

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration and Urban Development Department – Ministry of Finance, GoI– Guidelines on the Scheme for Special Assistance to States for Capital Investment 2024-25 – Part V (Stimulating Industrial Growth) - **Reform-4: Allow construction of Hostels and Dormitories in Industrial Zones** - Amendments to Zoning Regulations formulated for the approved General Town Planning Scheme / Masterplans to the **ULBs of the Telangana State** (excluding GHMC and HMDA Areas) to incentivize setting up of Industries – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.III) DEPARTMENT

G.O.Ms.No.147

Dated: 24.09.2024

Read the following: -

1. G.O.Ms.No.407 MA, Dt:24-09-1975 for Kothagudem Municipality.
2. G.O.Ms.No.923 MA, Dt:02-11-1982 for Suryapet Municipality
3. G.O.Ms.No.760 MA, Dt.22-09-1982, SUDA-Karimnagar.
4. G.O.Ms.No.531 MA, Dt.01-05-1987, SUDA-Siddipet.
5. G.O.Ms.No.576 MA, Dt:26-05-1987 for Miryalguda Municipality
6. G.O.Ms.No.594 MA, Dt:08-06-1987 for Nalgonda Municipality
7. G.O.Ms.No.995 MA, Dt:15-12-1987 for Zaheerabad Municipality.
8. G.O.Ms.No.297 MA, Dt:20-05-1988 for Adilabad Municipality.
9. G.O.Ms.No.58 MA, Dt:25-01-1990 for Gadwal Municipality.
10. G.O.Ms.No.310 MA, Dt:07-08-1990 for Jangaon Municipality.
11. G.O.Ms.No.702 MA, Dt:13-12-1992 for Medak Municipality.
12. G.O.Ms.No.479 MA, Dt:19-09-2000 for Wanaparthy Municipality.
13. G.O.Ms.No.483 MA, Dt:19-09-2000 for Sadasivpet Municipality.
14. G.O.Ms.No.478 MA, Dt:19-09-2000 for Kamareddy Municipality.
15. G.O.Ms.No.482 MA, Dt:19-09-2000 for Tandur Municipality.
16. G.O.Ms.No.484 MA, Dt:19-09-2000 for Kagaznagar Municipality.
17. G.O.Ms.No.199 MA, Dt:11-05-2001 for Ramagundam Municipal Corporation.
18. G.O.Ms.No.487 MA, Dt:06-11-2002 for Narayanpet Municipality.
19. G.O.Ms.No.475 MA, Dt:17-10-2003 for Bodhan Municipality.
20. G.O.Ms.No.546 MA, Dt:01-12-2003 for Sircilla Municipality.
21. G.O.Ms.No.797 MA, Dt:06-09-2005 for Palwancha Municipality
22. G.O.Ms.No.324 MA, Dt:15-06-2006 for Mandamarri Municipality
23. G.O.Ms.No.535 MA, Dt.31-07-2008 (FA), SUDA-Khammam.
24. G.O.Ms.No.121 MA, Dt:11-03-2010 for Korutla Municipality.
25. G.O.Ms.No.472 MA, Dt.29-10-2010, MUDA-Mahabubnagar
26. G.O.Ms.No.320 MA, Dt:18-05-2012 for Mancherial Municipality.
27. G.O.Ms.No.49 MA, Dt:11-02-2013 (FA) for Metpalli Municipality.
28. G.O.Ms.No.86 MA, Dt:23-03-2017 for Vikarabad Municipality.
29. G.O.Ms.No.155 MA, Dt.20-08-2018, (Final Master Plan for NUDA sent to Govt. for approval) NUDA-Nizamabad.
30. G.O.Ms.No.26 MA, Dt:14-02-2022 for Badepally (Jadcherla) Municipality.
31. G.O.Ms.No.220 MA, Dt:03-12-2022 for Nirmal Municipality.
32. G.O.Ms.No.238 MA, Dt:15-12-2022 for Jagitial Municipality.
33. From DT&CP, Hyderabad Lr.No.5063/2024/Plg., Dt.13-09-2024

ORDERS:

In the reference 33rd read above, the DT&CP has informed that, the Department of Expenditure (Public Finance – State Division), Government of India, New Delhi has issued certain guidelines on the “Scheme for Special Assistance to States for Capital Investment 2024-25, Part V (Stimulating Industrial Growth), Reform-4: Allow construction of Hostels and Dormitories in Industrial Zones. to Spur Economic Growth in the country through implementation of reforms. Director of Town and Country Planning have informed that allowing both in situ and private development of hostels and

dormitories in industrial areas can reduce the distance between work and home, address safety concerns (particularly for women) and help workers to increase their productivity. Director of Town and Country Planning has submitted the proposals to the Government for amendment of Zoning Regulations permitting hostels and dormitories in industrial zone, duly removing the existing restrictions.

2. Government after careful examination of the matter, hereby issue the following amendments, to the Zoning Regulations formulated for the approved General Town Planning Scheme / Masterplans to the ULBs of Telangana State in the references from 1 to 33 cited.

NOTIFICATION

In exercise of the powers conferred by section 8(2) of the Telangana State Town Planning Act, 1920; Section 238 (1) of the Telangana Municipalities Act, 2019, the Government of Telangana hereby makes the following amendment to the Zoning Regulations formulated for the approved General Town Planning Scheme / Masterplans to the ULBs of Telangana State in the references from 1 to 33 cited.

In addition to the existing usages permissible in Industrial / Manufacturing / Work Centre use zone, the following uses are permitted:

1. Hostels
2. Dormitories
3. Computer Software Units
4. IT Enabled Services
5. Godowns / Warehouses

- In case of hazardous Industries, no Hostels / Dormitories shall be allowed within the premises.
- In case of sites where Hostels / Dormitories are being taken-up, adjacent to polluting Industrial sites, necessary green buffer of 3m / 9m shall be provided.
- In case of sites falling under notified Industrial Areas / Lands allotted by the Government / Industries Department / TGIIC, necessary prior clearance from such Authorities shall be taken up allowing Hostels / Dormitories.

All existing rules, regulations, byelaws, orders that are in conflict or inconsistent with the above amendments shall stand modified to the extent of the provisions of these amendments.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

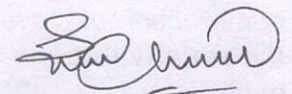
**M. DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad for Publication of the Notification in the next issue of Gazette and furnish 100 copies.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad,
The Commissioner & Director of Municipal Administration, Hyderabad.
The Director of Town & Country Planning, Hyderabad,
The Vice Chairmen & Managing Director, TGIIC, Hyderabad
All Vice Chairmen of Urban Development Authorities,
All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad,

Copy to:

The Director General, Disaster Response & Fire Services, Hyderabad
The Chairman & Managing Director, TSTRANSCO, Hyderabad,
The P.S to Principal Secretary to Government, MA&UD Dept.,
The P.S to Secretary to C.M
All the Section of MA&UD
SF/SC.

//FORWARDED ::BY:: ORDER//



SECTION OFFICER

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