



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

PART - II EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 103-A]

HYDERABAD, FRIDAY, FEBRUARY 6, 2026.

NOTIFICATIONS BY HEADS OF DEPARTMENTS Etc.,

—x—

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

THE DRAFT VARIATION TO THE HMDA - PLG FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO MANUFACTURING USE ZONE OF LAND IN SITUATED AT KONAIPALLY (PATTI TOOPRAN) (V), MANOHARABAD (M), MEDAK DISTRICT.

LR.No. SML0040544144935/CLU/PLG/TS-iPASS/HMDA/2025:

The following Draft Variation to the Land Use envisaged as per the Notified Metropolitan Development 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 Act, 2008 (Act No.8 of 2008).

DRAFT VARIATION

The site in Sy.Nos.135/10/2/1/2, 135/11/1/2/2, situated at Konaipally (Patti Toopran) (V), Manoharabad (M), Medak District, to an extent of 1391.28Sq.mts which is presently earmarked as peri-urban use zone in Metropolitan Development Plan MDP- 2031 notified vide G.O.Ms.No.33 MA & UD, Dt.24.01.2013 is now proposed to be designated as manufacturing use zone for setting up unit for Processing Paddy, Processing of maize, Processing of Jowar, Processing of Bajra, under 'Green' category, with the following conditions:

- a) The applicant shall pay the conversion charges and publication charges to HMDA as per rules in force before issue of final orders.

- b) 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 & UD, dt: 24.01.2013.
- c) The applicant has to leave 3.00Mtrs green buffer strip all along the site in order to segregate industrial activity from the Peri-urban use zone use to Industrial activity.
- d) The change of 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 Irrigation & C.A.D Department, Vide Lr.No.SE/IC/Medak/DEE-T/251/H Dt: 06-11-2024.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) 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.
- i) 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.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) 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.135/P of Konaipally (Patti Toopran) (V) & Peri-urban use zone.
South :Existing Owners approved Industry in Sy.No.135/P(Rishi Hybrid Seeds)
vide CLUG.O.Ms.No.196 Dt:15.09.2025(abutting to 30.00mts wideroad).
East :Sy.No.135/P of Konaipally(Patti Toopran) (V) & Peri-urban use zone.
West :Sy.No.135/P of Konaipally(Patti Toopran) (V) & Peri-urban use zone .

THE DRAFT VARIATION TO THE HMDA - PLG FOR CHANGE OF LAND USE FROM PARTLY CONSERVATION USE ZONE, PARTLY RESIDENTIAL USE ZONE-3 (R3) TO MANUFACTURING USE ZONE IN SITUATED AT AGAPALLY (V), MANCHAL (M), RANGAREDDY DISTRICT.

LR.No. SML0060036141537/CLU/Plg/TS-iPASS/HMDA/2025:

The following Draft Variation to the Land Use envisaged as per the Notified Metropolitan Development 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 Act, 2008 (Act No.8 of 2008).

DRAFT VARIATION

The site in Sy.No.150 situated at Agapally(V), Manchal(M), Rangareddy District to a total site area of 6576.00Sq.mtrs, which is presently earmarked for partly conservation use zone, partly Residential use zone in the MDP-2031 notified vide G.O.Ms.No.33, MA & UD, dt:24.01.2013 is now proposed to be designated as manufacturing use zone for setting up of unit for Spring Supports & Pipe Supports under "Orange" category, with the following conditions:

- a) The applicant shall pay the conversion charges and publication charges to HMDA as per rules in force before issue of final orders.
- b) 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.
- c) The applicant shall leave 3.00Mtrs Green buffer strip all along the site in order to segregate industrial activity from the Conservation use zone use activity.
- d) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant shall follow the conditions issued in NOC from PCB vide Order.No.20/MCL/TGPCB/RO-RRD/CFO/2025 dt:11.06.2025.
- f) 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.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) 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.

- i) 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.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) 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	:	Existing 18.00mts wide BT road.
South	:	Sy.No.150/P of Aghapalli (V) & Conservation use zone.
East	:	Sy.No.149 &150/P of Aghapalli (V) &Partly Conservation use zone, Partly Residential use zone.
West	:	Sy.No.150/P of Aghapalli (V) & Conservation use zone.

Hyderabad,
06-02-2026.

(Sd/-),
For Metropolitan Commissioner,
Chief Planning Officer (PR), HMDA.

—x—