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Regulations for the Special Development Zone of the Hyderabad Outer Ring Road Growth Corridor, 2006

1. Short Title, Applicability & Commencement:

These regulations may be called as the Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (ORR-GC), 2006 and shall come into force from the date of notification

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 ORR ROW).

These regulations shall apply to all development and building activity. All existing regulations, bylaws, 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. Definitions:

- (i) **'Competent Authority'** means: the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority /Cyberabad Development Authority.
- (ii) **Enforcement Authority** means the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority /Cyberabad Development Authority/ in the case of areas outside Municipal Corporation of Hyderabad area
- (iii) **ORR** means Outer Ring Road
- (iv) **ORR GC** means Outer Ring Road Growth Corridor. ('One Kilometer' on either side from the outer edge of the ORR Right of Way.
- (v) **SDZ** means Special Development Zone
- (vi) **SDRs** means Special Development Rights
- (v) **Special Development Right (SDR)** means a special mechanism of Transferable Development Rights (TDRs) an award specifying the saleable 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 or in road widening or covered in recreational use zone, etc. The award would be in the form of a SDR Certificate/ Development Bond as may be decided and issued by the Competent Authority.
- (vi) **High-Rise building** means a building 18 meters or more in height. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 18 m including stilt floor/parking floor stand excluded from the definition of high-rise buildings.
- (vii) **Height of building** means height measured from the abutting road and in case of undulated terrain height can be considered as average of the corresponding ground level or formation level of proposed site.

- (viii) 'Sanctioning Authority' means: the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority /Cyberabad Development Authority

Terms and expressions which are not defined in these Regulations shall have the same meaning as in the respective Regulations / regulations / by-laws of the respective local authorities and as defined in the National Building Code as the case may be, unless the context otherwise requires.

3. Special Development Zone (SDZ)

- (i) The land use of this entire zone will be a single Multipurpose and Flexible Use Zone called the Special Development Zone.

No expansion of existing industries and no new industries shall be permitted. Warehousing, loading unloading, steelyards, whole sale open stocking, market yards, construction material stocking will come up only in specified transportation zone located appropriately in the plan. Existing industrial estates shall remain part of the ORR GC as long as the industries are non polluting and as certified by the State Pollution Control Board. No new polluting activity (industrial or otherwise) shall be permitted in the SDZ.

For areas covered under G.O.Ms.No.111 MA dated 08.03.1996 (protection of Catchment area of Osmansagar and Himayatsagar lakes), the restrictions on building and development activity imposed in the said Government order would be applicable.

Table I The categories of zoning shall be as follows:

| Sr. No | Zone name | Constituent Uses permissible |
|--------|------------------------------|--|
| 1. | Special Development Zone | <ul style="list-style-type: none"> • Residential (new growth as well as existing settlements) • Commercial • Manufacturing (non polluting as per the latest classification of the CPCB, SPCB, MoEF) • Social Infrastructure • Institutional • Work Centres |
| 6. | Open Space and Recreational | Parks, green buffers, lakes, nallahs, reserve forests |
| 8. | Transportation & Circulation | Roads, Parking areas, truck terminals, warehousing, whole sale market yards, stockyards of various materials including constructions material, loading unloading areas, any other specific non conforming uses. |

- (ii) The ORRGC will be characterised by two SDZs 500 mtrs wide. The first 500m from the outer edge of the ORR ROW will be called **SDZ 1** and the rest 500 mtrs will be called **SDZ 2**. These zones will be characterised by special building impact fee called the Value Addition Charge-Building, with the SDZ1 attracting more fee than SDZ2. Details provided under head Value Addition Charge-Building. (refer section 14)

- (iii) The same regulations shall apply w.r.t all area abutting the radial roads connecting the ORR falling within the ORR GC area. That means from the outer edge of the proposed ROW of the Radial roads the first 500 mtrs shall be called as the SDZ1 and the next 500 mtrs shall be called as the SDZ2 within the 1 Km growth corridor.
- (iii) No change of land use shall be allowed within the ORRGC

4. Minimum Developable plot size

Minimum developable independent plot size is fixed at 1200 sq mtrs. Smaller plots will be allowed only in approved layouts. Details provided under head Use Permissibility. (Refer section 28). Smaller plots may amalgamate for development or may be acquired by larger plot owners

5. Minimum Layout size

Layout development schemes may be undertaken provided area of such scheme is not less than 15 acres. The lands covered by such a scheme shall be contiguous and approachable by an existing black topped road 18 mtrs wide (as per cross section details given in Annexure I) and where such a road does not exist the developer shall first provide the same at own cost.

The break up of the layout shall be as follows:

- 55% saleable area.
 - Minimum 5% Social Infrastructure can be saleable (within this 55%)
 - Uses like schools, hospitals etc
 - Can be saleable so that developer can earn revenue
- 5% to be handed over to HUDA for special purpose projects
- 40% to be reserved for circulation, open spaces
- Open spaces to be owned by competent authority/local body, facilities can be managed by welfare associations/housing societies under an agreement with the local body
- To ensure proper social infrastructure comes in place the final layout shall be approved after sufficient proof tie up with the Institutions

6. Common Building line

All properties abutting the ORR will have a minimum building setback (rear) of 15 mtrs from the ROW edge. Development in the area falling between the 10th mtr and 15th mtr i.e a total 5 mtrs shall be allowed only on procurement of SDRs/Developments Bonds (refer section 13). Therefore effectively the Common Building Line will be 10 mtrs. Since access will not be allowed onto the service roads directly the properties will face on the other side towards the internal circulation as provided in the circulation plan prepared. Only sun shades less than 60 cm will be allowed within this common building line. No other projections, permanent, semi permanent structures will be allowed within this setback. No hoardings, billboards, Unipoles and related advertising structures, telecom towers, machinery, dish antennae or related structures shall be allowed within this setback. The area within this common building shall be considered part of the mandatory open space.

- (i) (ii) All properties facing the Radial roads 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.
- (ii) All properties facing the 36 mtrs wide roads will have a common building line of 7 mtrs (minimum setback) over and above the service road as given in the cross section.

- (iii) Similarly all properties facing the 30 mtrs wide roads will have a common building line (minimum setback) of 9 mtrs as given in the cross section.
- (iv) No stairs, temporary or permanent structure, ramps for parking or other purposes shall be permitted within the common building line

7. Restrictions of building activity in certain areas:

- (i) No building/ development activity shall be allowed in the bed of water bodies like river, or nallah, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikham lands.
- (ii) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no building activity other than recreational use shall be carried out within:
 - (a) 30 meters from the boundary of Lakes of area 10 Ha and above;
 - (b) 9 meters from the boundary of lakes of area less than 10 Ha / kuntas / shikham lands;
 - (c) 9 meters from the boundaries of Canal, Vaagu, etc.
 - (d) 2 meters from the defined boundary of Nallah

the above shall be in addition to the mandatory setbacks.

Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake / kunta shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept.

- (iii) Unless and otherwise specified in the Master Plan / Zonal Development Plan,
 - (a) the space to be left in and around the Canal / Vaagu (including the actual Canal / Vaagu bed width and alignment) shall be minimum 15 m. This may be developed as Green Buffer/recreational and/or utilised for road of minimum 9m width, wherever feasible. •
 - (b) In case of above, in addition to development of recreational/green belt along the foreshores, a ring road or promenade of minimum 12.2 m may be developed, wherever feasible.
 - (c) The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India, 2005.
 - (d) Notified Wetlands shall not be allowed to leveled or built upon. The mixed use shall not be applicable in such areas.
 - (e) For Building activity within the restricted zone near the airport or within 500 m distance from the boundary of Defence areas / Military establishments, necessary clearance from the concerned Airport Authority / Defence Authority / shall be obtained. For sites located within the Air Funnel zone, prior clearance from the Airport Authority shall be obtained.
 - (f) In case of sites in vicinity of High Tension Electricity transmission lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3 m (10 ft.) shall be maintained between the buildings and the High Tension electricity lines, and 1.5 m for Low Tension Electricity lines.
 - (g) In case of sites in the vicinity of oil/gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.

8. Other requirements for buildings and compliance of national building code provisions for amenities and facilities in all high rise buildings, compliance by owner for ensuring construction is undertaken as per sanctioned plan, occupancy certificate, enforcement, licensing of real estate companies, developers, builders, town planners, engineers & other technical personnel mandatory as given in the GO Ms no 86 MA dtd 3.3.2006
9. The minimum abutting road width and all round open space for all high rise buildings have been divided into two categories depending upon plot size categories

Table 2 Height and Setbacks

| Height of building | Minimum abutting road width required (in metres) | Minimum all round open space (in metres) * | |
|---------------------------|--|--|---|
| | | For Plot Size in sq mtrs Above 1200 and up to 4000 | For Plot Size in sq mtrs More than 4000 |
| Above 18 mt. & upto 21 mt | 12.2 | 8 | 10 |
| Above 21 mt. & upto 24 mt | 12.2 | 9 | 11 |
| Above 24 m & up to 27 m | 18 | 10 | 12 |
| Above 27 m & upto 30 m | 18 | 11 | 13 |
| Above 30 m & up to 33 m | 18 | 12 | 14 |
| Above 33 m & upto 36 m | 24 | 13 | 15 |
| Above 36 m & up to 39 m | 24 | 14 | 16 |
| Above 39 m & upto 42 m | 24 | 15 | 17 |
| Above 42 m & upto 45 m | 24 | 16 | 18 |
| Above 45 m & upto 48 m | 30 | 17 | 19 |

- For all building more than 48 mtrs height for every 3 mtrs height there shall be additional setback of 0.5 mtrs
- Since the Value Addition Charges/Impact Fee (refer section 23) on height has been kept very moderate it is proposed to have larger setbacks so as to enable the buildings to go higher.
- for all buildings less than 18 mtrs height please refer GO Ms no 86 MA dtd 3.3.2006

10. All gramakantams/Abaadi areas will follow the GO Ms no 86 MA dtd 3.3.2006.

11. Parks

Spaces have been earmarked as Parks have been placed strategically all along the corridor. The average size is around 30 acres. Two parks of 15 acres each have been located on either side of the ORR in a symmetrical manner (twin parks). At least 16 in number of such twin parks have been located appropriately so as to provide community open space in the form of regional or district parks. These will have pedestrian connections underneath the

ORR.

These will be over and above all open spaces provided within the layouts, gated communities and integrated townships and shall be owned and managed by the competent authority. Owners of such lands shall be entitled for compensation and SDRs as may be decided by the competent authority.

12. Social Infrastructure

Basic social infrastructure including fire stations, police stations shall be located in one single block on one side of these parks (which shall be owned by the competent authority as implied in section 11.) at the intersection of roads. These activities shall be of public purpose only and shall be done in coordination of the respective government department.

All layouts (minimum size 15 acres as mentioned in section 5) shall reserve at least 5% for social infrastructure which can be saleable and shall produce proof of tie up and earnestness to implement the same for approval of the layout

13. Grant of Special Development Rights-Transferable/Redeemable Development Bonds

Obligations of the owner and licensed developer/builder / licensed technical personnel to implement and develop the Master Plan/Statutory Plan circulation network and specific land uses like parks, transportation zones and other areas mandated public safety requirements etc

Grant of Special Development Right (SDRs) may be considered by the Competent Authority for the following areas subject to the owner complying with the conditions to implement and develop the Master Plan/Statutory Plan circulation network and specific land uses for:

- (i) Junctions/Intersections of the ORR.
- (ii) For the Master Plan road network undertaken and developed
- (iii) For conservation and development of lakes / water bodies / nalas foreshores & Recreational buffer development with greenery, etc.
- (iv) For Heritage buildings and heritage precincts maintained with adaptive reuse
- (v) Transportation Zone

The compensation for those surrendering the land for public purpose as mentioned above shall be done by payment of compensation under land acquisition or grant of Special Development Right (SDRs)- Development Bond.

Acquisition of land for special amenities near the junctions may be considered using the alternative or a combination of them as suggested below:

- (a) Compensation and proportionate serviced land (with high added value) abutting the surrendered land
- (b) Compensation and Special Development Rights- Development Bonds (Transferable)

The SDR will be arrived at on the basis of relative land value and equivalent amount in both export and import areas,. The Competent authority shall have the discretion in the matter of applicability and fixing of SDR. The SDR shall not be allowed in unauthorized buildings/structures/constructions. The SDR Certificate would be issued by the Competent

authority would be valid or utilized/ disposed only within the ORR GC area and as per guidelines and conditions prescribed by the Competent Authority. A separate special committee will be established for detailing out the implementation of the mechanism.

It is proposed to form a special committee at the earliest to work out in detail the applicability of SDRs and Development Bonds.

14. Fees, Levy, Charges-Impact Fee in the ORR GC

The development of the ORR has had a significant affect on the real estate around the ORR specifically and on a larger region generally. With the construction of the ORR starting off with the Phase I, it is expected to give a push to the construction activity. The total stretch of the ORR GC has been divided into three parts as per current potential levels based on technical discussions and extensive consultations. To help the government strengthen its financial resource and also to ensure overall development of physical and social infrastructure within the ORR GC the following charges are proposed:

(i) Value Addition Charges- Land: (all charges in Rs per Sq mtrs)

Table 3

| Category | Description | Value Addition Charge Land (on saleable area) | |
|----------|--|---|------------------|
| | | 1km- Inside Part | 1km-Outside Part |
| A | From Muttangi Junction on NH9 to Bongalur Junction, Nagarjuna Sagar Highway | 200 | 150 |
| B | From Bongalur Junction, Nagarjuna Sagar Highway to Shamirpet Upparpalli Junction, Karimnagar Highway | 150 | 100 |
| C | From Shamirpet -Upparpalli Junction, Karimnagar Highwa to Muttangi Junction on NH9 | 100 | 50 |

(ii) Value Addition Charges-

(a) Building upto 18 mtrs height: (all charges in Rs per Sq mtrs)

Table 4

| Category | Description | Value Addition Charge Building (on gross built up area up to 18 mtrs height) | | Value Addition Charge (no layout but direct building approval) (on gross built up area up to 18 mtrs height) | |
|----------|--|--|-------------------|--|-------------------|
| | | 1km- Inside Part | 1km- Outside Part | 1km- Inside Part | 1km- Outside Part |
| A | From Muttangi Junction on NH9 to Bongalur Junction, Nagarjuna Sagar Highway | 150 | 100 | 350 | 250 |
| B | From Bongalur Junction, Nagarjuna Sagar Highway to Shamirpet - Upparpalli Junction, Karimnagar Highway | 100 | 75 | 250 | 175 |
| C | From Shamirpet - Upparpalli Junction, Karimnagar Highway to Muttangi Junction on NH9 | 75 | 50 | 175 | 100 |

(b) Value Addition Charges-Building above 18 mtrs height: (all charges in Rs per Sq mtrs)

The removal of height restriction is a progressive move to open up the market for large scale development and to encourage high rise construction as per the market demands.

The proximity to the ORR will mean better accessibility to all parts of the city including the major locations of HITECH CITY, International Airport and other flagship projects. To ensure overall development and connectivity and to create resources for provision of basic infrastructure and city development a special charge is proposed for all built up area 18 mtrs and above within the ORRGC.

Table 5 Value Addition Charges-Building above 18 mtrs height in Rs (for Plot Size 1200-4000 sq mtrs)

| <i>Height of Building in mtrs</i> | <i>Plot Size 1200-4000 sq mtrs</i> | |
|-----------------------------------|------------------------------------|---------------------|
| | SDZ1 | SDZ2 |
| 0-18 | As per VAC Table 4b | As per VAC Table 4b |
| 18-24 | 800 | 700 |
| 24-30 | 1200 | 1100 |
| 30-36 | 1000 | 900 |
| 36-42 | 800 | 700 |
| 42-48 | 600 | 500 |
| Above 48 | 400 | 300 |

Table 6 Value Addition Charges-Building above 18 mtrs height in Rs (for Plot Size 4000 sq mtrs and above)

| <i>Height of Building in mtrs</i> | <i>Plot Size More than 4000 sq mtrs</i> | |
|-----------------------------------|---|--------------------|
| | SDZ1 | SDZ2 |
| 0-18 | As per VAC Table 4 | As per VAC Table 4 |
| 18-24 | 700 | 500 |
| 24-30 | 1100 | 1000 |
| 30-36 | 900 | 800 |
| 36-42 | 700 | 600 |
| 42-48 | 500 | 400 |
| Above 48 | 300 | 300 |

Table 7 Rates applicable for different potential zones

| Category | Description |
|-----------------|--------------------|
| A | 100% of above |
| B | 60% of above |
| C | 40% of above |

(iii) **Development Deferment Charge:** to be collected by the local body/gram panchayat (for keeping the land vacant, undeveloped, and unused (from the date of notification). To encourage owners to develop and build the following rates are proposed:

- (a) 1 year grace period from the date of notification
- (b) 2nd Year Onwards Rs. 5/- per sq mtr
- (c) 3rd Year onwards Rs. 10/- per sq mtr
- (d) from the date of operationalisation of traffic on ORR 30/- per sq mtr

(iv) **Processing/Scrutiny fee** as being charged in HUDA area at present

Note:

- The Value Addition Charges (*Building*) is standard for all types of development and all types of building use.
- The Value Addition Charges (*Building*) shall be payable through the SDRs (Development Bonds) for all building construction above 18 mtrs
- The above rates shall not be applicable for Government Departments and local bodies.
- The value addition charges (land) shall be enhanced by 7.5 % every financial year and the Value Addition Charges (Building) by 5% every financial year
- The competent authority may revise base rate for the value addition charges (land) and Value Addition Charges (Building) from time to time.
- There shall be a 30% discount on all Value Addition Charge (*Land and Building*) for the first year from the date of notification.

15. Special features for Large projects

Amalgamation of plots is envisaged as a market dynamic to assist in better development. Apart from this to encourage large projects which would cater to larger populations and also provide infrastructure which can be shared over a larger population special incentives are being proposed. Large projects may find viability to go for innovation in terms of solar power use, waste water recycling, piped cooking gas, WI-FI precincts and corridors, water conservation techniques which will lead to a better quality of life. The incentives are as follows are as follows:

(i) **Special Incentives for**

- (a) **Large integrated townships-** Discounts on Value Addition Charges (land and building)
 - i. **40-100 acres-** no charge up to 24 mtrs- 20% discount on Value Addition Charge on Land and building
 - ii. **100-200 acres-** no charge up to 30 mtrs- 30% discount on Value Addition Charge on Land and building
 - iii. **Above 200 acres-** no charge up to 36 mtrs- 40% discount on Value Addition Charge on Land and building
- (b) **Large Education Institutions/Universities** (*as qualified by the State Education Department Guidelines*)
 - i. **Above 100 acres-** no charge up to 24 mtrs-40% discount on Value Addition Charge on Land and building
- (c) **Other relaxations, incentives** like tax concessions, exemptions, single window clearances, trunk infrastructure provision may be worked out for mega projects of 400 acres and above. A special committee will be formed at the government level and a separate policy be worked out regarding the planning standards, PPP (Public Private Partnership) Models.

(ii) Other requirements

- (a) All projects above 40 acres in size shall submit a EIA Report (including infrastructural calculations) and a Traffic Impact Report.
- (b) All projects 40 acres and above shall necessarily have a licensed Town Planner as part of the technical specialist to whet the overall plan and explain the impact of the project on the urban system in a report form.

16. Reservation of land for special purposes

All projects 5 acres and above shall necessarily reserve 5% land and hand it over to the competent authority for special purposes.

17. Special Regulations

The competent authority may announce special regulations, levies for the immediate surroundings of major road intersections/junctions or on stretches abutting the ORR. This may be to keep in mind any new projects of high impact that may be proposed in the future and to provide the proper planning and infrastructure and related guidelines for that impact area. Innovative planning techniques like organised redistribution of plots (Town Planning Scheme format) may be explored on a pilot basis.

18. Unauthorised Layouts-Regularisation

All unauthorised layouts shall have to regroup through an association or a society and come for approval. To encourage this activity the competent authority may advertise and create awareness and also give discounts/relaxations as may be decided. Smaller plots within unauthorised layouts may regroup to apply for apartment complex (flatted) or cluster housing with common open space (refer G.O.Ms.No.86 MA dated 03.03.1996 and as given in Section 27, Table 8)

19. Transportation and Roads

The road hierarchy within the ORRGC is proposed to be 9m, 12.2m, 18m, 24m, 30m, 36m, 45m. The main spinal roads (30m and 36 m wide) are proposed to be the hub of activity shall have the minimum front setback as mentioned in section 6 . The mix of traffic is expected to be of personalized, para transit, intermediate public transport systems/bus based public transport.

(i) Splay at Road junctions shall be provided as prescribed in Annexure I

(ii) Bus bays shall be earmarked on the detailed and micro level circulation plan.

(iii) 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

(iv) One lane may be used as a dedicated bus way for public transport in the six lane divided carriageway of the main 30 mtr wide spinal roads

(v) **Storm water drains** shall be provided as part of the road ROW while development of the site/layout/township

(vi) All roads shall be developed as per the provided cross section details given. Please refer IRC codes for vertical sections and dimensions as given in Table 1 of Annexure I.

20. Parking requirements

- (i) On street parking shall not be allowed on the main carriage way or the service roads of the 100' and 120' wide roads.
- (ii) The common building line area (minimum setback may be used as parallel or 45 degree parking)
- (iii) All parking shall be provided within the property boundaries of all kinds of uses
- (iv) Parking ramps can be allowed within the side and rear setback only as long as a minimum width of 7m is kept clear for circulation all around
- (v) Parking ramps shall not encroach onto the front setback, minimum front setback (common building line) at any place.
- (vi) For all other regulations please refer G.O.Ms.No.86 M.A. & U.D. Department, dated 3..03.2006

21. Footpaths

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

22. Informal sector

On roads having wider footpaths the competent authority with the assistance of the local body may regulate the informal sector by allowing selective activities on selective locations on selective days. A comprehensive listing and registration exercise shall be taken up for this purpose. The informal sector shall be regulated/managed strictly by the competent authority by this licensing mechanism.

23. Special features for the Physically Challenged

- (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 at a distance of every 200 mtrs.
- (iii) The competent authority shall monitor this and enforce implementation

24. Heritage

All heritage structures notified by the competent authority shall have to be conserved as per guidelines from the competent authority. The owners of the property shall be entitled to SDRs. This property shall once notified shall attract special regulations within its environs and in its immediate surroundings.

25. Urban Design and Architectural Control

The proposed development is envisaged as a 'Nodes and Corridors Plan'

For certain areas as well as sites abutting major roads of 30 mt and above, the 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 Sanctioning Authority shall be complied with.

Signage control and street landscape, street furniture design regulation shall be exercised by the competent authority within the ORRGC. The guidelines shall be based given in the National Building Code of India, 2005.

Hoardings, Billboards, Unipoles and related advertising structures, telecom towers, machinery, dish antennae or related structures shall be allowed on the main roads of 24 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.

26. Digital Plans

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 GPS 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. 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 which are mandatory for plan approval process.

27. Use permissibility

All types of obnoxious and hazardous industries, Mining, Granite Crushers and quarrying activities are prohibited in the entire ORRGC area. Blasting, quarrying allowed only after specific permission from the competent authority. Allowed only for purpose of construction of ORR.

The ORR GC being a green field allows for proposing these space standards. Following are the details for use permissibility:

(i) Residential

All types of housing and residential development like row houses, semi-detached houses, detached houses, apartment blocks, cluster housing and /or a mix of the above type of housing development, townships. Site or plot has to be part of a valid and approved layout or in case of housing in large plots or blocks, it should be part of the approved Land Pooling Scheme or conforming to the layout and building requirements.

Table 8

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|---|---|
| 1 | Plotted Houses Detached, Semi detached, Row Housing | Can be part of approved Layout 15 acres or more |
| 2 | Apartment Complex | Minimum plot size 1200 sq mtrs Site has to abut an existing 12.2-mt wide blacktop road. Site or plot should conform to the layout and minimum building requirements of these Regulations. |
| 3 | Group Housing/Cluster | Sites 4000 sq. mt and more and have to abut an existing 12.2 mt wide blacktop road. |
| 4 | Gated Communities | 15 acres and more. Master plan roads shall not be gated. Peripheral road to be provided as given in GO Ms No. 86 M.A & U.D Department dated 3.3.2006 |

| | | |
|----|--|---|
| 5 | Layout Development for Plotted/built out units | 15 acres and more |
| 6 | Integrated Townships | 15 acres and more. Minimum abutting road 18 mtrs. Separate plans and designs of individual blocks and building type designs required to be got approved from competent authority. Site plan approval will be given. For all projects more than 40 acres incentives as given in section 24.(i) EIA and TIR (Traffic Impact reports) shall be submitted for all projects more than 40 acres |
| 7 | Large Integrated Townships 100 acres and above | Minimum abutting road 24 mtrs. Separate plans and designs of individual blocks and building type designs required to be got approved from competent authority. Site plan approval will be given. EIA and TIR (Traffic Impact reports) shall be submitted |
| 10 | Village settlement & expansion | Housing and it's accessory activities permissible within settlement, but the settlement expansion has to comply with layout stipulations. Other regulations please refer GO Ms No. 86 M.A & U.D Department dated 3.3.2006 |

(ii) **Commercial:** Commercial activity shall be allowed at all locations roads 18 mtrs wide.

Table 9

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|---|---|
| 1 | Basic Convenience Shops , Shopping Center Banks, Restaurants/Cafeteria/ Boarding and Lodging Premises | Minimum plot size 1200 sq mtrs if independent. Site has to abut at least an existing 18-mt wide blacktopped road only. Ribbon-type (mulgi-type shops) are permissible only with proper setback (as per plot size and road width) and shall not be allowed to open directly on the footpath/main road. Strip commercial permissible if part of contiguous building, mixed use building with either residential or office block on top and adequate parking provisions. Permissible in Corner plots with appropriate setbacks NOC from neighbouring plots/society/welfare association. |
| 2 | Commercial Complexes/ Shopping Malls/ Offices Complex/ Hotels | Minimum plot size 4000 sq mtrs Site should abut on minimum 18-mt road. Strip commercial permissible if part of contiguous building, mixed use building with either residential or office block on top and adequate parking provisions. Encouragement for developing 'U' type |

| | | |
|---|--|---|
| | | Commercial complexes. Developer shall provide properly designed public conveniences as specified by competent authority within premises for public facing the main road. parking requirements. refer G.O.Ms.No.86 M.A. & U.D. Department, dated 3..03.2006 |
| 3 | Hypermarkets | Minimum plot size 20000 sq mtrs Site should abut on minimum 30-mt road and considered only if surrounding area is non-residential in character. Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%. Parking requirements. refer G.O.Ms.No.86 M.A. & U.D. Department, dated 3..03.2006 |
| 4 | Kalyana Mandapam, | Minimum plot size 8000 sq mtrs. Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%. Site has to abut an existing 24 mt wide blacktopped road. |
| 5 | L.P.Gas Godown/ Gas banks | Minimum plot size 4000 sq mtrs Permissible only in independent premises, away from residential areas; abutting road minimum 24 mtr wide black topped road on two sides; necessary approval from the Explosives dept and Collector. Ground coverage 50%. |
| 6 | Petrol/Diesel/ Gas Filling Station | Permissible only on roads 24 mt. and above Has to meet the size, location and other requirements as per the Indian Road Congress Code; application needs to be applied through the Oil Company concerned & Collectorate |
| 7 | Theatres/Cinema Auditorium/ Complexes/ Theaters/ Multiplex | Minimum plot size 8000 sq mtrs with appropriate parking requirements. refer G.O.Ms.No.86 M.A. & U.D. Department, dated 3..03.2006 Minimum abutting road shall be 24 mt. and considered only if surrounding area is non-residential in character. Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%. Has to conform to the requirements of the AP Cinematography Act & Regulations regarding siting, setbacks and other building requirements. Application has to be through the respective Collector |

| | | |
|----|--|---|
| 8 | Offices/Home offices for professionals, Small Computer units Professionals like lawyers, doctors, architects/planners. | Permissible only in independent premises; abutting road minimum 12.2 mt Black topped road Can be part of residential building. Maximum staff 4 persons On street parking 2 ECS maximum. NOC from neighbouring plots/society/welfare association required. |
| 9 | Airport related and support activities like Hotels, Convention Centers, hospitality-based activities, Free Trade Zone, etc | Separate plans and designs of individual blocks required to be got approved from competent authority |
| 10 | Theme Parks/Amusement Parks | Minimum abutting road shall be 24 mt Coverage restricted to 10% Rest of the area has to be landscaped with greenery, gardens. Separate Site plans and designs of individual blocks required to be got approved |
| 11 | Holiday resorts/Resort Club/ Guest Houses/Picnic Huts | Same as above |
| 12 | Parks, Playgrounds, Gardens | Same as above |
| 13 | Week-end Cottages | Can be permitted as integral part of above. Only single stored structures allowed. |
| 14 | Restaurants/cafeteria | Site has to abut 18 mtrs road width |
| 15 | Parks, gardens, playgrounds | Can be sited anywhere |
| 16 | Tourism based recreational activities | Site has to abut 18 mtrs road width. No restriction on location but has to take into consideration the environmental and ecological aspects without adversely affecting these. |

(iii) Education

Table 10

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|--|---|
| 1 | Playschools, kindergarten | Minimum plot size 1200 sq mtrs including open space and parking. Ground coverage 40% Site has to abut an existing 18-mt wide blacktop road. Shall not be allowed on major roads of 30 mtrs and above. Can be 'U' type building. |
| 2 | Schools | Minimum plot size 4000 sq mtrs. Ground coverage 40% Site has to abut an existing 18-mt wide blacktop road. Shall not be allowed on major roads of 36 Mts. and above. Can be 'U' type building. |
| 3 | Colleges, Training Institutions/ Hostels | Minimum plot size 6000 sq mtrs. Site has to abut an existing 18-mt wide blacktop road. Shall not be allowed on major roads of 45 Mts. and above. Can be 'U' type building. |

(iv) Health

Table 11

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|----------------------------------|---|
| 1 | Dispensary/Medical Clinic | Site has to abut an existing 12.2-mt wide blacktop road. Can be part of residential building. Maximum staff 4 persons. On street parking not more than 2 ECS maximum. NOC from neighbouring plots/society/welfare association required. |
| 2 | Nursing Home and maternity homes | Minimum plot size 2000 sq mtrs if independent plot Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%. Site has to abut an existing 18 mtrs wide blacktop road. Site can be in independent building or can be part of a Convenience Shopping Center but has to be on separate floor and shall not be located fronting the main road. Ramp shall not encroach on setbacks Appropriate parking norms. NOC from neighbouring plots/society/welfare association required. |
| 3 | Hospitals | Minimum plot size 4000 sq mtrs. Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%. Permissible on roads 24 mtrs. and above and considered only if surrounding area is non-residential in character. Need to provide for exclusive sewerage/drainage and special solid waste disposal arrangements and environmental safeguards for hospital waste. |

(v) Public and Semi Public

Table 12

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|-----------------------------|--|
| 1 | Public Facilities Buildings | Can be sited anywhere |
| 2 | Public Utilities Buildings | Can be sited anywhere |
| 3 | Research Institutions | No specific restriction on siting |

(vi) Work Centres/Employment Centres

Table 13

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|--|--|
| 1 | Computer units and ITES Complexes | Permissible only in independent premises; abutting road minimum 18 mtrs Black topped road and considered only if surrounding area is non-residential in character. |
| 2 | General Industries non polluting | Site shall abut minimum road width of 30 mt and blacktopped. Shall obtain necessary clearances from other departments like APPCB, Industries dept., Fire Services, Inspector of factories, etc as applicable |
| 3 | Electronics industries/ Industrial ancillary, support activities | Site shall abut minimum road width of 24 mtrs and blacktopped. Can be part of Flatted factory |
| 4 | Godowns/Warehouses/ Timber Depots | Site shall abut minimum road width of 24 mtrs and blacktopped. Can be part of Flatted factory/Guild type factory. Only in Transportation use zone |
| 5 | Service establishments/ industry/ Motor repair garage/workshop | Permissible only in independent premises or part of commercial building strip commercial; abutting road minimum 18 mtrs black topped road |
| 6 | Wholesale markets and establishments | Site to abut a road of minimum width of 30 mtrs Have proper ingress and egress through service roads, with clear parking areas for loading, unloading, vehicle stands, garbage disposal units, etc. Only in Transportation use zone |
| 7 | Export Promotion Zone/ Container Freight transshipment zone/SEZ | Site to abut a road of minimum width of 30 mtrs. To be facilitated either through public agencies or private land assemblage through Land Pooling Scheme as per appropriate guidelines and with clearances from respective departments |

(vii) Recreation

The maximum permissible coverage shall be restricted to 10 % of site area. The maximum height shall not exceed 10 metres. The above and the uses listed below would not be allowed in the areas restricted under specific Regulations. Rest of the area has to be landscaped with greenery and used for recreation purpose

Table 14

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|---|--|
| 1 | Stadium/Sports Center | Minimum abutting road of 30 mt |
| 2 | Recreation-cum-plantation zone around foreshores of lakes | (a) Primarily for undertaking continuous and large scale afforestation/plantation and greenery. (b) Open recreation permissible. Horticulture, floriculture and normal agricultural activities without use of artificial fertilizers allowed subject to a maximum of 10% of the site area. Temporary picnic huts may be allowed after due approvals and monitoring. EIA report to be submitted. No other building activity permissible. (c) Horticulture, floriculture and normal agricultural activities with organic fertilizers allowed till such time (a) above is undertaken. |

(viii) Transportation Zone

Table 15

| Sr. No. | Uses Permissible | Conditionality for permitting the use/Activity |
|---------|--|---|
| 1 | Truck terminals/Bus Terminals/ Bus Depots | Separate plans and designs of individual blocks required to be got approved |
| 2 | Container Freight zone | Separate plans and designs of individual blocks required to be got approved from competent authority |
| 3 | Bus Depots/Traffic and Transportation Terminals/Truck Terminals and facilities. All accessory and incidental uses, such as dormitory, cafeteria, automobile workshop, automobile spares shops, workshops, servicing centres, godowns/warehousing activity, other activity requiring heavy loading-unloading activity and any other non conforming use etc. The above facilities will be considered as part of the Land pooling Scheme/layout development and not independently. | To be facilitated either by public agency or through private land pooling scheme/ layout development. Separate plans and designs of individual blocks required to be got approved from competent authority |
| 4 | Wholesale markets, market yards | Shall be part of the transportation use zone. |

ANNEXURES

Annexure I

(i) Splay at Road Junctions

- 3.0mt x 3.0 mt offset/splay if the width of the road is 9.00 mt or less;
 - 4.5 mt x 4.5 mt. offset/ splay if the width of the road is above 9.00 mt but less than 18 mt
 - 6.0 mt x 6.0 mt. offset/ splay if the width of the road is more than 18 mt in width
- The area of such splay would be deemed to form an integral part of the road junction.

In addition to the above splay, on major road junctions, if the corner plots are surrendered free of cost to the authority for siting of public amenities and utilities, junction improvement, development of greenery, etc by the Competent Authority, then 100% equivalent of such site area may be given as equivalent built up area as Special Development Right (SDR) to such sites by the Competent Authority

(ii) Road Cross Sections

| Sr. No | Road width | | Hierarchy | Description | Details |
|--------|------------|--------|----------------------------|---|---|
| | feet | meters | | | |
| 1 | 30 | 9 | Local | 2 lane undivided with shoulder | 0.75m Shoulder, 7.5m CW, 0.75m Shoulder |
| 2 | 40 | 12.2 | Local | 2 lane undivided with footpath (barrier kerbstone) | 1.3m FP, 0.3m SWD, 9m CW, 0.3m SWD, 1.3m FP |
| 3 | 60 | 18 | Internal Collector | 4 lane divided with footpath (barrier kerbstone) | 1.4m FP, 0.3m SWD, 7m CW, 0.6m Median, 7m CW, 0.3m SWD, 1.4m FP |
| 4 | 80 | 24 | Collector, Sector Defining | 4 lane divided with wide footpath (barrier kerbstone) | 0.6m SWD, 3m FP&CT, 7.5m CW, 2m Median, 7.5m CW, 3m FP&CT, 0.6m SWD |
| 5 | 100 | 30 | Sub Arterial, Spinal | 6 lane divided with wide footpath (semi-barrier kerbstone) | 0.6m SWD, 3m FP&CT, 0.2m SWD, 10.5m CW, 1.5m Median, 10.5m CW, 0.2m SWD, 3m FP&CT, 0.6m SWD |
| 6 | 120 | 36 | Sub Arterial, Spinal | 4 lane divided with service road and footpath (mountable kerbstone) | 0.6m SWD, 1.2m FP, 7m SR, 1.5m FP&CT, 7m CW, 1.5m Median, 7m CW, 1.5m FP&CT, 7m SR, 0.6m SWD |
| 7 | 150 | 45 | Arterial | 6 lane divided with service road and footpath (mountable kerbstone) | 0.6m SWD, 7.5m SR, 1.5m FP&CT, 0.2m SWD, 10.5m CW, 4.4m Median, 10.5m CW, 0.2m SWD, 1.5m FP&CT, 7.5m SR, 0.6m SWD |

SWD - Storm Water Drain; FP - footpath; CT - Cycle Track; SR - Service Road; CW - Carriageway



HYDERABAD URBAN DEVELOPMENT AUTHORITY

No. 15299 / ORR / H / 2006

Dt. 20 - 04 - 2006



NOTICE INVITING OBJECTIONS AND SUGGESTIONS

Notification of Comprehensive Master Plan for 1 K.M., belt on either side of proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) with Special Development Regulations for public objection and suggestion.

The Hyderabad Urban Development Authority has taken up the development of the 162 K.Ms., proposed Outer Ring Road.

As the development of the access controlled Outer Ring Road is likely to trigger large scale development along the Outer Ring Road Corridor, the Government had directed Hyderabad Urban Development Authority to undertake preparation of Comprehensive Development Plan with hierarchal road network and frame Special Development Regulation for the areas falling under 1 K.M., belt on either side of Outer Ring Road, so as to promote planned development and curb haphazard and unplanned development, along the Outer Ring Road.

The Hyderabad Urban Development Authority accordingly has prepared a Comprehensive Plan for the areas falling within 1 K.M. belt on either side of Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) and Special Development Regulations to promote and guide the development activities in these areas.

The 1 K.M., belt on either side of proposed Outer Ring Road, is covering 113 part villages (approximately 80,000 acres). This belt is partly covering areas of notified Master Plan for one Municipal area, Zonal Development Plan for Shambhupur Zone, Medchal Zone, Yamzal Zone, Keesara Zone, Poppalguda Zone, Ramchandrapuram Zone and part of Hyderabad Airport Development Authority area.

Under the provisions of Andhra Pradesh Urban Areas (Development) Act, 1975, notice is hereby published inviting public objections and suggestions to the Comprehensive Plan and Special Development Regulations for the 1 K.M., belt on either side of Outer Ring Road i.e., the Hyderabad Outer Ring Road Growth Corridor.

The Draft Plan and the Special Development Regulations will be displayed and made available for inspection by public at the office of HUDA at Paigah Palace, Begumpet from 21st April 2006 to 8th May 2006 on all working days from 11.30 AM to 4.30 PM. All objections and suggestions shall be addressed to the Vice Chairman, Hyderabad Urban Development Authority which will be duly examined and considered as provided in the Andhra Pradesh Urban Areas (Development) Act, 1975 and Rules there under by the HUDA and the Government before final approval of the Comprehensive Plan and Special Development Regulations.

After approval of the plan by the Government as laid down in the Andhra Pradesh Urban Areas (Development) Act 1975, the plan will come into force and Master Plan and Zonal Development Plan in the same jurisdiction will stand superseded.

Sd/-

Vice Chairman

Coutar... (P)

The Sallent features of Plan and Special Development Regulations are as follows:

- Special Development Zone - Single Multipurpose Flexible Land Use (with certain condition). No expansion of existing industries and no new industries shall be permitted
- For areas covered under G.O.Ms.No. 111 MA dt:- 08-03-1996 (protection of Catchment area of Osmansagar, Himayathsagar lakes), the restrictions on building and development activity imposed in the said Government Order shall be applicable
- Specific Zoning Regulations and use permissibility as per road width, plot size, setbacks
- First 500 mtrs from edge of ORR ROW named as SDZ1 and the next 500 mtrs named SDZ2
- Grid-Iron Circulation Network
- Regulated Height Zones (buildings 18 mtrs and above to be allowed only through SDRs)
- Common Building Line
 - ♦ 15 mtrs on the ORR (rear setback)
 - Properties shall not open on the service road directly
 - No structure, projections, hoardings allowed within this building line
 - Development between 10th mtr to 15th mtr from the outer edge of the ORR ROW allowed only through SDRs
 - ♦ 12 mtrs on the Radial Roads within the ORR-GC Area
 - ♦ 9 mtrs on the 30 mtr road (no service road)
 - ♦ 7 mtrs on the 36 mtr road (service road)
- Minimum independent plot size 1200 sq. mtrs (smaller plots allowed in approved layouts)
- Minimum layout area 15 acres for layout / plotted development
- Compensation under Land Acquisition Act and / or Special Development Rights (SDRs) based on base value fixed in the form of Transferable / Redeemable Land Bonds
- Charges and Fees (to be revised by the Competent Authority from time to time)
 - ♦ Division of the 162 kms length into three potential Zones A, B and C
 - ♦ Variable rates
 1. Value Addition Charge on Land
 2. Value Addition Charge on Buildings (for all built up area)
 - a) Up to 18 mtrs as Value Addition Charge on Building (to be payable to the competent authority)
 - b) For heights 18 mtrs and above charges (only through SDRs / Development Bonds)
 3. Deferred Development Charge (per annum): on vacant land, undeveloped / unbuilt land
- Special Incentives for large integrated townships - Discounts on Value Addition Charges (land and building)

Sd/-

Vice Chairman

HYDERABAD URBAN DEVELOPMENT AUTHORITY

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