



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

No. 176]

HYDERABAD, FRIDAY, OCTOBER 10, 2025.

NOTIFICATIONS BY GOVERNMENT

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

DRAFT VARIATION TO THE HMDA/GHMC - RDPs IN CORPORATION OF MASTER PLAN
(1) SHIFTING / REALIGNMENT OF 30M MASTER PLAN ROAD FROM SHAMSHIGUDA TO
PRAGATHI NAGAR VIA PRAGATHI NAGAR CHERUVU AND (2) SHIFTING /
REALIGNMENT FROM HANUMAN TEMPLE, GAJULARAMARAM, KAISER NAGAR TO
MITHILA NAGAR TO INCORPORATE IN THE MASTER PLAN.

[Memo No. 11578/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 29th September, 2025.]

The following draft variation to the land use envisaged in the notified Revised Master Plan of Kukatpally Zone Segment of Erstwhile HUDA issued vide G.O.Ms.No.288 MA, 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).

Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen (15) days from the date of publication of this notification in the Telangana Gazette. Objections or suggestions, if any, received within the said period. Such objections or suggestions shall be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

- A-A** Re-aligning the 30 mts wide Master Plan Road as per notified Master Plan vide G.O.Ms.No.288 MA&UD, Dt: 03.04.2008 from Sy.Nos 68, 1, 19, 20, 21, 24, 26 to Sy.Nos. 68, 1, 20, 22, 23, 24, 25, 26 as per approved RDP by GHMC, from Sahmshiguda to Pragathi Nagar via Pragathi Cheruvu of Shamshiguda(V).
- B-B** Re-aligning the 30 mts wide Master Plan Road as per notified Master Plan vide G.O.Ms.No.288 MA&UD, Dt: 03.04.2008 from Sy.No 68 of Shamshiguda (V) and Sy.Nos. 307, 342,345 of Gajularamaram(V) to Sy.No.68 of Shamshiguda (V) and sy.Nos. 307, 306, 337, 338, 339, 342 of Gajularamaram(V) as per approved RDP by GHMC from Hanuman temple, Kaiser Nagar to Mithila Nagar.

Subject to the following conditions:

GHMC/HMDA shall collect Pro-rata Conversion Charges from all the adjoining property owners of the said road as and when they come for Development Permission.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC & SEMI-PUBLIC USE & RECREATION USE ZONE TO RESIDENTIAL USE IN SHABAD VILLAGE, SHABAD MANDAL, RANGAREDDY DISTRICT.

[Memo No. 12353/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 30th September, 2025.]

The following draft variation to the land use envisaged in the Metropolitan Development Plan (MDP)-2031 for HMR notified by the Government vide G.O.Ms.No. 33 MA & UD Dept, 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 & Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. Nos. 158/P, 266, 267/P, 268/P of Shabad Village, Shabad Mandal, Ranga Reddy District to an extent of 75472.82 Sq.Mts., which is presently earmarked for Recreational use zone, Public & Semi-public use zone as per the Metropolitan Development Plan (MDP)-2031 for HMR notified 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 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 obtain an NOC from Irrigation Department for the NALAs which are passing through two sides of the boundaries of the site (Northen side and South west of the site).
11. The areas covered by the said NALAs and their buffer is excluded from this proposal conversion of land use.

Schedule of boundaries

North : Proposed 30 M wide Master plan road and Sy no. 158
 South : Sy nos. 162, 261 to 264 and 9.00 M wide approach road
 East : Sy No: 258/p, Sy No: 270, Sy No. 271, Sy. No 285
 West : Sy no: 159 and 9.00 M wide approach road

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI-PUBLIC USE TO MULTI USE / MIXED USE, IN RAIDURGA PANMAKTHA (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT.

[Memo No. 18410/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 30th September, 2025.]

The following draft variation to the land use envisaged in the notified CDA Master Plan 2021 issued vide G.O.Ms.No.538 MA, dt:29.10.2001, 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).

Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen (15) days from the date of publication of this notification in the Telangana Gazette. Objections or suggestions, if any, received

within the said period. Such objections or suggestions shall be addressed to the Secretary to Government, Metropolitan Area and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500 022.

The Draft Variation and Schedule of Boundaries are submitted below:

DRAFT VARIATION

As per the G.O. Ms. No. 161, dt. 13.02.2006 & G.O. Ms. No. 1077, dt. 02.09.2008 the Plot No.15 A/2 in Sy.No. 83/1 situated at Raidurga Panmaktha(V), Serilingampally(M) Ranga Reddy(D), to an extent of Ac.7.67gts, which is presently earmarked as Public and Semi-Public zone as per the notified CDA Master Plan 2021 approved by the Government vide G.O.Ms.No. 538 MA&UD, dt: 29.10.2001, is now proposed to be designated as Multi use/Mixed use zone.

The schedule of boundaries as per the layout certified by the TGILC Ltd. are as follows:

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|-------|---|---|
| North | : | Plot No.15 A/1 in Sy.No.83/1 of Raidurga Panmaktha(V) |
| South | : | Rock Preserved Area in Sy.No.83/1 of Raidurga Panmaktha (V) |
| East | : | Existing 30M wide road. |
| West | : | Plot No.15 A/3 in Sy.No.83/1 of Raidurga Panmaktha(V) |

Subject to the following conditions:

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
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 further development.
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 demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

Dr. K. ILAMBARITHI,
Secretary to Government.

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