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NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT
(PLGI(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY CONSERVATION USE ZONE AND PARTLY PERI-URBAN USE ZONE TO MANUFACTURING USE IN VENKATAPUR @ PATTITUPRAN (V), TUPRAN (M), MEDAK DISTRICT - CONFIRMATION.

[G.O.Ms. No. 247, Metropolitan Area & Urban Development (Plg.I(1)), 19th 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, 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.103/P, 109/P, 110/P, 111, 112/P, of Venkatapur @ Pattitupran (V) Tupran (M), Medak District which is presently earmarked for conservation use zone to an extent of 87,725.11 Sq.mts and Sy.No. 113/P, 114, 115, 116, 117/P of Venkatapur @ Pattitupran (V) to an extent 76,967.78 Sq.Mtrs which is presently earmarked as Peri-urban use in Metropolitan Development Plan MDP-2031 notified vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use zone to an total net extent of 164,692.89 Sq.Mts for setting up unit for Industrial Layout for all Industries 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.

- b) The applicant shall develop 30mtr (100 feet) masterplan road which in abutting the railway track in Sy.Nos. 103, 111, 112, 113, 114, 119 and 120 of Venatapur Village Toopran (M) Medak district as per the NOC from District Collector, Medak district as per the NOC from district Collector, Medak District vide Lr.No.D1/2679/2025, Dt: 08.02.2025 and handover the road affected area to the local body through registered gift deed.
- c) The applicant has to leave 3.00 Mtrs Green Buffer strip all along the site in order to segregate industrial activity from the Conservation use zone & Peri - Urban use zone to Industrial activity.
- d) The change 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 comply the conditions mentioned in NOC from district collector, Medak District vide Lr.No.D1/92/2025 Dt: 08.02.2025 & NOC from Irrigation & C.A.D Department, vide Lr.No.SE/IC/Medak/DEE-T/327/H, Dt:18.01.2025.
- g) The applicant shall not disturb the natural flow of the nala / canal or water body if any passing through the site.
- h) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- i) 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.
- j) 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.
- k) CLU shall not be used as proof of any title of the land.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) 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.
- n) The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title and ceiling clearance etc., and they are responsible for any damage claiming by any one on account of change of land use proposal.

SCHEDULE OF BOUNDARIES

North	: Road
South	: Sy.No.118 & 119 of Venkatapur @ Pattitupuran (V)
East	: Sy.No.203, 112/P, 113/P & 117/P of Venkatapur @ Pattitupuran (V)
West	: Proposed 30mts wide road and Railway Track

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO MANUFACTURING USE IN OF LAND IN VENKATAPUR @ PATTITUPRAN (V), TUPRAN (M), MEDAK DISTRICT - CONFIRMATION.

[G.O.Ms. No. 248, Metropolitan Area & Urban Development (Plg.I(1)), 19th 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, 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. 118, 119, 120/P and 214/P of Venkatapur @ Pattitupran (V) Tupran (M), Medak District to an extent of 90,294.89 Sq.Mtrs and net site area to an extent of 80,137.73 Sq.Mts (after deducting canal with buffer and 30 mts wide MDP-2031 road area) which is presently earmarked as peri-urban use zone in Metropolitan Development Plan MDP-2031 notified vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use zone for setting up Industrial Layout for all Industries 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 shall develop 30mtr (100 feet) masterplan road which in abutting the railway track in Sy.Nos. 103, 111, 112, 113, 114, 119 and 120 of Venatapur Village Toopran (M) Medak district as per the NOC from District Collector, Medak district vide Lr.No. D1/2679/2025 Dt: 08.02.2025 and handover the road affected area to the local body through registered gift deed.
- c) The applicant has to leave 3.00 Mtrs Green Buffer strip all along the site in order to segregate industrial activity from the Peri - Urban use zone to Industrial activity.
- d) The change 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 comply the conditions mentioned in NOC from district collector, Medak District vide Lr.No. D1/92/2025 Dt: 08.02.2025 & NOC from Irrigation & C.A.D Department, vide Lr.No.SE/IC/Medak/DEE-T/327/H, Dt:18.01.2025.
- g) The applicant shall not disturb the natural flow of the nala / canal or water body if any passing through the site.
- h) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- i) 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.
- j) 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.

- k) CLU shall not be used as proof of any title of the land.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) 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. 114 & 117 of Venkatapur @ Pattitupran (V).
 South : Sy.No.120/P, 121 & 124/P of Venkatapur @ Pattitupran (V).
 East : Sy.No.124/P of Venkatapur @ Pattitupran (V)
 West : Proposed 30mts wide road and Railway Track

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

[G.O.Ms. No. 249, Metropolitan Area & Urban Development (Plg.I(1)), 19th 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, 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.No.230/P of Ravlkole (V), Medchal (M), Medchal - Malkajgiri District to an extent 4046.86 Sq. mts., which is presently earmarked for Peri-urban use zone in the MDP-2031 notified vide G.O.MS.No.33, MA&UD, Dt: 24.01.2013 is now designated as Manufacturing use zone for setting up unit for Manufacturing of BUSES under "White" 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.
- b) The applicant has to leave 3.00 Mtrs as proposed in the CFE of TGPCB which is higher as Green Buffer strip or along all along site in order to segregate industrial activity from the Peri-urban use zone activities.
- 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.No.230/P of Ravalkole (V)
 South : Existing 12.00mts wide CC Road, Sy.No.230/P of Ravalkole(V).
 East : Sy.No.230/P of Ravalkole (V)
 West : Sy.No.230/P of Ravalkole (V)

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 - CONFIRMATION.

[G.O.Ms. No. 251, Metropolitan Area & Urban Development (Plg.I(1)), 22nd 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 road network envisaged in the notified HADA Master Plan approved by notified Master Plan vide G.O.Ms.No.288 MA&UD, Dt: 03.04.2008, as required by sub-section (1) of the said section.

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.

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

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