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NOTIFICATIONS BY GOVERNMENT

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

DRAFT VARIATION TO THE HMDA FOR DELETION OF PROPOSED 40 FEET MASTER PLAN ROAD AND CONVERT TO MULTIPLE USE ZONE WHICH IS PASSING THROUGH RAMAKRISHNA THEATRE NTR ESTATE AT J.N.ROAD, ABIDS, HYEDERABAD.

[Memo No.21934/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 2nd March 2026.]

The following draft 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-VIII (old Circle no.VI), approved by the Government vide G.O.Ms.No.363, MA&UD dt:21-08-2010, 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 40feet Master plan road as per the revised development plan (Master plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA) Core Area, GHMC, Circle-VIII (old Circle no. VI), approved by the Government vide G.O.Ms.No. 363, MA&UD, dt.21.08.2010 passing through House No. 4-1-825/47, 4-1-825/10TO to 21 & 4-1-825/22 to 46, of TS.No.28 of Ramakrishna Theatre NTR Estate at J.N.Road, Abids, Hyderabad, to an extent of 1768.15 Sq.Mts, Deletion road is now proposed to be designated as Multiple 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, dated:07.04.2012.
4. The applicant shall obtain prior permission from HMDA 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.

DRAFT VARIATION TO THE HMDA HMDA FOR CHANGE OF LAND USE FROM RECREATIONAL / OPEN SPACE USE TO COMMERCIAL USE ZONE IN JALPALLE VILLAGE, BALAPUR MANDAL, RANGA REDDY DISTRICT.

[Memo No.14320/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 4th March 2026.]

The following draft variation to the land use envisaged as per the notified HADA Master Plan approved by the Government vide G.O.Ms.No.287 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

The site in Sy.No.67/1/A/1 of Jalpalle (V), Balapur (M) Ranga Reddy (D) to an extent of 835.97 Sq.Mts./Ac.00.21 which is presently earmarked as Recreational/Open space use zone as per the notified HADA Master Plan approved by the government vide G.O.Ms. No.287, MA&UD Dept., Dt:03.04.2008, is now proposed to be designated as Commercial 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 has to comply with any conditions laid down in Lr no:SE/IC/HYD/DSE/DEEII/TS5/Clarification/Jalpally/Balapur/2435/2nos Dt:17.01.2025.
11. The applicant shall comply the conditions laid down in Collector NOC Lr no.E5/714/2025 Dt:26.03.2025.
12. The applicant shall comply the conditions laid down in Local body noc Lr.NoG1/690/2025 dated:25.04.2025.

Schedule of boundaries

North	:	Existing Commercial shed
South	:	Building and vacant land
West	:	Road and recreational use zone
East	:	Road and recreational use zone

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO PUBLIC AND SEMI PUBLIC FACILITIES AND UTILITIES USE AND REALIGNMENT OF PROPOSED 54 MTRS. MASTER PLAN ROAD IN KONDAMADUGU (V), AND RANGAPURAM (V), BIBINAGAR (M), YADADRI - BHUVANAGIRI DISTRICT.

[Memo No.16006/Plg.I(1)/2024, Metropolitan Area & Urban Development (Plg.I(1)), 5th March 2026.]

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 Dept, dt: 24.01.2013, 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

The site in Sy.Nos.407, 408, 409, 424, 425 of Kondamadugu Village, and Sy. Nos.8, 68, 69, 72/P, 73/P, 74, 75, 76, 77, 78, 79, 80 & 85/P of Rangapuram village, Bibinagar Mandal, Yadadri-Bhuvanagiri District, and to an extent of Ac. 187.03.5Gts (Ac. 137-18.5Gts + Ac.49.25Gts.)(Excluding the extent of Nala and its buffer as per Irrigation NOC) which is presently

earmarked for Peri-Urban use zone and proposed 45M Master Plan road, as per the Notified MDP-2031 approved by the Government Vide G.O.Ms.No.33 MA&UD dt:24.01.2013, is now proposed to be designated as Public and Semi Public Facilities and Utilities use zone.

Road Deletion/Realignment

A-B The proposed 45 m wide Master Plan Road passing through Sy. Nos. 407 and 408 of Kondamadugu Village, Bibinagar Mandal, and Sy.No.8 of Rangapuram Village, Bibinagar Mandal, as per the Notified MDP-2031 approved by the Government Vide G.O.Ms.No. 33 MA & UD dt:24.01.2013, is proposed to be deleted.

A'-B' Re-aligned 45 m wide Master Plan Road passing through Sy. Nos. 407 and 408 of Kondamadugu Village and Sy. No. 8 of Rangapuram Village, Bibinagar Mandal.

subject to the following conditions:

- a) The applicant shall pay the Development Charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- g) 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.
- h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and T.S. Agriculture Ceiling Act.
- k) 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.
- l) The change of land use shall not be used as the proof of any title of the land.

- m) 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.
- n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- p) The applicant shall comply the conditions mentioned in the NOC issued by the Irrigation Department and Revenue Department.
- q) Applicant shall not disturb the Natural position of the Nala if any passing through the site.

SCHEDULE OF BOUNDARIES

- North : Sy.No.412,410, 400,401 of Kondamadugu (V) & Proposed 45M Wide Master plan road.
- South : Sy. No. 72Part, 73Part,85Part of Rangapuram (V), Existing NH163 and Proposed 45M Wide Master plan road.
- East : Sy. No.406 of Kondamadugu (V) & Sy.No.8 Part,9Part, 7Part, 79Part,80 Part, 81 part, 83 Part & 84/P of Rangapuram (V).
- West : Sy. No.422,423,426,429,430,431 of Kondamadugu (V) Sy.No. 76/P, 75/P, 68/P, 69/P,72/P of Rangapuram (V).

JAYESH RANJAN,
Special Chief Secretary to Government.

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