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NOTIFICATIONS BY GOVERNMENT

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

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC & SEMI-PUBLIC USE AND OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE IN CHITKUL VILLAGE, PATANCHERUVU MANDAL, SANGAREDDY DISTRICT.

[Memo No.7647/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 8th July, 2025.]

The following draft variation to the land use envisaged in the notified MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013, which is proposed 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana 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 Telangana. Objections or suggestions should be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy. Nos. 128, 135, 136, 138, 139, 140, 141, 142, 143, 144, 145 and 146 of Chitkul Village, Patancheruvu Mandal, Sangareddy District to an extent of 65467.49 Sq.Mts., which is presently earmarked for Public & Semi-Public use and Open Space use zone (30m wide, two proposed Master Plan roads), as per the Notified Metropolitan Development Plan-2031 approved by the Government vide G.O.Ms.No.33 MA&UD dt:24.01.2013, is now proposed to be designated as Residential use zone., **subject to the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.

2. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
5. The title and land ceiling aspects 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.
6. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
7. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
8. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
9. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc., and they will 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 does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
12. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
13. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
14. The applicant shall hand over the area affected under proposed 30 mtrs wide road to the local body at free of cost through registered gift deed before undertaking any development in the site u/r.

SCHEDULE OF BOUNDARIES

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| East | : NALA, Nakka Vagu. |
| West | : Part of Sy.Nos. 129, 130, 134, 147, 148, 149, 164, of Chitkul village. |
| North | : Part of Sy.No. 117, 127 of Chitkul village. |
| South | : Part of Sy.No. 165, 166 of Chitkul village. |

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM TRANSPORTATION AND COMMUNICATION USE ZONE TO RESIDENTIAL USE ZONE IN EDULANAGULAPALLE VILLAGE, RC PURAM MANDAL, TELLAPUR MUNICIPALITY, SANGA REDDY DISTRICT.

[Memo No.10093/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 8th July, 2025.]

The following draft variation to the land use envisaged in the notified MDP-2031 for HMR issued vide G.O.Ms.No.33 MA, dt:24.01.2013, which is proposed 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana 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 Telangana. Objections or suggestions should be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.No: 141/A2, 141/A3, 141/A, 141/A/2 of Edulanagulapalle Village, RC Puram Mandal, Tellapur Municipality, Sanga Reddy District, to an extent of 8599.56Sq.Mtrs., which is presently earmarked for T-5 Bus depots, Passenger / Freight Terminals (Traffic and Transportation use zone) and proposed 30Mts Master Plan road as per the Notified Metropolitan Development Plan (MDP)-2031, for HMR approved by the Government vide G.O.Ms.No. 33 MA & UD Dept, dt: 24.01.2013., is now proposed to be designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. The title and land ceiling aspects 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.
7. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
8. The Owners/applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
11. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. The applicant shall comply the conditions mentioned in G.O.Ms.No.168, MA&UD, dt: 07.04.2012.

14. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.

SCHEDULE OF BOUNDARIES

North	: 30mts wide road and T-5,Bus Depots, Passenger/Freight Terminals
South	: Vacant Land, T-5,Bus Depots, Passenger/Freight Terminals
West	: Vacant Land, T-5,Bus Depots, Passenger/Freight Terminals
East	: Vacant Land, T-5,Bus Depots, Passenger/Freight Terminals

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN RAMPALLY (V), KEESARA (M), MEDCHAL - MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.158, Metropolitan Area & Urban Development (Plg.I(1)), 9th July, 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-2021 issued vide G.O.Ms.No.288 MA, dt:03.04.2008, as required by sub-section (1) of the said section

VARIATION

The site in Sy.No.70 of Rampally (V), Keesara (M), Medchal-Malkajgiri District to an extent of 18,915 sq.mts or Ac. 4.674 which is presently earmarked as Conservation use as per the notified Master Plan MDP-2021 issued vide G.O.Ms.No.288 MA, dt:03.04.2008, 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 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 a 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

East	: Neighbours land.
West	: Neighbours land.
North	: HMDA Layout.
South	: 40 ft wide CC road.

Dr. K. ILAMBARITHI,
Secretary to Government.