lr.No.2766/Policy/Plg/HUDA/99, dated 09-08-1999.
3. Government Memo.No.26799/I1/99-1 M.A., dated 01-02-2000.

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ORDER:

The draft variations to the Zonal Development Plan for Moula-ali zone of Non-Municipal area issued in Government Memo. third read above was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.57, Part-I, dated 03-02-2000. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variations are confirmed.

2. The appended notification will be published in the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N.S. Hariharan,
Principal Secretary to Government.

To

The Commissioner, Printing, Stationery and Stores Purchase, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

Copy to:

The parties through the Vice-Chairman, Hyderabad Urban Development Authority,
Hyderabad.

The Special Officer and Competent Authority, U.L.C., Hyderabad.

The District Collector, Rangareddy District, Hyderabad.

// Forwarded By Order //

SECTION OFFICER.

APPENDIX
NOTIFICATIONS

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Area (Development) Act, 1975 (Act-I of 1975) the Government hereby makes the following variations to the Zonal Development Plan for Poppalguda zone of Non-municipal area sanctioned in G.O.Ms.No. 97 M.A., dated 03-03-1989, the same having been previously published in the Extract of ordinary issue of A.P.Gazette No.57, Part-I, dated 03-02-2000 as required by sub-section (3) of the said section.

VARIATION - 1 (Block-I)

1. 13948/MP1/H/98 (30687/I1/98)
2. 4515/MP1/H/97 (10634/I1/97)
3. 4498/MP1/H/99 (10245/I1/99)
4. 4501/MP1/H/99 (10243/I1/99)
5. 4504/MP1/H/99 (10240/I1/99)
6. 4503/MP1/H/99 (10244/I1/99)
7. 4503/MP1/H/99 (10242/I1/99)
8. 5266/MP1/H/99
9. 4519/MP1/H/99 (6356/I1/99)
10. 223/MP1/H/99
11. 4296/MP1/H/99
12. 4253/MP1/H/99
13. 4275/MP1/H/99
14. 6290/MP1/H/96 (10843/I1/98)
15. 16394/I1/98 (12834/MP1/H/98)

... 2.

1. The Change of Land Use as above for the above blocks shall come into effect when the land owner / applicant pay the conversion charges as per G.O.Ms.No.51 M.A., dated 05-02-1996 or the conversion charges as applicable on the date of seeking development permission along with scrutiny (processing) charges to Hyderabad Urban Development Authority.
2. The Hyderabad Urban Development Authority / Municipality shall issue Land Use Certificate and or development permission only after the applicant pays the conversion charges as applicable on the date of permission.
3. The applicant shall obtain prior permission from Hyderabad Urban Development Authority before undertaking any development in the site under reference.
4. The owners/ applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost before obtaining Development Permission.

(Applicable to all variations mentioned above)

Subject to the following conditions:-

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|--------|---|
| North: | 20-00 Meters wide proposed road from Safilguda to Moula-Alli, SY.No.446, 444 and 329 of Malkajgiri Village. |
| South: | SY.Nos. 446, 444, 443, 431, 414, 450, 461, 463 and 464 of Malkajgiri Village. |
| East: | SY.No.432, 433 and 414 of Malkajgiri Village and 30-00 Meters wide proposed road. |
| West: | SY.Nos. 329, 458, 451 and 455 of Malkajgiri Village and 30-00 Meters wide proposed road. |

Schedule of Boundaries:

The sites in SY.Nos. 329 (Part), 445 (Part), 442, 441/1 (Part), 447, 449 (Part), 453, 452, 460, 451, 448 and 459 of Malkajgiri Village to an extent of Acres 17-34 Guntas which is presently earmarked for Conservation use zone (Dry Agriculture) in the notified Zonal Development Plan for Moula-Alli zone of Non-Municipal Area is designated as Residential use zone.

VARIATION - 2 (Block-II)
4339/MP1/H/99

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|--------|---|
| North: | SY.Nos. 79, 95/1, 94, 93, 91, 130, 140, 141, 639/1, 643, 654, 662, 661, 651, 60, 56 and 684 of Kapra Village. |
| South: | SY.Nos. 632, 631, 565, 588, 562, 560, 559, 505, 504, 506 (Part), 494, 510/1 (Part), Village Settlement SY.No.387, 94, 93, 386, 372, 373, 374, 315, 314, 313 and Kapra to Dammaiguda road which is proposed 20'-0" Meters wide road and SY.Nos.376 and 377 of Kapra Village. |
| East: | SY.Nos. 140, 141, 147, 148, 149, 653, 657, 550, 551, 553 and 563 of Kapra Village and Dammaiguda road which is proposed 20'-0" wide Road. |
| West: | SY.Nos. 666, 662, 661, 658, 652, 651, 60, 88, 62, 63, 76 (Part), 74, 73, 56 (Part) (Vellareddyguda to Vanpuguda road) and 79 and Kapra village boundary. |

Schedule of Boundaries:

The sites in SY.Nos. 1 to 26, 30 to 42, 45, 48 (Part), 49 (Part), 50, 53, 57, 58 (Part), 59 (Part), 76 (Part), 77, 78, 96, 97, 98, 100 to 127, 131 to 139, 140 to 146, 375, 378 to 385, 506 (Part), 508 (Part), 509 (Part), 511, 512, 515, 516, 526 to 542, 545 to 548, 556, 557, 564 to 567, 569 to 578, 580 to 585, Part of 633 and 634 i.e., Northern side of 100'-0" wide road, 635 to 638, 655, 656, 659, 660, 663, 664, 665, 666, 668, 683, 685 to 705 (Part), and 707 to 711 of Kapra Village to an extent of Acres 748-00 Guntas (approximately), which is presently earmarked for Conservation use zone (Dry Agriculture), Recreational (Regional Park, Organised Parks, and Play Grounds) and Local Commercial use zone in the notified Zonal Development Plan for Moula-Alli zone of Non-municipal Area is designated as Residential use zone.

5. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. That title and Urban Land Ceiling / Agriculture Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before the issue of the building permission / development permissions and it must be ensured that the best financial interests of the Government are preserved.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall 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 shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. After demolition of the existing building clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for building permission.
12. The Hyderabad Urban Development Authority shall prepare an area Plan i.e., road network plan for all blocks before considering any request for layout / development permission. Such plans shall be prepared within a month from the date of the notification.
13. In case of water bodies, if any existing in the block proposed for change of land use (as per revenue records), these orders will not apply to such extent covered under water bodies and there shall be 30 meters wide buffer zone all along the water body / tank.
14. These orders shall not apply for the sites where Change of Land Use orders are already issued by the Government and covered in the above blocks.
15. In respect of the sites allotted / assigned by Government, the No Objection Certificate from the Collector shall be invariably obtained by the owners, before applying for layout / building permission.

N.S. Hariharan,
Principal Secretary to Government.

Section Officer.