

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Approval of Metropolitan Development Plan-2031 for Hyderabad Metropolitan Region - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.33

Dated:24.01.2013.
Read the following:

APPENDIX

NOTIFICATION

Whereas, the Hyderabad Metropolitan Development Authority (HMDA) was constituted vide G.O.Ms.No.570 MA dt:25.08.2008 and the authorities such as Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority were dissolved and merged with Hyderabad Metropolitan Development Authority. The jurisdiction of Hyderabad Metropolitan Development Authority extends to 55 Mandals located in five districts viz. Hyderabad (all 16 Mandals), Medak (P) – 10 Mandals, Rangareddy (P) – 22 Mandals, Mahaboobnagar (P) – 2 Mandals and Nalgonda (P) – 5 Mandals. The total area of Hyderabad Metropolitan Development Authority is around 7228 Sq.Kms. The jurisdiction of Hyderabad Metropolitan Development Authority includes the areas covered by Greater Hyderabad Municipal Corporation, Sangareddy and Bhongiri Municipalities and 849 Villages.

2. And whereas, there are Seven (7) Master Plans which have been notified and are in force in Hyderabad Metropolitan Development Authority area viz.,

- o Development Plan for erstwhile MCH area was approved vide G.O.Ms.No.414 MA, dt:27.09.1975, which was revised and approved vide G.O.Ms.No.363 MA, dated:21.08.2010.
- o Master Plan of Non Municipal areas of Hyderabad Urban Development Authority was approved vide G.O.Ms.No.391 MA, dated 23.06.1980, which was revised and approved (Pre-expansion areas of Hyderabad Urban Development Authority excluding the pre-expansion areas of GHMC), vide G.O.Ms.No.288 MA dated 3.04.2008.
- o Cyberabad Development Authority (CDA) Master Plan was notified in 2001 vide G.O.Ms.No.538 MA, dated 29.10.2001.
- o Master Plan for Hyderabad Airport Development Authority, was notified vide G.O.Ms.No.287 MA, dated 03.04.2008.
- o Outer Ring Road Growth Corridor Master Plan was notified vide G.O.Ms.No.470 MA, dated 09.07.2008.
- o Master Plan for Bhongir was notified vide G.O.Ms.No.242, MA dt.11.05.1989.
- o Master Plan for Sangareddy was notified vide G.O.Ms.No.32 MA, dt.12.01.1988.

3. And whereas, earlier Hyderabad Urban Development Authority / Hyderabad Metropolitan Development Authority decided to prepare a Master Plan / Development Plan for the newly added area of 5018 Sq.Kms for which there is no plan at present. In the stake holder/consultative meetings it was decided to prepare a development plan integrating with the earlier notified Master Plans out side Outer Ring Road and also integrating with the Outer Ring Road Growth Corridor Master Plan. Accordingly, the Draft Metropolitan Development Plan -2031 was prepared for 5965 Sq.Kms which includes the following.

- a) Extended area of Hyderabad Metropolitan Development Authority of 5018 Sq.Kms for which there is at present no notified plan.
- b) Modification of Outer Ring Road Growth Corridor Master Plan (330 Sq.Kms) earlier notified vide G.O.Ms.No.470 MA dt: 09.07.2008.
- c) Modification of Part of Erstwhile Hyderabad Urban Development Authority Area outside Outer Ring Road Growth Corridor (432 Sq.Kms) earlier notified vide G.O.Ms.No.288 MA dt: 03.04.2008.
- d) Modification of Part Hyderabad Airport Development Authority Master Plan, outside Outer Ring Road Growth Corridor (185 Sq.Kms) earlier notified vide G.O.Ms.No.287 MA dt: 03.04.2008.
- e) Modification of the Master Plan for Bhongiri notified vide G.O.Ms.No.242 MA dt: 11.05.1989.
- f) Modification of the Master Plan for Sangareddy notified vide G.O.Ms.No.32 MA dt: 12.01.1988.

The Metropolitan Development Plan is planned for a time period up to 2031 taking into consideration population of about 184 lakhs, work force of 65 lakhs and the present trends of developments, the Inner Ring Road, the Outer Ring road, radial roads and has proposed a radial-concentric structure of development with new urban nodes and urban centers in all directions to promote balanced development in the Hyderabad Metropolitan Region with a Peri Urban Zone all along the urban area, hierarchy of circulation network to cater to the present and future travel needs of population and activities.



MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

**Annexure to G.O.Ms.No.33, MA&UD (I1) Department,
Dated 24.01.2013.**

**METROPOLITAN DEVELOPMENT PLAN-2031
FOR HYDERABAD METROPOLITAN REGION.**

**ZONING AND DEVELOPMENT PROMOTION
REGULATIONS**

PREAMBLE

1. The Metropolitan Development Plan – 2031 for Hyderabad Metropolitan Region covers an area of around 5965 Sq.Kms., which consists of

- a) Extended area of HMDA of 5018 Sq.Kms.
- b) Areas covered by Outer Ring Road Growth Corridor i.e., 1 Km belt on either side of ORR (330 Sq.Kms) earlier notified vide G.O.Ms.No.470 MA dt:09.07.2008.
- c) Areas covered by Part of Erstwhile HUDA Area outside Outer Ring Road Growth Corridor (432 Sq.Kms) earlier notified vide G.O.Ms.No.288 MA dt:03.04.2008.
- d) Areas covered by Part Hyderabad Airport Development Authority Master Plan, outside Outer Ring Road Growth Corridor (185 Sq.Kms) earlier notified vide G.O.Ms.No.287 MA dt:03.04.2008.
- e) Areas covered by Master Plan for Bhongiri earlier notified vide G.O.Ms.No.242 MA dt:11.05.1989.
- f) Areas covered by Master Plan for Sangareddy earlier notified vide G.O.Ms.No.32 MA dt:12.01.1988.

1.1.2. PERI-URBAN USE ZONE

Areas earmarked as Peri-Urban Use Zone, around the identified 'Urban Areas Contiguous to Growth Corridor' and 'Urban Nodes' in the proposed Metropolitan Development Plan.

1.1.3. COMMERCIAL USE ZONE

Areas earmarked as Commercial Use Zone and the Commercial Strips in the proposed Land Use Plan.

1.1.4. MANUFACTURING USE ZONE

Areas earmarked as Manufacturing Use Zone in the proposed Land Use Plan only.

1.1.5. PUBLIC, SEMI-PUBLIC FACILITIES AND UTILITIES USE ZONE

Areas earmarked as Public, Semi-public Facilities and Utilities Zone in the proposed Land Use Plan, and the sites specifically earmarked for any such public/semi-public use.

1.1.6. MULTIPLE USE ZONE

Areas earmarked as Multiple Use Zone in the proposed Land Use Plan, and areas identified for Transit-Oriented-Development, as defined by these regulations.

1.1.7. RECREATION AND OPEN SPACE USE ZONE

Recreational Use Zone: Areas earmarked as Open Space Recreational in the proposed Land Use Plan, and the sites specifically earmarked as Parks, Playgrounds, and Exhibition Grounds.

Open Space Buffer (Around foreshore of water bodies): Areas specifically earmarked as Open Space Buffer around the Water Bodies Use Zone containing various types of existing water bodies.

1.1.8. WATER BODIES

Water Body Zone generally indicates all water bodies, i.e. Rivers, Streams, Lakes, Tanks and Kuntas, as indicated in the Revenue Village maps as well as in the topographical sheets published by the Survey of India, or the State Irrigation Department or Revenue Department or other competent authorities. The boundary of the water bodies relate to the Full Tank Level / High Flood Level as indicated in relevant maps, covering both perennial and non perennial parts when such distinction exists.

1.1.9. FOREST

All Reserved Forests as notified by the Forest Department. No activity other than forest and greenery is permitted in this zone unless expressly allowed by the Forest Department.

1.1.10. SPECIAL RESERVATIONS ZONE

- a) Heritage Buildings and Precincts (S1)
- b) Defense / Military Lands (S2)
- c) Bio Conservation Zone (S3)
- d) Others (Any other Special Reservations) (S4)

Note: The land use under Water bodies, Green buffer around water bodies, forests and Bio-Conservation Use Zone are designated as **PROTECTED ZONE** and no change of land use shall be allowed in these categories of land uses.

1.1.11. CONSERVATION (AGRICULTURE) USE ZONE

Areas beyond the Peri-Urban Use zone which is almost all over the remaining area of the Hyderabad Metropolitan Region is earmarked as Conservation (Agriculture) Use Zone excluding the R3 Zone (Urban Centers) and R4 Zone, are earmarked in the proposed Land Use Plan.

Note: Though the area around the rural settlements (earmarked as R4 Zone) is proposed to be Conservation Zone, a 300 M wide belt outside these rural settlements shall be considered as R4 Zone to cater to the natural expansion of the settlements, except in Bio Conservation Zone and the same shall not be considered to be part of Conservation Zone.

1.1.12. TRAFFIC AND TRANSPORTATION USE ZONE

- a) Roads
- b) Railways /Railway station
- c) Bus Depots, Passenger/Freight Terminals
- d) Airport

Transportation: Roads, Railways, Airports : Includes all the major road network are earmarked in the proposed Metropolitan Development Plan and the sites specifically earmarked for related facilities like, roads, railways, airports railway terminus, bus depots, truck terminals, and parking lots and logistics Hubs (Bus Depots and Truck Terminals) and accessory uses/activities.

RESIDENTIAL USE ZONE

1.2.1 RESIDENTIAL ZONE – 1(R1), RESIDENTIAL ZONE – 2(R2)

00

Uses Permitted	Uses Prohibited
I	II
<ul style="list-style-type: none"> ▪ Post offices ▪ Professional offices ▪ Public utilities and buildings except service and storage yards ▪ Religious premises ▪ Research institutes 	
<ul style="list-style-type: none"> ▪ Restaurants/eating places ▪ Retail shopping centres ▪ Taxi stand/three wheeler stands ▪ Technical training centre ▪ Transit visitors camp ▪ Water pumping station ▪ Weekly markets 	
<ul style="list-style-type: none"> ▪ Yoga centres/Health clinics 	

1.2.3. RESIDENTIAL USE ZONE- 4 (R4)

The various uses permitted in Residential Use Zone-4 (Gramkantham and 300 M wide belt outside Gramkantham. Except in Bio Conservation Zone.) are as mentioned in the following table. The maximum height allowed shall be 10 M for residential and for non-residential activities.

Table 1.3: Residential Zone - 4 (R4): Uses Permitted

Uses Permitted within existing Gramkantham/existing rural built up area and 300 mtrs outside gramkhantham	Uses Prohibited
<ul style="list-style-type: none"> ▪ All types of residential buildings ▪ Banks ▪ Bus stands ▪ Clinics, dispensaries, primary health sub centers ▪ Community centres and social institutions ▪ Customary home occupation/household units ▪ Municipal, state and central government offices ▪ Parks and playgrounds ▪ Professional Offices/ Personal services establishments ▪ Public utilities and buildings except service and storage yards ▪ Religious places ▪ Restaurants/eating places ▪ Retail shops ▪ Repair service establishments ▪ Schools ▪ Stables for domestic animals subject to limit of 5 animals on each plot ▪ Storage of crop, fodder, manure, agricultural implements and other similar needs 	<ul style="list-style-type: none"> ▪ All other uses not mentioned in Col.I

1.3 PERI-URBAN USE ZONE

The various uses permitted and prohibited in Peri-Urban Use Zone are as mentioned in the following table. The maximum height allowed shall be 15 M for residential and 18M for non-residential activities.

Table 1.4: Peri-Urban Zone: Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
I	II
<ul style="list-style-type: none"> ▪ All types of Residential Buildings with ground coverage not exceeding 25% 	All other uses not mentioned in Col.I
<ul style="list-style-type: none"> ▪ Bird sanctuary 	
<ul style="list-style-type: none"> ▪ Botanical/zoological garden 	
<ul style="list-style-type: none"> ▪ Building and structures ancillary to use permitted in open spaces and parks subject to the total ground coverage not exceeding 5% 	
<ul style="list-style-type: none"> ▪ Camping grounds 	

Uses Permitted	Uses Prohibited
<ul style="list-style-type: none"> ▪ Children traffic parks 	
<ul style="list-style-type: none"> ▪ Commercial use of transit nature like circus 	
<ul style="list-style-type: none"> ▪ Film Studios/city, having minimum plot area of 10 acres, with ground coverage not exceeding 15% 	
<ul style="list-style-type: none"> ▪ Function halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width 	
<ul style="list-style-type: none"> ▪ Holiday resorts, having minimum plot of 10 acres, with ground coverage not exceeding 10%. 	
<ul style="list-style-type: none"> ▪ Educational Institutions having minimum plot of 10 acres with ground coverage not exceeding 15% 	
<ul style="list-style-type: none"> ▪ Local parks 	

Open air cTf10.(.)-84 0.47998 0.4800.479982s Tc0.36 781.92 0.48001 12..92 0.48001 12..0

Open ai otdo

Uses Permitted	Uses Prohibited

▪

1.5. MANUFACTURING USE ZONE

1.5.1. MANUFACTURING USE ZONE

The various uses permitted and prohibited in Manufacturing Use Zone are as mentioned in the following table.

Table 1.6: Manufacturing Zone: Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
I	II
<ul style="list-style-type: none"> ▪ All kinds of non-obnoxious and non-hazardous industries as per the list maintained by AP Pollution Control Board 	<ul style="list-style-type: none"> ▪ All types of hazardous and obnoxious industries
<ul style="list-style-type: none"> ▪ Animal racing or riding stables 	<ul style="list-style-type: none"> ▪ All other uses not mentioned in Col I
<ul style="list-style-type: none"> ▪ Banks and financial institutions 	<ul style="list-style-type: none"> ▪ Hotels and Hostels
<ul style="list-style-type: none"> ▪ Bus depot and workshop 	<ul style="list-style-type: none"> ▪ Residential dwellings other than those essential for operational and watch and ward staff
<ul style="list-style-type: none"> ▪ Bus terminal 	<ul style="list-style-type: none"> ▪ Schools and colleges
<ul style="list-style-type: none"> ▪ Cemeteries 	All other uses not mentioned in Col.I
<ul style="list-style-type: none"> ▪ 	

1.5.2 WORK CENTERS

Work Centers Land use is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

1.6 PUBLIC, SEMI-PUBLIC FACILITIES USE ZONE

1.6.1 PUBLIC, SEMI-PUBLIC FACILITIES AND UTILITIES USE ZONE

The various uses permitted and prohibited in Public, Semi-public Facilities and Utilities Zone are as mentioned in the following table.

1.6.3. AMENITIES

Amenities Land use is proposed in ORR Master Plan and Development control regulation is applicable as per ORR Master Plan.

1.7. MULTIPLE USE ZONE

1.7.1 MULTIPLE USE ZONE

The uses permitted and prohibited in Multiple Use Zone are as mentioned in the following table.

Table 1.8: Multiple Use Zone: Uses Permitted and Uses Prohibited

Uses Permissible (I)	Uses Prohibited (II)
<ul style="list-style-type: none"> ▪ All activities/uses permissible as in Residential Use zone, Public & Semi Public Use Zones, peri urban use zone, recreational use zone and Commercial use zone 	<ul style="list-style-type: none"> ▪ All types of Manufacturing, obnoxious and hazardous industries ▪ All other uses not mentioned in Col I

Multiple use zone is also allowed on plots 4000 Sq.Mtrs., and above and abutting proposed road width of 30 m and above provided the area is earmarked for R1, R2 or Commercial Land Use.

17.2 SPECIAL DEVELOPMENT ZONE (MULTIPURPOSE USE ZONE)

SDZ Land use is proposed in ORR Master Plan and Development control regulation is applicable as per ORR Master Plan.

17.3 CENTRAL SQUARE

Central square Land use is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

17.4 GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ)

GDPZ is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

Uses Permitted (I)	Uses Prohibited (II)
2% of total area	

Note: On sites specifically indicated as parks, playgrounds, no other activity except the specified use shall be allowed.

1.11.4. OTHERS (ANY OTHER SPECIAL RESERVATIONS) (S5)

Any other Special Reservations specifically earmarked in Master Plan, is allowed to be used only for the uses specified therein.

1.12. CONSERVATION (Agriculture) USE ZONE

The various uses permitted and prohibited in Conservation Zone are as mentioned in the following table.

Table 1.10: Conservation Zone: Uses Permitted and Uses Prohibited

Uses Permitted (I)	Uses Prohibited (II)
<ul style="list-style-type: none"> ▪ Agriculture ▪ Agro based cottage industries without use of power ▪ Brick tiles and pottery manufacture in temporary buildings only ▪ Dwellings and ancillary buildings for the people engaged in the farm (rural settlement) subject to a maximum ground coverage of 1% with minimum land extent of one hectare ▪ Electric power plant ▪ Golf clubs and links ▪ Horticulture, floriculture , forestry ▪ Milk chilling stations and pasteurization plants ▪ Mining ▪ Petrol and other fuel filling stations ▪ Poultry and dairy farm ▪ Public utilities 	<ul style="list-style-type: none"> ▪ Residential use except those ancillary uses permitted in agricultural use zone subject to 1% ground coverage ▪ All other uses not mentioned in Col.I
<ul style="list-style-type: none"> ▪ Quarrying / mining subject to APPCB Clearance ▪ Sewage disposal works and public utility facilities ▪ Storage and drying of fertilizer ▪ Storage, processing and sale of farm produce ▪ Transport and communication facilities ▪ Village settlement expansion ▪ Warehouses / Godowns. 	

TRAFFIC AND TRANSPORTATION USE ZONE

The various uses permitted and prohibited in Transportation and Communication Zone are as mentioned in the following table.

Table 1.11: Traffic and Transportation Zone: Uses Permitted and Uses Prohibited

Uses Permitted (I)	Uses Prohibited (II)
<ul style="list-style-type: none"> ▪ Accessory and support shopping activity ▪ Airports-buildings and infrastructure ▪ Any other use/activity incidental to transport and communication activity ▪ Banks ▪ Booking offices ▪ Goods terminals ▪ Hotels ▪ Motor garage ▪ Railways – Passenger and Freight Terminals. ▪ Observatory and weather office ▪ Parking areas/buildings ▪ Radio and television station ▪ Repair and repair shop and facilities such as night shelter ▪ Residential dwelling units for essential staff and watch and ward ▪ Restaurants ▪ Road transport terminals (bus terminals and depots) ▪ Truck terminal ▪ Wireless station ▪ Workshop 	<ul style="list-style-type: none"> ▪ All other uses not mentioned in Col.I

Note: Special Reservations specifically earmarked in Master Plan, is allowed to be used only for the uses specified therein.

SECTION -B

2.Land development stipulations

Types of land development permitted:

Unless and otherwise stated or exempted by the Metropolitan Commissioner, HMDA land assemblage and development would be promoted, facilitated and approved in any of the following manner.

- a) Land Pooling or Area Development Schemes.
- b) Layout development Schemes
- c) Group Housing Schemes
- d) Group development schemes
- e) Township development
- f) SEZ development
- g) Development Schemes & Special Projects under the HMDA Act,2008
- h) Individual plot sub-division /individual plot or plots Amalgamation

Application through Licensed Developer Mandatory:

- a) Land for development for a, d, e, f & g shall be permitted only in case such a Scheme or project is undertaken through a licensed developer.
- b) Land assemblage scheme/ layout development may be permitted for residential, commercial, industrial, institutional, recreational, truck terminal/traffic node and other activities like SEZ, Corporate Townships, Integrated townships development, Special Projects and the like, subject to the compliance of these regulations and development specifications.
- c) 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 Metropolitan commissioner.

Ownership aspects

The applicant shall be solely and severally responsible for the ownership aspects including the boundaries of the site for development applied for.

Fees and Charges:

The Processing Fees and Other Charges shall be levied as prescribed from time to time by Metropolitan Commissioner, HMDA.

- a) Levy of penal fees and charges:

For the development works / construction commenced or completed without obtaining valid approval, penal fees and charges shall be applicable as prescribed by Metropolitan Commissioner from time to time subject to such construction is within the prescribed rules and regulations.

- b) Site to be part of valid approved layout/Scheme plan:

No permission for building shall be considered by the sanctioning authority unless such site is part of a valid approved layout or Scheme or is got regularized from the competent authority.

In case of sites or plots not conforming to (1) above, the metropolitan Commissioner may either refuse or approve with levy of proportionate layout charges and other fees as prescribed.

Development of green layouts and green development (optional):

The applicant opting for Development of Green Layout and Green Development as per the norms prescribed below shall be entitled for 25% concession in the processing fee.

The various environmental planning and design measures that need to be adhered during the sustainable development of layouts are outlined as under:

- a) Layout planning & design as per solar geometry – Land assemblage and developments to follow solar geometry and lay plots with longer dimension facing North and South (with a maximum deviation of 5 degree off north) and shorter dimensions facing East and West.

b) Eco-friendly transportation on-site - Adequate provision for bicycle tracks, shaded footpaths for sites equal to or more than 50 acres in size. Provide cluster layouts instead of linear layout to reduce vehicular lengths. Provisions for battery charging facilities in sites over 50 acres @ one in 50 cars parked.

c) Energy efficient street lighting – 50-100% of outdoor lighting should be met with solar photovoltaic or in combination with other renewable sources of energy, i.e., bio-mass, fuel cell, wind etc. The outdoor lighting must be provided with micro-controller based time switch.

d) Provision for minimum local amenities – Basic amenities such as grocery store, pharmacy, ATM, park should be located within 500m radius of any large residential/commercial development. If basic amenities are not available, space has to be provided to include them within the site.

e) Conserving site vegetation – Land assemblage and developments should conserve existing site vegetation and pockets of microhabitats. Existing trees should be protected where ever possible. Provisions defined to protect site vegetation retained on site during construction as described in NBC and MoEF manuals.

f) Conserving site geology – All rock formations on site need to be integrated into the layout design where ever possible taking adequate measures for stabilisation. Native flora, fauna and existing in rock clusters should not be disturbed but integrated into the layout design where ever possible.

g) Soil conservation and erosion control – Measures need to be taken before the commencement of site preparation activities in order to conserve topsoil, reduce erosion and soil pollution through site demarcation measures, spill prevention measures and temporary drainage channels

6.6(a11()T(s w)7(i)-4.(dese)1)e t5r7 TD0. -1.14e h11..(deo(s w) b.2(t)6(s w) p.0003 T4 w)7(i)d33.3

- q) Reduction of outdoor light pollution – Fixtures and fittings used for external lighting to be a minimum of 4 stars BEE rated. Provide for control devices on at least 50% of all the installed lighting fixtures. Use low albedo and rough surfaces around the luminaire to ensure that less light is reflected in the surroundings.
- r) Provisions for waste management on-site – Land assemblage and developments should have a place allocated for sorting domestic waste and treating organic/biodegradable waste through composting. This space should have vehicular access and protected from wind and rain.

Commitment and responsibilities on part of Applicant:

- e) Take action to arrest unauthorized constructions and unauthorized layout developments
- f) Not allow conversion of existing building/premises for local shops or other activities unless the same are in conformity with the master Plan provisions.
- g) Comply with the instructions and directions of the Metropolitan Commissioner in the matters of development promotion and regulation/Master Plan implementation aspects.

Limitations of Approval given:

Grant of Land Development Permission by the Metropolitan Commissioner shall not mean acceptance of correctness, confirmation, approval or enforcement of and shall not bind or render the Metropolitan commissioner or the Authority liable in any way in regard to:

- a) Title or ownership of the site or building
- b) Easement Rights and boundaries of the site.
- c) Variation in area from recorded areas of plot or a building or on ground
- d) Structural Reports and Structural Drawings
- e) Workmanship and soundness of structure, materials used,
- f) Quality of building services and amenities in the construction of building
- g) Location and boundary of plot/site
- h) Other requirements or licenses for the site/ premises or activity under various other laws.

Responsibilities of supervision

The responsibilities of regular supervision and ensuring that development works and civil constructions works are being undertaken in accordance with the approval given and as per standards and specifications shall lie individually, jointly and severally with the licensed developer and other licensed technical personnel. Breach of the same would invite prosecution, penalties as well as debarment from professional practice in the Hyderabad metropolitan Region.

Registration of approved layout

Registration of approved layout plans/approved urban land development plans mandatory and registration of plots only as per registered layout/urban land development plan

It shall be the responsibility of the Registration department to ensure that plots are disposed by way of registration as per the registered approved land assemblage and development plan only. No plot shall be registered by the Registration department if it is not in accordance with the said registered approved land assemblage and development plan and all registrations shall be verified and cross-checked with the said registered plan.

Layout Requirements and Development standards

1. Layout plan approval would be considered for

- a) Residential
- b) Non Residential/Mixed
- c) Industrial types of developments, subject to the following requirements of layout site:

2. The proposed layout or development conforms to the Statutory Master plan and the rules/regulations.4(m)4bc11.2(.6(ut)2cfnMD0.000(ory)a6(ut)2cf4772(nt)5.)6.1(io)11.7(nt)2Rions sh0:3.409atoms tF

3. Carry out the layout development works as per specifications and standards.
4. The owner and licensed developer are required to mortgage 15% of the saleable land to HMDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HMDA shall be empowered to sell away the mortgaged plots and utilize the amount so realized for completing the development works. In

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
Above 300 & up to 500	12.00	15.00	-Do-
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

2.14.2 SPLAY AT ROAD JUNCTIONS:

1. Splay at road junctions shall be provided as prescribed below:
 - a) 3.0 mt x 3.0 mt offset/splay if the width of the road is 9.00 mt or less;
 - b) 4.5 mt x 4.5 mt. offset/ splay if the width of the road is above 9.00 mt but less than 18 meter.
 - c) 6.0 mt x 6.0 mt. offset/ splay if the width of the road is more than 18 mt in width
 - d) The area of such splay would be deemed to form an integral part of the road junction.

Compliance of development works:

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

1. Grade I: Applicable for all R1 and R2 zones and in Residential Land Use in the notified Revised Master Plan for erstwhile HUDA area inside the ORR Growth Corridor viz., development works with all infrastructure facilities developed, i.e.
 - a) 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).
 - b) Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
 - c) Development of drainage and channelization of nalas for allowing storm water run-off. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - d) Undertake street lighting and electricity facilities;
 - e) Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces;
 - f) Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
 - g) Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality;
 - h) Construction of low height compound wall with iron grill to the open spaces and handing over the open spaces to Metropolitan Commissioner, HMDA along with other spaces as specified in Regulation 23, free of cost and through Registered Gift Deed.
2. Grade II: Applicable for all R3 and R4 Zones and Peri-Urban Land Use in the Hyderabad metropolitan region with provisions of incremental development works in phased manner, viz.,

- a) Levelling with suitable gradient and formation of all roads with sub-surface, kerb stones and footpaths, metalling of the carriageway, side drains/gutters and central median (for roads 18 mts and above). Black topping/ Cement Concreting of only the main road carriageway as well as the approach road up to the nearest existing public road shall be black topped.
- b) Development of drainage and channelization of nallas for allowing storm water run-off. These may be channelized in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
- c) Undertake street lighting and electricity facilities;
- d) Provision of sewerage disposal system and protected water supply system which may be individual or common. These shall be in exclusive area over and not part of the mandatory open spaces;
- e) Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality;
- f) Construction of low height compound wall with iron grill to the open spaces and handing over the open spaces to the Executive Authority of the local body free of cost and through Registered Gift Deed.

3. However, the above Grade II does not mean that a developer in far flung area cannot undertake development as per Grade I standards and specifications if he so chooses.

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 breakup 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.

Group Housing Schemes/Group Development Schemes:

In respect of Group Housing Schemes /Group Development Schemes (which include apartment block/blocks, row housing, cluster housing, mixed housing units, gated developments and residential enclaves) in sites 4000 Sq.M and above, out of the total site area, the developer shall set apart 3% of the land and give to Hyderabad Metropolitan Development Authority free of cost of capitalization towards provision of Master Plan facilities. This condition shall apply only to sites located outside Greater Hyderabad Municipal Corporation limits. The owner / developer has the option of paying 1.5 times the basic value of such land to Hyderabad Metropolitan Development Authority in lieu of such land to be given to Hyderabad Metropolitan Development Authority.

Such type of developments shall be in accordance with the provisions of the Andhra Pradesh Building Rules, 2012 issued vide G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.245 MA dt:30.06.2012 and amendments made from time to time.

2.18. Land Pooling and Area Development 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; apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (ii) A Joint Undertaking between the owners, licensed developer, qualified technical personnel for provision and compliance of the services and facilities
- (iii) Apply to the Competent Authority for necessary development permission as prescribed and in accordance with these Regulations;
- (iv) Carry out all the development works and facilities as per specifications and standards.
- (v) The owner and licensed developer are required to mortgage 15% of the saleable land to HMDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HMDA shall be empowered to sell the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality the developer his associates and the engineer / architect shall be black-listed the not be allowed to undertake development works in the HMDA area.

- (vi) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged plots.
- (vii) Guidelines and specific conditions issued by the HMDA for undertaking the land pooling and area development schemes from time to time shall apply.

2.19. Sub-division / Amalgamation of plots permission:

Upon application to Metropolitan Commissioner, HMDA from the final plot owners or successor-in-interest of a final approved Land Pooling Scheme; sub-division of plots/amalgamation of plots may be permissible by Metropolitan Commissioner, HMDA. These shall be considered without again insisting on open space. However, space for public utilities may be separately insisted.

3. DEVELOPMENT SCHEMES & CIRCULATION NETWORK IMPLEMENTATION

SECTION - C

Development Schemes under HMDA Act, 2008:

1. Development Scheme means a scheme of development provided for, and represented by the provisions of Section 28 of the Act undertaken /promoted/approved/ facilitated by the Metropolitan-Commissioner, HMDA to sub serve the objectives of the statutory plan or improvement of the metropolitan area or local area needs.

Guidelines and specific conditions issued by the HMDA for undertaking Development Schemes and Circulation Network implementation from time to time shall apply.

3.2. Requirements for SEZs and Township Development:

The norms of Land Pooling Schemes shall mutatis mutandis apply to SEZ and other Special projects. The Metropolitan Commissioner may insist on any other specific conditions while approving the plans for such projects.

In respect of Integrated Township Development in Conservation (Agriculture) Land Use Zone in the Metropolitan Region by group of owners/developers the minimum area shall be 100 hectares (250Acres) and the site approachable by an access road of 80ft wide. Specific guidelines and conditions for development of integrated townships shall be prescribed by HMDA with the approval of the Government.

3.3. Incentives for road widening and new link roads

- a) TDR for areas affected and surrendered for road widening: For the land surrendered for road widening free of cost as per the revised master plan, the TDR applicable will be as per the provisions of the Andhra Pradesh Building Rules, 2012.
- b) In case of surrendering land free of cost for formation of new link roads, the land owner will be entitled to adjust basic value of the land as per registration department for the land surrendered free of cost towards city level impact fees to be paid for the project proposed in the same premises/site. If the owner utilizes this facility, he shall not be entitled for other concessions, such as relaxation in setbacks, TDR etc.
- c) Extra floors for air rights: Any land owner who surrenders land voluntarily for link roads, connecting link, missing link between two major/critical roads for providing a minimum of 09 mtr. opening in his site to link the road which passes under the built structure like a tunnel - the owner shall be allowed air rights to build over the road link to the extent of his site, subject to mandated public safety and fire safety requirements and compliance to heritage regulations and road geometrics as per standards.
- d) The owner and licensed developer / builder shall incorporate in building plan/ group housing scheme all master plan specific land uses and amenity areas like recreational buffer zone / sector level open spaces, amenity space, road network etc., and shall develop them at his cost. However such area of master plan road, recreational buffer zone / sector level open space and amenity space shall be deducted from the total site area. 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.

Power to delegate:

The Metropolitan Commissioner may delegate any of the powers vested in him to any officer or Committee or functional agency to act, approve and or implement the above on his behalf.

Power to remove difficulties:

Redressal of any grievance or difficulty in implementation of these Land Assemblage and development stipulations shall vest with the Metropolitan Commissioner of HMDA.

Instructions/Guidelines by Government:

The owners/licensed developer and the Metropolitan commissioner shall comply with any instructions/guidelines issued by the Government for effective implementation of Land Assemblage and development from time to time.

SECTION – D

4. BUILDINGS & SITE STIPULATIONS

The provisions of the Andhra Pradesh Building Rules, 2012 issued vide G.O.Ms.No.168 MA dt: 07.04.2012 and it's amendments issued by the Government from time to time shall apply to all building activity in the Hyderabad Metropolitan Region except other wise mentioned in this Zoning and Building Regulations.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER