

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

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

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.182 M.A.

Dated 24th March, 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.26803/11/99-1 M.A., dated 28-01-2000.

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ORDER:

The draft variations to the Zonal Development Plan for Yamzal zone of Non-Municipal area issued in Government Memo. third read above was published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 52, Part-I, dated 01-02-2000. 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 Yamzal zone of Non-municipal area sanctioned in G.O.Ms.No. 156 M.A., dated 27-03-1989, the same having been previously published in the Extract of ordinary issue of A.P.Gazette No.52, Part-I, dated 01-02-2000 as required by sub-section (3) of the said section.

... 2.

VARIATION - 1 (Block-I)

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|-------------------------------|---------------------------------|
| 1. 4308/MP1/H/98 (9445/11/98) | 2. 14065/MP1/H/98 (31051/11/98) |
| 3. 1483/MP1/H/99 (2507/11/98) | 4. 1484/MP1/H/99 (2508/11/99) |

The sites in Sy.Nos. 26, 43 (Part), 44 (Part), 46, 49 to 66, 155, 166 to 171, 172 (Part), 173, 174, 176 to 181, 183 (Part), 184 to 190, 191 (Part), 192 (Part), 193 (Part), 194 to 226, 228 to 275, 278, 279 to 287, 289 of Kompally Village to an extent of Acres 490-00 Guntas (approximately), which is presently earmarked for Conservation use and Institution use zone in the notified Zonal Development Plan for Yamzal zone of Non-municipal Area is designated as Residential use zone, excluding the area considered for Change of Land Use to Industrial use in Sy.No.191 (Part), 192 (Part) and 193 (Part) having an extent of Ac.1-19 Guntas.

Schedule of Boundaries:

- North: Kompally Village boundary.
South: Intermediate Ring Road.
East: National High Way No.7 and Sy.No.68, 67 of Kompally Village.
West: Kompally Village boundary.

VARIATION - 2 (Block-II)

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|-------------------|-------------------|
| 1. 4080/MP1/H/99 | 2. 4078/MP1/H/98 |
| 3. 4079/MP1/H/97 | 4. 4075/MP1/H/97 |
| 5. 4076/MP1/H/99 | 6. 4081/MP1/H/97 |
| 7. 4077/MP1/H/98 | 8. 4085/MP1/H/99 |
| 9. 4083/MP1/H/99 | 10. 4084/MP1/H/99 |
| 11. 4082/MP1/H/99 | |

The sites in Sy.Nos. 92 (Part), 93 (Part), 96, 97, 98, 113 of Pottai Pally Village to an extent of Acres 47.00 Guntas (approximately) which is presently earmarked for Conservation use and Institutional use zone in the notified Zonal Development Plan for Yamzal zone of Non-Municipal Area is designated as Residential use zone, subject to No Objection Certificate of Hakimpet Airfield Authorities.

Schedule of Boundaries:

- North: Sy.Nos.76, 95, 94, 92 (Part), 93 (Part), 91 (Part), 116 (Part) of Pottai Pally Village.
South: Sy.Nos. 112, 99, 100 of Pottai Pally Village.
East: Karimnagar Road.
West: Sy.No.114 of Pottai pally Village.

VARIATION - 3 (Block-III)

4142/MP1/H/99

The sites in Sy.Nos. 438 (Part), 441 (Part) of Yamzal Village to an extent of Acres 16-00 Guntas (approximately) which is presently earmarked for conservation use zone in the notified Zonal Development Plan for Yamzal zone of Non-Municipal Area is designated as Residential use zone excluding 100'-0" wide road, Zonal Development Plan road and subject to No Objection Certificate of Hakimpet Airfield authorities.

Schedule of Boundaries:

- North: Sy.No.437, 399 of Yamzal Village.
South: Sy.No.447, 442, 440 of Yamzal Village.
East: Sy.No.438 (Part) and Sy.No.441 (Part) of Yamzal Village.
West: Sy.Nos. 437, 435 of Yamzal Village.

VARIATION - 4 (Block-IV)
6913/MP1/H/98 (16425/1/98)

The sites in Sy.Nos.590 to 598, 602 to 611 of Daver Yamzal Village to an extent of Acres 250-00 Guntas (approximately) which is presently earmarked for Conservation use zone in the notified Zonal Development Plan for Yamzal zone of Non-Municipal Area is designated as Residential use zone, subject to No Objection Certificate of Hakimpet Airfield authorities.

Schedule of Boundaries:

- North: Sy.Nos.626, 627, 629 to 631, 633 and 634 of Yamzal Village and 100'-0" wide ZDP road.
South: Railway Track and Yamzal Village Boundary.
East: Sy.Nos.588, 589, 612, 615, 616, and 624 of Yamzal Village (Hakeempet Air Port)
West: Sy.Nos.72, 74 to 77 of Kompally Village.

Subject to the following conditions:-

(Applicable to all variations mentioned above)

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.
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 Revenue Collector shall be invariably obtained by the owners, before applying for layout / building permission.

N.S. Hariharan,
Principal Secretary to Government.

Section Officer.