



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART - II EXTRAORDINARY
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No. 201-A]

HYDERABAD, WEDNESDAY, MAY 14, 2025.

NOTIFICATIONS BY HEADS OF DEPARTMENTS Etc.,

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

DRAFT VARIATION TO THE HMDA - PLANING FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE SITUATED AT MOGALGIDDA (V), FAROOQNAGAR (M), RANGAREDDY DISTRICT.

Lr.No. MEG0060011141235/CLU/Plg/TG-iPASS/HMDA/2025

The following Draft Variation to the Land Use envisaged in the Notified Master plan MDP-2031, vide G.O.Ms., No.33, MA & UD, dated 24.01.2013 which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No.8 of 2008).

DRAFT VARIATION

The site in Sy.Nos.89/P, 91, 92, 94/P, 95/P, 100, 101, 102, 103, 104, 105/P, 107/P, 108, 109, 112/P AND 120/P situated at Mogalgidda (V), Farooqnagar (M), Rangareddy District to an extent of 334341.32 Sq.Mtrs with road affected area of 514.30 Sq.mts the Net site area is 333827.02Sq.mts (Ac-82.19.6Gts) which is presently earmarked for

conservation use zone in the notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013, is now proposed to be designated as manufacturing use zone for setting up unit of DATA CENTRE, received under 'Orange' category, with the following conditions:

- a) The applicant shall pay the conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA & UD, dt:24.01.2013 and their subsequent amendments.
- c) The applicant shall handover the road affected area to the local body at free of cost through registered gift deed.
- d) The applicant shall follow the condition mentioned in G.O.ms.No.168 dt: 07.04.2012 for the HT tower lines passing through the site (i.e., In case of Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan).
- e) The applicant shall leave 3.00mts green buffer strip towards designated Conservation use zone in order to segregate Industrial activity from the Conservation use zone use activity.
- f) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- g) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- h) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- i) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- j) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
- k) CLU shall not be used as proof of any title of the land.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES:

- North : Sy.nos.80, 93, 79, 94/P of Mughalgidda (V) & Conservation use zone.
- South : Existing 30mts wide BT road proposed 45mts wide notified MDP-2031 road.
- East : Sy.nos.96, 95/P, 97, 98, 99, 110, 111, 112/P, 120/P of Mughalgidda (V) & Manufacturing use zone and conservation use zone
- West : Sy.no.90, 88, 89/P, 105/P, 107/P, 112/P and 120/P of Mughalgidda (V) & conservation use zone and Residential use zone-3 (R3).

DRAFT VARIATION TO THE HMDA PLANING FOR CHANGE OF LAND USE FROM GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ) TO MANUFACTURING USE ZONE IN PART, 214 PART SITUATED AT MANGALPALLE (V), IBRAHIMPATNAM (M), RANGAREDDY DISTRICT.

Lr.No. SML0060035141123/CLU/Plg/TG-iPASS/HMDA/2025

The following Draft Variation to the Land Use envisaged in the Notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013 which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No.8 of 2008).

DRAFT VARIATION

The site in Sy.Nos.213part, 214part situated at Mangalpalle (V), Ibrahimpatnam (M), Rangareddy District to an extent of 8903.08 Sq.mts with road affected area of 246.08Sq.mts the Net site area is 8656.71Sq.mts, which is presently earmarked for General Development Promotion Zone (GDPZ) in the notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013, is now proposed to be designated as manufacturing use zone for setting up unit of cold storage services, received under 'Green' category, with the following conditions:

- a) The applicant shall pay the conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA, dt:24.01.2013 and their subsequent amendments.
- c) The applicant shall handover the road affected area to the local body at free of cost through registered gift deed.

- d) The applicant shall leave 3.00mts green buffer strip towards designated General Development Promotion Zone (GDPZ) in order to segregate Industrial activity from the General Development Promotion Zone (GDPZ) use activity.
- e) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- i) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES:

- North : General Development Promotion Zone (GDPZ), Sy.No.213/P of Mangalpalle (V).
- South : GDPZ Existing 12.00mts wide BT road proposed to be widened to 18Mts Road, Sy.No.214/P of Mangalpalle (V).
- East : General Development Promotion Zone (GDPZ), Sy.no.213/P & 214/P of Mangalpalle (V).
- West : General Development Promotion Zone (GDPZ), Sy.no.213/P & 214/P of Mangalpalle (V).

DRAFT VARIATION TO THE HMDA - PLANING FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN KODICHERLA (V) KOTHUR (M) AND PART OF SUBHANPUR (V), MAHESHWARAM (M), RANGAREDDY DISTRICT.

Lr.No. SML0060033141042/CLU/Plg/TG-iPASS/HMDA/2025

The following Draft Variation to the Land Use envisaged in the Notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013 which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No.8 of 2008).

DRAFT VARIATION

The site in Sy.Nos.14,15,18,19 of kodicherla (V),Kothur (M) and Sy.No.232 part of Subhanpur (V), Maheshwaram (M), Rangareddy District to an extent of 76687.06 Sq.mts, which is presently earmarked for Conservation use zone in the notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013, is now proposed to be designated as manufacturing use zone for setting up unit of Biscuits making, received under 'Orange' category, with the following conditions:

- a) The applicant shall pay the conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA& UD, dt:24.01.2013 and their subsequent amendments.
- c) The applicant shall leave 3.00mts green buffer strip towards designated Conservation use zone in order to segregate Industrial activity from the Conservation use zone use activity.
- d) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- f) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- h) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES:

- North : Sy.Nos.232/1/P,232/2/P,232/4/P of Shubanpur (V)&Conservation use zone.
- South : Sy.nos.16/P & 21/P of Kodicherla (V) & Conservation Use Zone .
- East : Sy.no.232/4/P of Shubanpur (V), Sy.No.20/P of Kodicherla(V) & Conservation use zone.
- West : Sy.no.10, 12, 13 of Kodicherla (V) & Conservation use zone.

Hyderabad,
14-05-2025.

*(Sd/-),
For Metropolitan Commissioner,
Director Planning-II, HMDA.*

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