

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration and Urban Development Department – Ministry of Finance, Govt – 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 Masterplans to the GHMC and HMDA Areas for incentivize setting up of Industries – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.III) DEPARTMENT**

**G.O.Ms.No.148**

**Dated: 24.08.2024**

**Read the following: -**

1. G.O.Ms.No.538,MA, Dt.29-10-2001 of Cyberabad Development Authority Area.
2. G.O.Ms.No.287, Dt.03-04-2008 of Hyderabad Airport Development Authority.
3. G.O.Ms.No.288,MA, Dt.03-04-2008 of HUDA.
4. GOMs.No.363, MA, Dt.21-08-2010 of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area).
5. G.O.Ms.No.33 MA&UD Dept., Dt.24-01-2013.
6. From DT&CP, Hyderabad Lr.No.5063/2024/Plg., Dt.13-08-2024

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**ORDERS:**

In the reference 6<sup>th</sup> read above, the Director of Town and Country Planning 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 Masterplans to the GHMC and HMDA Areas in the references from 1 to 5<sup>th</sup> cited.

**NOTIFICATION**

In exercise of the powers conferred by Section 585 read with Section 592 of the Greater Hyderabad Municipal Corporation Act, 1955; sub section (1) of the section 14 of the Hyderabad Metropolitan Development Authority Act No.8 of 2008, the Government of Telangana hereby makes the following amendment to the Zoning Regulations formulated for the approved Masterplans to the GHMC and HMDA Areas in the references from 1 to 5<sup>th</sup> 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.

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**