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HYDERABAD, MONDAY, JULY 28, 2025.

NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN AMEENPUR VILLAGE, AMEENPUR MUNICIPALITY MANDAL, SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 159, Metropolitan Area & Urban Development (Plg.I(1)), 16th 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 Revised Master Plan of RC Puram Zone Segment of Erstwhile HUDA 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 plot Nos.1, 2, 3, 4 Part, 28, 29, 30 & 31 in Sy.No.980 of Ameenpur (V), Ameenpur Municipality (M), Sanga Reddy District, to an extent of 2,034.70 Sq.Mtrs., or 00.50 Ac, which is presently earmarked for Residential use, as per the notified Revised Master Plan of RC Puram Zone Segment of Erstwhile HUDA issued vide G.O.Ms.No.288 MA, dt:03.04.2008, is now designated as Commercial 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 of the applicant will be the 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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.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 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.
8. The applicant has to hand over the 30 mts wide master plan road affected area to the local body at the time of development permission.
9. The applicant has to submit revised drawing duly showing road affected area as per master plan and also demarcate the same on the ground.
10. The applicant has to submit NOC (The site is located adjoining any water body, NOC to be submitted issued by the Irrigation Department not below the rank of Executive Engineer and also NOC from concerned Revenue Authority not below the rank of Joint Collector showing the respective distance from FTL boundary (Duly certified) along with sketch before release of final orders.
11. The applicant shall demolish the existing old sheds and old building before undertaking any development on the site under reference.
12. Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee

SCHEDULE OF BOUNDARIES

East : 9mts wide road part of Sy.No.980 of Ameenpur (V)
 West : 30mts wide road
 North : Existing Buildings part of Sy.No.981 of Ameenpur (V)
 South : Vacant Land Part of Sy.No.979 of Ameenpur (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO MANUFACTURING USE IN BONTAPALLY (V), GUMMADIDALA (M), SANGA REDDY DISTRICT DULY EXCLUDING THE AREA EFFECTED BY NALA AND ITS BUFFER AS PER NOC SUBMITTED BY THE IRRIGATION DEPARTMENT - CONFIRMATION.

[G.O.Ms.No. 160, Metropolitan Area & Urban Development (Plg.I(1)), 16th 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 MDP-2031, for Hyderabad Metropolitan Region (HMR) approved 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.No.487/P of Bonthapally (V), Gummadidala (M) Sanga Reddy District to an extent 1871.73 Sq.Mtrs and net site area 1,517.64 Sq.Mts., which is presently earmarked for Residential use zone (R3) in the Notified Master Plan MDP-2031, for Hyderabad Metropolitan Region (HMR) approved vide G.O.Ms.No.33 MA,

dt:24-01-2013 is now designated as Manufacturing use zone for setting up unit line of Manufacture of "Engioneering" under 'White' Category **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013 and subsequent amendments.
- b) The applicant has to leave 3.00 Mtrs as proposed in the CFE of TGPCB which is higher as Green Buffer strip or along the site in order to segregate industrial activity from the other use activities.
- c) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- d) 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.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) 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.
- g) The applicant shall follow the conditions mentioned in the NOC issued by the Irrigation Department.
- h) The applicant is held 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 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 : Sy.No.487/P of Bonthapally (V)
 South : Existing road.
 East : Sy.No.487/P of Bonthapally (V)
 West : Sy.No.487/P of Bonthapally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO MANUFACTURING USE ZONE OF LAND IN DEVALAMMA NAGARAM (V), CHOUTUPPAL (M), YADADRI DISTRICT - CONFIRMATION.

[G.O.Ms.No. 161, Metropolitan Area & Urban Development (Plg.I(1)), 16th 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 MDP-2031, for Hyderabad Metropolitan Region (HMR) approved 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.No.46/P of Devalamma Nagaram (V), Choutuppal (M), Yadadri District to an extent of 17401.48 of total site area, (after deducting road affected area to an extent of 261.61 Sq.mts) the net area to an extent of 17139.87 Sq.mts (which is presently earmarked for peri - urban use zone in the MDP-2031 notified vide G.O.Ms.No.33 MA, dt:24-01-2013 is now proposed to be designated as Manufacturing use zone) for setting up unit for Fertilizer (Granulation/ Formulation/ Blending only) - Pesticides Insecticides Powder, Granular and Liquid Formulation, Pesticides Fungicide Granular and Powder Formation, Pesticides herbicides Powder, Granular and Liquid formulation, Pesticides fungicide liquid formulation, Plant Growth Stimulants And Encouragers, Micronutrient Powder and liquid Formulation, Water Soluble NPK Fertilizers Powder For & Micronutrient Liquid Formulation, Etc., under "Orange" category **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013 and subsequent amendments.
- b) The applicant has to leave 3.00 Mtrs Green Buffer strip all Green Buffer strip all along the site in order to segregate industrial activity from the Peri - Urban use zone activity.
- c) The applicant shall handover the road affected area to an extent 261.61 Sq.Mts to the local body at free of cost vide registered gift deed.
- d) The change 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 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 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 : Sy.Nos. 46/P, 45 of Devalamma Nagaram (V) Peri- Urban use zone
South : Existing 12.00 Mts wide road to be proposed to 45 mts wide road
and in Sy.No.46/P of Devalamma Nagaram (V).
East : Sy.No.44 of Devalamma Nagaram(V)
West : Sy.No.46/P of Devalamma Nagaram (V)

Dr. K. ILAMBARITHI,
Secretary to Government.

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