

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

Memo.No.4550/11/2005 – 3 M.A.,

Dated 11.07.2005.

Sub: Hyderabad Urban Development Authority, Hyderabad – Change of Land Use in Survey Nos.128 (Part), 129 (Part), 132 (Part), 133 (Part) and 136 (Part) of Rampally Village, Keesara Mandal, Ranga Reddy District to an extent of 18,210.25 Square Meters from Conservation use zone to Residential use zone – Draft Variation – Revised Notification – Issued.

- Ref: 1. From Vice-Chairman, Hyderabad Urban Development Authority, Letter No.11532/MP1/Plg/HUDA/2004-A&B, dated 22.02.2005.
2. Government Memo.No.4550/11/2005-1 M.A., dated 26.04.2005.
3. Representation from M/s.Modi & Modi Constructions, dated 02.05.2005.
4. Government Letter No.4550/11/2005-2 M.A., dated 07.05.2005.
5. From Vice-Chairman, Hyderabad Urban Development Authority, Letter No.11532/MP1/Plg/HUDA/2004, dated 19.06.2005.

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The appended notification will be published in the Extraordinary issue of Andhra Pradesh Gazette, dated **13.07.2005**.

2. Specific approval of the Secretary to Government, Municipal Administration and Urban Development has been obtained for publication of notification in the Extraordinary issue of Andhra Pradesh Gazette.

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.

// Forwarded By Order //


Section Officer.

APPENDIX
NOTIFICATION

Whereas, in Memo No. 4550/11/2005-1 MA dated. 26-4-2005 draft variation notification has been issued for change of Land Use in Survey Nos.128 (Part), 129 (Part), 132 (Part), 133 (Part) and 136 (Part) of Rampally Village, Keesara Mandal, Ranga Reddy District to an extent of 18,210.25 Square Meters from Conservation use zone to Residential use zone subject to certain conditions calling for objections and suggestions. Condition No. 14 stipulates that "the applicant shall provide 100 feet green belt towards nala side"

2. And whereas, after issue of above draft notification the applicant i.e., M/s Modi and Modi Constructions have filed an objection and requested to delete the condition No. 14 as they are loosing huge extent of their own land and also stated that the nala is not in use, and it is completely dried since many years and is being used as passage by the villagers.

3. And whereas, on the above issue, the Vice-Chairman, HUDA in the Letter No.11532/MP1/Plg/HUDA/2004, dated 19-6-2005 has reported that in the proposed Master Plan 2020, 10 Meters wide green belt is provided along Nalas and 30.0 Meters Green belt is provided around the tanks. For the site under reference a 10.0 Meters of Green belt is proposed along the Nala in the proposed Master Plan 2020. As such the Vice-Chairman, HUDA has opined that 10.00 Meters wide green belt may be insisted along the Nala instead of 30.0 Meters in this case as imposed at condition No.14 in the Memo No.4550/11/2005-1 MA dated. 26-4-2005.

4. And whereas, after careful examination of the mater, Government have proposed to modify the condition No.14 in Government Memo. dated 26-4-2005 as per the report of Vice-Chairman HUDA.

5. Therefore, the revised draft variation in supersession of the earlier Draft Notification dated 26-4-2005 to the land use envisaged in the Zonal Development Plan for Keesara Zone of Non-Municipal area which is proposed in exercise of the powers conferred by sub-section (2) of section 12 of Andhra Pradesh Urban Area (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Area (Hyderabad) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

... 2.

6. Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh 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 Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad – 500 022.

DRAFT VARIATION

The site in Survey Nos.128 (Part), 129 (Part), 132 (Part), 133 (Part) and 136 (Part) of Rampally Village, Keesara Mandal, Ranga Reddy District to an extent of 18,210.25 Square Meters, the boundaries of which are given in the schedule below which is presently earmarked for Conservation use zone in the notified Zonal Development Plan for Keesara Zone of Non-Municipal area is now proposed to be designated as Residential use, subject to the following conditions; namely:-

1. the applicant shall pay development charges to Hyderabad Urban Development Authority as per rules in force, before issue of final orders.
2. the applicant shall pay balance processing fee to Hyderabad Urban Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. the applicant shall obtain prior permission from Hyderabad Urban Development Authority before undertaking any development in the site under reference.
5. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. 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.
8. 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.
9. 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.
10. the change of land use shall not be used as the proof of any title of the land.
11. 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.
12. the Change of Land Use does 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.
13. after demolition of the existing building, clearance 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.
14. that the applicant shall provide 10. 0 Meters green belt along the nala.

Schedule of boundaries.

- North** : Existing Nala.
South : 100'-00" wide existing road.
East : Survey Nos.112, 134 and 136 (Part) of Rampally.
West : Survey Nos.132 (Part), 128 (Part), 129 (Part) and 136 (Part), 133 (Part).

S.P. Singh,
Secretary to Government.


Section Officer.