



తెలంగాణ రాజ పత్రము
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No. 144]

HYDERABAD, TUESDAY, AUGUST 5, 2025.

NOTIFICATIONS BY GOVERNMENT

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

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM FOREST USE TO RESIDENTIAL USE IN TATTI ANNARAM (V), ABDULLAPURMET (M), RANGA REDDY DISTRICT - **ERRATA**.

[G.O.Ms. No. 162, Metropolitan Area & Urban Development (Plg.I(1)), 24th July, 2025.]

(Errata to G.O.Ms.No.7, MA & UD (Plg.I(1)) Dept., Dated:10.01.2025)

The Schedule of Boundaries for East, West & North, South, on the 2nd page of the G.O. under the heading “Schedule of boundaries” shall be read as follows.

Schedule of Boundaries:

North : Sy.No.73 part of Tatti Annaram (V)
South : Sy.No 73 part of Tatti Annaram(V)
East : Sy.No.32/P of Tattikhana (V)
West : Sy.No.73 part of Tatti Annaram(V)

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

[G.O.Ms. No. 163, Metropolitan Area & Urban Development (Plg.I(1)), 24th 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 ZDP for Yamjal segment approved 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.60, 61 & 62/P of Gundlapochmapally (V), Gundlapochampally Municipality, Medchal (M), Medchal-Malkajgiri District to an extent of 53,591.5 Sqm or Ac 13.09 Gts to an extent of which is presently earmarked as Manufacturing use as per the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008 is now proposed to be 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.
2. The applicant shall obtain prior permission from HMDA before under taking 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.

SCHEDULE OF BOUNDARIES

East : National Highway
West : Industry and Sy.No.62/P & 60/P
North : Road & Sy.No.67
South : Road, Industry & Sy.No.60/P

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR REDUCTION, INCREASE DELETION & REALIGNMENT OF PROPOSED 30 M WIDE MASTER PLAN ROAD IN TURKAPALLY (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No. 164, Metropolitan Area & Urban Development (Plg.I(1)), 24th 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 road network envisaged in the notified MDP-2031 approved vide G.O.Ms.No.33 MA, dt:24.01.2023, as required by sub-section (1) of the said section.

VARIATION

- A-B: Proposed 30 Mtrs wide road in MDP-2031, G.O.Ms.33 Dt: 24.01.2013 passing through sy.No.26,27,25 & 24 of Turkapally (V) Shamirpet (M), Medchal - Malkajgiri (D). Which is proposed to reduced to 18M wide road.
- B-D: Proposed 30Mts wide Master Plan Road passing through Sy.No.22,55,112,113, 119,120, 121 & 141 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) is now proposed for deletion.
- B-C: Existing 40 feet wide road passing through Sy.No.55,54,58 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) is proposed to increased to 18 M wide in lieu of deleted road B-D.
- C-D: Existing 15 feet wide kutcha road is passing through Sy.No.57,58,110,122, 141 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) which is proposed to increase to 18 M wide realign road.
- D-E: Proposed 30Mts wide road in MDP-2031, Passing through Sy.No.141,155,154,172, 173, 179, 171, 181, 182, 183, 185, 206, 205, 223 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) which is proposed to decreased to 18 M wide Re-aligned road.
- E-F: Existing 18M wide road passing through Sy.Nos. 217, 219, 221, 222, 206, 205, 223 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D)is proposed to increased to 30 M wide road.

Subject to the following conditions:

1. The concerned land owner shall handover the affected area due to the proposed 18m wide road to the local body as the proposed re-align road is effecting in Final layout issued vide file. No. 052610/ LT/ MED/ FLT/ U6/ HMDA/20022022 Dt: 19.10.2022 and in the HMDA draft layout 055573/MED/LT/U6/HMDA/ 04072022 (final layout which is under progress vide file no 060449/LT/MED/FLT/U6/HMDA /07042023) at the time of building permission.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, Dt:07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. Road alignment/ Deletion shall not be used as proof of any title of the land.

5. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
6. The Reduction, Deletion & Realignment does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
7. The concerned land owners shall hand over the road affected area on free of cost to the local body
8. Pro-rata collection of 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 CONSERVATION USE AND MINOR PART OF INDUSTRIAL AND ITS BUFFER USE TO RESIDENTIAL USE IN PATANCHERUVU (V&M), SANGA REDDY (DIST) - CONFIRMATION.

[G.O.Ms. No. 165, Metropolitan Area & Urban Development (Plg.I(1)), 30th 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 Erstwhile HUDA Area Ramchandrapuram zone segment Master Plan approved 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.486 to 489, 491 to 497, 503 of Patancheruvu (V&M), Sanga Reddy (Dist) to an extent of 97,529 Sq.Mtrs, Nala's buffer area 2125 Sq.Mtrs and net site area 95,404 Sq.Mtrs or Ac.23.5 which is presently earmarked as Conservation use and minor part of industrial and its buffer use as per the notified Erstwhile HUDA Area Ramchandrapuram zone segment Master Plan approved vide G.O.Ms.No.288 MA, dt:03.04.2008 is now designated as Residential Use, subject to compliance of G.O.Ms.No.106, dated:06.07.2020 & also subject to the following conditions:

1. The applicant shall maintain buffer as per the NOCs issued by Irrigation Department.
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt.07.04.2012
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. 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.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

8. 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.
9. The applicant shall maintain buffer as per the NOCs issued by Irrigation Department

SCHEDULE OF BOUNDARIES

- North : Nala (Water body).
South : Sy.No.502, 499, 498, 484, 485 and 327 of Patancheruvu village.
East : 40 feet wide road and Sy.No.484, 485, 327, 318 & 489/P of Patancheruvu Village.
West : Sv.No.508, 504, 492/P, 491/P & 489/P of Patancheruvu.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE ZONE i.e., PARKS USE ZONE TO COMMERCIAL USE ZONE IN DIARA (V), (RASULPUR), INDIRA PARK ROAD, LOWER TANK BUND AREA, OPP: PINGALI VENKATRAMA REDDY HALL, DOMALGUDA, HYDERABAD - CONFIRMATION.

[G.O.Ms. No. 166, Metropolitan Area & Urban Development (Plg.I(1)), 30th 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 Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-IX (old circle no.III) approved vide G.O.Ms.No.363, MA&UD Dt. 21.08.2010, as required by sub-section (1) of the said section.

VARIATION

The site in Premises bearing no.1-2-597/42 AND 1-2-597/42/1, situated at Diara (V), (Rasulpur), Indira Park Road, Lower Tank bund Area, Opp: Pingali Venkatrama Reddy Hall, Domalguda, Hyderabad, for an extent of 236.57 Sq.mts/282.93 Sq.yds, with existing road effected area of 43.83 Sq.mts/ 52.42 Sq.yds., So, net site area is 192.74 Sq.Mts / 230.51 Sq.yds., which is presently earmarked as Open space zone i.e., Parks use (Indira Park area) and partly area affected under proposed 100 feet wide Mater Plan Road and falling within the Special Area Development Plans & Projects (SADPP) zone Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-IX (old circle no.III) approved vide G.O.Ms.No.363, MA&UD Dt. 21.08.2010, is now designated as Commercial use, **subject to the following conditions:**

- a) As the site under reference falls within the Special Area Development Plans & Projects (SADPP) Zone, the applicant shall follow the specific urban design, Heritage and Environmental guidelines, SADPP plan as imposed by the Competent Authority. Building design shall be submitted as regulated by the Competent Authority.
- b) The applicant shall handover the 100 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- c) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- d) If local body desires to acquire land area for the circulation network, then applicant has to handover required land / plot area to the local

- body through registered gift deed at free of cost at the time of taking building permission.
- e) The applicant shall comply all the conditions laid down in the GO.MS.NO: 168, dt: 07.04.2012 and in the G.O.MS.No.363, dt: 21.08.2010 and G.O.Ms.No.766, dt.18.10.2007.
 - f) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
 - g) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects. If any litigation occurs, the CLU orders will be withdrawn without any notice.
 - h) If there is any court case is pending in court of law, the Owner/ applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the issued final CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
 - i) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
 - j) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
 - k) The applicant shall not disturb the Natural position of Nala / Channel if any passing through the site.
 - l) The CLU does not bar any public agency including HMDA/ Local Authority to acquire land for any public purpose as per law.
 - m) The applicant has to submit the TSLR from Tahsildar/ DDS & LR before the issuance of final CLU GO.
 - n) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
 - o) Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee.

SCHEDULE OF BOUNDARIES

North : TS.No.1/1/1 part Ward No.57 Block-G Gagan Mahal Daira(V)
 South : 78 feet wide B.T surface road (Same road is proposed as 100 feet wide in the notified Master Plan)
 East : TS.No.1/1/1 part Ward No.57 Block-G, Gagan Mahal Daira(V)
 West : TS.No.1/1/1 part Ward No.57 Block-G, Gagan Mahal Daira(V)

RETIREMENT OF SRI METHUKU NARASIMHA RAMULU, ADDITIONAL DIRECTOR OF TOWN PLANNING ON ATTAINING THE AGE OF SUPERANNUATION.

[G.O.Ms. No. 167, Metropolitan Area & Urban Development (Tp&e.1), 30th July, 2025.]

The following Gazetted Officer belonging to Telangana Town Planning Service will retire from service during the year 2024-25 on attaining the age of superannuation without prejudice to the disciplinary cases, if any and also subject to recovery of Government dues outstanding, if any, against him from the terminal benefits:

Sl. No.	Name of the Officer	Designation	Date of Birth	Date of Retirement
1	Sri Methuku Narasimha Ramulu	Additional Director of Town Planning	03-07-1964	31-07-2025

The Director of Town and Country Planning, Telangana, Hyderabad shall take necessary further action in the matter accordingly.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING ZONE TO MULTIPLE USE ZONE SITUATED AT MALKAJGIRI (V&M), MEDCHAL-MALKAJGIRI - CONFIRMATION.

[G.O.Ms. No. 168, Metropolitan Area & Urban Development (Plg.I(1)), 30th 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 Erstwhile HUDA Area Master Plan in Moula ail zone segment approved by the Government 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's: 617/11 situated at Malkajgiri (V&M), Medchal-Malkajgiri for an extent of 36421.7078 Sq.mts (Ac. 9.00), which is presently earmarked for Manufacturing use zone as per the notified Erstwhile HUDA Area Master Plan in Moula ail zone segment approved by the Government vide G.O. Ms. No. 288 MA, dt: 03.04.2008, is now designated as Multiple use zone, **subject to the following conditions:**

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfil 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 follow the court order in Writ Petition No.37489 of 2017.
9. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.
10. The applicant shall submit the authorized affidavit, (not on official letter head) stating that he has applied change of land use for only Ac 9.00 from total Ac12.00 land. Rest of the Ac 3.00 will be applied for CLU if it is used for other construction purposes excluding industrial. Before News paper publication.

11. Cancellation letter for file No.049208/GHT/CLU/U6/HMDA/2909 2021 is must for processing of a new file No. 061831/GHT/CLU/U6/HMDA/15092023. Before News paper publication.

SCHEDULE OF BOUNDARIES

North : Sy.No.617/P, 617/9/P & 617/11/P of Malkajgiri village
South : Sy.No.617/12/P of Malkajgiri Village.
East : BT road
West : Sy.No.617 part of Malkajgiri village

Dr. K. ILAMBARITHI,
Secretary to Government.

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