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HYDERABAD, TUESDAY, SEPTEMBER 2, 2025.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, Etc.

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

DRAFT VARIATION TO THE HMDA - PLG FOR - CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE FOR SETTING UP WAREHOUSE UNDER 'GREEN' CATEGORY IN SITUATED AT VEERLAPALLE (V), NANDIGAMA (M), RANGAREDDY DISTRICT.

Lr.No. MIC0060584142391/CLU/Plq/TS-iPASS/HMDA/2025.-

The following Draft Variation to the Land Use envisaged in the Notified Metropolitan Development Plan (MDP) 2031 for Hyderabad Metropolitan Region (HMR) notified 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.566/AA/1, 566/A2 and 567/EE of Veerlapalle (V), Nandigama (M), Rangareddy District to an extent of 36421.61Sq.mts, which is presently earmarked for Conservation 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 Warehouse under 'Green' category subject, with the following conditions:

- 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 has to leave 3.00Mtrs green buffer strip all along the site in order to segregate industrial activity from the Conservation use zone activity.
- d) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The HT lines are passing at south east corner of the site, the applicant shall develop the land all along below the tower line as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan as per G.O. M.s.No.168 dt:07.04.2012.
- 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 obtain prior permission from HMDA before undertaking any development on the site under reference.
- 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.No.566/P of Veerlapalle(V) & Conservation use zone.
South	:	Sy.No.567/P of Veerlapalle(V) & Conservation use zone.
East	:	Existing 12mts wide kutchha road.
West	:	Sy.No.566/P & 567/P of Veerlapalle (V) & Conservation use zone.

DRAFT VARIATION TO THE HMDA - PLG FOR - CHANGE OF LAND USE FROM TRAFFIC AND TRANSPORTATION USE ZONE (T5) - BUS DEPOTS, PASSENGER FREIGHT/TERMINALS TO MANUFACTURING USE ZONE FOR SETTING UP (MIRCHI POWDER, DANIYA ECT) UNDER 'GREEN' CATEGORY IN SITUATED AT KOTHUR (V), KOTHUR (M), RANGAREDDY DISTRICT.

Lr.No. MIC0060012142107/CLU/Plq/TS-iPASS/HMDA/2025.-

The following Draft Variation to the Land Use envisaged as per 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.331/1 (331A/1) and 333 (333A) of Kothur (V), Kothur (M), Rangareddy District to an extent of 2225.77 Sq.mtrs, which is presently earmarked for Traffic And Transportation Use Zone (T5)-Bus Depots, Passenger Freight/Terminals, 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 (mirchi power, daniya etc) under 'Green' category subject, 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 has to leave 3.00Mtrs green buffer strip all along the site in order to segregate industrial activity from the Traffic And Transportation Use Zone (T5)-Bus Depots, Passenger Freight/Terminals activity.
- d) The change of 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 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.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) 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. 331/P & 333/P of Kothur (V) & Traffic And Transportation Use Zone (T5).
- South : Sy.No. 331/P & 333/P of Kothur (V) & Traffic And Transportation Use Zone (T5).
- East : Sy.No.332 of Kothur (V) & & Traffic And Transportation Use Zone(T5).
- West : Existing 12mts wide kutchra road.

Hyderabad,
02.09.2025.

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