

GOVERNMENT OF TELANGANA

ABSTRACT

Industries & Commerce Department -"Hyderabad Industrial Lands Transformation Policy (HILTP)" for the Strategic Conversion of Industrial Land within and near the Outer Ring Road (ORR) to Multi-Use Zones - Approved - Orders - Issued.

INDUSTRIES AND COMMERCE (IP&INF) DEPARTMENT

G.O.Ms.No.27

Dated:22-11-2025

Read the following:

From the VC&MD, TGILC Ltd., Hyderabad, Lr. No.672022/
AMW/conversion/2025.

ORDER :

Hyderabad's transformation into a global metropolis has been remarkable. However, this rapid urbanization has enveloped the industrial estates and parks established 50-60 years ago, such as those in Balanagar, Kattedan, and Kukatpally, etc.,. Once on the city's periphery, these areas are now integral to its urban core, creating a complex set of socio-economic and environmental challenges that demand immediate and strategic intervention. The industrial parks under this policy are as follows: -

Sl. No.	Name of the IP	Total Extent (in Acres)	Plotted Area (in Acres)	TGILC Rate in Sq.Yards (Amount in Rs.)	SRO value in Sq.Mtrs (Amount in Rs.)
1	2	3	4	5	6
1	IDA, Nacharam	700.00	455.00	32881.00	21000.00
2	IP, Mallapur	240.00	156.00	36827.00	14700.00
3	IP, Cherlapally	762.00	495.30	26398.00	14200.00
4	IP, Moula Ali	168.00	109.20	46895.00	20300.00
5	IP, Uppal	447.00	290.55	52523.00	18300.00
6	IP, Kukatpally	20.47	13.31	33440.00	26700.00
7	IP, Jeedimetla	980.00	637.00	42081.00	12200.00
8	SVCIE, Jeedimetla	84.00	54.60	42143.00	12200.00
9	IP, Balanagar	157.06	102.09	51662.00	23000.00
10	TIE, Balangar	47.00	30.55	51662.00	23000.00
11	SVCIE, Balanagar	50.00	32.50	51662.00	23000.00
12	IP, Santhnagar	87.31	56.75	37906.00	43500.00
13	IP, Medchal	113.00	73.45	20900.00	7000.00
14	IP, Kushaiguda	110.00	71.50	23408.00	18900.00
15	CIE, Gandhinagar	101.20	65.78	46895.00	12200.00
16	IP, Patancheru	1188.22	772.34	19997.00	7400.00
17	IDA, Pashamilaram (within 8 KM from ORR)	1495.63	972.16	13548.00	3100.00
18	AIE, Ramachandrapuram	25.27	16.43	22097.00	14200.00
19	IP, Katedan	265.00	172.25	18392.00	8100.00
20	AN, Hayathnagar	222.55	144.66	54340.00	12200.00

21	Standalone lands	2000.00			
22	IP, Chandulalbaradari(newly added, as it is within ORR)	28.82	18.73	50550.00	3100.00
		9292.53	4740.14		

2. The core issues are twofold. Firstly, many industrial units within these zones have become economically unviable due to a number of factors which include outdated technology, disrupted supply chains, and escalating compliance costs associated with operating in a dense urban environment. This has led to widespread closures, leaving prime industrial assets underutilized and unproductive. Due to Hyderabad's phenomenal growth, these industrial areas are now deeply embedded within the city's densely populated urban core. This has created significant challenges

3. Further G.O.Ms.No. 20 (2013), have mandated the strategic shifting of industries, particularly those in polluting categories, to locations outside the ORR. In tandem, the Telangana State Industrial Infrastructure Corporation (TGIIC) is proactively developing modern, eco-friendly industrial parks externally to facilitate this relocation. The proposed HILTP is the logical and strategic next step to repurpose these vacated and underutilized lands within the ORR, transforming them into productive, integrated urban spaces.

4. Further, to address the aforementioned challenges and unlock the immense economic potential of these lands, the VC&MD, TGIIC has proposed the "Hyderabad Industrial Lands Transformation Policy (HILTP)", 2025. This policy provides a robust, transparent, and time-bound framework for converting designated industrial lands within and near the ORR into dynamic, high-value, multi-use zones.

5. The Key Features of "Hyderabad Industrial Lands Transformation Policy"(HILTP):

- **Applicability:** The policy will be applicable to all Industrial Estates, Parks, Auto Nagars under TGIIC/IALA jurisdiction, as well as standalone industrial units located within and near the ORR.
- **Permitted Use:** Land use can be formally converted from "Industrial" to a "Multi-Use Zone." This will permit a diverse and integrated mix of activities, including:
 - Residential: Apartments, integrated townships.
 - Commercial: Office spaces, retail centers, hotels.
 - Institutional: Schools, hospitals, research centers.
 - Recreational: Parks, sports facilities, cultural centers.
 - IT/ITES: Technology parks and campuses, aligning with the state's GRID Policy.

Fee- Structure - Development Impact Fee:

(a) A one-time Development Impact Fee is proposed as follows:

- (i) For plots existing on less than (<) 80 ft road width to collect Development Impact Fee of 30% of SRO rates. Under this category, around 54.24% of extent and 82.23% of units fall.
- (ii) For plots existing on more than or equal to (>=) 80ft road width to collect Development Impact Fee of 50% of SRO rates. Similarly, under this category, around 45.77% of extent and 17.76% of units fall.

- (b) This fee is comprehensive and inclusive of Change of Land Use (CLU) charges, ensuring clarity and a single-window payment mechanism for applicants.

Nodal Agency: The Telangana Industrial Infrastructure Corporation Limited (TGIIC), with its expertise in industrial infrastructure, will serve as the sole **Nodal Agency** for the implementation of this policy.

Application & Approval Process: All Industrial Estates, Parks, Auto Nagars, and standalone industrial land parcels within and near the ORR shall be notified by HMDA/MA&UD Dept., for a change in land use from industrial to multi-use, following the submission of plot-specific data from TGIIC. This master notification eliminates the need for fragmented, individual approvals and provides legal certainty to stakeholders. TGIIC/IALA may apply for revised layout approvals, if required, to meet norms for multi-use zones:

- a) Now that Industrial Park; stand alone land parcels has been notified by the concerned for the mixed use. The willing unit holders would be enabled to apply online voluntarily via TG-iPASS portal ensuring transparency and efficiency .
- b) The process mandates an initial payment of 20% of the Development Impact Fee upon application.
- c) On receipt of online application, the TGIIC /IALA will conduct initial scrutiny within seven (7) days.
- d) Post preliminary scrutiny, an approval committee chaired by Spl. Chief Secretary , Industries and Commerce Dept., convened by the VC&MD, TGIIC and comprising of Director of Industries , Metropolitan Commissioner, HMDA will pursue and accord approval for application within further seven (7) days.
- e) Accordingly, demand notice to be generated online within seven (7) days and communicate to the unit holder.
- f) Payment timeline:
 - o The balance 80% payment to be made by the unit holder in maximum in two instalments, in 45 days each.
 - o In case of any default, penalty to the tune of 1% to be levied for a grace period of one (1) month at every stage of payment. Beyond this period of one (1) month, in case of any default, the total amount paid will be forfeited and the unit holder will not be eligible for any refund.

Sunset Clause :To ensure swift and focused implementation, the policy includes a sunset clause. All applications under this framework must be submitted within six (6) months from the date of the policy's official issuance.

FINANCIAL IMPLICATIONS :

The primary financial outcome is the generation of substantial non-tax revenue through the Development Impact Fee. The collected funds will be transparently allocated:

- a) Statutory fees will be remitted to HMDA/MA&UD for land use conversion processing.
 - b) A 25% share will be retained in a dedicated TGIIC account for targeted infrastructure development.
 - c) The balance will be remitted to the Government Treasury, strengthening the state's fiscal position.
6. Accordingly, keeping in view the profound and far-reaching economic, urban planning, and environmental benefits, Government after careful examination of the proposal hereby approves the "Hyderabad Industrial Lands Transformation Policy (HILTP)" and agrees for the Strategic Conversion of Industrial Land within and near the Outer Ring Road (ORR) to Multi-Use Zones.

7. The Vice Chairman & Managing Director, Telangana Industrial Infrastructure Corporation Limited (TGIIC) shall prepare and submit the operational guidelines as required, to the Government for its approval for effective implementation of this policy.

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

SANJAY KUMAR
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Vice Chairman & Managing Director,

Telangana Industrial Infrastructure Corporation Limited (TGIIC), Hyderabad.,

The Director of Industries, Hyderabad.

The Revenue Department, Hyderabad.

The MA&UD Department, Hyderabad.

The District Collector, Hyderabad.

The District Collector, Ranga Reddy.

The District Collector, Medchal-Malkajgiri.

The Commissioner, HMDA.

The Commissioner, CDMA.

Copy to:

The P.S. to Principal Secretary to C.M.

The PS to Chief Secretary to Government.

The OSD to Hon'ble Minister for I&C

The P.S. to Spl. C.S. I&C.

SF/SC[C.No.4030/IP&INF/A2/2025]

//FORWARDED::BY ORDER//


SECTION OFFICER