



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

No. 43] HYDERABAD, THURSDAY, FEBRUARY 19, 2026.

NOTIFICATIONS BY GOVERNMENT

—X—

METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN GAFOORNAGAR (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT.

[Memo No.11033/Plg.I(1)/2023, Metropolitan Area & Urban Development (Plg.I(1)), 3rd February, 2026.]

The following draft variation to the land use envisaged as per the notified Master plan for Erstwhile of Cyberabad Development Authority (CDA) area, approved by the Government vide G.O.Ms.No.538 MA&UD dt:29.10.2001, 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 Special Chief Secretary to Government & Secretary to Government, Metropolitan Area and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot No's 68, 83 and 84 in Sy.No's:4 Part, 5,6,8 part & 10 part of Gafoornagar Village, Serilingampally Mandal, Ranga Reddy District to an extent of 1602.59 Sq.mtrs, which is presently earmarked as Residential zone as per the notified Master plan Erstwhile of Cyberabad Development Authority (CDA) area, approved by the Government vide G.O.Ms.No.538, MA&UD dt:29.10.2001, is now proposed to be designated as Commercial use zone.
Subject to the following conditions:

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc., and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
8. 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.
9. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms. No. 168, dt:07.04.2012.
10. Commercial Use will be considered in the site under reference to the subject.
11. The applicant shall pay 3 times of impact fee at the time of Building Permission

Schedule of boundaries

- North : Existing 40 feet wide CC road and Sy.No.4/P in Residential Use Zone of Gafoornagar Village
- South : Existing 40 feet wide CC road and Sy.No.4/P in Residential Use Zone of Gafoornagar Village
- East : Existing 40 feet wide CC road and Sy.No.3 in Residential Use Zone and Sy.No.4/P in Peri Urban Use Zone of Gafoornagar Village
- West : Sy. No.4/P in Residential Use Zone of Gafoornagar Village

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING ZONE WITH MINOR PART UNDER BUFFER USE ZONE TO MULTIPLE USE ZONE IN BACHPALLE (V), (MANDAL), MEDCHAL - MALKAJGIRI DISTRICT.

[Memo No.561/Plg.I(1)/2023, Metropolitan Area & Urban Development (Plg.I(1)), 10th February, 2026.]

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Area Master Plan in Shambupur zone segment, approved by the Government vide G.O.Ms No:288, Dated: 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).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government (UD), Metropolitan Area & Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad-500022.

DRAFT VARIATION

The site Sy.No.343/P situated at Bachpalle (V), (Mandal) Medchal-Malkajgiri (D) to an extent of 23,946.52 Sq. mts which is presently earmarked for Manufacturing Use Zone with minor part under buffer use zone as per the notified Erstwhile HUDA Area Master Plan in Shambupur zone segment, issued vide G.O.Ms No:288, Dated: 03.04.2008 is now proposed to be designated as Multiple use zone, **subject to the following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04- 2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. 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.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. 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.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. The applicant shall hand over the road area affected to the local body at free of cost through registered gift deed before undertaking any development in the site u/r.
11. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

North :	Sy.No.343/P of Bachpalle (V) (45mtrs wide road proposed 60 mts wide road)
South :	Sy.No.343/P of Bachpalle (V)
East :	Sy.No.343/P of Bachpalle (V)
West :	Sy.Nos.343/P & 328 of Bachpalle (V)

DRAFT VARIATION TO THE HMDA FOR RE-ALIGNMENT OF PROPOSED 60'-00" (18 mts.) WIDE MASTER PLAN ROAD PASSING THROUGH PETBASHEERABAD (V) QUTBULLAPUR (M), MEDCHAL - MALKAJGIRI DISTRICT ALONG WITH EXISTING CC ROAD WIDTH VARYING 12 mtrs. TO 18 mtrs. WIDE PASSING THROUGH PETBASHEERABAD (V) AND 562 AND 563 OF ALWAL (V).

[Memo.No.10974/Plg.I(1)/2023, Metropolitan Area & Urban Development (Plg.I(1)), 10th February, 2026.]

The following draft variation to the road network envisaged in the Notified erstwhile HUDA Area Kukatpally Zone Segment Master Plan MDP-2021 approved by the Government vide G.O.Ms.No.288 MA & UD Dept, 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 Special Chief Secretary to Government, Metropolitan Area and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

Deletion of proposed 18mts wide Master plan road passing through the Sy.No's. 23, 25/1, 25/2 of Petbasheerabad (V), Quthbullapur (M), Medchal-Malkajgiri (D), as per notified Erstwhile HUDA Area Kukatpally zone segment Master Plan approved by the Government vide G.O. Ms. No. 288 MA, dt: 03.04.2008 is now re-aligned with same 18mt width along the existing CC road width varying 12mtrs to 18 mtrs wide passing through Sy.No's. 12,24,23,26,25/2, 25/1 of Petbasheerabad (V) and 562 & 563 of Alwal (V).

Subject to the following conditions:

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. Road alignment/Deletion shall not be used as proof of any title of the land.
7. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
8. The Change of land sue does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

JAYESH RANJAN,
Special Chief Secretary to Government.