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NOTIFICATIONS BY GOVERNMENT

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

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING ZONE TO COMMERCIAL ZONE IN KUKATPALLY (V&M), MEDCHAL-MALKAJGIRI.

[Memo No. 8095/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 26th August, 2025.]

The following draft variation to the land use earmarked for Manufacturing use zone Erstwhile HUDA Area Kukatpally zone segment Master Plan approved by the Government vide G.O.Ms.No.288 MA&UD dt:03.04.2008, which is proposed 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Plot No.2, old H.No.6-56/611 & new H.No.11-6-56/6/1/NR in Sy.No's: 716/3, 719, 720, 721/2 & 722/2 of Kukatpally (V & M), Medchal-Malkajgiri (D) to an extent of 6077.48 Sq.mts., which is presently earmarked for

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Manufacturing use zone in notified Erstwhile HUDA Area Master Plan in Kukatpally zone segment approved by the Government vide G.O. Ms. No. 288, MA, dt: 03.04.2008 is now proposed to be designated as Commercial zone., **subject to the following conditions:**

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. 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.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfil any other condition 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 handover the road widening area and buffer area to local authority before approaching for any developmental permission.
10. The Change of land use proposal is agreed, subject to excluding the area's covered under Nala and its buffer.

SCHEDULE OF BOUNDARIES

East	:	Industrial sheds in Sy.Nos. 716, 721, 722
West	:	passage in Sy.Nos. 716, 720, 722
North	:	BT road.
South	:	16 mts wide Nala and its buffer.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION USE ZONE TO MULTIPLE USE ZONE SITUATED AT PUPPALGUDA (V), GANDIPET (M), RANGA REDDY DISTRICT.

[Memo No. 12923/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 28th August, 2025.]

The following draft variation to the land use envisaged in the Notified Master Plan ZDP-2021, approved by the Government vide G.O.Ms.No.288 MA&UD dt:03.04.2008, which is proposed 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions

should be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.No.336 of Puppalguda (V), Gandipet(M), Ranga Reddy District to an extent of 68493 Sq. mtrs., which is presently earmarked for Conservation use zone, as per the revised master plan of Puppalguda as per the Notified Master Plan ZDP-2021 approved by the Government vide G.O. Ms.No.288 MA&UD, dt:03.04.2008, is now proposed to be designated as Multiple use zone., **subject to the following conditions:**

1. The applicant shall pay the Development/conversion charges to HMDA as per rules in force before issue of final orders.
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 hand over the area affected under the proposed 30.0mtrs wide master plan road at time of development permission.
4. The applicant shall obtain prior permission from competent authority before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
6. 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.
7. CLU shall not be used as proof of any title of the land.
8. The applicant has to fulfillment any other conditions as may be imposed by the Competent Authority.
9. 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.
10. The applicant shall submit the revised revenue sketch duly showing as per Survey Number at time of development permission.
11. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
12. The proposed Change of Land Use is agreed, subject to outcome of W.P.No.45239/2022.

SCHEDULE OF BOUNDARIES

East	:	Existing Building in Sy.no. 337 of Puppalguda(V).
West	:	Existing Building in Sy.nos. 334 & 335 of Puppalguda(V).
North	:	Existing Building in Sy.no.115 of Nanakramguda (V)
South	:	Vacant Land in Sy.Nos.336 & 335 of Puppalguda (V).

DRAFT VARIATION TO THE KUDA WARANGAL - FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO MIXED USE ZONE IN STAMBHAMPALLI VILLAGE, KHILA WARANGAL (M), WARANGAL DISTRICT.

[Memo No. 14010/Plg.II/2022, Metropolitan Area & Urban Development (Plg.II), 28th August, 2025.]

The following Draft Notification to KUDA Master Plan-2041, which was Notified vide G.O.Ms.No.202, MA&UD (Plg.II) Dept., Dt.17.11.2024 published the Telangana Gazette No.329 dated:18-11-2024 and respectively in which it is proposed to make in exercise of powers conferred by section (9) of the Telangana Urban Areas (Development) Act 1975 is hereby published as required by Section 12(3) thereof.

Notice is hereby given that, the draft will be taken into consideration after the expired of four weeks from the date of publication and that any objection or suggestions which may be received from any person with respect there to before expired of the said period will be considered by the Government of Telangana. Objections and suggestions should be addressed to the Principal Secretary to Government Municipal Administration and Urban Development Department, Telangana Secretariat, Hyderabad.

DRAFT VARIATION

The site bounded by "ABCDEFGHA" bearing Sy.No.468,471 & 472 and H.No.66-6-9(new), 6-08(old) and H.No.66-6-10 (new) 6-09 (old) of Stambhampally (V), Khilawarangal (M), Warangal District to an extent of 16,797.34 Sq Mtrs. The boundaries of which are given in the schedule below which is presently earmarked for Industrial Use in the KUDA Master Plan-2041, which was Notified vide G.O.Ms.No.202, MA&UD (Plg.II) Dept., Dt.17.11.2024 published the Telangana Gazette No.329 dated:18-11-2024 is now designated as Mixed use zone as shown in the revised part Master Plan. Which is available in the office of the KUDA.

SCHEDULE OF BOUNDARIES

North : Wholesale Commercial Complex.
 South : Existing Narsampet 100' Road to be widened to 150' as per Master Plan-2041.
 East : Land of Vijaya Babu.
 West : Wholesale Commercial Complex.

DRAFT VARIATION TO THE HMDA FOR CHANGE IN LAND USE FROM AGRICULTURE / CONSERVATION TO RESIDENTIAL USE IN RAJA BOLLARAM VILLAGE, MEDCHAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 10455/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 30th August, 2025.]

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013, which is proposed 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the

notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy No. 324/P, of Raja Bollaram Village, Medchal Mandal, Medchal-Malkajgiri District, (excluding the area affected in canal portion and buffer area) to a net extent of 95,346.95 Sq. Mts which is presently earmarked for Conservation use zone, as per the notified Metropolitan Development Plan-2031 approved by the Government Vide G.O.Ms.No.33 MA & UD Dept, dt: 24.01.2013, is now proposed to be designated as Residential use zone **subject to the following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
3. The applicant shall handover buffer area and water body affected area to the local body for free of cost at the time of obtaining Development permissions.
4. The applicant shall not disturb the natural position of NALA's if any.
5. The applicant shall obtain prior permission from HMDA before undertaking any Development on the site under reference.
6. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
7. 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.
8. CLU shall not be used as proof of any title of the Land.
9. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
10. 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.
11. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North :	Sy.No.324/1 of Rajbollaram Village.
East :	reserved forest and Sy.No.324/1 of Rajbollaram Village
West :	Sy.No.157 to 177 of Rajbollaram Village.
South :	Proposed 18 mts wide Master Plan Road.

DRAFT VARIATION TO THE HMDA FOR CHANGE IN LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN LAKDARAM (V), PATANCHERU (M), SANGA REDDY (D).

[Memo No. 12710/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 28th August, 2025.]

The following draft 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 dt:24.01.2013, which is proposed 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.No.214, 219, 221 to 223 of Lakdaram (V), Patancheru (M), Sanga Reddy(D) to an extent of to an extent of 119532.24 Sq.mts, which is presently earmarked for Conservation use zone as per the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA &UD dt:24.01.2013, is now proposed to be designated as Residential use zone., **subject to the following conditions:**

1. The applicant shall pay the Development/conversion charges to HMDA as per rules in force before issue of final orders.
2. If the Development charges are not paid within 30 day the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. 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.
7. 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.
8. The Owners / applicants are solely responsible for any mis-representation 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.

9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use shall not be used as the proof of any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
11. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. The applicant shall comply the conditions mentioned in G.O.Ms.No.168, MA&UD, dt: 07.04.2012.
14. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
15. The applicant shall submit Irrigation NOC at the time of development permission which is mandatory.
16. The Change of land use proposal is agreed, subject to excluding the area's covered under Nakka vagu and its buffer.

SCHEDULE OF BOUNDARIES

East	: Nakka Vagu.
West	: Road & 30mts MDP Road in Sy.no. 218/p, 219/p
North	: Sy.no.219/p of Nakka Vagu
South	: Sy. No. 214/p, 223/p, 224/p.

Dr. K. ILAMBARITHI,
Secretary to Government.

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