

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 288

Dated: 3rd April 2008

Read the following:

1. G.O.Ms.No.391, MA dated: 23-06-1980.
2. G.O.Ms.No.353, MA dated: 30-05-1980.
3. G.O.Ms.No.209, MA dated: 25-04-1984.
4. G.O.Ms.No.412 MA dated: 05-08-1986.
5. G.O.Ms.No.96 MA dated: 03-03-1989.
6. G.O.Ms.No.97 MA dated: 03-03-1989.
7. G.O.Ms.No.156 MA dated: 27-03-1989.
8. G.O.Ms.No.160, MA dated: 28-03-1989.
9. G.O.Ms.No.321 MA dated:10-06-1994.
10. G.O.Ms.No.362 MA dated: 06-07-1994.
11. G.O.Ms.No.386 MA dated: 25-07-1994.
12. G.O.Ms.No.479, MA dated: 02-09-1994.
13. G.O.Ms.No.22 MA & UD dept. dated: 22-01-2003
14. From Vice-Chairman, Hyderabad Urban Development Authority, D.O. Letter No.11109/P/H/RMP/02 dated:19-04-2005.
15. From Vice Chairman, Hyderabad Urban Development Authority, Letter No.11109/H/RMP/02, dated: 22-07-2006.
16. From Vice Chairman, Hyderabad Urban Development Authority, Letter No. 11109/H/RMP/2002 dt.11-12-2006.
17. Govt. Memo No.9225/I₁/2005, dated: 26-05-2007.

The appended notification shall be published in the extraordinary issue of the A.P. Gazette dated: 04-04-2008

The Managing Director, HMWS&SB, Hyderabad.
 The Collector, Ranga Reddy District, Hyderabad.
 The Collector, Hyderabad District, Hyderabad.
 The Collector, Medak district
 The P.S to Special Secretary to Chief Minister.
 The P.S. to M (MA & UD)
 The P.S. to Chief Secretary to Government.
 Sf/sc.

//FORWARDED BY ORDER//

SECTION OFFICER

**APPENDIX
 NOTIFICATION**

Whereas the Master Plan and 18 Zonal Development Plans for Non-MCH area of Hyderabad Urban Development Authority Area were approved by the Government in G.O.Ms.No. 391, MA, dated: 23-06-80, G.O.Ms.No. 353, MA dated: 30-05-80, G.O.Ms.No. 209, MA, dated: 25-04-84, G.O.Ms.No. 96, MA, dated: 03-03-89, G.O.Ms.No. 97, MA, dated: 03-03-89, G.O.Ms.No. 156, MA, dated: 27-03-89, G.O.Ms.No. 160, MA, dated: 28-03-89, G.O.Ms.No. 321, MA, dated: 10-06-94, G.O.Ms.No. 362, MA, dated: 06-07-94, G.O.Ms.No. 386, MA, dated: 25-07-94 and G.O.Ms.No. 479, MA, dated: 02-09-94;

2. And whereas Government, after reviewing the above Master Plan and Zonal Development Plans, considered that the above plans needed overall modifications in the form of Revised Master Plan for the entire Hyderabad Urban Development Authority area. Therefore, Government after careful examination of the matter have proposed to make extensive modifications to the above said Master Plan and Zonal Development Plans in the form of overall modifications to the above said Master Plan / Zonal Development Plans as provided under section 12 (2) of the Andhra Pradesh Urban Areas (Development) Act, 1975;

3. And whereas Government, while exercising the powers conferred under section 56 (2) of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-1 of 1975), issued orders in G.O.Ms.No.22 MA & UD Department, dated.22.01.2003 delegating the powers to Vice Chairman, Hyderabad Urban Development Authority to prepare the revised Master Plan in the form of an overall modification to the Master Plan and Zonal Development Plans and publish the same for inviting the objections and suggestions from the public;

4. And whereas, in pursuance of the above orders, the Vice Chairman, Hyderabad Urban Development Authority has prepared the Draft Revised Master Plan comprising of 18 Zones covering the Non-MCH area of Hyderabad Urban Development Authority jurisdiction (i.e., excluding the erstwhile MCH area and newly extended HUDA areas the plans for which are being taken up separately by HUDA) along with the Land Use Zoning, Building & Layout Regulations and published the same in News Papers inviting objections and suggestions from the Public. After examining and considering the objections and suggestions received from public on the proposed Draft Revised Master Plan, the Vice Chairman, Hyderabad Urban Development Authority, vide his letter Nos. 11109/P/H/RMP/02, dated: 19-04-2005, 11109/H/RMP/02, Dated: 22-07-06 and 11109/H/RMP/2002, dated: 11-12-06 has submitted the comprehensive Revised Draft Master Plan along with the Land Use Zoning, Building & Layout Regulations for approval of the Government.

5. And whereas, after examining the above draft Master Plan comprising of 18 Zones, Government have directed the VC-HUDA to make certain modifications / incorporations in the draft revised Master Plan like (i) to delete multiple use zone proposed in the areas covered by the G.O.Ms.No. 111 MA dated 08-03-1996; (ii) to incorporate the areas identified for 22 proposed Satellite Townships along and around the proposed Outer Ring Road; (iii) to earmark High-rise development zone along the MMTS / MRTS corridors; (iv) to demarcate 10 proposed routes of MRTS with clear Right of Way; (v) to delineate specific areas as Sky Craper Zone as envisaged in the G.O.Ms.No.86, dated: 03.03.2006; (vi) to remove the Solid Waste Disposal sites which do not conform to the Government of India guidelines; (vii) to incorporate the Outer Ring Road alignment; and (viii) recent modifications made by the Government in the Master Plan/ Zonal Development Plans and submit the same to Government for approval. Accordingly, the V.C., HUDA has submitted the draft Master Plan to the Government for approval.

6. And whereas Government, after careful consideration of the matter, have proposed to approve the above Revised Draft Master Plan which is an extensive modification to the present Master Plan / Zonal Development Plans which were approved as given in para (1) above along with Land Use Zoning, Building & Layout Regulations, as submitted by Hyderabad Urban Development Authority, in exercise of the powers conferred under section 12 (2) of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13-A of the Urban Development Authority ad Urban Develo

11. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 12 of A.P. Urban Areas (Development) Act, 1975 (Act-1 of 1975), Government hereby approve the Revised Master Plan comprising of 18 Zonal Segments covering the Non-MCH area of

ANNEXURE-I
(G.O. Ms. No. 288, MA &UD (I₁) Department, Dated: 3-4-2008)

LAND USE ZONING, BUILDING AND LAYOUT REGULATIONS

I. LAND USE ZONING REGULATIONS

The Land Use Zoning Regulations contain the following classification of land uses:

- 1) **RESIDENTIAL ZONE**
- 2) **COMMERCIAL ZONE**
RETAIL
WHOLESALE
- 3) **MANUFACTURING ZONE**
- 4) **PUBLIC AND SEMI-PUBLIC ZONE**
- 5) **MULTIPLE USE ZONE**
- 6) **PUBLIC UTILITIES**
- 7) **OPEN SPACE ZONE**
- 8) **CONSERVATION ZONE**
- 9) **FORESTS**
- 10) **WATER BODIES**
- 11) **SPECIAL RESERVATIONS**
HERITAGE BUILDINGS AND AREAS
MILITARY LANDS
OTHERS
- 12) **TRANSPORTATION AND COMMUNICATION ZONE**
ROADS
RAILWAYS
AIRPORTS
BUS DEPOTS AND TRUCK TERMINALS

Uses permitted and prohibited in different categories of land use zones are described against each. The uses are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate locations by the HUDA Board and shall be subject to such restrictions and conditions as may be imposed.

1. RESIDENTIAL ZONE.

SL. NO	CATEGORY	USES PERMITTED on all locations	USES PROHIBITED
		I	II
1	RESIDENTIAL	<ul style="list-style-type: none"> x All types of residential buildings x hostels & boarding houses x Group housing / Apartment Complexes 	heavy, large and extensive industries: obnoxious and hazardous industries

	x police posts	warehousing
	x colleges	
	x fire stations	

		<ul style="list-style-type: none"> x transit visitors camp x police stations x municipal, state and central government offices x taxi stand/three wheeler stands x burial-grounds/ Cremation ground 	
		<ul style="list-style-type: none"> x electrical distribution station x water pumping station x post offices x games facilities of local nature both indoor and outdoor 	
		<ul style="list-style-type: none"> x public utilities and buildings except service and storage yards x clubs x computer software units /IT Enabled Services x restaurants/eating places x Showroom for sale & distribution of LPGas 	
		<ul style="list-style-type: none"> x customary home occupation/household units x Bus stands 	

2. COMMERCIAL ZONE

SL. No.	CATEGORY	USES PERMITTED	USES PROHIBITED
		I	II
			<ul style="list-style-type: none"> hazardous and extractive industrial units hospitals/research laboratories treating contagious diseases poultry farms/ dairy farms slaughter-houses sewage treatment/ disposal sites storage of perishable and inflammishable

- | | | | |
|--|--|--|--|
| | | | x non polluting non-obnoxious light in nature industries |
|--|--|--|--|
- x petrol pumps
 - x timber yards
 - x hostel/boarding houses
 - x bus and truck depots
 - x colleges
 - x gas installation and gas works
 - x all health facilities
 - x polytechnic and higher technical institutes
 - x religious places
 - x junk yards
 - x

3. MANUFACTURING ZONE.

S.L NO	CATEGORY	USES PERMITTED	USES PROHIBITED
		I	II
	MANUFACTURING ZONE	<ul style="list-style-type: none"> x all kinds of industries x Residential buildings for essential staff and for watch and ward x obnoxious and hazardous industries except storage of perishable and inflammable goods x public utilities x junkyards x parking of vehicles x sports/stadium/playgrounds x loading and unloading spaces x sewage disposal works x warehousing x electric power plants x storage and depot of non-perishable and non-inflammable commodities and incidental use x service stations & repair garages x cold storage and ice factory x cemeteries x gas godowns, godowns & warehousing x government/semi-government/private business offices x bus terminal x banks and financial institutions x bus depot and workshop x helipads 	

4. PUBLIC AND SEMIPUBLIC ZONE.

Sl. No.	CATEGORY	USES PERMITTED	USES PROHIBITED
----------------	-----------------	-----------------------	------------------------

		<ul style="list-style-type: none"> x petrol pumps x L P Gas godowns x post offices x bus and railway passenger terminals x monuments x radio transmitter and wireless stations x telecommunication centre x telephone exchange x computer software units /IT Enabled Services on independent plots of more than 1000 sq.mt size. 	
--	--	---	--

5. MULTIPLE USE ZONE.

SL.
NO

	<p>subject to the total ground coverage not exceeding 2%</p> <ul style="list-style-type: none"> x playgrounds x commercial use of transit nature like circus x children traffic parks x camping grounds x botanical/zoological garden x restaurants as part of sports, recreational outdoor facilities not exceeding 5% ground coverage 	
	<ul style="list-style-type: none"> x picnic huts with built up area not exceeding 2% x open air cinemas/auditoria x bird sanctuary x outdoor sports stadiums x holiday resorts with ground coverage not exceeding 2% x shooting range x sports training centres x specialised parks/maidans for multi-use x swimming pools with built up areas not exceeding 2% of total area x public & institutional libraries with total built up area not exceeding 2% of total site 	
<p>Note: On sites specifically indicated as parks, playgrounds or Green Belt Project, no other activity except the specified use shall be allowed</p>		

8. CONSERVATION ZONE

SL. NO	land use categories	USES PERMITTED	USES PROHIBITED
--------	---------------------	----------------	-----------------

		<p>buildings for the people engaged in the farm (rural settlement) subject to a maximum height of 7 meters and maximum ground coverage of 10% with minimum land extent of one acre.</p> <p>x milk chilling stations and pasteurisation plants</p> <p>x Transport and communication facilities</p> <p>x Village settlement expansion</p>	
--	--	---	--

9. FORESTS ZONE

- (i) This zone indicates all Reserved Forests as notified by the Forest Department
- (ii) No activity other than forest is permitted in this zone unless expressly allowed by the Forest Department.

10. WATER BODIES.

Water Bodies Zone generally indicates all existing water bodies, rivers, streams, lakes, tanks and kuntas as indicated in the topographical sheets published by the Survey of India, the State Irrigation Department or revenue or other competent authorities. The boundary of the water bodies relate to the Full Tank Level as indicated in relevant maps, covering both perennial and non perennial parts when such distinction exists.

In Water Body Zone no construction is permitted in the water-spread and the buffer belt of minimum 30 meters around the FTL. The only exception is fishing, boating, and picnics along the banks provided that only construction allowed is open to sky jetties for boating, platforms for fishing and rain shelters and snack bars each not exceeding 10 sqm in area and not exceeding four in numbers around one water body.

11. SPECIAL RESERVATIONS.

- (i) HERITAGE BUILDINGS AND AREAS
 - a) Heritage Buildings and areas shall indicate the location of notified Heritage Buildings and will indicate the boundaries of notified Heritage Precincts.

lands in the interest of safety and security of the defense services or the civil population living in the contiguous areas.

(iii) OTHERS

Any other Special Reservations earmarked in the Master Plan.

(iv) Bio Conservation Zone

The developments in the Bio Conservation zone shall be strictly in accordance with the provisions of G.O.Ms.No.111 M.A dated 8-3-96, and as per the regulations/stipulations issued by the Government from time to time.

12. TRANSPORTATION AND COMMUNICATION ZONE.

SL. NO	CATEGORY	USES PERMITTED	USES PROHIBITED
	I	II	III
12	TRANSPORT AND COMMUNICATION ZONE	<ul style="list-style-type: none"> x Road transport terminals (bus terminals and depots) x goods terminals x Any other use/activity incidental to transport and communication x parking areas/buildings x residential dwelling units for essential staff and watch and ward x airports-buildings and infrastructure x truck terminal x motor garage x workshop x repair and repair shop and facilities such as night shelter x hotels x banks x restaurants x booking offices x wireless station x radio and television station x observatory and weather office x accessory and support shopping activity 	Use/activity not specifically permitted herein.

II. BUILDING REGULATIONS:

The Hyderabad Revised Building Rules, 2006 issued vide G.O.Ms.No.86, M.A. & U.D. (M) dated 03-03-2006 and as amended by the Government and other instructions issued or to be issued by the Government from time to time shall be followed.

III. LAYOUT AND LAND SUB-DIVISION REGULATIONS, 2008

1. Assemblage of land requirements:

- (i) Land development in HUDA area would be promoted and facilitated in any of the following manner:
 - (a) Land Pooling or Township Development Scheme

- (b) Layout Development Schemes
- (c) Group Housing Schemes/Cluster Housing
- (d) Individual plot sub-division /amalgamation

- (ii) Excepting in cases of 1.0 (d) above, no Assemblage of land for development shall be permitted unless such a Scheme or layout development is undertaken through a licensed developer, i.e.,
- (iii) Land Pooling Scheme or township development should be a self-contained township planned and developed through a licensed developer/firm /development Company together with work place and places of residence with all attendant facilities and amenities in such township and in accordance with the approved township policy of the Government.
- (iv) layout development scheme may be permitted for residential, commercial, industrial, institutional, recreational and truck terminal/traffic node and other activities like Corporate Townships, etc. subject to the compliance of these regulations and development specifications of HUDA.
- (v) 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.
- (vi) All land assemblage developments as

The owner of any land or groups of owners/developers who intend to sub-divide or layout the land in such areas into building plots shall:

- (i) Apply along with a licensed developer to the Competent Authority for necessary layout permission as prescribed and in accordance with these Regulations;
- (ii) Apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (iii) Carry out the layout development works as per specifications and standards.
- (iv) the owner and licensed developer are required to mortgage 25% of the saleable land to HUDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HUDA shall be emp

- with maximum plot size upto 100 sqm
- (ix) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (vii) and (viii) above. No amalgamation of plots in such blocks shall be allowed.
 - (x) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged sites either as plots or as developed houses/buildings. The owner shall hand over all the above reserved sites at (iii) and (iv) to HUDA free of cost.
 - (xi) HUDA 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

- 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 HUDA in case of a Land pooling Scheme;
- iii) Certificate of Undertaking in prescribed Form jointly by owner, licensed developer and Licensed 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 the licensed developer/body with the Chief Planning Officer of HUDA prior to the formal filing of an application for approval of a Land Pooling Scheme or layout development scheme. This step does not require formal application or the payment of a fee. When submitted, this Sketch Plan shall show in simple sketch form the proposed Land Pooling Scheme and layout of streets, roads, location of amenities, open spaces and other features in relation to existing conditions.

Within fifteen (15) days, the Chief Planning Officer shall inform the licensed developer wherein the plans and data as submitted or as modified do or do not meet the objectives of the master plan/these Regulations and shall inform the licensed developer as to how said objectives may be met. Any such consultation or advise by HUDA shall not constitute approval or be binding on HUDA.

15. Sanction or Refusal of Permission:

The Land Pooling Scheme or Layout plans/ building plans with drawings and specifications in accordance with these Regulations may be technically approved with or without modifications or directions as are deemed necessary or refused by the Hyderabad Urban Development Authority within 90 days from the date of receipt of application.

Where no orders are communicated by the VC, HUDA of sanction or refusal of the permission, the HUDA shall deemed to have permitted the proposals and the owner may go ahead with the works after intimation and paying the requisite fees and charges to HUDA before undertaking such development, and provided, the same is in accordance with these regulations.

16. Payment of necessary fees and charges

The layout/Land Pooling Scheme applicant shall pay the necessary scrutiny fees and charges including development charges before receiving the tentative approved layout copy to VC,HUDA.

17. Duration of Technical Approval:

The technical approval shall be valid as follows:

- x for land pooling scheme – 3 years
- x for layout development approval – 2 years

during which time the land pooling scheme works/layout works/building construction shall be completed, and if not completed the permission for land pooling scheme/layout/building construction shall be revalidated on application subject to the requirements then in force.

The revalidation fees shall be 50% of the scrutiny fees.

18. Revoking of Permission:

HUDA or the Collector or the Government as the case may be, may revoke any permission issued under these regulations whenever it is found that there has been any error or false statement or any misinterpretation of any material fact or regulation on which the permission was sanctioned.

19. Deviations during construction/undertaking of layout works:

If during the execution of any land pooling scheme/layout or building construction any deviation is made from the approved plan, the licensed developer/owner shall obtain revised approval by duly following the above-mentioned procedure

20. Responsibilities and Duties of Licensed developer/ Builder/Owner:

The licensed 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.

21. Obligations of the owner and licensed developer/builder/licensed technical personnel to implement and develop the Master Plan circulation network and specific land uses:

The owner and licensed 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 or layout at his cost. However, such area of Master Plan road alignment/recreational buffer zone/Sector level open space and amenity space shall be deducted from the total site area of the Land Pooling Scheme or layout. The proposals of the Scheme and the land utilization analysis would be taken on the remaining net area, and no fees and development charges and other charges are leviable for such Master Plan reservation areas and Master Plan circulation network.

22. Scrutiny by the Authority and res

land use wherever applicable and should obtain the approval of Competent Authority.

- (ii) A copy of such approved layout (unsigned) shall be handed over to the applicant for demarcation of plots and

effect to HUDA for taking further action on release of mortgage plots/area which is in favour of Estate Officer, HUDA, duly handing over open spaces and roads to the concerned local authority.

- i) In case the applicant does not want to take up the developmental works in layout as mentioned at item 'h' above, he may as well be permitted to pay the betterment charges to the Local Authority as per the rate prescribed by them or the actual cost of development as arrived.
- j) The Local Authority shall open a separate account for each layouts, where the betterment cost has been paid by the applicant and the Executive Officer of Local Authority shall ensure to spend the amount for development of amenities in the same layout.
- k) The concerned Executive Officer of Local Authority shall be responsible for any problems in future either from the residents of the same layout area or from any other person for non-implementation of amenities.
- l) In case the applicant fails to implement Item 'h' above, the Vice-Chairman, HUDA is competent to take up auction of mortgaged plots/area without any further notice to the applicants and the amount so received in the auctioning of plots/area shall be spent for providing amenities in the same layout.
- m) The applicants/owners of plots in the layout are not competent to question HUDA about the receipt of amount in the auction and also expenditure towards the developmental works.
- n) The concerned local authority shall not approve and release any building permission or allow any unauthorised developments in the area under mortgage to HUDA in particular and in other plots of the layout in general until and unless the applicant has completed the developmental works/pay required betterment charges etc., to the Municipality and then got released the mortgage land from HUDA.
- o) In case the said procedure is violated by the concerned local authority, stringent action will be taken up against the responsible officers as per rules.
- p) Open areas shall be developed by the concerned developer along with other developments of the layout as per the directions of the Director, Urban Forestry, neatly with ornamental compound wall.

23. The licensed developer/owner while advertising/disposing the plots/blocks shall clearly state the above status or category of the Land Pooling Scheme/layout development with break up of infrastructure costs. In the case of Grade II development, the pricing shall clearly mention the infrastructure facilities provided and assurance of the time frame for completion of the full infrastructure facilities required.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

- (g) **The proposed channelization of natural drains & nalas** with proper width and green belt buffer within the site as required as per the HUDA Development Promotion Regulations.
- (h) **Separate plans showing the proposed drainages, sewerage disposal system and water supply, supply system** for the project as per BIS code & standards.
- (i) All the above plans, and details of the above proposed project and implementation are being undertaken through the following licensed technical personnel:

Licensed Technical Personnel	Developer/ Builder	Architect	Town Planner	Civil Engineer	Structural Engineer	Real Estate Firm
Name						
Address						
License No.		(Registration No. only)				

4. I/We hereby affirm that I/we will abide by the Land Pooling Scheme/ Group /Cluster Housing Scheme /layout approval conditions and the provisions of the HUDA Layout Development Regulations, 2008, and will execute the all works including development of the Master Plan roads at our cost and as per the specifications.
5. I/We affirm that I/we shall not sell or lease the plots of the areas earmarked for mortgage sites until the final layout is approved;
6. I /We will hand over the sites/areas/plots duly developed and earmarked for EWS housing, for HUDA, for public open spaces and for social & community facilities to HUDA free of cost and without encumbrances through registered Gift deed to HUDA before the release of the approved plans;
7. I/We agree that if I/we do not comply with the same within the given time period from the date of approval, and HUDA would be at liberty to dispose off the mortgaged plots and undertake the development works and we would not have any claim whatsoever in the matter.

Dated:

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

ANNEXURE- II(G.O.Ms.No.288 M.A & U.D. (I₁) Department dated 03-04-08)

The text and maps which indicates extensive modifications carried out to the Master Plan / Zonal Development Plans of HUDA Area shall be read with the following modifications:

A. The following Survey numbers are earmarked for Residential Use:

1. Sy. Nos. 323/2, 323/3, 323/4, 323/5, 323, 355, 356, 384, 385, 386, 387, 394, 395, 395/63, 396 to 403, 406, 407, 423, 444, 445 & 505 of Tellapur Village, Ramachandrapuram Mandal
2. Sy. Nos. 285, 325, 326, 327, 328, 334, 335, 441 and 447 of Poppalaguda village, Rajendranagar Mandal
3. Sy .Nos. 724, 725, 726, 728, 729 of Dever Yamzal village, Shamirpet Mandal
4. Sy. Nos. 36/B, 83, 85, 86, 101, 106, 111, 112, 113, 187, 188, 189, 190,191, 193, 201, 202, 203, 205, 206, 207, 221, 307, 308, 309, 310, 310/B, 311, 312, 313, 316, 316/B, 317, 317/B, 317/C, 317/D, 323/C, 332, 445/1, 445/2, 446 and 487 of Bachupally village, Qutubullapur Mandal
5. Sy. Nos. 68, 100, 106 , 108, 109, 111, 112, 113, 115, 116, 117, 118, 119, 149, 150 (to the extent falling outside FTL and subject to leaving required buffer zone of 30 mts) of Kompally Village, Medchal Mandal
6. Sy. Nos. 569, 591, 593, 596, 993/46, 993/47 of Ameenpur village, Patancheru Mandal
7. Sy. Nos. 101, 105, 130, 131, 132, 134 of Edulanagulapally village, Ramchandrapuram Mandal.
8. Sy. No. 82/1 of Mallapur village, Uppal Mandal.
9. Sy. Nos. 17, 18, 19, 44, 47, 48, 49, 82, 83, 84, 123, 52/A of Jeedimetla village, Qutubullapur Mandal
10. Sy. Nos. 35, 37, 38, 38/1 of Upparpally village, Rajendranagar Mandal
11. Sy.No. 9 of Alijapur village Rajendranagar Mandal
12. Sy.Nos 271, 272 of Ankushapur village, Ghatkesar Mandal
13. Sy.Nos 11 to 19, 21, 22, 23, 25 to 34, 39, 40 to 43 of Peerancheru village, Rajendranagar Mandal
14. Sy.Nos 135, 136, 137 of Dulapally village, Qutubullapur Mandal.
15. Sy.Nos 91 ,92,93, 94, 100, 144, 145, 299, 300,350 and 353 of Balapur village, Saroornagar Mandal subject to providing buffer towards RCI land
16. Sy.Nos 23 and 33 of Kowkur village, Malkajgiri Mandal
17. Sy.Nos 74, 75, 81 to 85, 177 of Yellampet village, Medchal Mandal
18. Sy.Nos 172, 173, 174, 175 of Hayatnagar village, Hayatnagar Mandal
19. Sy.Nos 104 to 109 of Nagaloor village, Qutubullapur Mandal
20. Sy.Nos 439, 443 to 446, 448 to 453, 455 to 460, 458/A, 462 , 468, 469, 470, 494, 495 and 497 of Gowdavalli Village, Medchal Mandal
21. Sy.Nos 61 to 65, 107, 260, 261, 284, 298 to 354, 302/AA of Kollur Village, Ramachandrapuram Mandal and all other adjoining Sy. Nos. of Kollur Village and Edulanagulapalli Village bounded by residential use on northern side; ORR Growth Corridor on eastern side; Kollur Cheruvu on southern side and proposed multiple use zone on western side.

22. Sy.Nos 10 to 17, 217, 219, 262 to 269, 273, 276, 278 to 303, 284/1 ,2 ,285/A, 302/1, 303/1, 315 to 327, 317/1,317/3, 318/2, 318/3, 332, 332/A, 332/AA, 334, 336, 337, 328, 330, 331, 333, 335, 338, 339, 341, 342, 343, 345, 347, 348, 349, 350, 357, 373, 374, 375, 387, 429, 430, 431, 432, 437, 438, 439, 440, 444, 446 to 454, 457 to 467, 523, 523/2, 538 of Gundlapochampally Village, Medchal Mandal
23. Sy.Nos 83 to 87, 91, 92, 148, 149, 150, 151, 152 of Boduppall village, Ghatkesar mandal
24. Sy.Nos 133, 140 of Chengicherla village, Ghatkesar Mandal
25. Sy.Nos 78, 98 to 106, 108 to 116, 128, 129, 130, 132 to 140, 142, 143, 144, 145, 159 to 163, 197, 198, 249, 252, 253, 255 to 259, 264,312,313/1 and 313/A of Athvelly village, Medchal Mandal
26. Sy.Nos 18, 20 to 24, 27 to 31, 37, 52, 54, 55, 60 to 65, 67 to 69, 149, 151, 152/1, 153, 154/1/A, 156/1, 164, 166/2, 167, 181 to 187, 190 to 192, 208 to 214 and 220 of Kokapet village, Rajendranagar Mandal
27. Sy.Nos 15, 23, 23/A, 29 to 33 of Shivarampally Jagir village, Rajendranagar Mandal
28. Sy.Nos 54 and 76 of Hafeezpet Village, Serilingampally Mandal
29. Sy.Nos 107, 108, 109, 110, 112, 113, 116, 119, 120, 135, 136, 140, 143, 149, 158, 160, 161, 165, 168, 170, 171 of Aushapur village, Ghatkesar Mandal
30. Sy.Nos 522 to 527, 543/3 to 543/7, 543/9 to 543/12 of Ghatkesar village, Ghatkesar Mandal
31. Sy.No. 549 of Uppal Khalsa village, Uppal Mandal
32. Sy.Nos 33, 61 to 65 of Ahamadguda village, Keesara Mandal
33. S.Nos. 368, 368/A, 380, 504 to 508, 510, 511 of Puduru Village, Medchal Mandal
34. Sy.Nos. 19, 20, 21, 23, 28 to 35, 38, 39 of Gandipet Village, Rajendranagar Mandal
35. Sy.No.71 of Dabilpur village, Medchal Mandal
36. Sy.No. 59 of Kothapet village, Saroornagar Mandal
37. Sy.Nos. 57 to 60, 63, 290, 291 of Cherlapally village, Keesara Mandal
38. Sy.Nos. 12, 13, 14, 18, 20, 43, 45, 50 to 53, 59, 60 (to the extent falling outside FTL and mandatory buffer zone) of Bandlaguda village, Uppal Mandal
39. Sy. Nos. 44, 51, 52, 63, 65, 66, 76, 77, 78, 80, 102, 119 to 124, 1246, 1248, 1274 to 1277, 1278, 1283 of Shameerpet village. Shameerpet Mandal
40. Sy.No 1009 of Kukatpally village, Balanagar Mandal
41. Sy.Nos. 345 to 348, 351, 352, 353 of Muttangi village, Patancheru Mandal
42. Sy.No. 294 of Pedda Amberpet village, Hayathnagar Mandal
43. Sy.Nos. 5, 6, 7, 10 to 14, 16, 17, 22, 25, 27, 28, 29, 31, 33 of Osmannagar village, Ramachandrapuram Mandal and all other adjoining Sy. Nos. of Osmannagar village located on northern, eastern and westernsides up to village boundary.
44. Sy.Nos. 145 to 149 of Yemnampet village, Ghatkesar Mandal
45. Sy.Nos. 267, 268, 269 of Keesara village, Keesara Mandal
46. Sy.Nos.881 of Medchal village and Medchal Mandal
47. Sy.Nos. 142, 143, 144, 150 of Narsingi village, Rajendranagar Mandal
48. Sy.Nos. 69, 86, 87, 88, 89, 99, 100, 102 of Suraram village, Qutubullapur Mandal

49. Sy.Nos. 360, 361, 396, 397, 398 of Manchirevula village, Rajendranagar Mandal
50. Sy.Nos. 220 to 223, 228, 231, 232, 233,

C. The following Survey numbers are earmarked for Multiple Use Zone:

71. Sy. Nos. 199, 200, 204, 223, 257, 258, 259, 262, 276, 281, 282 of Bachupally village, Qutubullapur village
72. Sy. Nos. 109 to 114, 244 to 249 of Gopanapally village, Serilingampally Mandal
73. Sy. Nos. 511 to 518, 599, 621, 649 to 666 of Gundlapochampally village, Medchal Mandal
74. Sy.Nos. 329 to 333, 345, 346, 351, 352, 353, 354, 355, 356, 381, 391, 392, 393 of Poppalguda village, Rajendranagar Mandal
75. Sy.Nos. 136, 137, 145 to 148 of Narsingi village, Rajendranagar Mandal
76. Sy.Nos. 219, 222, 224, 225, 226, 229, 264 to 272, 276, 277, 279 to 284, 286 to 297, 299 of Nallagandla village, Serilingampally Mandal
77. Sy. Nos. 1050, 1051 of Kukatpally village, Balangar Mandal

D. Other Modifications

78. Sy.No. 90 of Mansoorabad village, Saroornagar Mandal is earmarked for

91. The 200 feet wide road proposed through Sy. No. 49 & 51 of Kowkur village is realigned towards southern side to converge it with the existing alignment shown in the Layouts approved by HUDA.
92. The proposed width of the existing R& B road from Miapur to Dundigal X roads, Gajularamaram (V), Qutubullahpur (M) is designated as 60 meters.
93. The width of the proposed road connecting Old Bombay Highway with the New Bombay Highway passing through Sy.No.49, 50, 48 etc. of Madeenaguda Village and Sy.No.73, 85 and 83 of Serilingampally village is designated as 45 meters.
94. The proposed road passing through Sy.Nos.403 and 404 of Tellapur village, RC Puram Mandal is realigned along the existing road.
95. The proposed road passing through Sy. Nos. 1011/5, 1011/6, 1011/7A, 1011/8, 1011/9, 1011/10 and 1011/11 of Moosapet is realigned along the existing IDL Road and existing 12 meters kutch road
96. The width of the proposed road from Sainakpuri Cross roads to College of Defence Management is designated as 24 meters.
97. The existing road passing all along plot Nos 11 to 19 in Sy.Nos. 310, 311, 318 to 323 and 337 of Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District is designated as 18meters road.
98. The proposed 24 meters road passing through Sy.Nos.152, 155, 159, 160 of Nekkampur village is extended up to radial road leading to Narsingi (Gandipet Main road).
99. A new 30 meters road is proposed all along the existing kutch road through S. Nos.15, 10 of Osmansagar village and S.No.124 5 Tc 3sn49cp0.1rIdc 0.13sz526 999 Td(i

108. The proposed 30 meters road parallel to Railway line from Rampally and Pocharam is extended up to NH 202
109. The width of the road from R K Puram to ECIL X Road is designated as 45 m
110. The proposed width of the road passing through the Sy Nos. 476(P) to 479(P) of Attapur village is designated as 18 meters.

The above modifications are subject to the following conditions:

- (i) In respect of lands which are partly falling in HUDA Master Plan and partly falling in ORR Growth Corridor, the above modifications will apply only to the extent of land which is outside the ORR Growth Corridor.
- (ii) The above modifications shall not be used as the proof of any title of the land.
- (iii) The applicants shall obtain prior permission from Hyderabad Urban Development Authority/Local Authority concerned as the case may be before undertaking any development.
- (iv) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/ applicants shall be responsible for any damage claimed by any one on account of above changes.
- (v) The owners/ applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (vi) The owners/ applicants shall develop the roads free of cost as may be required by the local authority.
- (vii) As per the revenue records if any tanks / water bodies / nalas are located in the above Sy. Nos. same shall be retained as it is and required buffer zone as per extant rules shall be provided all along such tanks / water bodies / nalas.

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

SECTION OFFICER