



**తెలంగాణ రాజ పత్రము**  
**THE TELANGANA GAZETTE**  
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HYDERABAD, FRIDAY, JUNE 6, 2025.

**NOTIFICATIONS BY HEADS OF DEPARTMENTS, Etc.**

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**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

DRAFT VARIATION TO THE HMDA - PLG FOR CHANGE OF LAND USE FROM GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ) TO MANUFACTURING USE ZONE SITUATED AT KONGARA KALAN (V), IBRAHIMPATNAM (M), RANGAREDDY DISTRICT.

***Lr.No.SML0060035141695/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.357/p and 358/p situated at Kongara Kalan (V), Ibrahimpatnam (M), Rangareddy District to an extent of 19189.02Sq.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 printed boxes, 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, dt:24.01.2013 & G.O.Ms.No.287 and their subsequent amendments.

- c) 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.
- 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 : Existing 24.00mts wide BT road, General Development Promotion Zone (GDPZ).  
South : General Development Promotion Zone (GDPZ) & Sy.no.355 & 356 of Kongara Kalan (V).  
East : General Development Promotion Zone (GDPZ), Sy.no.357/P of Kongara Kalan (V).  
West : General Development Promotion Zone (GDPZ), Sy.no.358/P of Kongara Kalan (V).

Hyderabad,  
06-06-2025.

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