

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Corporation of Hyderabad - Road widening and demolition of affected properties - Delegation of powers for according certain relaxations to Building Regulations/ Zoning Regulations Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O. Ms. No. 483 M.A.

Dated: 24th August, 1998.

Read the following:-

1. G.O. Ms. No. 15, M.A., dt. 15-01-1998.
2. From the C/MCH, Lr. No. 270/TPS/MCH/NO/97-98/101, dt. 3-4-98.
3. From the C/MCH, Lr. No. 270/TPS/MCH/NO/97-98/275, dt. 30-6-98.
4. From the C/MCH/D.O. Lr. No. 270/TPS/MCH/NO/97/98/321, dt. 24-7-98.
5. G.O. Ms. No. 423, M.A., dt. 31-7-98.

ORDER :-

1. In the Government orders 1st read above, certain powers have been delegated to the Local Authorities/Urban Development Authorities to relax the Zoning Regulations in respect of F.A.R to an extent of 0.5 over the land affected in road widening and surrendered free of cost and in such cases setbacks and coverage to the extent required when the permissible FAR cannot be achieved on plots upto 500 sq. mtrs. This was restricted to the cases where major stretches of road widening have been undertaken by the Local Authority and not in isolated cases.

2. In the reference 2nd to 4th read above the Commissioner & Special Officer, Municipal Corporation of Hyderabad has requested to consider for extending the said relaxation powers in road widening cases without limitation of plot area and to be made applicable wherever the land is surrendered free of cost in the alignment of notified M.P/Z.D.P. roads in Municipal Corporation of Hyderabad area.

3. Municipal Corporation of Hyderabad has further informed that most of the owners of the properties whose sites are affected in road widening are coming forward for approval of building plans for commercial purpose as after road widening the site left over are useful for commercial purpose. Further most of the stretches along these roads where road widening has been taken up has already been developed as commercial use.

4. Therefore the Commissioner & Special Officer, Municipal Corporation of Hyderabad has requested for orders authorising to permit commercial uses along the (18) roads which have been taken up for widening by Municipal Corporation of Hyderabad as per notified M.P/Z.D.P. and has enclosed a list of 18 roads/junctions where major road widening has been taken up by the Municipal Corporation of Hyderabad.

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5. Government after careful consideration of the above proposals and also keeping in view the road widening programme taken up by Municipal Corporation of Hyderabad have decided to delegate the powers to the extent given below to the Commissioner & Special Officer Municipal Corporation of Hyderabad in modification to G.O. 1st read above.

A) F.A.R. : In addition to the permissible F.A.R. to the total extent of the plot area addl. F.A.R. of 1.00 shall be considered to the extent of the land affected in road widening and surrendered free of cost for constructing/re-constructing buildings as per notified land use of Master Plan/Z.D.P.

B) Set-back & Coverage : i) Wherever permissible FAR cannot be achieved on plots after road widening with the stipulated set backs as per rules and Zoning Regulations, the relaxation of set back and coverage can be considered by the Commissioner of Municipal Corporation of Hyderabad.

ii) While exercising the above powers the MCH shall finalise a suitable building line (i.e. front setback) for the complete portion of the road taken up for widening keeping in view the developments existing on the ground, feasibility and smooth flow of traffic and notify the same for the benefit of owners of the sites affected in road widening. No construction shall be allowed in violation of such notified building line.

iii) While exercising the above powers the Municipal Corporation of Hyderabad shall ensure public interest and safety and smooth flow of traffic.

iv) The Relaxation powers referred above are applicable for the sites affected in road widening as per notified M.P/Z.D.P. roads and where affected land is surrendered free of cost.

C (1) The Commissioner & Special Officer, Municipal Corporation of Hyderabad is authorised to grant permissions to construct/re-construct of the buildings for commercial use though the land use is earmarked for residential or other uses except recreational use as per notified M.P/Z.D.P. and where the land is surrendered free of cost for road widening, in the stretches of (18) roads as given in annexure and where the site is having direct frontage to the said road, Commercial use shall be restricted to the extent of the depth of such plots only and in such cases the additional FAR on the land surrendered free of cost for road widening shall be restricted to 0.50 only.

Municipal Corporation of Hyderabad shall furnish a copy of all such sanctioned plans to the Vice Chairman, Hyderabad Urban Development Authority for necessary further action and to update the M.P/Z.D.P. from time to time.

- (ii) The Commissioner & Special Officer, Municipal Corporation of Hyderabad shall collect development charges/conversion charges along with other charges as per rules while according such permissions in the stretches of (18) roads as given in annexure.

The relaxation powers referred above shall be exercised only by the Commissioner, MCH, and shall not be further delegated to any other Officers.

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

N. S. HARIHARAN
PRINCIPAL SECRETARY TO GOVERNMENT

- To
The Commissioner & Special Officer,
Municipal Corporation of Hyderabad, Hyderabad
- The Vice Chairman,
Hyderabad Urban Development Authority, Secunderabad.
- Copy to:
The Secretary to C.M.
The Private Secretary to M(M.A).
The Private Secretary to C.S.
The Commissioner, Information &
Public Relations, Hyderabad.
- S.C/S.F.

// Forwarded by order //

V Venkatarao
SECTION OFFICER

ANNEXURE TO G.O. MS. NO. 483. M.A. DATED. 24.08.98
LIST OF 18 ROADS/JUNCTIONS IN M.C.U. AREA

- 1) Charminar Road : From Charminar to Chandrayangutta Junction.
- 2) Miralam Mandi : From Darul-Shifa to Mirjuma Tank via Miralam Mandi.
- 3) Yakutpura - Bada Bazar Road : From Laker Jehan Mosque to Yakutpur Bada Bazaar via Dharmavat College.
- 4) Dabeerpura Road : From Administrative Tribunal Court Junction to Saidabad.
- 5) Chandryan Gutta Road : From Chandrayn Gutta Junction to D.R.D.L.
- 6) Santhoshnagar Road : From Saidabad Junction to Owaisi Medical College.
- 7) Old Amberpet Road : Nimboliadda to Municipi limits at Ramanthapur.
- 8) Tilak Nagar Road : From Fever Hospital Junction to Amberpet Road Junction.
- 9) Hindi Maha Vidyalaya Junction : All sites on the junction having road frontage.
- 10) Barkatpura Road : From Narayanaguda Junction to Barkatpur Junction.
- 11) Narayanaguda Junction : All sites on the junction having road frontage.
- 12) Ramakrishna Mutt Road : Lower Tank Bund to R.T.C. Cross Roads.
- 13) Y.M.C.A. Kachiguda Road : From Y.M.C.A. Junction to Veer Sawarkar Statue Junction.
- 14) Chinthal Basthi Road : From Khairtabad Rod Junction to Road No. 1, Banjara Hills Junction.
- 15) Bzaarghat Road : From Bazarghat to Alayar Khan House Junction.
- 16) S.D. Eye Hospital Rod : From N.M.D.C. Junction to Mehdiatham Junction.
- 17) Amcerpet Road : From Amcerpet Junction to Begumpet Railway Crossing Via Green Lands Junction.
- 18) Minister Road : From Rani Gunj Junction to N.T.R. Statue at Begumpet Police Lines.

V. Venkata Rao
SECTION OFFICER