



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART - II EXTRAORDINARY
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No. 383-A]

HYDERABAD, SATURDAY, AUGUST 2, 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 OF LAND IN SITUATED AT VENKATAPUR @
PATTITUPRAN (V), TUPRAN (M), MEDAK DISTRICT.

Lr.No. SML0040032138703/CLU/Plg/TS-iPASS/HMDA/2024

The following Draft Variation to the Land Use envisaged in the Notified
Metropolitan Development Plan (MDP) - 2031 approved by the Government vide
G.O.Ms.No.33 MA & UD, dt: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.Nos118, 119, 120/P and 214/P situated at Venkatapur @
Pattitupran (V), Tupran (M), Medak District to a total extent of 90,294.89Sqmts and net
site area 80,137.73 Sq.mts (after deducting canal with buffer and 30mts wide MDP-
2031 road area) which is presently earmarked as peri-urban use zone in Metropolitan
Development Plan MDP- 2031 notified vide G.O.Ms.No.33 MA & UD, Dt.24.01.2013 is

now proposed to be designated as Manufacturing use zone for setting up unit for Industrial Layout For All Industries under 'Orange' category, with the following conditions:

- a) The applicant shall pay the conversion charges and publication 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 dt:07.04.2012 and G.O.Ms.No.33 MA & UD, dt: 24.01.2013.
- c) The applicant shall develop 30 mtr (100Feet) masterplan road which in abutting the railway track in Sy.Nos.103,111,112,113,114,119 and 120 situated at Venatapur village Toopran Mandal, Medak District as per the NOC from District Collector, Medak District Vide Lr.No.D1/2679/2025 Dt:08.02.2025 and handover the road affected area to the local body through registered gift deed.
- d) The applicant has to leave 3.00Mtrs green buffer strip all along the site in order to segregate industrial activity from the Peri-urban use zone use to Industrial 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 the government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall comply the conditions mentioned in NOC from District Collector, Medak District vide Lr.No.D1/92/2025 Dt.08.02.2025 &NOC from Irrigation & C.A.D Department, Vide Lr.No. SE/IC/Medak/DEE-T/327/H Dt: 18-01-2025.
- h) The applicant shall not disturb the natural flow of the nala /canal or water body if any passing through the site.
- i) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- j) 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.
- k) 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.
- l) CLU shall not be used as proof of any title of the land.
- m)The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

- n) 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.114 & 117 of Venkatapur @ Pattitupran (V) & Peri-urban use zone.
- South : Sy.No.120/P,121 & 124/P of Venkatapur @ Pattitupran (V) & Peri-urban use zone.
- East : Sy.No.124/P of Venkatapur @ Pattitupran (V) & Peri-urban use zone
- West : (proposed 30mts wide road) and Railway Track.

DRAFT VARIATION TO THE HMDA - PLANING FOR CHANGE OF LAND USE FROM PARTLY CONSERVATION USE ZONE AND PARTLY PERI-URBAN USE ZONE TO MANUFACTURING USE ZONE IN SITUATED AT VENKATAPUR @ PATTITUPRAN (V), TUPRAN (M), MEDAK DISTRICT.

Lr.No. SML0040032138706/CLU/Plg/TS-iPASS/HMDA/2024

The following Draft Variation to the Land Use envisaged in the Notified Metropolitan Development Plan (MDP) - 2031 approved by the Government vide G.O.Ms.No.33 MA & UD, dt: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.103/P, 109/P, 110/P, 111, 112/P situated at Venkatapur @ Pattitupran (V), Tupran (M), Medak District which is presently earmarked for Conservation use zone to an extent of 87,725.11 Sq.mts and Sy.Nos.113/P,114, 115, 116, 117/P of Venkatapur @ Pattitupran (V) to an extent of 76,967.78 Sq.mts which is presently earmarked as Peri-urban use zone in Metropolitan Development Plan MDP-2031 notified vide G.O.Ms.No.33 MA & UD, Dt.24.01.2013 are now proposed to be designated as Manufacturing use zone to an net total extent of 1,64,692.89Sq.mts for setting up unit for Industrial Layout For All Industries under 'Orange' category., with the following conditions:

- a) The applicant shall pay the conversion charges and publication 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 dt:07.04.2012 and G.O.Ms.No.33 MA & UD, dt: 24.01.2013.
- c) The applicant shall develop 30 mtr (100Feet) Master plan road which in abutting the railway track in Sy.Nos.103,111,112,113,114,119 and 120 situated at Venatapur village Toopran Mandal, Medak District as per the NOC from District Collector, Medak District Vide Lr.No.D1/2679/2025 Dt:08.02.2025 and handover the road affected area to the local body through registered gift deed.

- d) The applicant has to leave 3.00Mtrs green buffer strip all along the site in order to segregate industrial activity from the Conservation use zone & Peri-urban use zone use to Industrial 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 comply the conditions mentioned in NOC from District Collector, Medak District vide Lr.No.D1/92/2025 Dt.08.02.2025 & NOC from Irrigation & C.A.D Department, Vide Lr.No.SE/IC/Medak/DEE-T/327/H Dt:18-01-2025.
- h) The applicant shall not disturb the natural flow of the nala/canal or water body if any passing through the site.
- i) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- j) 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.
- k) 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.
- l) CLU shall not be used as proof of any title of the land.
- m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- n) 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 30.00mts wide road, proposed MDP 90.00mtr RRR but the said RRR is shifted towards northern side and it is 2 km away from the Venkatapur (V).
- South : Sy.No.118 & 119 of Venkatapur @ Pattitupran(V) & Peri-urban use zone.
- East : Sy.No.203, 112/P, 113/P & 117/P of Venkatapur @Pattitupran (V) & Peri-urban use zone and conservation use zone.
- West : Proposed 30mts wide road and Railway Track.

Hyderabad,
02-08-2025.

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