

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development – HUDA – Outer Ring Road – Comprehensive Master Plan for 1 km belt on either side of the proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) and Special Development Regulations – Approved - Orders- Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁)

And whereas, Hyderabad Urban Development Authority has prepared Comprehensive Plan and Special Development Regulations for the areas falling within the 1 Km belt on either side of the proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) by modifying the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and fresh Master Plan for the areas falling in extended HUDA area in Brahmanapally, Koheda, Pasumamla Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages to the extent of area covered by 1 Km stretch on either side of the proposed Outer Ring Road and submitted the same to the Government for approval.

And whereas, Government, after consideration of the matter, proposed to approve the Comprehensive Master Plan and Special Development Regulations as prepared by HUDA for the areas falling within the 1 Km belt on either side of the proposed Outer Ring Road in the form of modifications to the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and fresh Master Plan for the areas falling in extended HUDA area in Brahmanapally, Koheda, Pasumamla, Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages in exercise of the powers conferred under section 12(2) of Andhra Pradesh Urban Area (Development) Act, 1975 read with rule 13(A) of Urban Development Authority (Hyderabad) Rules 1977 and section 9(1) of Andhra Pradesh Urban Areas (Development) Act, 1975.

Accordingly, a notification has been published in the Extraordinary issue of A.P. Gazette No.232, part-I dated 20-04-2007, as required under Andhra Pradesh Urban Areas (Development) Act, 1975 inviting objections and suggestions on the Comprehensive Master Plan and Special Development Regulations for the 1 Km belt on either side of the Outer Ring Road i.e., Hyderabad Outer Ring Road Growth Corridor.

And whereas, in response to the above notification, a number of objections/suggestions have been received from public with regard to certain land uses, road widths/alignments and on Special Development Regulations, these objection/suggestions were referred to and examined by the V.C., HUDA. After examining the above objections/suggestions, the V.C., HUDA has submitted the modified Master Plan and Special Development Regulations along with a report on the objections/suggestions to Government for approval.

Now, therefore, Government, after careful examination of the modified Draft Master Plan and Special Development Regulations submitted by V.C., HUDA and in exercise of the powers conferred by sub-section (2) of Section 12 and sub-section 1 of section 9 of A.P. Urban Areas (Development) Act, 1975 (Act-1 of 1975), hereby approve the Master Plan for Hyderabad Outer Ring Road Growth Corridor along with the Special Development Regulations specified in the Annexure to this order in the form of modifications to the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and in the form Master Plan for the areas falling in the newly extended HUDA area in Brahmanapally, Koheda, Pasumamla, Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages.

The said Comprehensive Hyderabad Growth Corridor Development Plan and Special Development Regulations can be seen in the Office of the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad during the office hours till such time these are printed and made available for public.

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1. 1.1

These regulations may be called “Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (ORR-GC)” and shall come into force from the date of notification in the Andhra Pradesh Gazette.

These regulations shall be applicable to all areas coming under the jurisdiction of the growth corridor (1 Km on either side of the outer edge of the Outer Ring Road Right-Of-Way).

These regulations shall apply to all development and building activity in the said area. All existing regulations, by-laws, orders that are in conflict or inconsistent with these Regulations shall stand modified to the extent of the provisions of these regulations for the said area.

All other regulations not mentioned here specifically will be read as per and with the earlier regulations in force.

2. 2

(i) **2.1** '2.1' means: the Vice Chairman of the Hyderabad Urban Development Authority (HUDA) / Hyderabad Airport Development Authority (HADA)

(ii) **2.2** means the Commissioner of Greater Hyderabad Municipal Corporation (GHMC) or the Executive Authority of the Gram Panchayat in case of areas outside GHMC/Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

(iii) **2.3** means Outer Ring Road

(iv) **2.4** means Outer Ring Road Growth Corridor. ('One Kilometer' on either side from the outer edge of the ORR Right of Way) and as per the areas given in Annexure.

(v) **2.5** means Special Development Zone of the ORRGC.

(vi) TDRs mean Transferable Development Rights.

“Transferable Development Right” (TDR) 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/Statutory Plan or in road widening or covered in recreational use zone, etc. and applicable only after such lands are vested with the local body/ Urban Development Authority as the case may be. The award would be in the form of a TDR Certificate issued by the Competent Authority.

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(ii) The ORRGC is characterised by two SDZs. SDZ 1 means the area within or inside

- (l) Residential enclaves may be permitted only if a through public road of width is developed at any one side of the periphery (if there is no such existing road) for the convenience of accessibility of other sites and lands located in the interior.
- ii) For lands less than 4 hectares in size, apartments, cluster housing, residential enclaves, row housing, high-rise residential buildings will be permitted. In such type of developments in sites 4000 sq m and above:
 - (a) At least 5 % of the total dwelling units shall be developed for EWS dwelling units with a minimum plinth area of 20 sq m for each unit
 - (b) At least 5% of the total dwelling units shall be developed for LIG dwelling units with a maximum plinth area of 40 sq m for each unit;
 - (c) At least 5% of the total dwelling units shall be developed for MIG dwelling units with a maximum plinth area of 60 sq m for each unit.
 - (d) The areas mentioned in (a) to (c) above, shall be allotted/disposed off only for these categories. No amalgamation of units shall be allowed.

The remaining provisions of G.O.Ms.No. 86 MA dt. 3.32006 shall be applicable in such cases.

6. [REDACTED]

All properties abutting the [REDACTED] will mandatorily have an open buffer (minimum building setback) of 15 mtrs from the ROW outer edge. Access will not be allowed onto the service roads of the ORR directly. No projections, permanent, semi permanent structures will be allowed within this setback. No hoardings, billboards, Uni-poles and related advertising structures, telecom towers, transformers, machinery, dish antennae or related structures shall be allowed within this setback. No stairs (temporary or permanent), ramps for parking or other purposes shall be permitted within the common building line. The area within this common building shall be considered part of the mandatory open space. The area within the Common Building line shall be planted and maintained with at-least two rows of thick foliage trees.

7. [REDACTED]

- i) All sites abutting the ORR and [REDACTED] within the ORRGC shall have a common building line (minimum setback) of 10 mtrs. Parking shall be allowed within this minimum front setback and this area shall be considered as part of the mandatory open space. Direct access to the radial roads shall be allowed only through service roads through designated points only and not directly on to the ORR or Radial Road. No property shall open directly onto the ORR or radial road.
- ii) All sites abutting 36 mtrs wide roads shall have a common building line of 7 mtrs (minimum setback).
- iii) All sites abutting 30 mtrs wide roads shall have a common building line (minimum setback) of 9 mtrs.

8. [REDACTED]

- (i) No building/ development activity shall be allowed in the bed of water bodies like rivers, streams, or nallahs, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikham lands.

2 Height and Setbacks for High-Rise Buildings within ORR-GC

<i>Height of building</i>	<i>Minimum abutting road width required (in meters)</i>
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Note:

- (a) No other Impact fees shall be levied.
 - (b) The above charges are applicable to the total built up area (in sq metres)
 - (c) The above charges are not leviable to parking areas in stilt, cellar and upper floors of building.
 - (d) The above rates are telescopic.
 - (e) SDZ 1 means the area within or inside the ORR (towards the City side) and within the ORRGC. SDZ 2 means the area outside the ORR (away from the City side) and within the ORRGC
 - (f) The above rates in Category (A) of the Table shall not be applicable to buildings in Gramakantam/ Aabadi areas
 - (g) Alternatively, the owner may be allowed to utilize TDR given in Rule 15 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the impact fee for the proposed additional built up area that is permissible under these Rules provisions. The government may revise the above rates from time to time.
 - (h) The above provisions shall not be applicable for Government Departments and public agencies like the Urban Development Authority, Andhra Pradesh Industrial Infrastructure Corporation, local bodies, Hyderabad Metropolitan Water Supply and Sewerage Board, APHB, AP CPDCL, etc.
 - (i) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the competent authority and shall be utilised only towards Outer Ring Road capital infrastructure. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund is utilised accordingly.
- (i) Development charges & Processing fee shall be as being charged in HUDA/HADA area currently.

17. [REDACTED]

With a view to discourage owners of sites for keeping the sites vacant/undeveloped, a Charge called Development Deferment Charge shall be levied by the local body/gram panchayat at the following rates:

- (a) 1st year grace period from the date of notification of these Regulations
- (b) 2nd Year from the date of notification Rs. 2/- per sq mtr of land per year.
- (c) 3rd Year from the date of notification Rs. 5/- per sq mtr of land per year.
- (d) from the date of operationalisation of traffic on ORR 10/- per sq mtr of land per year.

18 [REDACTED]

Incentives for large projects are as follows:

- (a) [REDACTED]
 - i. **40-100 a** - 10% discount on rates as given in regulation 16 above
 - ii. **100-200 a** - 20% discount on rates as given in regulation 16 above
 - iii. **200 a** - 25% discount on rates as given in regulation 16 above
- (b) [REDACTED] [REDACTED]
 - i. For all projects above 50 acres there shall be a 20% discount on rates as given in regulation 16 above
 - ii. For all projects above 100 acres- 30 % discount on rates as given in regulation 16 above

19. 19.1

All projects 10 acres and above shall necessarily reserve 5% land and hand it over to HUDA for special purposes. In respect of layouts this shall not be applicable and the conditions mentioned in Regulation 5 (ii) (c) shall be applicable.

20. 20.1

The road circulation network hierarchy within the ORRGC is proposed to be 9m, 12.2m, 18m, 24m, 30m, 36m, 45m. The main spinal roads will be the 30m and 36 m wide roads. Splay at all road junctions shall be mandatorily provided as prescribed in Annexure III.

- (i) Bus bays shall be earmarked on the detailed and micro level circulation plan.
- (ii) Separately parking areas for para-transit vehicles shall be earmarked within the road ROW preferably utilising part of the 3m wide footpaths for single row parallel parking.
- (iii) One lane may be used as a dedicated bus way for public transport in the six lane divided carriageway of the main 30 mtrs wide spinal roads.
- (iv) Storm water drains shall be provided as part of the road ROW while development of the site/layout/township.
- (v) All roads shall be developed as per cross section details given in (Horizontal and Vertical sections and dimensions).

(v) 20.2

The land within the junction shall be kept as open. Only open recreational uses, parks and greenery shall be permissible. No building activity excepting ancillary structures to recreational open space shall be allowed within the area earmarked as road junctions.

21. 21.1

Shall comply with the requirements as given in G.O.Ms.No.86 M.A. & U.D. Department, dated 03.03.2006 and its subsequent amendments.

22. 22.1

- (i) All footpaths have to be provided as given in the road cross sections given in Annexure
- (ii) The footpaths shall not be encroached upon by stairs, amenities, and other structures at any place and shall be summarily removed by the competent authority on notice.

23. 23.1

- (i) All public buildings to have ramps of appropriate slope as per NBC
- (ii) All footpaths to have ramps of appropriate slope/gradient as per NBC and at a distance of every 200 mtrs.
- (iii) The competent authority shall monitor these and enforce implementation and also propose specific guidelines from time to time.

24. 24.1

For certain areas as well as sites abutting major roads of 30 mt and above, the competent authority/Sanctioning Authority may enforce urban design and architectural/facade control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets/plans approved by the Competent Authority shall be complied with. Signage control and street landscape, street furniture design regulation shall be designed and implemented/exercised/managed by the competent authority within the ORRGC. The guidelines shall be as given by the competent authority and/or based on the National Building Code of India, 2005.

Hoardings, Billboards, Uni-poles and related advertising structures, telecom towers, machinery, dish antennae or related structures shall be allowed on the main roads of only 30 mtrs and above. For signage regulation the competent authority shall have the discretion and may frame guidelines for the same. The same may be the case for street/public space landscaping, street furniture design.

Regulation of all such Hoardings, Billboards, Uni-poles and related advertising structures and the revenue accrued from these shall vest with the Competent Authority only and kept in the escrow account mentioned in Regulation 16 (i) . The sharing of revenue from these between the local body and the competent authority shall be as decided by the Government.

25. [REDACTED]

In an endeavor to make the approval and archiving process digital it is proposed that all building, layout, townships drawings be submitted in digital format after georeferencing it (preferably in .shp, .tab, .dxf file formats). This shall be undertaken by using the accurate GPS/DGPS technology and utilising the services of professionally and technically qualified land surveyors. The digital drawings shall include all cross sections and engineering details and the whole dataset shall be submitted in a CD format to the competent authority. The same shall be overlaid on the latest satellite data for instant updation and proper urban management later on. This digital set shall be over and above the hard copies as per currently prescribes format which are mandatory for plan approval process.

26. [REDACTED]

A Special Unit shall be constituted for dealing with applications for permission to develop/undertake building constructions in the ORRGC and enforcement in the ORRGC as per the procedure prescribed by the Competent Authority.

27. [REDACTED]

The Competent Authority shall undertake the marking of the proposed circulation network within the ORRGC area on ground and complete the same within three months from the date of issue of these Regulations.

28. [REDACTED]

- (i) Government may issue separate orders constituting a Committee for examining development related issues of Growth Corridor.
- (ii) Government may issue guidelines for implementation issues relating to the Growth Corridor and these Regulations from time to time.

