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HYDERABAD, WEDNESDAY, NOVEMBER 26, 2025.

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 CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN CHEERIYAL VILLAGE, KEESARA MANDAL, MEDCHAL-MALKAJGIRI DIST.

*[Memo No.10778/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1))
19th November, 2025.]*

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Keesara zone segment Master Plan approved by the 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

The site in Sy.No:243/P, 248/P, 251/P,252/P, 253/P,254/P, 255/P and 256/P of Cheeriyal Village, Keesara Mandal, Medchal-Malkajgiri Dist to an net extent of 1,84,752.35 Sq.Mts which is presently earmarked for conservation use as per the notified Erstwhile HUDA Keesara zone segment Master Plan approved by the vide G.O.Ms. No.288, MA, dt: 03.04.2008, is now proposed to be designated as "Residential use zone". **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. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.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 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.
8. The Owners / applicants are solely responsible for any misrepresentation 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 does not bar 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 with respect to HT line passing through the site under reference. While obtaining any development permission.
14. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.

Schedule of boundaries

North	: Sy.No.255/P & 256/P of Cheeriyal (V) & Village Boundary of Thimmayapally.
South	: Existing BT road which is proposed 30Mts., Master plan road and Sy.nos. 253/P, 243/P & 252/P of Cheeriyal (V).
East	: Sy.Nos. 256/P, 251/P, 252/P, 248/P & 243/P of Cheeriyal (V)
West	: Sy. Nos. 242/P, 253/P, 254/P & 255/P of Cheeriyal (V) and village Boundary of Haridasapally.

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

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