



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART - II EXTRAORDINARY
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No. 150-A] HYDERABAD, SATURDAY, FEBRUARY 21, 2026.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, Etc.

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

DRAFT VARIATION TO THE HMDA - PLG FOR - CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN SITUATED AT KUCHARAM (V), MANOAHARABAD (M), MEDAK DISTRICT.

Lr.No. MIC0040544143886/CLU/Plq/TG-iPASS/HMDA/2025.-

The following Draft Variation to the Land Use envisaged in 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.228/2, 228/3, 228/4,228/6, 228/7, 228/6/U/1/1 situated at Kucharam (V), Manoharabad (M), Medak District to an extent of 19586.38Sq.mts, which is presently earmarked for Conservation 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 unit for Peb Structures (Ms Sheets And Frames) under "White" category, with the following conditions:

- a) 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 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 obtain prior permission from HMDA before undertaking any development on the site under reference.
- g) 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occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- h) 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.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) 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 : Conservation use zone & Sy.No.288/P of Kucharam (V).
- South : Conservation use zone & Sy.No.288/P of Kucharam
- East : Existing 18mts wide TGIIC BT road, Conservation use zone & Sy.No.288/P of Kucharam (V).
- West : Village boundary of Sikindlapur.

DRAFT VARIATION TO THE HMDA - PLG FOR CLU CHANGE OF LAND FROM RESIDENTIAL USE ZONE 1 (R1) TO MANUFACTURING USE ZONE IN KEESARA DAIRA (V), KEESARA (M), MEDCHAL-MALKAJGIRI DISTRICT.

Lr.No. MIC00200011143990/CLU/Plq/TG-iPASS/HMDA/2025.-

The following Draft Variation to the Land Use envisaged in 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.310/P of Keesara Daira (V) Keesara (M) Medchal-Malkajgiri District to an extent of 5876.93Sq.Mts with road affected area of 328.55Sq.mts the Net site area is 5548.38Sq.mts, which is presently earmarked for Residential use zone-1 (R1) 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 Ply wood and laminates (teak wood) 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 Residential use zone-1 (R1) activity.
- d) The applicant shall handover the road affected area to an extent of 328.55Sq.mts to the local body by way of registered gift deed at the time of Industrial building permission.
- e) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- 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 :	Sy.No.312 of Keesara Daira (V) & Residential use zone-1(R1) .
South :	Sy.No.308/P & 309/P of Keesara Daira (V) & Residential use zone-1(R1).
East :	Sy.No.310/P of Keesara Daira (V) & Residential use zone-1 (R1).
West :	Existing 9.00mts wide road proposed to be widened to 30.00mts wide road as per Notified MDP-2031.

Hyderabad,
21.02.2026.

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

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