



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART - I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 150-A]

HYDERABAD, SATURDAY, AUGUST 9, 2025.

NOTIFICATIONS BY GOVERNMENT

—X—

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

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION OR GREEN BELT USE ZONE TO RESIDENTIAL USE ZONE IN THUMMALOOR (V), MAHESWARAM (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 170, Metropolitan Area & Urban Development (Plg.I(1)), 01st August, 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 Master Plan in Shamshabad zone segment 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.371, 372, 374/P, 377/P, of Thummaloor (V), Maheswaram (M), Rangareddy District to net extent area is Ac. 51.24 Gts or 208789.6 Sq.mts., which is presently earmarked as Agricultural/ Conservation use or Green Belt use as per the notified erstwhile HUDA Master Plan in Shamshabad zone segment issued vide G.O.Ms.No.33, MA & UD Dept, dt: 24.01.2013, is now designated as Residential use, subject to the following conditions:

- a) The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA, Dt: 07-04-2012 and its subsequent amendments.

- b) The applicant shall obtain prior permission from HMDA/FCDA before undertaking any development on the site under reference.
- c) 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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- d) CLU shall not be used as proof of any title of the Land.
- e) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- f) 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.
- g) The applicant shall oblige the terms and conditions laid by the Irrigation and Revenue Departments.

SCHEDULE OF BOUNDARIES

North : Sy.No.378 and 366 of Thummalor (V)& Road
 South : Village Boundary of Thummalor (V) & Road
 East : Sy.Nos.366, 369 of Thummalor and water body and its buffer area.
 West : Sy.Nos. 377/P, 374/P & 373 of Thummalor(V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI URBAN USE TO RESIDENTIAL USE IN PONNAL (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No. 171, Metropolitan Area & Urban Development (Plg.I(1)), 01st August, 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 approved by the Government 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.No.42/P and 93 of Ponnal (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 34487.27 Sq.mtrs, road affected area 1996.62 Sq.Mts, buffer affected area 303.57 Sq.Mts and net site area 32217.08 Sq.Mts., which is presently earmarked for Peri Urban Use, 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 Residential use **subject to the following conditions:-**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. 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.

5. 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.
6. The Owners / applicants are solely responsible for any misrepresentation 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.
7. The change of land use shall not be used as the proof of any title of the land.
8. 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.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. The applicant shall obtain fresh irrigation NOC and submit while applying for development permission.

SCHEDULE OF BOUNDARIES

North	: Road.
South	: B.T road (proposed 30 Mtrs MP road)
East	: Vacant land in Sy.No.85, 75 of Ponnal (V).
West	: NALA (Passing through the applicant site) & road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE IN KODICHERLA (V), KOTHUR (M) AND SUBHANPUR (V), MAHESHWARAM (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 172, Metropolitan Area & Urban Development (Plg.I(1)), 01st August, 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.Nos. 14, 15, 18, 19 of Kodicherla(V) Kothur (M) and Sy.No.232 part of subhanpur (V), Maheshwaram (M), Ranga Reddy district to an extent of 76687.06 Sq.Mts., which is presently earmarked for Conservation use zone 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 of Biscuits making received 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 as Green Buffer strip towards designated conservation use in order to segregate industrial activity from the conservation use activity.
- 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 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.
- h) CLU shall not be used as proof of any title of the land.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- j) 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. 232/1/P, 232/2/P, 232/4/P of Shubanpur (V)
South : Sy.Nos.16/P & 21/P of Kodicherla(V).
East : Sy.No.232/4/P of Shubanpur (V), sy.No.20/P of Kodicherla(V)
West : Sy.Nos.10,12,13 of Kodicherla (V)

Dr. K. ILAMBARITHI,
Secretary to Government.

—x—