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NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT

(PLGI(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN MOKILA VILLAGE, SHANKARPALLY MANDAL, RANGAREDDY DISTRICT.

*[Memo No.20646/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1),
29th June, 2026.]*

The following draft variation to the land use envisaged in the notified Metropolitan Development Plan - 2031 of Shankarpally mandal approved by the Government vide G.O.Ms.No.33 MA&UD, dated: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 TelanganSecretariat, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy No's. 29/P of Mokila Village, Shankarpally Mandal, Rangareddy District to an extent of 7685.73 Sq.Mts.(Ac. 1-36Gts)., which is presently earmarked is earmarked for Residential use zone as per the notified Metropolitan Development Plan –2031 of Shankarpally mandal approved by the Government vide G.O. Ms.No.33 MA&UD, dt:24.01.2013, is now proposed to be designated as Commercial 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 If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.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 HMDA 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 Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. 1) 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 misrepresentation 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 change of land use 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 owners/applicants shall surrendered the area affected by master plan road to the concerned local body at the time of granting development/ building permission.

The Schedule of boundaries:

East : Sy.no. 28 of Mokila village
 West : Part of Sy.no. 29/P of Mokila village
 North : Sy.no. 29/P of Mokila village
 South : Road (30 mts road proposed 45 mts MDP road)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI URBAN TO RESIDENTIAL USE ZONE SITUATED AT MOKILA (V), SHANKARPALLY MANDAL, RANGAREDDY DISTRICT.

[Memo No.3754253/Plg.I(1)/2025, Metropolitan Area & Urban Development (Plg.I(1), 2nd July, 2026.]

The following draft variation to the land use envisaged in the notified Metropolitan Development Plan - 2031 approved by the Government vide G.O.Ms.No.33 MA&UD, dated: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 SyNo.149/1/1 situated at Mokila (V) Shankarpally (M) Rangareddy (D) for an extent to Ac.05-35 Gts which is presently earmarked for Peri urban use zone 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 Residential 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 with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012
3. The applicant shall hand over the area affected under the proposed 45.0mtrs wide master plan road.
4. The applicant shall obtain prior permission from competent authority before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
6. 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.
7. CLU shall not be used as proof of any title of the land.
8. The applicant has to fulfilment any other conditions as may be imposed by the Competent Authority.
9. 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.
10. The applicant shall comply the conditions mentioned in the SE/IC/chevella/DEE-i/TS3/NOC/CVL/2025/1036M, dt: 05.08.2025.

The Schedule of boundaries:

East : Sy.No.150 and 30 Mts road which is proposed 45 mts road
West : Sy.No.147 & 146 of Mokila (V)
North : Sy.No.149/P of Mokila and Road
South : NALA

JAYESH RANJAN,
Special Chief Secretary to Government.