

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department- Hyderabad Airport Development Authority – Master Plan for the Hyderabad Airport Development Area- Approved- Orders-Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I<sub>1</sub>) DEPARTMENT**

**G.O.Ms No. 287**

**Dated: 3<sup>rd</sup> April 2008  
Read the following:**

1. G.O.Ms. No. 352 MA&UD (I) Dept., dated 30-7-2001
2. Government Letter No. 10057/ I (1)/2006 -1, dated 27-5-2006
3. Government Letter No. 16683/ I (1)/2006 -1, dated 21-9-2006
4. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated 5.12.2006
5. Government Letter No. 16683/ I (1)/2006 -1, dated 18-12-2006
6. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated 8.12.2006
7. Government Letter No. 16683/ I (1)/2006 -1, dated 18-12-2006
8. From VC, HADA, Letter No. 14853/P8/MP/HADA/2002, dated 21-12-2006
9. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated 29.10.2007
10. Government Letter No. 16683/ I (1)/2006 -1, dated 4-1-2008
11. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated: 03-04-2008

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The appended Notification shall be published in the Extra-ordinary issue of the Andhra Pradesh Gazette, dated 04-4-2008.

2. The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad is requested to supply 100 copies to the Government.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**S.P. SINGH  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of printing, Hyderabad  
The Vice-Chairman, Hyderabad Airport Development Authority (HADA), Hyderabad  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad  
The District Collector, Ranga Reddy District  
The Notified Area Committee, Shamsabad Airport

**Copy to:**

P.S. to Special Secretary to Chief Minister  
PS to Minister for Municipal Administration  
Principal Secretary, MA&UD Dept.  
Principal Secretary, PR & RD Dept.  
Airport Director, Rajiv Gandhi International Airport, Shamsabad  
Law (A) Department  
The Director, GMR-HIAL  
Sf/Sc

//FORWARDED BY ORDER//

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

Whereas Government in G.O.Ms. No 352 MA&UD (I) Department., dated 30-7-2001 have declared the area comprised within the jurisdiction of Shamsabad and surrounding villages in Ranga Reddy District to be a Special Development Area called as Hyderabad Airport Development Area;

2. And whereas, the Vice-Chairman, Hyderabad Airport Development Authority prepared the Master Plan along with Report, and Development Promotion Regulations covering the Area mentioned in G.O.Ms. No. 352 MA&UD (I) Department., dated 30-7-2001 as required under Section 6 of the Andhra Pradesh Urban Areas (Development) Act, 1975 and the same were notified by the Vice-Chairman, Hyderabad Airport Development Authority in the newspapers calling for objections and suggestions from the public;

3. And whereas, the objections and suggestions received were examined by the Vice-Chairman, Hyderabad Airport Development Authority

**ANNEXURE- I****GIST OF REVISED MASTER PLAN FOR THE HYDERABAD AIRPORT  
DEVELOPMENT AREA****1. BACKGROUND:**

The State Government has taken the strategic initiative for establishment

4. Number of Mandals covered: 7 All partly are covered Mandals, viz., Shamsabad, Rajendernagar, Maheshwaram, Ibrahimpatnam, Saroornagar, Moinabad and Hayatnagar respectively.

5. Entire HADA area falls within Ranga Reddy District

6. Population:                   1,02,989 ( As per 1981 Census)  
                                       1,47,172 (As per 1991 Census)  
                                       1,54,646 (As per 2001 Census)

Population increase of HADA was only about 5% in the last decade.

7. Mailardevpally with a population of 21,210 is the settlement with largest population and the highest density in the HADA area. It is part of Greater Hyderabad Municipal Corporation (GHMC).

8. Only Shamsabad is a classified Class IV Town as per the Census, but it's civic status is still that of a Gram Panchayat. A portion of Shamsabad covered in the Airport area has been constituted as Notified Area Committee.

9. Population of Shamsabad:                   11,172 (1981)  
   15,394 (1991)  
   18,737 (2001)

10. The population trend of other important villages in HADA area are:

			<b>Population</b>
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## 14. Existing Land Use of HADA Area ( May, 2002):

Sl. No.	Land Use	Extent in Ha	Percentage
1	Dry Agriculture	21990.60	47.91%
2	Wet Agriculture	8040.80	17.51%
3	Layout Plots area	3277.00	7.14 %
4	Vacant land	2809.00	6.12 %
5	Industrial	600.30	1.30 %
6	Forest Land	1256.10	2.73 %
7	Poultry sites	703.00	1.53 %
8	Institutional	259.00	0.56 %
9	Settlements	1170.10	2.55 %
10	Garden/Orchard	560.30	1.22 %
11	Brick Kilns	73.70	0.16 %
12	Residential Colonies	547.40	1.19 %
13	Transportation	71.50	0.15 %
14	Public Utilities	2106.60	4.60 %
15	Hillocks	680.40	1.48 %
16	Water Bodies	1770.90	3.85 %
<b>TOTAL</b>		<b>45896.00</b>	<b>100.00</b>

## 15. Draft Master Plan Proposed Land Use:

Sl. No.	Proposed Land Use	Extent in Hectares	Percentage of Urbanisable area
1.	General Development Promotion Zone ( <b>DPZ</b> )	18,360	65.33
2.	Recreational Use (including water bodies)	2546	9.06
3.	Institutional & Special Reservation Zone	3126	11.12
4.	Work centers	1719.61	6.11

**3. SALIENT FEATURES OF THE MASTER PLAN OF HADA AREA:**

The HADA entrusted the task of preparation of the Master Plan of HADA area to HUDA. The total population of HADA area is about 1.54 lakhs as per the 2001 Census, while the population estimate

- The Master Plan would strive for the preservation of all the lakes and kuntas and nalas and have ample green/ recreational buffer zone.
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building or anything affixed thereto or an wall enclosing or intended to enclose any land or space, and signs and outdoor display structures. Tents, pandals, shamianahs/tarpaulin shelters shall not be considered as buildings.

- iv) **"Community Amenities"** spaces means the areas set apart in a layout for a shopping area, post office, bank, fair price shop, milk booth, school, dispensary, a nursing home, child care centre, library, community hall, kalyan mandapam, police station, local office of the Electricity board, water works, local body and such other amenity as specified by the HADA.
- v) **Convenience Shopping Center** means a premises used as a Complex for a group of shops comprising of those dealing with day to day requirements of the population and as distinguished from wholesale and higher order shopping area. Each shop area shall not exceed 20sq mts. It includes:
- Food grain or ration shops, Kirana and general goods stores
  - Tobacconists and Pan shops
  - Laundry shops
  - Tailors and Darning shops
  - Groceries, confectionaries, general provision stores
  - Departmental stores
  - Bakeries and Sweets Shops
  - Hair dressing saloons and beauty parlours,
  - Cobblers and shoe shops
  - Bicycle hire, spare parts and repair shops
  - Vegetable and fruit shops
  - Milk and milk products shops
  - Medical and dental practitioners clinics and dispensaries
  - Pathological clinic/laboratories, diagnostic clinics
  - Medical shops and Pharmacies
  - Florists and goldsmiths
  - Shops dealing with ladies ornaments. Fancy and gift items. Etc
  - Newspapers, magazines stalls and circulating libraries
  - Wood, coal and fuel shops
  - Book760(Haiio.T5l40yops )HADA BT/C2\_0 1 Tf0 Tc 0 Tw3d[ ( )-760(Flo2081 497.94098 Tm<

- viii) **Collector** means the Collector & District Magistrate of the district and his office and officials;
- ix) **Corporate Township** means a site or campus developed by a corporation for their business activities and includes other activities like residential, institutional and research.
- x) **Cluster Housing** means plots or built dwelling units or housing up to 20 houses

3. Approach surface and inner approach surface;
4. Transitional surface;
5. Inter transitional surface;

- xxxii) **Tourism based facilities:** means facilities accessory to tourism undertaken by public or private body and which the Tourism Department sponsors. It may have boarding and incidental and accessory facilities of up to 10% of the plot area including residential facilities for essential staff.
- xxxiii) **Transferable Development Right** means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Master Plan. The award would be in the form of a TDR Certificate issued by the Competent Authority.
- xxxiv) **Village Settlement or Grama Khantam or Abadi** means all land that have been included as Abadi by the government/Collector within the site of village and includes existing village hamlets.
- xxxv) **Flatted factory** means a premises having group of non-hazardous small industrial units including service establishments housed in a single or more than one building and in multiple floors.

### **3. Development Permission/ Building Permission mandatory:**

- 3.1 No person or body shall carry out development work or undertake assemblage/ parceling of land into plots, or erect, re-erect or carry out any building construction activity or layout activity or subdivide plots/lands without first obtaining a specific land pooling scheme/

permission shall be accompanied by Plans and statements in original ( drawn on any durable medium) plus four prints along with copy of the ownership documents of the plot/property/ land concerned and payment of prescribed application fees and charges.

The Application for permission for a Land pooling Scheme or layout development shall be accompanied by

- i) a site plan drawn to scale of not less than 1:500 showing all physical details of the land, boundaries of the land, the surrounding lands, airport zoning safety & obstacle limitation surfaces and existing approach road to the land where the layout is proposed;
- ii) a Layout Plan (in required number of copies) drawn to a suitable scale preferably on 1:1000 for Land Pooling Schemes and 1: 600 for layout applications, showing boundaries of land, sub-division of the land into building plots/ uses with dimensions and area of each plot and its uses as per these regulations; width of the proposed streets/roads ;dimensions and areas of open space provided according to these regulations; dimensions and areas to be set apart for EWS housing, area for social and cultural amenities, and area to be handed over to HADA in case of a Land pooling Scheme;
- iii) Certificate of Undertaking in prescribed Form jointly by owner, licenced developer and Licenced surveyor/engineer for carrying out the development works as per standards.
- iv) A topographical plan drawn to scale with contours and indicating the proposed location of the water supply system, drainage and sewerage network and other utilities of the proposed scheme
- v) Land development schemes involving housing construction activity/civil works, the building type designs together with the details of facilities proposed to be provided shall be submitted. Such Land Pooling Schemes shall be prepared and signed by a qualified town planner

Provided that before submission of such an application, pre-application consultation shall be undertaken by t

- (ii) All building activity shall conform to the requirements specified in these regulations with regard to minimum plot area, approach road, minimum setbacks, height permissible, parts of buildings requirements, plot coverage, parking requirements, etc.
- (iii) The Application for permission for building construction shall be accompanied by a location plan showing the site in relation to surrounding land marks;
- (iv) a site plan drawn to scale of not less than 1:500 showing:
  - (a) The existing approach road or mi1 1 Tf3EMC /P <</MCID 2rouakine scc 0.0018
  - (b) The position of the site in relation to neighbouring roads/streets, if any;
  - (c) All existing buildings position and other features in the site, if any;
  - (d) The position of the site in relation to neighbouring /adjoining roads/streets, if any;
  - (e) Space/ setbacks to be left about the building to secure free circulation of air, admission of light and EMC for scavenging purposes;
  - (f) The position of the site in relation to neighbouring roads/streets, if any;
  - (g) The ground area of the whole

- (d) Compliance of all building services, circulation requirements landscaping, and rain water harvesting requirements as given in these Regulations and to the satisfaction of HADA
- (e) All drawings to be signed jointly by the owner, licenced developer/builder, registered architect, licenced structural engineer, licenced civil engineer who shall be responsible for safety and facilities in the Complex and ensuring the construction of the High-Rise building complex is in accordance with the Hyderabad Revised Building Rules,2006 issued vide GOMs No. 86 MA dated 3.3.2006 and the National Building Code (latest version), and they shall submit a joint undertaking to this effect.

#### 4.4 Overall Plans to be submitted:

At the time of application, a statement and overall Plan should be submitted stating and showing how the complete requirements are proposed to be achieved and complying with these Regulations in the given site. Further and future additions and extensions shall be as per these submitted and approved overall plan proposals only.

#### 4.5 Application scrutiny Fees to be levied by the HADA:

HADA shall levy application scrutiny fees for all applications as follows

##### a) For Land Pooling Scheme:

At the rate of Rs. 2/- per sq. mt of total land proposed for Land Pooling Scheme.

##### b) For Layouts and Plot sub-division/Amalgamation:

At the rate of Rs. 4 /- per sq. mt of total land proposed for layout /plot sub-division/amalgamation

##### c) For Buildings:

At the rate of Rs. 10/- per sq. mt. of built-up area, subject to a minimum of Rs. 2000.

#### 5 Other Charges:

##### 5.1 In addition to the above, HADA shall levy

- a) development charges as specified by the Government.
- b) levy and collect pro rata external betterment charges accordingly at the following rates for ensuring provisions and development of trunk infrastructure /installations:
- x For layout/land pooling scheme/plot subdivisions/amalgamation: Rs 50 per sq mt of land area
  - x For residential and commercial buildings : Rs 25 per sq m of built up area
  - x For Group Housing Schemes/Cluster Housing/Colony type development/ Enclaves, Residential, Commercial, Office use, etc: - Rs 25 per sq mt of built up area plus Rs. 50 per sq m for remaining plot area.
  - x for industrial, institutional, educational uses/buildings , recreational use/buildings and other category of uses/buildings not covered above - at the rate of Rs. 10 per sq. mt of total site area



- (a) structural design, foundations, masonry, timber, plain cement concrete, reinforced cement concrete, structural steel, etc, for ensuring structural safety including safety from seismic hazard, etc,
- (b) Quality of materials and workmanship;  
And building services, viz,.
- (c) Building Plumbing, Water Supply and Drainage (including mode of sewerage disposal system);
- (d) Electric installations.
- (e) Fire service Requirements in addition to the requirements as per the provisions of the Andhra Pradesh Fire Safety Act, 1999.
- (f) Landscaping and greenery and water harvesting measures as per the provisions of the Andhra Pradesh Land, Water and Tree Act, 2001.

## **11 Responsibilities and Duties of Licenced developer/Builder/Owner:**

The licenced developer/builder/owner who has been given approval and the technical personnel shall be wholly and severally responsible for the quality of workmanship of the building/layout development works, and/or structural safety of the building and for ensuring safety during the construction /development works, and for complying with the conditions laid down in these Regulations and the approved plans/drawings.

### **11.1 Schemes and projects to be undertaken through licenced developers and technical personnel only:**

In the case of buildings in large sites/ Group Housing Schemes, Land Pooling Schemes layout colony development schemes, Commercial Complexes, multi-storeyed buildings, institutional and industrial complexes, etc., the building/development project/Scheme shall be undertaken by the owner through licenced developer and qualified technical personnel only. The work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.

All planning designing and execution/implementation of the above types of building/development shall be undertaken through licenced technical personnel only.

Where the development conditions are not compiled with, in addition to the action specified in Regulation 15, action under the provisions of Section 32 of the AP Urban Areas (Development) Act, 1975 would be taken by the Competent authority.

## **12 Sanction and release of building plans by the local authority:**

No permission shall be directly entertained or given by the local authority Prior technical approval of HADA is required for all development approvals except in cases where specifically delegated by the HADA or the Government.

The technical approvals forwarded by HADA to the local body for sanction and release to the owner shall be done within one week after collecting the prescribed fees under their Act, after which the same shall be deemed to be sanctioned by the local body.

The Local Authority shall maintain systematic records and registers of all layouts, building permissions, fees and charges collected in prescribed manner.

### **13 Responsibilities of Local Authority and HADA:**

(1) HADA shall be primarily responsible for the following aspects of development:

- (a) Land Pooling Schemes and layout development schemes and the compliance of development specifications and conditions there under;
- (b) Promoting and regulating the overall developments on a planned manner and for this purpose it may issue instructions and directions to the local bodies who are required to comply with the same.
- (c) Demarcation and grounding of the various alignments of Master plan roads, Land Pooling Schemes roads and layout development roads, junction improvements, etc.
- (d) Undertaking key implementation projects,
- (e) And taking necessary steps for ensuring the overall development of the HADA area in a planned manner.

(2) The local authority concerned and their officials shall be primarily responsible for the following aspects of development:

- (a) Ensuring the building permission activity is carried out strictly in accordance with the technically approved plans;
- (b) Take immediate enforcement action on deviations and unauthorized constructions and layout developments as per these regulations and their respective laws;
- (c) Take action to arrest unauthorized constructions and unauthorized layout developments;
- (d) Not allow conversion of existing building/premises for local shops or other activities contrary to the Master plan and these Regulations;
- (e) Comply with the instructions and directions of HADA in the matters of development promotion and regulation/ Master Plan implementation aspects.

### **14 Grant of Development Permission**

Grant of Development Permission shall mean acceptance by the Competent Authority the following requirements:

- (A) In the case of Land Pooling Schemes and Layout development schemes-
  - (i) The road pattern and widths of roads,
  - (ii) the location of open spaces;
  - (iii) the location of shopping center, and other community amenities;
  - (iv) the common sewerage disposal system, water supply system, drainage system ;
  - (v) the siting of bus stops, parking stands, solid waste collection points/sites & public amenities;
  - (vi) the road development specifications and standards;
  - (vii) the area allowed to be developed and disposed as building sites/plots;
  - (viii) the type of housing to be developed with services and amenities and building requirements;
  - (ix) Rain water harvesting structures, conservation measures and the surface drainage of the area;

- (v) Arrangements of staircases, lifts, corridors and parking spaces,
- (vi) the requirements of High Rise Buildings including



- (2) Any person who obstructs the entry of a person authorized under the above Regulation to enter upon any land or building or removes or causes to be removed any such demarcation of road alignment/ development works or any of the actions mentioned in above regulation or molests such authorized person, shall be punished with imprisonment upto six months or fine or with both.

**17 Obligations of the owner and licenced developer/builder/licenced technical personnel to implement and develop the Master Plan circulation network and specific land uses:**

- 17.1 Where any land or site or premises is affected in the statutory Master Plan road or circulation network such area so affected in the road or circulation network shall be surrendered free of cost to the Competent Authority by the owner of land. No development permission shall be given unless this condition is complied with.

- 17.2 In the case of land pooling scheme or layout development, the owner and licenced developer/builder shall incorporate in the land pooling scheme or layout all Master Plan specific land uses and amenity areas like recreational buffer zone/Sector level open space and amenity space and road network and shall develop the Master plan roads as part of the land pooling scheme. To Air Pollution Control Board, Gurgaon, Haryana.











14.	Petrol/Diesel/ Gas Filling Station	Permissible only on roads 36 mt. and above Has to meet the location and other requirements as per the Indian Road Congress Code; application needs to be applied through the Oil Company concerned & Collectorate
15	Nursing Homes/Health Centers	Minimum abutting road shall be 12.2 mt and black-topped. Site can be in independent building or can be part of a Convenience Shopping Center but has to be on separate floor and shall not be located fronting the main road.
16.	Hospitals	Permissible on roads 18 mts and above, and considered only if surrounding area is non-residential in character. NOC from neighbours needed. Need to provide for exclusive sewerage/drainage and special solid waste disposal arrangements for hospital waste.
17.	Service establishments/ industry/ Motor repair garage/workshop	<b>Minimum abutting road shall be 12.2 mt and black-topped.</b> <b>Shall not be allowed on major roads of 36 mts and above.</b> <b>Need to provide for exclusive sewerage/drainage and solid waste disposal arrangements.</b>

Table No. II

SI No.	Uses permissible	Conditionality for permitting such use
1	General Industries/ Flatted factories	Site need to be an integral part of an industrial layout/Land Pooling Scheme. Site shall abut minimum road width of 12.2 mt and black-topped. Shall obtain necessary clearances from other departments like APPCB, Industries Dept., Fire Services, Inspector of factories, etc as applicable
2	Electronics industries/ Industrial ancillary to the Airport and it's support activities	Site need to be an integral part of an industrial layout/Land Pooling Scheme. Site shall abut minimum road width of 12.2 mt and black-topped. Can be part of Flatted factory
3	Corporate Townships	Maximum area for Corporate township allowed shall be 50% of total site area of the Work center Needs to be a distinct block and parcel of land separated from the Work



		permissible NOC from immediate neighbouring plots required.
18	Computer units	Permissible only in independent premises; abutting road minimum 18 mt Black topped road;
19	Container Freight zone	Separate plans and designs of individual blocks required to be got approved from HADA No permanent built up area would be allowed in the area falling in prohibited area of Catchment area/ restricted zone of the Airport. Necessary environmental safeguards required to be taken.

#### IV. RECREATIONAL USE ZONE

**(Areas mainly within the foreshores and vicinity of water bodies and Nalas are earmarked for this zone. In addition to the restriction of height and coverage the minimum distance that needs to be maintained from the boundary of the water**

- (iii) The development of these Central Squares shall be undertaken jointly through licensed developers and as per the plan and design of the total Central Square approved by the Competent Authority. TDR would be given as specified in

## **VI. TRAFFIC NODES & CIRCULATION**

**(Includes the Primary and Secondary circulation network and the proposed Truck Terminals at Tukkuguda and off the Nagarjunasagar State Highway)**

- educational/institutional activity may be considered in the Bio Conservation zone subject to the following conditions:
  - The site should abut a 12.2 m wide road.

- (b) No modification to the Master Plan shall be entertained in the areas covered by the Bio Conservation Zone and the Recreational Use zone.
- (c) Modification to the Master Plan in land uses other than the above may be examined only if the parcels of such lands conform to the Land Pooling Scheme requirements ;
- (d) cases involving dealing use or activity modifications shall conform to the site and location criteria/ requirements of these Development Promotion Regulations.
- (e) No modification relating to building requirements relaxation shall be entertained.

**SECTION C**  
**LAND ASSEMBLAGE & AREA DEVELOPMENT REQUIREMENTS**

**23 Assemblage of land requirements:**

Land development in HADA area would be promoted and facilitated in any of the following manner:

- (a) Area Development or Land Pooling Schemes
- (b) Layout development Schemes
- (c) Group Housing Schemes/Cluster Housing
- (d) Individual plot sub-division /Amalgamation

23.1 Excepting in cases of 23 (d) above, no Assemblage of land for development shall be permitted unless such a Scheme or layout development is undertaken through a licenced developer.

(i) Land assemblage scheme/ layout development may be permitted for residential, commercial, industrial, institutional, recreational and truck terminal/traffic node and other activities like Corporate Townships, Freight Container Zone, Central squares,etc. subject to the compliance of these regulations and development specifications of HADA.

(ii) The mandatory requirements as stated in Regulation 17 are complied with.

(iii) Individual plot sub-division/Amalgamation would be allowed only in case of plots forming part of approved Land Pooling Schemes or layouts approved by the Competent Authority.

23.2 All land assemblage developments as

## 24 **Undertaking of Land Pooling Schemes:**

Land Pooling Schemes may be undertaken either by public authority or licensed private developers, provided the area of such a Scheme is not less than 20 Hectares. These shall apply to all new areas and greenfield sites. These shall be subject to the following:

- (i) The lands covered by such land pooling scheme shall be contiguous and approachable by an existing black-topped road of 18 mts (60 feet) – where such a road does not exist the developer shall first provide for the same at his own cost;
- (ii) Apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (iii) A Joint Undertaking between the owners, licensed developer, qualified technical personnel for provision and compliance of the services and facilities;

- (e) 5 % for sale by HADA for residential/commercial use and as per location decided by the Competent Authority;
- (f) 5% reservation of land for the purpose of providing housing accommodation for EWS
- (g) 10% of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm
- (h) 10% of the total land is earmarked for Middle Income Group (MIG) Housing with maximum plot size upto 100 sqm
- (i) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (g) and (h) above. No amalgamation of plots in such blocks shall be allowed.

26 There is no restriction on the plotted area. The balance area of saleable area shall clearly give the type of housing development that would be undertaken viz., detached houses, semi-detached houses, row type houses, duplex housing, condominiums, apartment complexes, cluster housing, etc or a mix of all or combination of the above. For each of the above, separa



- (k) HADA shall have the discretion of grouping the areas surrendered for LIG/EWS Housing at one place or elsewhere and disposing the area earmarked for EWS in the layout as normal building plots.
- (l) Residential enclaves may be permitted only if a through public road of width as specified in Regulation 31 below, is developed at the periphery for the convenience of accessibility of other sites and lands located in the interior.

### 31 Hierarchy and width of roads required in Land Pooling/layout schemes:

The width of the internal roads in a land pooling/layout scheme for different purposes shall be regulated as follows:

Road length (in Mt.)	Width of road for normal residential plot/use (in mt.)	Width of road for commercial, Group Housing, industrial, other non-residential plot/use or for mixed use(in mt.)	Other requirements
Up to 300	9.00	12.2	Utilities and services to be underground and located preferably under the footpaths and not under the main carriageway
Above 300 & up to 500	12.2	15.00	-Do-
Above 500 & less than 1000	18.00	18.00	-Do- & mountable Road Divider essential
1000 and above	36.00	36.00	Median and Service road development essential; Utilities and services to be underground and located preferably on service roads and under the footpaths and not under the main carriageway

### 32 Splay at Road junctions:

- (A) Splay at road junctions shall be provided as prescribed below:  
 3.0 mt x 3.0 mt offset/splay if the width of the road is 9.00 mt or less;  
 4.5 mt x 4.5 mt. offset/ splay if the width of the road is above 9.00 mt but less than 18 mt  
 6.0 mt x 6.0 mt. offset/ splay if the width of the road is more than 18 mt in width  
 The area of such splay would be deemed to form an integral part of the road junction.
- (B) In addition to the above splay ,on major road junctions, if the corner plots are surrendered free of cost to HADA for siting of public amenities and utilities, junction improvement, development of greenery, etc by the Competent Authority, then 100% equivalent of such site area may be given as equivalent built up area as Transferable Development Right (TDR) to such sites by the Competent Authority.

**33 Compliance of development works:**

All approved Land Pooling Schemes and Layouts would be allowed to be developed in two categories and graded accordingly, viz.,

**Grade I:** with all infrastructure facilities developed, i.e.

- (i) Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).. Black topping / developing the carriageway wit

**35 Development for EWS Housing:**

These shall be permitted as group Housing and not as individual plotted developments. The norms and specifications of development shall be as given by the AP Housing Corporation/Government issued from time to time.

**36 Group Housing Schemes/Group Development Schemes:**

- (i) Such type of developments shall be in accordance with the provision of the Hyderabad Revised building rules,2006.

- (ii) Quality of materials and workmanship;
  - (iii) Fire safety requirements, circulation, etc.
- (B) Building services, viz.,
- (i) Building Plumbing, Water Supply and Drainage (including mode of sewerage disposal system);
  - (ii) Electric installations.
- (C) For requirements of parts of building and area specifications/requirements not mentioned in these Regulations.

#### **41 Provision of Rain Water Harvesting structures**

- 41.1 It shall be mandatory to provide for rain water harvesting structures on building sites and layout sites for conservation and recharge of ground water. In the case of buildings, these could be either through terrace/roof top collection and pits or by trenches all along the site boundary.
- 41.2 In large Complexes like multi-storeyed buildings, Group Housing Schemes, Institutional campuses, etc. at least 1/3<sup>rd</sup> of the site shall be left unpaved so as to facilitate percolation. The roof drain water must be piped and lead into a water harvesting pool.
- 41.3 In case of land pooling schemes & layouts in addition to recharge pits, contour trenches may be provided to tap the water run-off, etc. Open spaces and natural depressions may be bunded and used for conserving rain water run-off percolation. Recycling of waste water for non-potable purposes shall be mandatory.

**S.P. SINGH**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**

**ANNEXURE-A**

**HYDERABAD AIRPORT DEVELOPMENT AUTHORITY  
APPLICATION FOR LAND POOLING SCHEME/LAYOUT/  
GROUP HOUSING SCHEME/APPROVAL UNDER REGULATION 4 OF THE HADA  
DEVELOPMENT PROMOTION REGULATIONS & READ WITH U/S 13 & 14 OF THE  
A.P. URBAN AREAS (DEV) ACT, 1975.**

**(Read the provisions of the HADA Development Promotion Regulations for the  
conditionalities and requirements for permitting/undertaking such development)**

**FORM - A**

To  
The Competent Authority

Dated :

- i) Other documents (specify \_\_\_\_\_) in support of ownership & Urban Land Ceiling Clearance aspects, where applicable
  - j) Revenue sketch of proposed site duly attested by Revenue Authorities.
- ii) **Location Plan**\_of site and surrounding developments/lands drawn to a minimum metric scale of 1:1000 showing surrounding roads, electricity lines, approved layouts/Land Pooling Scheme/Group or Cluster

<b>Licenced Technical Personnel</b>	<b>Developer/Builder</b>	<b>Architect</b>	<b>Town Planner</b>	<b>Civil Engineer</b>	<b>Structural Engineer</b>	<b>Real Estate Firm</b>
Name						





5. I / We understand / are aware that specific development conditions may be imposed by HADA while approving building permission U/S 14 of the A.P. Urban Area (Dev) Act, 1975 and we assure to comply with the same.
6. I / We affirm / declare that I/We undertake to supervise the construction in accordance with the approved building drawing with reference to the zoning Regulations/Master Plan and the building stipulations and the conditions contained in the Building permission sanction.

Dated:

**Signature of Owner (s) & Licenced  
Developer/Builder**

**Name of owner(s) & Licensed Developer/Builder**

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***(IN CASE OF APARTMENT COMPLEXES/COMMERCIAL COMPLEXES/ MULTI STOREYED BUILDINGS THE FOLLOWING ADDITIONAL CLAUSES TO BE ADDED AFTER CLAUSE 6 ABOVE)***

7. I/We affirm that we shall ensure structural safety and fire safety of the building as per the National Building code and B.I.S. standards and relevant Act and Rules, and also contractor all risks, Insurance Policy, up to the completion of construction of building.
8. I/we affirm that we shall be responsible for ensuring the proposed building construction shall confirm to the building permission sanction, and that all building services shall confirm to the National Building Code and B.I.S. standards.