

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

(G.H.M.C. Building) 3rd Floor

West Marredpally, Secunderabad - 500 026.

PLANNING DEPARTMENT [Dev Control]

O.O.No.15856/MP2/Plg/HMDA/2008

Dated: 22-06-2009

Sub:- HMDA- Layout / Group Housing Scheme approvals - certain conditions imposed in G.O.Ms.No.526, 527 and 528 MA dt.31-7-2008 - Reg.

Ref:-1. Note file orders of Metropolitan Commissioner, HMDA. dt.10-6-2009 in file No.15856 (Part)MP2/H/2008.

In the above G.Os mentioned in the subject, certain conditions have been stipulated for approval of Layouts and Group Housing Schemes.

G.O.Ms.No.526 relates to Revised Master Plan issued vide G.O.Ms.No.288 MA dt.3-4-2008, G.O.Ms.No.527 related to Master Plan for HADA issued vide G.O.Ms.No.287 MA dt.3-4-2009 and G.O.Ms.No.528 relates to Outer Ring Road Growth Corridor Master Plan issued vide G.O.Ms.No.470 MA dt.9-7-2009.

In the above Government Orders among others the following are the stipulations for approval of layouts and Group Housing Schemes.

LAYOUT DEVELOPMENT:

From the developable area, 5% of area is to be given to Hyderabad Urban Development Authority free of cost for capitalization towards provision of Master Plan facilities. This condition is applicable only to sites located outside Greater Hyderabad Municipal Corporation Limits. The owner / developer has the option of paying 1.5 times the basic value of such land to Hyderabad Urban Development Authority in lieu of such land to be given to Hyderabad Urban Development Authority.

GROUP HOUSING SCHEME

The developer shall set apart 3% of the land and give to Hyderabad Urban Development Authority free of cost for capitalization towards provision of Master Plan facilities. This condition shall apply only to sites located outside Greater Hyderabad Municipal Corporation Limits. The owner / developer has the option of paying 1.5 times the basic value of such land to Hyderabad Urban Development Authority in lieu of such land to be given to Hyderabad Urban Development Authority.

Therefore, if the owners / developers opts for paying 1.5 times the basic value as stipulated above instead of handing over land to HMDA for Layout / Group Housing Schemes the following shall be applicable for technical approval of plans to be forwarded to local body for release.

Contd...2/-

IN RESPECT LAYOUTS:

Basic Value to be charges (per sq.yard basis) for 5% of the developable area i.e. plotted area including amenities. For example for 1 Acre of layout area i.e. 4840 sq.yards if the plotted area (including amenities is 60% i.e. 2904 Sq.yards) then basic value to be levied for 145.20 Sq.yards (i.e. 5% of 60%).

IN RESPECT GROUP HOUSING SCHEMES:

In case of Group Housing Schemes 3% of the total land has to be considered i.e. 1.5 times of the basic value (per sq.yard basis) for 3% of the Group Housing Schemes area has to be levied.


The Development Control Staff are requested to follow the above while processing Layouts and Group Housing Schemes in terms of G.O.Ms.No.288 MA dt.3-4-2008, G.O.Ms.No.287 MA dt.3-4-2008 and G.O.Ms.No.470 MA dt.9-7-2008.

Sd/-
DIRECTOR (Plg).

To
The All Chief Planning Officers
The All Planning Officers
The All Divl.Admn.Officers
The All Development Control Staff.

Copy to the P.A. to Metropolitan Commissioner, HMDA.

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Divl.Admn.Officer(Plg).