

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Hyderabad Urban Development Authority, Hyderabad – Change of land use from Conservation use zone to Residential use zone in Sy.No..176 of Nagaram Village, Keesara Mandal, Ranga Reddy District- to an extent of Acres .3-04 Guntas . – Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I1) DEPARTMENT

G.O.Ms.No. 949 M.A.,

Dated:23-11-2005.

Read the following:-

1. From the Vice-Chairman, Hyderabad Urban Development Authority, Lr.No.846/MP1/Plg./ HUDA/ 2005 A&B, dt.18.8.2005
2. Government Memo.No.18765/11/2005-2 M.A., dated 13.10.2005.
3. From the Vice-Chairman, Hyderabad Urban Development Authority, Lr.No.846/MP1/Plg./ H/ 2005 dt.14.11..2005

ORDER:

The draft variation to the Zonal Development Plan of Moula Ali Zone for Non-Municipal area issued in Government Memo second read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.739, Part-I, dated 15.10.2005. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad that the applicant has paid an amount of Rs.62,727/- (Rupees sixty two thousand seven hundred and twenty seven only) towards development charges. Hence, the draft variation is confirmed.

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

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

**S.P.SINGH,**  
**SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Hyderabad.  
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

Copy to:

The Individual through the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.  
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad (in name cover)  
The District Collector, Ranga Reddy District, Hyderabad.  
Sf/Sc.

//Forwarded By Order//

  
SECTION OFFICER

APPENDIX  
NOTIFICATION

In exercise of the powers conferred by Sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) the Government hereby makes the following variation to the Zonal Development of Moula Ali Zone of Non-Municipal area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.739, Part-I, dated 15.10.2005 as required by sub-section (3) of the said section.

... 2.

VARIATION

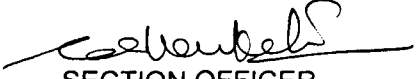
The site in Survey No. 176 of Nagaram Village, Keesara Mandal, Ranga Reddy District to an extent of Acres 3-04 Guntas which is presently earmarked for Conservation use zone in the Notified Zonal Development Plan of Moula Ali Zone of Non-Municipal area is now designated as Residential use zone subject to the following conditions; namely:-

1. the applicant shall obtain prior permission from Hyderabad Urban Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and Urban Land Ceiling / Agricultural land ceiling aspect 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.
5. that 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 Change of Land Use not bar any public agency including Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority to acquire land for any public purpose as per Law.
10. after demolition of the existing building clearances, if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Corporation of Hyderabad / Hyderabad Urban Development Authority for building permission.
11. The applicant shall streamline the Nala ( as shown in the Survey of India Map) before applying for Development permission.

Schedule of boundaries:

<u>North</u>	:	Survey No.177, 180, 182 and 198 of Nagaram Village
<u>South</u>	:	Survey No. 167, 174 and 175 of Nagaram Village
<u>East</u>	:	Survey No.159 of Nagaram Village
<u>West</u>	:	Survey No.198 of NagaramVillage

S.P.SINGH,  
SECRETARY TO GOVERNMENT

  
SECTION OFFICER