

(a) Category A (Roads notified in Annexure I)

In the category A roads, the following commercial activities/buildings will be allowed

Registered No. HSE-49/2006-2008.

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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

(b) Category B (Roads notified in Annexure II) In the category B roads, the following commercial activities/buildings will only be allowed

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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(M.A)

DRAFT NOTIFICATION TO THE MUNICIPAL CORPORATION OF HYDERABAD AREA - CATEGORISATION OF NOTIFIED COMMERCIAL ROADS FOR ALLOWING VARIOUS COMMERCIAL ACTIVITIES.

[Memo.No. 21937/1 I/2005, Municipal Administration and Urban Development, 20th January, 2007]

Whereas, in the Development Plan of Hyderabad City, a hierarchy of business and commercial centres was envisaged as part of the total system of amenities and services. This comprised of: i) two Central Business Districts at Abids-Koti-Nampally-Osmanguni and Ranguni-Kingsway area in Secunderabad and ii) the District Commercial Centres (Sub-Central Business Districts) at Ameerpet, Tarnaka, Chandrayangutta. Besides these, the Development Plan has also identified road side commercial activities along the major roads.

2. And whereas, in view of the fact that most of the major roads in MCH area have become potential for commercial development; Government with a view to facilitate owners/developers to have a clear picture about the uses permitted along the major roads and to have clear transparent policy, declared certain major roads as commercial roads in G. O. Ms. No. 508 MA Dt. 10-11-2002; G. O. Ms. No. 92 MA Dt. 11-3-2004 and G.O.Ms.No. 944 MA Dt. 22-11-2005. Through these orders the Commissioner, MCH was also authorised to grant building permissions for construction of Residential / Commercial / Institutional buildings at the option of the owners of the site abutting these roads subject to collection of Impact Fee as specified therein irrespective of the usage envisaged in the Master Plan / Zonal Development Plans. Accordingly, the MCH is permitting various commercial / institutional buildings all along the said notified commercial roads.

3. And whereas, it has come to the notice of the Government that most of the above notified commercial roads are becoming shopping streets with higher order commercial activities irrespective of the width of roads and locational aspects, while no hierarchy or level of activity/service is maintained. This, in turn posing severe problems of parking, traffic congestion in the city. Therefore, with a view to have a clear hierarchy of commercial and business areas and services on the notified commercial roads it is proposed to categorise the said notified commercial roads in to three categories viz., A, B and C and allow commercial activities/buildings accordingly by levying the impact fee as detailed below. The list of roads categorized under A, B and C categories are appended to this notification as Annexure I, II and III.

G. 1308.

[1]

a) Category A (Roads notified in Annexure I)

In the category A roads, the following commercial activities/buildings will be allowed.

All wholesale and retail commercial uses

Multiplexes

Shopping Malls

Cinema Theatres

Hotels

Wholesale Trade

Hospitals

Function Halls

ITES Complexes

Office Complexes

b) Category B (Roads Notified in Annexure-II)

In the category B roads, the following commercial activities/buildings will only be allowed.

All retail shopping activities;

All service establishments and motor repair garages

ITES Complexes

Office complexes

Shopping Complexes

Hospitals

Function Halls

c) Category C (Roads Notified in Annexure-III)

In the category-C roads, Office complexes and ITES Complexes will only be allowed.

d) Proposed Rates of Impact Fees:

Commercial activities under the above categories will be allowed subject to payment of Impact Fee as given below which will be levied and collected by the C/MCH while granting development/building permissions along the notified commercial roads:

Type of Roads	Impact fee per sft.
Category A (for Roads given in Annexure I)	Rs. 400/- per sq ft on total built up area
Category B (for Roads given in Annexure II)	Rs. 300/- per sft on total built up area
Category C (for Roads given in Annexure III)	Rs. 200/- per sft on total built up area

e) Where an owner proposes to develop commercial activity under Category B on roads notified under category C the Impact fee will be 3 times the rate given in Category C

f) Where an owner proposes to develop commercial activity under Category A on roads notified under category B the Impact fee will be 3 times the rate given in Category B.

- g) Commercial activities which are permitted under Category A are not permitted on the roads notified under Category C viz., change from category C to category A is not permissible.
- h) The above Impact fees will be over and above the City level Impact fees given in the Hyderabad Revised building Rules, 2006 and will be levied separately.

4. Now, therefore, as required under sub-section (2) and (3) of section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13(A) of Urban Development Authority (Hyderabad) Rules, 1977, notice is hereby given that the above draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh 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. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, L Block, A.P. Secretariat, Hyderabad-500022.

S.P. SINGH,
Secretary to Government.

ANNEXURE-I
(ROADS UNDER CATEGORY A)

1. **Masab Tank Junction to MCH Limits at Tarnaka (Inner Ring Road):**
Via. Road No. 1 Banjara Hills, Nagaruna Junction, Panjagutta Junction, Rajiv Gandhi Statue Junction, Green lands Guest House, H.P. School, NTR Statue Junction, Sardar Patel Road, Hare Rama Hare Krishna and Sangeet Theatre Junction, Rail Nilayam, Mettuguda Road, Tarnaka Junction.
2. **Sangeet Theatre Junction to Narayanaguda Junction:**
Via. Keays High School, Oliphanta Under Bridge, Central Jail, Musheerabad Junction, Golkonda Chowrasta, RTC 'X' Roads, Chikkadapalli Road.
3. **Liberty Junction to Osmania University Campus Gate and Adikmet Junction to Seethapahal Mandai Junction:**
Via. Himayathnagar Road, Narayanaguda Junction Bagh Lingampalli, Barkatpura Petrol Pump Junction Fever Hospital, Nallakunta Road, Shankermutt, Hindi Mahavidyalaya, Adikmet Junction, Osmania University Campus Gate and Adikmet Junction, Jamai Osmania Railway Station, Boudha Nagar Junction, Namala Gundu.
4. **Rabindra Bharathi Junction to Stanley School Junction:**
Via. Reserve Bank of India, Secretariat, Telugutalli Junction, Shapurwadi, New MLA Quarters, HACA Junction, Police Control Room, Fateh Maidan Junction, Dr. P. Ramachandrarao Memorial Eye Hospital.
5. **Lakdikapul Junction (Ayodhya Hotel) to MCH Limits at Sanathnagar:**
Via. Curewell Hospital, Khairatabad Road, Institute of Engineers, RTA and road connection to Krishna Oberai, NIMS, Punjagutta, Junction, Ameerpet Junction, Maitrivanam, ESI Hospital, Erragadda Junction.
6. **Miralam Tank to Dilsukhnagar Bus Depot, National Highway No. 7:**
Via. Tadban Junction, Bahadurpura Junction, Puranapul Junction, Jhansi College (Hussainialam Road) City College, High Court (South Gate), Madina Junction, Nayapol Junction, Salarjung Bridge Junction, Chaderghat, Malakpet Junction, Nalgonda X Roads, Mahaboob Mansion Market, T.V. Tower Junction.
7. **Public Garden Road to Nampally Station Road.**

Commercial activities which are permitted under Category A roads are not permitted on the roads notified under (g) ANDHRA PRADESH GAZETTE EXTRAORDINARY (Part I)

8. Sarojini Devi Road (from Sangeet Theatre Junction to Clock Tower Via. Church), subject to condition that the owners/developers shall leave additional 10 feet for road widening /street side parking after notified road width/RDP and land is surrendered free of cost to MCH.

9. Road leading from RTC 'X' Road Junction to Hindi Mahavidyalaya Junction at Nallakunta.

10. Nagarjuna Junction to Jubilee Hills Check Post
Via. Mufakam Jha College, O Mart Super Market, Kasu Brahmananda Reddy Statue, Gymkhana Club

**ANNEXURE-II
(ROADS UNDER CATEGORY -B)**

1. Musheerabad Junction to Secunderabad Sailing Club Junction:
Via. Praga Tools, Kavadiguda Road, Viceroy Hotel.

2. Abids Taj Junction to YMCA Junction:
Via. King Koti, New Science College, APCO House, Water Reservoir.

3. Basheerbagh Junction to New Science College Junction & Road opposite Old MLA Quarters:
Via. Hyderabad Road, Old MLA Quarters and Road opposite to Old MLA Quarters upto Swarnamukhi Super Market Junction.

4. Ameerpet Market Junction to Fateh Nagar Flyover Junction:
Via. Satyam Theatre, Balkampet Road, Yellamma Temple.

5. Rajiv Gandhi Statue to H.M.W.S & S.B. Pump Station Point:
Via. Sonapet Road, Yashoda Hospital.

6. Nalgonda 'X' Roads to Santoshnagar / Sagar Road Junction:
Via. Printing Press, Saidabad Junction, Madannapet.

7. Lower Tank Bund Road from Ambedkar Statue to Katta Maisamma Temple Junction:

8. Charminar Road: From Charminar to Chandrayanagutta Junction:

9. Miralam Mandi: From Darul-Shifa to Mirjumla Tank
Via. Miralam Mandi.

10. Yakutpura Bada Bazar Road from Eaker Jehan Mosque to Yakutpur Bada Bazar
Via. Dharmavar College.

11. Old Amberpet Road: Nimboliadda to Municipal Limits at Ramanthapur.

12. Tilak Nagar Road: From Fever Hospital Junction to Amberpet Road Junction

13. Bharkatpura Road: From Narayanaguda Junction to Barkatpura Junction

14. Ramakrishna Mutt Road: Lower Tank Bund to RTC Cross Roads.

15. Bazarghat Road: From Bazarghat to Alayar Khan House Junction.

16. Minister Road: From Rani Ganj Junction to NTR Statue at Begumpet Police Limits

17. Langer House upto New Bridge on Nala before Bhapughat i.e., Premises No. 9-1-367/1/A/2.

18. Road from Mehdipatnam Junction to Tolichowki upto MCH limits (Ring Road).

18. From Hotel Ayodhya Junction, Lakdikapool to Masab Tank (Via, Government Polytechnic), subject to condition that the owners/developers shall leave additional 10 feet for road widening after notified road width, and land is surrendered free of cost to MCH.
19. Road No. 12 of Banjara Hills: Starting from H.No: 8-2-586/B/C, Mega City No. 507, proceeding towards Jubilee Hills, upto Chiran Palace Compound wall upto Orissa Government land/Cinema Ghar belonging to Mr. MF. Hussain, subject to condition that the proposed road of 80 feet width as per ZDP is widened further to 100 feet to provide road side parking and the owners/developers shall surrender required land to MCH free of cost.
20. Road from Yousufguda check post to Satya Sai Kalyana Mandapam (Via. Krishna Nagar, Kamalapuri Colony), subject to condition that the owners/developers shall leave additional 10 feet for road widening/ street side parking after notified road width/RDP and that land is surrendered to MCH free of cost.
21. From YMCA Secunderabad to Secunderabad Railway Booking Office (Via. Clock Tower, Gurudwara and Secunderabad Railway Station), subject to maintaining 120 feet road.
22. Road No. 36 Jubilee Hills upto MCH limits.

ANNEXURE-III

(ROADS UNDER CATEGORY C)

1. Osmania University Campus Junction to 6 No. Bus Stop Junction (Amberpet Road):
Via. Shivam Road, Tilak Road Junction.
2. Mehdipatnam Junction to Muslim Jung Bridge:
Via. Asif Nagar Junction, Noble Talkies, Bhoiguda Kaman, Manghalghat (Prakash Talkies) and Asif Nagar Junction to Tappachabutra (Police Station).
3. Around Charminar:
Via. Gulzar House, Mittika Sher, Lad Bazar Junction, Methigalli Panchmohalla, Mogulpura (Fire Service) Saradar Mahal Road Junction, Miralam (Police Station), Gulzar House.
4. Hussaini Alam Junction to Salarijung Bridge Junction:
Via. Murgi Chowk, Kurshid Jha Dewdi Road, Himmatpura, Hari Bowli Junction, Talab Katta Junction, Bibi Bazar Junction, Asher Shana, Darulshifa (old MCH Office).
5. Nehru Statue (Shalibanda) to Junction on Chandrayanagutta Road:
Via. Laldarwaja Road, Uppuguda Railway Station, Pool Bagh.
6. Road No. 12, Banjara Hills, from Road No. 1 and 12 Junction to Police out post (New D.No. 1623 and 492).
7. Road No. 10, Banjara Hills, from Road No. 1 and 10 Junction upto Junction at premises No. 8-2-596/5 (Bank of Baroda).
8. St. Mary's Road from Keys High School Junction to S.D. Road:
Via. St. Mary's School.
9. Dabeerpura Road: From Administrative Tribunal Court Junction to Saidabad.
10. Chandrayana Gutta Road: From Chandrayana Gutta Junction to D.R.D.L.

11. Santoshnagar Road: From Saidabad Junction to Owaisi Medical College.
12. Hindi Maha Vidyalaya Junction: All Sites on the Junction having road frontage.
13. Narayanaguda Junction: All sites on the junction having road frontage.
14. YMCA Kachiguda Road: From YMCA Junction to Veer Sawarkar Junction.
15. Chintal Basti Road: From Khairatabad Road Junction to Road No. 1, Banjara Hills Junction.
16. S.D. Eye Hospital: From NMDC Junction to Mehdiapatnam Junction.
17. Ameerpet Road: From Ameerpet Junction to Begumpet Railway crossing Via. Green Lands Junction.
18. From Hotel Ayodhya Junction to Bazarghat Junction, subject to condition the owners/developers shall leave additional 10 feet for road widening after notified road width/RDP, and land is surrendered on free of cost to MCH.
19. Road No. 10 Banjara Hills: From Premises No. 8-2-596/5 Bank of Baroda upto the Premises No. 8-2-603, subject to condition that the owners/developers shall leave additional 10 feet for road widening/street side parking after notified road width/RDP and that land is surrendered to MCH free of cost.
20. Penderghast Road (from Paradise junction to Minister Road, Via Auto Fin and Zim Zam Bakery), subject to condition that the owners/developers shall leave additional 10 feet for road widening/street side parking after notified road width/RDP and land is surrendered to MCH free of cost.
21. Subhash Road (from Bata junction to Gandhi Hospital northern side subject to maintaining 50 feet road width.
22. From St. John's Church to MCH limits (Via East Maredpally), subject to condition that the owners/developer shall leave additional 10 feet for road widening/street side parking after notified road width/RDP and land is surrendered to MCH free of cost.
23. From Chilkalguda junction (Gandhi Statue) to Seethaphalmandi Railway crossing, subject to maintaining of 60 feet road width.
24. From Namalagundu junction to Warsidguda junction, subject to maintaining of 60 feet road width.
25. From Tarnaka junction to Lalapet Begger Home (Via. ROB Lalapet), subject to maintain 60'-00" wide road.
26. From Niramkari Bhavan Via. Ranga Reddy Collector Office, Dwaraka junction to Home Science College towards A.Gs Office, Via. Reserve Bank of India upto Ravindra Barathi to Central Court Hotel upto Lakdikapul Ayodhya Hotel Junction.
27. From the Road No. 1 and Road No. 11 Junction (including UCO Bank Premises), Banjara Hills upto Lake View Banjara Function Hall, subject to condition that the owners/developers shall surrender the required site to MCH on free of cost for widening of existing road to 66'-00".
28. From Junction of Road No. 10 and 9 Banjara Hills to junction of Road No. 9 Banjara Hills upto junction of Road No. 9 and 7 to part of Road No. 7 Banjara Hills from House No. 162 to 149 (old MCH No. 8-2-418).
29. Road leading from junction of Basheerbagh Road and Fateh Maidan Road to junction of Fateh Maidan Road and Public Garden Circle.

S.P. SINGH,
Secretary to Government.