



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

No. 41]

HYDERABAD, THURSDAY, FEBRUARY 19, 2026.

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 RESIDENTIAL USE TO COMMERCIAL USE IN SHAIKPET (V) AND HAKIMPET (V), SITUATED WITHIN THE APPROVED LAYOUT OF THE JUBILEE HILLS CO-OPERATIVE HOUSE BUILDING SOCIETY LTD., ON ROAD NO.2, JUBILEE HILLS, HYDERABAD - CONFIRMATION.

[GO.Ms.No.58, Metropolitan Area & Urban Development (Plg.I(1)), 13th February 2026.]

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 Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-X (old circle No.V) approved vide G.O.Ms.No.363, MA, dt:21.08.2010, as required by sub-section (1) of the said section.

VARIATION

The site in House Property bearing Municipal No.8-2-293/82/A/17A, on Plot No.17-A, in Sy.No's.403/1 (Old), 120 (New) of Shaikpet (V) and Sy.No.102/1 of Hakimpet (V), situated within the approved layout of the Jubilee hills Co-operative House Building Society Ltd., on Road No. 2, Jubilee Hills, Hyderabad, to an extent of 1031.32 sq.yds / 862.82 sq.mts., which is presently earmarked for Residential use in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-X (old circle No.V) approved vide G.O.Ms.No.363, MA, dt:21.08.2010, is now designated as Commercial use, **subject to the following conditions:**

- The GHMC has to insist 15 feet road effected depth for all the plots abutting to Rd no. 2 covered in the approved Jubilees hills society layout.
- Commercial uses will be considered only as Category "C" on the site u/r subject to payment of impact fee of 3 times the rate given in G.O. Ms. No. 766, dt 16.10.2007 in Category C.

- c) The applicant shall allowed for usage of commercial activities as per G.O.Ms.No.766, dt.18.10.2007 and GO.MS No: 363 MA dt: 21.08.2010 only.
- d) The applicant shall handover the 18 mts/60 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- e) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- f) If local body desires to acquire land area for the circulation network, then applicant has to handover required land/plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- g) The applicant shall comply all the conditions laid down in the G.O.Ms.No.168, dt.7.04.2012 and in the G.O.Ms.No.363 dt:21.08.2010 and G.O.Ms.No.766 dt.18.10.2007.
- h) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- i) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
- j) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- k) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts
- l) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights
- m) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- n) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- o) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : B.T surface road, which is proposed as 60 feet (18 mts) wide road in the notified master plan.
- South : Neighbour's Plot wherein Narayana school is existing.
- East : Neighbour's Plot.
- West : Neighbor's residential building.

JAYESH RANJAN,
Special Chief Secretary to Government.