

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

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

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (MI) 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 O/MCH Lr. No. 270/TPS/MCH/HO/97-98/01, dt. 3-4-98.
3. From the O/MCH, Lr. No. 270/TPS/MCHY/HO/97-98/275, dt. 30.6.98.
4. From the C/MCH/D.O. Lr. No. 270/TP5/MCH/HO/907/98/321, dt. 24.7.98.
5. G.O.MS. No. 423, M.A. dt. 31.7.98.

ORDER :-

In the Government Orders 1st read above certain powers have been delegated to the Local Authorities / Urban Development to an extent of 0.5 over the land affected in the road widening and surrendered free of cost and in such cases get books and coverages 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 solated case.

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 site building plans for commercial purpose as after road widening the site lost over are useful for commercial purpose. Further most of the structures along with the roads where road widening has been taken up has already been developed as commercial use.

4. Therefore the Commissioner and Special Officer of Municipal Corporation of Hyderabad has requested for orders authorizing to permit commercial uses along the (18) roads which have badly take-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.

5. Government after careful consideration of the above proposals and also keeping in view the road widening program 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 1100 shall be considered to the extent of the land affected in road widening and surrendered free of cost for constructing / re-considered building as per notified land use of Master Plan / Z.D.P.

B) Setback
& coverage

i) Wherever permissible F.A.R. cannot be achieved on plots after road widening with the stipulated act, books as per rules and zoning regulations the relaxation of act book and coverage cannot be considered by the Commissioner of Municipal Corporation of Hyderabad.

ii) While exercising the above powers the MCH finalise a suitable building LINE (i.e., from 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.

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 MP / Z.D.P. roads and where affected land is surrendered free.

C)

i) The Commissioner & Special Officer, Municipal Corporation of Hyderabad is authorized to grant permissions to construct / re-construct of the buildings for commercial use, though the land use is earmarked for residential or other use except recreational use as per notified MP/Z.D.P. and where the land is surrendered free of cost for road widening in the sketches of (18) roads as given in annexure and where the building having direct frontage to the said road the commercial use shall be restricted to the extent of the depth of such plots only and in

such cases 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 and 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 C. M. (M.A)

The Private Secretary to C. S.

The Commissioner, Information &
Public Relations, Hyderabad

S. C / S. F

// Forwarded by order //

SECTION OFFICER

ANNEXURE TO G. O. MS. NO. 483, M. A. DATED 24.08.98

LIST OF 18 ROADS / JUNCTIONS IN M . C.H. AREA

1. Charminar Road : From Charminar to Chandrayangutta junction.
2. Miralam Mandi : From Daral-Shifa to Mirjula Tank via Miralam Mandi.
3. Yakutpura – Bada Bazar Road : From Lasker Janga Mosque to Yakutpura Bada Bazar via Dharmavati College.
4. Dabeerpura Road : From Adminitrative Tribunal Courth Junction to Saidabad.
- 5.Chandryan Gutta Road : From Chandrayan Gutta Junction to D.R.B.L.
6. Santoshnagar Road : From Chandraya Gutta junction to D.R.D.L.
7. Old Ameerpet Road : Nimboliadda to Municipal Limits at Ramanthapur.
8. Tilak Nagar : From Fover Hospital Junction to Amirpeet Road Junction.
9. Hindi Maha Vidyalaya : All sites on the junction having roads frontage.

10. Barkatpura Road : From Narayanaguda Junction to Barkatpur Junction.
11. Narayanaguda Junction : All sites on the junction having road frontage.
- 12, Ramkrishna Mutt Road : Lower Tank Bund to R.T.C. Cross Roads.
13. Y. M. C. A. Kachiuda Road : From Y.M.C.A. JUNCTION TO Veer Sawarkar Stateup Junction.
14. Chinthal Basthi Road : From Khairabad Road Junction to Road No. 1, Banjara Hills Junction.
15. Bzaarghat Road : From Bzarghat to Alayar Khan Mehdpitam Junction.
16. S. D. Eye Hospital Road : From. M.D.C. Junction to Mz Mehdpitam Junction.
17. Ameerpet Road : From Ameerpet junction to Begumpet Railway corporation via green lands etc.
18. Minister : From Renoginj to M.T.R.S. stage at Begumpet Police Lines.

SIGNATURE OF SECTION OFFICER