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NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA & URBAN DEVELOPMENT DEPARTMENT
(PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT ASIFNAGAR VILLAGE, ASIFNAGAR MANDAL, HYDERABAD.

[Memo No. 18514/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1)), 12th June, 2026.]

The following draft variation to the land use envisaged as per the Revised Development Plan (Master plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle - VII (old circle No.IV), 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, Metropolitan Area and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in H.No. 12-2-837 and 12-2-837/1/A, situated at Asifnagar village, Asifnagar, Mandal, Hyderabad, for an extent of 3568.75 sq.mts, which is presently earmarked is Public & Semi Public use zone as per the Revised Development Plan (Master plan) of erstwhile Municipal Corporation of Hyderabad area (GHMC circle -VII (old circle No. IV), approved by the Government Vide G.O.Ms. No:538, MA &

UD dt: 29.10.2001, is now proposed to be designated as Residential use zone.
Subject to the following conditions:

1. The applicant shall pay Development Charges to HMDA as per the rules in force before the issuance of final orders.
2. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from GHMC before undertaking any, development in the site under reference.
4. The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. The owners/applicants shall develop the roads free of cost as may be required by the local authority.
6. 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.
7. The CLU shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. I) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
8. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on the account of proposed change of land use.
9. The CLU shall not be used as the proof of title over the land.
10. 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.
11. The Owner / applicant before undertaking any developmental activity in the site under reference, the existing buildings should be demolished.
12. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
13. The change of land use only for the master plan for the proposed site and with regarding to ownership/title aspects, the applicant shall prove the ownership/title over the proposed site before coming for the development purpose to the competent authority.
14. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.

Schedule of boundaries.

- East : Neighbour's Vacant land & Residential Apartment.
- West : Residential buildings & Road (proposed as 60' wide (18mts) in the notified Master Plan).
- North : Road (proposed as 80' wide (24 mts) in the notified Master Plan) & neighbour's building.
- South : Neighbour's Building's & The Rahnuma-E-Deccan Urdu printing press.

KUDA - PROPOSAL FOR RE-ALIGNMENT OF THE 200' (60MTS) ROAD FROM BACK SIDE OF ENUMAMULA GRAIN MARKET TO ORR CONNECTING AT PRATHIMA CANCER HOSPITAL (MULUGU ROAD) IN ENUMAMULA VILLAGE, WARANGAL.

[Memo No. 7017/Plg.II)/2023, Metropolitan Area & Urban Development (Plg.II), 15th June, 2026.]

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Telangana Town Planning Act, 1920, Draft Notification previously published in the Extra-ordinary issue of Telangana Gazette as required by clause (b) of the said section as follows is hereby withdrawn.

The site bounded by "ABCD" is (IRR) as per Master Plan-2041 to an length of 922.0mts to be re aligned of 200' road is site bounded by "XBCYX" in Sy.No. 278,279, 280, 130, 133, 134, 60,61 and 63 of Enumamula village, Warangal mandal, Warangal District on the back side of Enumamula Grain Market yard to length of 1.00 Km., The boundaries of which are given in the schedule below which is presently earmarked as realignment of 200 (IRR) road in the KUDA master plan-2041 of Telangana Govt. has issued vide G.O.Ms.No.202, MA&UD (Plg.II) Dept., Dt.17.11.2024 published the Telangana Gazette No.329 dated:18-11-2024 is designated as Re-alignment of 200' road as shown in the Revised part Master plan which is available in the office of Kakatiya Urban Development Authority, Warangal.

The Government hereby retains the said road alignment as per the approved Kakatiya Urban Development Authority Master Plan vide G.O.Ms.No.202, MA&UD (Plg.II) Dept., Dt.17.11.2024.

DRAFT VARIATION TO THE HMDA FOR DELETION OF PROPOSED 40' WIDE MASTER PLAN ROAD PASSING THROUGH MG ROAD, RANIGUNJ, SECUNDERABAD.

[Memo No. e3639733/Plg.I(1)/2026, Metropolitan Area & Urban Development (Plg.I(1)), 16th June, 2026.]

The following draft variation to the land use envisaged in the Notified of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core area) 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 proposed 40' wide Master Plan road passing through old Sy.No.46/2, bearing door Nos. 5-4-187, 187A, 187/A/1, and 187/1 at T.S. No. 2,

Block 'P', Ward No. 102, MG Road, Ranigunj, Secunderabad as per the Master plan of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core area) approved by the Government vide G.O.Ms. No.363 MA&UD Dt: 21.08.2010. **Subject to the following conditions:**

1. 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 proposal.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, 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 whole responsible for that.
5. Road alignment/ Deletion shall not be used as proof of any title of the land.
6. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
7. 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.
8. The applicant shall pay proportionate conversion charges to the extent of applicant site at the time of building permission.
9. Deleted Master Plan Road area shall be assigned with same land use zone as that of adjoining land use in the Master Plan.

JAYESH RANJAN,
Special Chief Secretary to Government.

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