

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Hyderabad Urban Development Authority - Change of land use in Premises No.1-8-179 (Part) situated at and adjacent to Lady Barton Club, Secunderabad from Residential use zone to General Commercial use zone - Draft Variations - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (II) DEPARTMENT

G.O.No.996 M.A.

Dated 13th December, 1998.

Read the following:

1. Govt. Lr.No.9450/11/96-1 M.A., dated 03-04-1996.
2. From Vice-Chairman, Hyderabad urban Development Authority, Lr.No.2128/PD1/HUDA/96, dated 01-10-1997.
3. Govt. Memo.No.9450/11/96-2 M.A., dt.09-06-1998.
4. From V.C., HUDA., Lr.No.2128/PD1/HUDA/96, dt.23-8-99.

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ORDER:

The draft variation to the Zonal Development Plan for Zone No.1 (Municipal Corporation of Hyderabad) area issued in Government Memo. third read above was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.290, Part-I, dated 11-06-1998. No objections and suggestions have been received from the public within a period of fifteen days. As reported by Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad the applicant has paid an amount of Rs.1,08,990/- (Rupees One lakh eight thousand nine hundred and ninety only) towards development charges. Hence, the draft variation is 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.

The Commissioner and Special Officer, Municipal Corporation of Hyderabad, Hyderabad.

Copy to:

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

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

The District Collector, Hyderabad District, Hyderabad.

// Forwarded By Order //


SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of Andhra Pradesh Urban Area (Development) Act, 1975, the Government hereby makes the following variation to the Zonal Development Plan for Zone No.1 (Municipal Corporation of Hyderabad) Area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.290, Part-I, dated 11-06-1998 as required by sub-section (3) of the said section.

VARIATION

The site in Premises No.1-8-179 (Part) situated at and adjacent to Lady Barton Club, Secunderabad to an extent of 1738.00 Sq. Yards / 1453.20 Sq. Mtrs. (i.e., net area of the site after proposed 50'-0" road widening) which is presently earmarked for Residential use zone in the notified Zonal Development Plan for Zone No.1, Municipal Area is designated for General Commercial Use.

Subject to the following conditions:

1. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
2. **Special Conditions in respect of General Commercial Use:**
 - a. The applicant shall obtain the proposed building permission from the Municipal Corporation of Hyderabad.
 - b. The applicant shall handover a strip of land of 8'-3" and 20' for the proposed widening of 50' wide Zonal Development Plan road and for 40' wide road towards eastern and southern sides respectively to the Municipal Corporation of Hyderabad at free of cost as per the Municipal Corporation of Hyderabad standards.
 - c. The applicants shall follow the building set-backs, ground floor coverage, FSI, and parking etc., as per the present regulations in force.
3. 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.
4. 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.
5. 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.
6. 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.
7. The change of land use shall not be used as the proof of any title of the land.
8. 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.
9. The applicant shall obtain No Objection Certificate from Special Officer and Competent Authority, Urban Land Ceiling for construction of Commercial Building before obtaining the Development Permission.

Schedule of Boundaries:

- North:** Existing residential house bearing Premises No. 1-8-180/1 and existing premises of Lady Barton Club bearing Premises No.1-8-182.
- South:** Existing 32'-0" wide road.
- East:** Existing 33'-0" wide road (i.e., proposed 50'-0" wide road as per Zonal Development Plan for Zone No.1, Municipal Corporation of Hyderabad area).
- West:** Part of premises No.1-8-179 belongs to M/s. Haryana Seva Sangh (i.e., Government earlier agreed change of land use from residential use to commercial use vide G.O.Ms.No.646 M.A., dated 05-12-1996)

**N.S. Hartharan,
Principal Secretary to Government.**


Section Officer.