



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 121-B]

HYDERABAD, MONDAY, JUNE 30, 2025.

NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT (Plg.I(1))

VARIATION TO THE METROPOLITAN AREA & URBAN DEVELOPMENT DEPARTMENT
FOR PROPOSAL OF NEW MASTER PLAN ROADS (MISSING LINK ROADS) IN GHMC /
HMDA AREA - CONFIRMATION.

[GO.Ms. No.110, Metropolitan Area & Urban Development (Plg.I(1)), 16th June, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to road network envisaged in the notified Master Plan-2021 issued vide G.O.Ms.No.288 Dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

To improve the road network in Greater Hyderabad Municipal Corporation area new Master Plan roads, the following Missing link roads are to be incorporated in the notified Master Plan 2021, approved by the Government vide G.O.Ms.No. 288, MA&UD, Dt. 03.04.2008:

- 1) New link road of 24 mts (80 feet) wide is proposed from Calvary temple to HafeezpetManjeera Pipeline Road through Sy.No.162 of Hydernagar (V), Kukatpally zone and Sy.Nos. 55, 56 & 57 of Hafeezpet (V) R.C. Puram zone.
- 2) New link road of 18 mts (60 feet) wide is proposed from Graveyard to Bombay Highway via Hafeezpet Cheruvu through Sy.Nos.44, 53 of Miyapur (V), Shambupur Zone and Sy.Nos. 38,39,44,45,46,47, 48,56,65,66,67,70,71,77 of Hafeezpet (V), R.C. Puram zone.
- 3) New link road of 12mts wide (40 feet) is proposed from Western side of Medikuntalake to NH-9 Bombay Highway via Matru Sri Nagar passing through Sy.No.44 of Miyapur (V), Shambupur zone, Sy.Nos. 162, 163 of

Hydernagar(V), Kukatpally zone and Sy.Nos. 55,56 of Hafeezpet (V) R.C. Puram zone. (Based on the Google Map furnished by GHMC regarding the proposed Master Plan roads).

Subject to following Conditions:

1. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and Commissioner, Greater Hyderabad Municipal Corporation, while development of Roads shall comply the suggestions / conditions of Irrigation Department, vide Letter of Executive Engineer, North Tank Division, Lr.No.EE/NTD/DEE3/2025/402, dated:10.04.2025 as noted below.
 - i) Road No. 1 (24 meters wide), which stretches from Calvary Temple to Hafeezpet Manjeera Pipeline Road - The proposed 24 mts wide road touches Medikunta Lake at (Latitude 17.48845728 Longitude 78.36535392) at inlet point which joins the lake through a peripheral bund which passes through the FTL/Buffer area of the lake with elevated road with span length of 32.92 mts. It is recommended that slab culvert-type structure should be proposed to construct the road with suitable vents and pier supports of the slab should be out of FTL of the lake. The extent of the FTL area (122.96 Sq. mts) falling under the proposed elevated road.
 - ii) Road No.2 (12 meters wide), which runs from the Western side of Medikunta Lake to NH-9 (Bombay Highway) via Matru Sri Nagar - The route crosses Medikunta Lake through the buffer zone at Geo-coordinates (Latitude 17.48939736 Longitude 78.36832873). As per G.O.Ms.No.168, MA& UD (Dated: 07.04.2012), which permits roads with a minimum width of 12 meters to be developed where feasible, it is recommended that this road can be constructed while adhering to the necessary guidelines to respect the lake's buffer zone as per G.O.Ms.No.168, MA&UD, Dated: 07.04.2012.
 - iii) Road No-3 (18 meters wide), which extends from the Graveyard to Bombay Highway via Hafeezpet Cheruvu the road touches the FTL/Buffer of Hafeezpet Cheruvu (Raja Mohammad Lake) with a length of 87.0mts and the proposed elevated road bridge crosses across the FTL/Buffer such as Surplus Weir, and the Earth Bund of the North side of the lake. The proposed elevated bridge with pier supports should not fall within FTL of the lake. The proposal of elevated bridge due to the distances from Aparna County villas compound wall to FTL distance is 12.70 mts, one of the Double bed room buildings to the FTL is 8.46mts, and the main bund side Double bed room building to the FTL is 16.2mts only.
2. Any further suggestions in the said Irrigation Department letter shall be complied with (copy enclosed).
3. Greater Hyderabad Municipal Corporation shall collect Pro-rata Development Charges Conversion Charges from all the adjoining property owners of the said road as and when they come for Development Permission.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE TO RESIDENTIAL
USE IN ISNAPUR (V) PATANCHERUVU (M) SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No.111, Metropolitan Area & Urban Development (Plg.I(1)), 16th June, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan for Patancheru zone segment of erstwhile HMDA-2031 vide G.O.Ms.No.33, MA, dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos 161/Part and 162/Part of Isnapur (V), Patancheruvu (M) Sangareddy District to an extent of 6829.07 Sq. Mts which is presently earmarked for Industrial /Manufacturing use zone in the Notified Master Plan for Patancheru zone segment of erstwhile HMDA-2031 vide G.O.Ms.No.33, MA, dt:24.01.2013, is now designated as Residential Use **subject to following conditions:**

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt:07.04.2012 and its subsequent amendments.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is solely 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.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. 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 30 feet road and open plots

East : vacant land in Sy.Nos.160/Part,161/Part of Isnapur (V).

West : Existing road and vacant land in Sy.Nos. 196 of Isnapur (V).

South : Existing 30 feet road and open plots

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
FOR CHANGE OF LAND USE FROM WORK CENTRE ZONE USE TO RESIDENTIAL
USE IN NADARGUL VILLAGE, BALAPUR MANDAL, RANGA REDDY DISTRICT -
CONFIRMATION.

[G.O.Ms. No.114, Metropolitan Area & Urban Development (Plg.I(1)), 17th June, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified HADA Master Plan issued vide G.O.Ms.No.287 MA & UD Dept, dt:04.03.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.619/A & 619/AA of Nadargul (V), Balapur (M), Ranga Reddy District, to an extent of 75575.28 Sq.Mts (Ac.18.27 Gts)., which is presently earmarked for Work Centre Zone, as per the notified HADA Master Plan issued vide G.O.Ms.No.287 MA & UD Dept, dt:04.03.2008 is now designated as Residential use **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt: 07.04.2012 and its subsequent amendments.
2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
4. 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.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
7. 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.
8. The applicant shall handover master plan road affected area at the time of development permission free of cost to local body through registered gift deed.

SCHEDULE OF BOUNDARIES

North : Sy.Nos.623 & 622 of Nadargul (V) Existing 12 Mts wide CC road
 South : Neighbors vacant land in Sy.No.619 of Nadargul(V)
 West : Sy.No.613 of Nadargul (V) Existing 12 feet (4m) wide CC road
 East : Neighbors Land (vacant land)in Sy.No.613 of Nadargul (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM LOGISTIC HUB TO MULTIPLE USE IN AUSHAPUR (V), GHATKESAR (M), MEDCHAL - MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No.116, Metropolitan Area & Urban Development (Plg.I(1)), 20th June, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA & UD Dept, dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.278/P of Aushapur village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 9322.01 Sq.Mts, which is presently earmarked for Logistic Hub, as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA

& UD Dept, dt: 24.01.2013 is now designated as Multiple use subject to the following conditions:

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt.07.04.2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
5. CLU shall not be uses as proof of any title of the land.
6. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
7. 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

East : Sy.No.278/P of Aushapur (V)
West : Existing 9.14 mtrs wide road (V)
North : Sy.No.278/P of Aushapur (V)
South : Existing 12 mts wide road (V)

Dr. K. ILAMBARITHI,
Secretary to Government.

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