



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

No. 199]

HYDERABAD, WEDNESDAY, NOVEMBER 19, 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 TRAFFIC & TRANSPORTATION (T5) USE ZONE TO RESIDENTIAL USE ZONE IN EDULANAGULAPALLE VILLAGE, RC PURAM MANDAL, TELLAPUR MUNICIPALITY, SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 242, Metropolitan Area & Urban Development (Plg.I(1)), 15th November, 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 Metropolitan Development Plan (MDP)-2031, for HMR 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: 141/A2, 141/A3, 141/A, 141/A/2 of Edulanagulapalle Village, RC Puram Mandal, Tellapur Municipality, Sanga Reddy District, to an extent of 8599.56Sq.Mtrs., which is presently earmarked for Traffic and Transportation use zone (T-5) as per the Notified Metropolitan Development Plan (MDP)-2031, for HMR approved by the Government vide G.O.Ms.No. 33 MA & UD Dept, dt: 24.01.2013., is now designated as Residential use zone, **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 of 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 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.
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 comply the conditions mentioned in G.O.Ms.No.168, MA&UD, dt: 07.04.2012.
12. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.

SCHEDULE OF BOUNDARIES

North : 30mts wide road and T-5, (Bus Depots, Passenger/ Freight Terminals) use
 South : Vacant Land, T-5 (Bus Depots, Passenger/Freight Terminals) use
 West : Vacant Land, T-5 (Bus Depots, Passenger/Freight Terminals) use
 East : Vacant Land, T-5 (Bus Depots, Passenger/Freight Terminals) use

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM TRAFFIC & TRANSPORTATION USE (T5) TO RESIDENTIAL USE ZONE IN EDULANAGULAPALLE (V), RC PURAM (M), SANGA REDDY (D) - CONFIRMATION.

[G.O.Ms.No. 243, Metropolitan Area & Urban Development (Plg.I(1)), 15th November, 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 notified 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. 15/A2, of Edulanagulapalle (V), RC Puram (M), Sanga Reddy (D) to an extent of 11753.23 Sq.mts. or 2.90 Acres which is presently earmarked for Transportation use zone (T5)/ Transportation use as per the MDP-2031 notified by the Government vide G.O.Ms.No.33, MA & UD Dept, dt:24.01.2013, is now designated as Residential use zone., **subject to the following conditions:**

1. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA, dt:24.01.2013 and their subsequent amendments.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc., and they are responsible for any damage claiming by any one on account of change of land use proposed.
4. The applicant is solely responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation/dispute 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.
8. The proposed CLU is agreed. Subject to not to consider Master Plan Road deletion.

SCHEDULE OF BOUNDARIES

East : Road and Sy.No.15/part of Edulanagulapalle(V).
West : Sy.No.306, of Velimela (V).
North : Sy.No.233, of Velimela(V).
South : Sy.No.14, of Edulanagulapalle(V).

K. RAMAKRISHNA RAO,
*Chief Secretary to Government &
Secretary to Government (FAC).*

—X—