

GOVERNMENT OF ANDHRA PRADESH  
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

**MEMO.No.26379/11/2005**

**Dated 18.4.2007.**

Sub:- MA&UD Department – MA &UD – 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) with Special Development Regulations – Calling for public objections and suggestions – Notification – issued.

- Ref: 1. G.O.Ms.No.353 MA & UD (I<sub>1</sub>) Dept. dt.30.05.1980.  
2. G.O.Ms.No.391 MA & UD (I<sub>1</sub>) Dept. dt.23.06.1980.  
3. G.O.Ms.No.156 MA & UD (I<sub>1</sub>) Dept. dt.27.03.1989.  
4. G.O.Ms.No.160 MA & UD (I<sub>1</sub>) Dept. dt.28.03.1989.  
5. G.O.Ms.No.362 MA & UD (I<sub>1</sub>) Dept. dt.06.07.1994.  
6. G.O.Ms.No.479 MA & UD (I<sub>1</sub>) Dept. dt.02.09.1994.  
7. Government Letter No.26378/I<sub>1</sub>/2005, dt.24.12.2005.  
8. From the V.C. HUDA. Lr.No.15299/PIg/H/05, dt.19-04-2006 and 15.03.2007.

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The appended notification shall be published in the extraordinary issue of the Andhra Pradesh Gazette, dated **20.04.2007**.

2. Specific approval of the Principal Secretary to Government, Municipal Administration and Urban Development Department has been obtained for notification in the Extraordinary issue of Andhra Pradesh Gazette.

**S.P. Singh,**  
Principal Secretary to Government.

To  
The Commissioner of Printing, Hyderabad.  
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad  
(With a request to display the Plan & Special Development Regulations in the notice Board of HUDA for information of the public )

The Vice Chairman, Hyderabad Airport Development Authority, Hyderabad  
The Project Director, O.R.R. Tarnaka, Hyderabad  
The Commissioner, Greater Hyderabad Municipal corporation , Hyderabad  
The District Collector, R.R. District, Hyderabad  
The District Collector, Hyderabad District, Hyderabad  
The PR & RD Department  
The TR & B Department.

Copy to  
P.S to Special Secretary to Chief Minister  
P.S. to Minister (MA&UD )  
The Law Department  
Sf/Sof

// Forwarded By Order //

*N. S. Reddy*  
Section Officer.

APPENDIX  
NOTIFICATION

Whereas, the Hyderabad Urban Development Authority has taken up the development of proposed Outer Ring Road with a total length of 162 Kms. As the development of access controlled Outer Ring Road is likely to trigger large scale development along the Outer Ring Road Corridor, it is decided to undertake preparation of Comprehensive Development Plan with hierarchical road network and frame Special Development Regulations for the areas falling under 1 Km belt on either side of Outer Ring Road so as to promote planned development and curb haphazard and ribbon development along the Outer Ring Road.

2. 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 Master Plan for Non-Municipal area and Zonal Development Plans of Shambhupur Zone, Medchal Zone, Yamzal Zone, Keesara Zone, Poppalguda Zone, Ramachandrapuram Zone to the extent of area covered by 1 Km stretch on either side of the proposed Outer Ring Road as the side 2km stretch on either side of proposed Outer Ring Road is covered by the said Master Plan and Zonal Development Plans, and submitted the same to the Government for approval.

3. And whereas Government after consideration of the matter proposed to approve the Comprehensive 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 Master Plan for Non-Municipal area and Zonal Development Plans of Shambhupur Zone, Yamzal Zone, Keesara Zone, Poppalguda Zone and Ramachandrapuram Zone 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.

4. Now therefore, notice is hereby given as required by sub-section (3) of section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 inviting objections and suggestions on the Comprehensive 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.

5. The above referred draft Comprehensive Plan and the Special Development Regulations will be displayed and made available for inspection by public in the office of Hyderabad Urban Development Authority at Paigah Palace, Begumpet, Secunderabad for fifteen days from the date of issue of this notification. The Special Development Regulations are appended to this Notification as Annexure. Any objections and suggestions on the above proposals shall be addressed to the Principal Secretary, MA & UD Department, A.P.Secretariat, Hyderabad or Vice Chairman, Hyderabad Urban Development Authority. The draft Comprehensive Plan and the Special Development Regulations will be taken into consideration after expiry of 15 days from the date of publication of the notification in the A.P., Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh before taking a decision in the matter.

**S.P. Singh,**  
Principal Secretary to Government.

  
Section Officer

## Regulations for the Special Development Zone of the Hyderabad Outer Ring Road Growth Corridor, 2007

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### 1. Short Title, Applicability & Commencement:

These regulations shall be called as the Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (ORR-GC), 2007 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 activities. All existing regulations, byelaws, 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 in 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 of 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/bye-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 1** The categories of zoning are as follows:

Sr. No	Zone name	Uses permissible
1.	Special Development Zone	<ul style="list-style-type: none"><li>• Residential (new growth as well as existing settlements)</li><li>• Commercial</li><li>• Manufacturing (non polluting as per the latest classification of the CPCB, SPCB, MoEF)</li><li>• Social Infrastructure</li><li>• Institutional</li><li>• Work Centres</li></ul>
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 characterized by two SDZs of 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 characterized by special building impact fee called the Value Addition Charge. Details are provided under the head "Value Addition Charge-Building". (refer regulation 14)

(iii) The same regulations shall apply to 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..

(iv) No change of land use shall be allowed within the ORRGC

### 4. Minimum Developable plot size

Minimum developable independent plot size shall be 1200 sq mtrs. Smaller plots will be allowed only in approved layouts. Details are provided under head Use Permissibility. (refer **regulation 28**).

### 5. Minimum Layout size

Layout development schemes shall be undertaken provided the 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 of 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 his own cost.

The break up of the layout shall be as follows:

- 55% saleable area.
- Minimum 5% area shall be set for Social Infrastructure (saleable within this 55%) i.e. uses like schools, hospitals etc and the same is 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 will 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 of tie up with the Institutions

#### 6. Common Building line

All properties abutting the ORR will have a minimum building line (rear) of 15 mtrs from the ROW edge. Development in the area falling between the 10<sup>th</sup> mtr and 15<sup>th</sup> mtr i.e. a total 5 mtrs shall be allowed only on procurement of SDRs/Developments Bonds (refer regulation 13). Therefore, the effective 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 will be allowed within this setback. The area within this common building line shall be considered as part of the mandatory open space.

- (i) 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 shall have a common building line of 7 mtrs (minimum setback) over and above the service road as given in the cross section.
- (iii) All properties facing the 30 mtrs wide roads shall have a common building line (minimum setback) of 9 mtrs as given in the cross section.
- (iv) No stairs, temporary or permanent structure, ramps shall be permitted within the common building line

#### 7. Restrictions on 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 Department maps.,

- (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 utilized 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 be leveled or built upon. The mixed use shall not be made 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 the 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 that construction is undertaken as per sanctioned plan, occupancy certificate, enforcement, licensing of real estate companies, developers, builders, town planners, engineers & other technical personnel are mandatory as given in the GO Ms No. 86 MA dt. 3.3.2006
9. The minimum abutting road width and all round open space for all high rise buildings shall be as detailed below:

**Table 2 Height and Setbacks**

<b>Height of building</b>	<b>Minimum abutting road width required (in meters)</b>	<b>Minimum all round open space (in metres)</b>	
		<b>For Plot Sizes (in of sq mtrs) Of Above 1200 and up to 4000</b>	<b>For Plot Sizes (in sq mtrs) Of More than 4000</b>
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 buildings of more than 48 mtrs height, for every 3 mtrs height there shall be additional setback of 0.5 mtrs**
- **for all buildings of less than 18 mtrs height shall follow G.O. Ms. No. 86 MA dated 3.3.2006**

10. Development in **Gramakantam/Abaadi** areas shall follow the Building Rules issued in GO Ms No 86 MA dated 3.3.2006.

#### **11. Parks**

Spaces that 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 parks 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 regulation 11.) at the intersection of roads. These activities shall be of public purpose only and shall be done in coordination with the respective Government departments.

In all layouts (minimum size 15 acres as mentioned in regulation 5), 5% of area shall be reserved for social infrastructure, which can be saleable by owner 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**

It is obligatory on the part of 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 for this purpose.

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

- (i) Junctions/Intersections of the ORR.
- (ii) The Master Plan road network undertaken and developed
- (iii) Conservation and development of lakes / water bodies / nalas foreshores & Recreational buffer development with greenery, etc.
- (iv) 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 as suggested below:

- (a) Compensation and 10% 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 and 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 mechanism.

#### 14. Levy of Impact Fee in the ORR GC

The development of the ORR will have a significant effect 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 to strengthen its financial resources and also to ensure overall development of physical and social infrastructure within the ORR GC, the following charges are proposed to be levied. *To this effect, until further orders, while granting layout permission development permission for building activities HUDA/HADA shall take Bank Guarantee from the prospective developers / builders / land owners to the extent of charges specified below.*

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

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

##### (ii) Value Addition Charges-

##### (a) Buildings 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 Bongulur Junction, Nagarjuna Sagar Highway	150	100	350	250
B	From Bongulur 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-Buildings above 18 mtrs height:** (all charges in Rs per Sq mtrs)

Height restriction has been removed 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 have 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 indicated in the tables below is proposed for all built up area of 18 mtrs and above within the ORRGC.

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

Height of Building in mtrs	Plot Size 1200-4000 sq mtrs	
	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- for Buildings above 18 mtrs height in Rs (for Plot Sizes of 4000 sq mtrs and above)**

Height of Building in mtrs	Plot Size More than 4000 sq mtrs	
	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:** This is 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, Development Determinant charges shall be collected at the following rates

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

(iii) **Processing/Scrutiny fee** shall be collected as being charged in HUDA area at present

**Note:**

- The Value Addition Charges (*Building*) are uniform 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 Regulations /Norms for Large projects**

Amalgamation of plots is envisaged as a market dynamic to assist 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 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.

**(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 will 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 will 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 vet the overall plan and furnish 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, special charges for the immediate surroundings of major road intersections/junctions or on stretches abutting the ORR. Keeping in view any new projects of high impact that may be proposed in the future and to provide 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. Unauthorized Layouts-Regularization**

All unauthorised layouts shall have to be regrouped 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 by the Government. Smaller plots within unauthorized layouts may be allowed for Amalgamations 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 regulations 27, Table 8)

### **19. Transportation and Roads**

The road hierarchy within the ORRGC is proposed as 9m, 12.2m, 18m, 24m, 30m, 36m, 45m. The main spinal roads (30m and 36 m wide) which are proposed to be the hub of activity shall have the minimum front setback as mentioned in Regulation 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) Separate parking areas for Para-transit vehicles shall be earmarked within the road ROW preferably utilizing 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 on 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) Parking shall be provided within the property boundaries of all kinds of uses

(iv) Parking ramps may 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) All other regulations as per G.O.Ms.No.86 M.A. & U.D. Department, dated 3.03.2006 shall be followed.

### **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.

**(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	Shall 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 on roads 18 mtrs wide and above .

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	<p>Minimum plot size 1200 sq mtrs if independent.</p> <p>Site has to abut at least an existing 18-mt wide blacktopped road only.</p> <p>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.</p> <p>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</p> <p>NOC from neighbouring plots/society/welfare association.</p>
2	Commercial Complexes/ Shopping Malls/ Offices Complex/ Hotels	<p>Minimum plot size 4000 sq mtrs</p> <p>Site should abut to a road of minimum 18-mt wide</p> <p>Strip commercial permissible if part of contiguous building, mixed use building with either residential or office block on top and adequate parking provisions.</p> <p><u>Encouragement for developing 'U' type Commercial complexes.</u></p> <p><u>Developer shall provide properly designed public conveniences as specified by competent authority within premises for public facing the main road.</u></p> <p>parking requirements. refer G.O.Ms.No.86 M.A. &amp; U.D. Department, dated 3..03.2006</p>
3	Hypermarkets	<p>Minimum plot size 20000 sq mtrs</p> <p>Site should abut a road of minimum 30-meters and considered only if surrounding area is non-residential in character.</p> <p>Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%.</p> <p>Parking requirements. refer G.O.Ms.No.86 M.A. &amp; U.D. Department, dated 3..03.2006</p>
4	Kalyana Mandapam,	<p>Minimum plot size 8000 sq mtrs. Maximum ground coverage 50%. Parking and open space, open recreational facilities and landscaping in the rest 50%.</p> <p>Site has to abut an existing 24 mt wide blacktopped road.</p>
5	L.P.Gas Godown/ Gas banks	<p>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%.</p>

6	Petrol/Diesel/ Gas Filling Station	Permissible only on roads 24 meters wide 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 Theaters/Auditorium/ Multiplex Complexes/	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, and 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.

(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 of minimum 18 mtrs with Black topped 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



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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.

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PRINCIPAL SECRETARY TO GOVERNMENT

  
SECTION OFFICER

## ANNEXURE- I

### (h) 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 setting up 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	meter s			
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

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