

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department – Revised Common Building Rules, 2006 – Orders – Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No. **8 6**,
2006.

Dated the 3rd March,

Read the following :

1. G.O.Ms.No.423 M.A. & U.D. Department, dated 31.07.1998
2. Government Memo No.19048/M₁/2004-4 M.A., dated 15.12.2005.
3. A.P.Extra Ordinary Gazette No.4, dated 22.01.2005.

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ORDER:

In the reference 1st read above, Government have issued Comprehensive Building Rules which are applicable to Municipal Corporations, Municipalities and areas covered by Urban Development authorities. Since then these Building Rules have governed building activities in urban areas.

2. It has been brought to the notice of the Government that the above building stipulations are cumbersome with too many parameters for regulating and controlling developments and building activities and there is a need for simplifying the building stipulations by stipulating minimal parameters. Further due to changes in building technologies, massive and rapid urbanization, escalating land prices, and certain shortcomings experienced relating to the existing building stipulations Government have decided to review the building stipulations and come out with comprehensive building rules thereby, making the building stipulations clear, easy to comprehend, user-friendly, promoting various types of development and building activities, besides giving design freedom and choice with optimum usage of land on one hand, and reducing the trend of violations and unauthorized constructions on the other, without compromising on the community good.

3. Initially a draft was prepared in consultation with experts from various fields and the same was notified in the Andhra Pradesh Extraordinary Gazette No. 4, dated 22.01.2005 for inviting public objections and suggestions. A number of objections and suggestions were received from individuals, professionals Municipalities, Municipal Corporations, Urban Development authorities and other Departments. Further discussions and deliberations were held at various levels involving various groups like builders, developers, architects, engineers, town planners, representatives of Urban Development Authorities and local bodies, public representatives, academicians, officials and general public, and have received many suggestions and comments on the said draft building rules. After careful examination of all the objections and suggestions received, Government have come to the conclusion to further rationalise the standards of Building requirements for different types of buildings, uses & occupancies in the Municipal Corporation of Hyderabad, and Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and Buddha Purnima Project Authority so as to have uniform application of the rules relating to regulation of building construction, etc. in the above areas. Therefore in supersession of the Rules issued vide G.O.Ms.No.423 M.A., dated 31-7-1998 and the Municipal Corporation of Hyderabad Building By-laws 1981 to the extent specified in these Rules Government hereby issue the following Notification and the same will be published in Andhra Pradesh Extraordinary Gazette dated **04.03.2006**.

4. A copy of this Order is available on the Internet and can be accessed at the address <http://apts.gov.in/apgos>.

NOTIFICATION

In exercise of the powers conferred under Section 585 read with 592 of the Hyderabad Municipal Corporation Act, 1955 and proviso under Sub Section (1) read with sub section (2) of

Section 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act,1975 , the Government of Andhra Pradesh hereby issue the following rules applicable to Municipal Corporation of Hyderabad and other areas covered by Urban Development Authorities, viz. Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and Buddha Purnima Project Authority, as appended to this Notification. Any inconsistency or contradiction or conflict that may arise in the said existing rules / by-laws / regulations, etc. such inconsistency / contradiction or inconsistency shall stand modified and to that extent, the provisions in these rules shall apply.

APPENDIX

1. Short Title, Applicability & Commencement:

- a) These Rules may be called Hyderabad Revised Building Rules, 2006
- b) These rules shall be applicable to Municipal Corporation of Hyderabad area, rest of Hyderabad Urban Development Authority area, Hyderabad Airport Development Authority area, Cyberabad Development Authority area and Buddha Purnima Project Authority area and shall come into force from the date of publication of the Notification in the Andhra Pradesh Gazette.
- c) These rules shall apply to all building activity. All existing rules, regulations, bylaws, orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.

2. Definitions:

(i) 'Competent Authority' means:

- (a) the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority/ Buddha Purnima Project Development Authority in the case of areas outside Municipal Corporation of Hyderabad area,
- (b) the Commissioner, in the case of Municipal Corporation of Hyderabad area.

(ii) Enforcement Authority means the Commissioner of the Municipal Corporation of Hyderabad, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat in case of areas outside the municipal areas of the Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

(iii) Parking Complex/Parking Lot means a premises either built or open which is utilized purely for parking of vehicles and where parking fees is collected by the owner and permitted in specific areas. The minimum site shall be 300 square meters.

(iv) Transferable Development Right (TDR) means an award specifying the built up 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 TDR Certificate issued by the Competent Authority.

(v) High-Rise building means a building 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 still floor/parking floor stand excluded from the definition of high-rise buildings.

(vi) 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.

(vii) 'Sanctioning Authority' means the Commissioner of the Municipal Corporation of Hyderabad, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat in case of areas outside the municipal area of the Urban Development Authority

or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective rules / regulations / by-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. Restriction on Minimum Building Plot Size along abutting roads in new developments and layouts:

There shall be restriction on the minimum building plot size along the abutting roads in all new developments areas and layouts.

TABLE I

Abutting road Right-of-way (in Mts.)	Minimum plot size allowed (in sq. m)	Max. Plot size allowed (in sq m)
9 and below 12.2	100	2000
12.2 and below 18	200	No Restriction
18 and below 30	500	No Restriction
30 and above	1000	No Restriction

- *Road Right-of-way means the total land width reserved for the road in the layout / Master Plan / Development Plan / Development Scheme whether the road is developed/formed or otherwise and includes the service road, if any, to be provided.*

4.1 Minimum Approach road requirement for sites in new areas/layout areas:

No site or parcel of land shall be used for building activity unless it has a clear and established approach road of minimum 9 m Black topped Road is provided by the developer/builder/owner at his own cost or deposits the necessary cost for laying of the road by the sanctioning authority.

4.2 Access conditions & Requirements for plots/sites abutting Ring roads / Highways / Bypass Roads of 30 m and above identified in the Master Plan / Zonal Development Plan:

In addition to the requirement of confirmation to the minimum plot size along the abutting roads, height and other requirements stipulated in the se rules, buildings abutting major roads of 30 M and above width shall be permitted only after black topped service road of 7 M width with two-lane carriageway is provided to the extent of the building in question within the defined Right-of way. It will be the responsibility of the developer / builder / owner to provide the above service road of the standards fixed by the Sanctioning Authority at his own cost. The Sanctioning Authority may consider sanctioning building permission if the developer / builder / owner deposits the full cost for laying such service road to the Sanctioned Authority.

- 4.3** The money so levied and collected under Rule 4.1 and 4.2 above shall be maintained in a separate exclusive account by the sanctioning authority and utilised only for this purpose.

5. Restrictions of building activity in vicinity of certain areas:

- (a) No building/ development activity shall be allowed in the bed of water bodies like river, or nala, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands.
- (b) 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:

- (i) 30 meters from the boundary of Lakes of area 10 Ha and above;
- (ii) 9 meters from the boundary of lakes of area less than 10 Ha / kuntas / shikam lands;
- (iii) 9 meters from the boundaries of Canal, Vagu, etc.
- (iv) 2 meters from the defined boundary of Nala

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 Dept.

- (c) Unless and otherwise specified in the Master Plan / Zonal Development Plan,
 - the space to be left in and around the Canal / Vagu (including the actual Canal / Vagu bed width and alignment) shall be minimum 15 m. This may be developed as Green Buffer/recreational and/or utilised for road of minimum 9m width, wherever feasible.
 - In case of (b) (i) 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.
 - The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India,2005.
- (d) 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.
- (e) In case of sites in 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.
- (f) In case of sites in the vicinity of oil/gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.
- (g) In case of Banjara Hills-Jubilee Hills area covered by Block 1 & 2 , and part of Block No. 3 of ward no. 8, Municipal Corporation of Hyderabad area, the building restrictions imposed vide G.O.Ms.No.601 MA dated 5-11-1988 read with G.O.Ms.No.423 M.A., dated 31-7-1998 would be applicable.
- (h) 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.

6. REQUIREMENTS OF APPROACH ROAD FOR BUILDING SITES / PLOTS:

TABLE II

Type/ Use of Building plot permissible	Minimum abutting road width required (in meters)
A) SITES IN OLD/EXISTING BUILT-UP AREAS/CONGESTED AREAS/SETTLEMENT (GRAM KHANTAM/ABADI) (as listed in Category I of Annexure I)	

- Residential Buildings – maximum permissible upto 10m height - Non-residential buildings and mixed occupancies – maximum permissible up to 12 m height	6 *
In Category II Areas of Annexure I - Residential Buildings – maximum permissible up to 15 m height - Non-residential buildings and mixed occupancies – maximum permissible below 18 m height	9*

Type/ Use of Building plot permissible		Minimum abutting road width required (in meters)
B) SITES IN NEW AREAS/ APPROVED LAYOUT AREAS The type of buildings & intensity of development shall be w.r.t. the abutting road width, viz.,		
B 1	Non-High Rise Residential Buildings including Apartment Complexes; Buildings with shopping on GF and residences on upper floor; Basic level social amenities like Nursery School / Religious Place / Public Health Center / Dispensary / Diagnostic Laboratory/ Police outpost/Post Office/ Neighbourhood Library cum Community Center and all buildings up to 15 m height	9 *
B 2	In addition to B 1 above, High Rise Building/ Complex of height above 18 m and up to 24 m; Group Housing Scheme; Primary School, Middle school / Tutorial institution / General Industry / Godown / Petrol/diesel Filling station; High School, Junior College / Commercial Complex, Computer units/ Office Building, ITES Complex, Nursing Home / Community Hall / Function/Marriage Hall / Assembly Hall/Cinema Theater; Service establishment/ Workshop; Others not specified in the Table and all non high-rise buildings up to 18 m height	12.2
B 3	In addition to B 1 & B 2 above, High Rise buildings above 24 m and up to 30 m height; General Degree and other non-professional College / Polytechnic, ITI; Professional College Campus; Multiplex Complexes, Shopping Malls, Hospitals and all non high-rise buildings up to 18 m height	18
B 4	In addition to B 1 to B 3 above, High Rise Buildings above 30 m height	24 and above

* Provided in case of single plot sub-division approved by the sanctioning authority, a means of access of minimum 3.6 m pathway may be considered for individual residential building and 6m for

Apartment Complexes / Commercial Complexes and other non-high rise buildings.

- (i) *In case of (A) above, where the existing road is less than 6 m, building in the site would be allowed after setting back the building 4.5 m from the center line of such existing road.*
- (ii) *In case of existing buildings approved prior to these Rules, further additions of floors on the earlier permitted building may be considered either as per these rules or the then rules in force in respect of setbacks, whichever is the applicant opts for. This will not apply for building extensions or redevelopment ventures in such sites.*
- (iii) *Building line is from the edge of the Road Right-of-way (whether existing or proposed)*

7.0 PERMISSIBLE HEIGHT & SETBACK REQUIREMENTS:

There are no plot size stipulations based on use or occupancy of the building. The setbacks and height stipulations given hereunder are applicable for all types of buildings.

7.1 MINIMUM SETBACKS & HEIGHT STIPULATIONS FOR ALL TYPES OF NON-HIGH RISE BUILDINGS

(BUILDINGS BELOW 18 m height inclusive of stilt / parking floor):

- (i) The height of buildings permissible in a given site/plot shall be subject to restrictions given in **Annexures I to III**.
- (ii) There are no specific Floor Area Ratio and plot coverage stipulations. The permissible coverage would be as per the minimum setbacks to be left within the given site. The minimum setbacks and permissible height would be as per **Table III** below.

TABLE III

Plot Size (in Sq. Mts.)	Parking provision	Maximum Height of building permissible (in Mts.)	Building Line or Minimum Front Setback (in Mts.)				Minimum Setbacks other sides (in Mts.)	
			Abutting road width				Rear side	Other sides
			Less than 12.2 Mts.	12.2 Mts. and below 18 Mts.	18 Mts. & less than 30 Mts.	30 Mts. & above		
(1)	(2)	(3)	(4a)	(4b)	(4c)	(4d)	(5)	(6)
(A) OLD CITY / CONGESTED AREAS (Category-I as given in Annexure-I)								
Less than 100	-	7	1.5	3.0	4.5	6.0	1.0	-
100 & upto 200	-	10					1.5	1.5
Above 200 & upto 300	-	10					2.0	1.5
Above 300 & upto 400	Stilt floor allowed *	12					2.5	2
Above 400 & upto 500	Stilt floor allowed *	12					3	3
Above 500 & upto 750	Stilt floor allowed *	12					4	4
Above 750	Stilt + upto 2 Cellars allowed **	15					5	5

Plot Size (in Sq. Mts.)	Parking provision	Maximum Height of building permissible (in Mts.)	Building Line or Minimum Front Setback (in Mts.)				Minimum Setbacks other sides (in Mts.)	
			Abutting road width					
			Less than 12.2 Mts.	12.2 Mts. and below 18 Mts.	18 Mts. & less than 30 Mts.	30 Mts. & above	Rear side	Other sides
(1)	(2)	(3)	(4a)	(4b)	(4c)	(4d)	(5)	(6)
(B) EXISTING AREAS/ NEW DEVELOPMENT AREAS/LAYOUT AREAS (including Category II *** of Annexure I)								
100 & up to 200	-	10	3.0	4.5	6.0	9.0	1.5	1.5
Above 200 & upto 300	-	10	3.0	4.5	6.0	9.0	2.0	1.5
Above 300 & up to 400	Stilt floor allowed	12	3.0	4.5	6.0	9.0	2.5	2.5
Above 400 & upto 500	Stilt floor allowed	12	3.0	4.5	6.0	9.0	3	3
Above 500 & upto 750	Stilt + Cellar allowed	12	3.0	4.5	6.0	9.0	4	4
Above 750 & upto 1500	Stilt + 2 Cellars allowed	15	3.0	4.5	6.0	9.0	5	5
Above 1500 & upto 2500	Stilt + 2 or more Cellars allowed	Below 18	3.0	4.5	6.0	9.0	6	6
Above 2500	Stilt + 2 or more Cellars allowed	Below 18	3.0	4.5	6.0	9.0	7	7

Stilt parking floor permissible is exclusive of height of building up to 15 m. Height of stilt floor shall not exceed 2.5 m

Cellars where permissible are excluded from height of Building

***** For Plots less than 100 sq m in case of *Category II* of Annexure I areas, the setbacks and height given in (A) above shall be applicable.**

- (iii) The setbacks are to be left after leaving the affected area of the plot/site, if any, for road widening.
- (iv) Building line is from the edge of the Road Right-of-way (whether existing or proposed)
- (v) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and of area at least 9.0 sq m and no side shall be less than 2 m.
- (vi) A strip of at least 1.0 m greenery/lawn along the frontage of the site within the front setback shall be compulsorily developed and maintained with greenery.
- (vii) For plots above 200 sq m, in addition to (vi) above, a minimum 1 m wide continuous green

planting strip in the periphery on remaining sides are required to be developed and maintained within the setback.

- (viii) For all residential/institutional/industrial plots above 750 sq m, in addition to (vi) and (vii) above, 5 % of the site area has to be developed as tot-lot/landscaped area and trees planted and maintained. Such organized open space could be in more than one location and shall be of regular shape.
- (ix) To enhance the streetscape in respect of 18 m and above roads, no front compound wall is recommended along the front setback. Only iron grill or low height green hedge and / or with sloping type planters is recommended along such roads.
- (x) In all plots 750 sq m and above, provision shall be made for earmarking an area of 3m X 3m for the purpose of siting of public utilities like distribution transformer, etc. within the owner's site subject to mandated public safety requirements.
- (xi) If the above greenery mentioned at (iv) to (vii) above and Rule 9.9 is not maintained, 10% of additional Property tax every year would be imposed as penalty by the sanctioning authority till the condition is fulfilled.
- (xii) In case of plots 300 sq m and upto 750 sq m, it is permitted to transfer up to one metre of setback from one side to the other side, and in case of plots above 750 sq m, it is permitted to transfer up to 2 m of setback, which needs to be uniform at any given point, subject to maintaining of minimum building line in the front.
- (xiii) In case of corner plots, the front setback shall be as per the building line for the respective abutting road width.
- (xiv) For narrow plots, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of 1m on each side.
- (xv) The space between 2 blocks shall be as given Table-V.
- (xvi) The height of the building will be calculated after excluding the parking floors for the purpose of computation of minimum setbacks to be left.

7.2 OTHER REQUIREMENTS FOR BUILDINGS ABOVE 10 M HEIGHT

- (i) The building requirements and standards other than heights and setbacks specified in the National Building Code of India, 2005 shall be complied with.
- (ii) Such buildings shall be undertaken by owners by engaging registered architects/ licenced builders/developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced structural Engineer who shall be responsible for the supervision, structural safety, earthquake safety, fire safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall contain mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.
- (iii) The work of the building services like sanitation, plumbing , fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- (iv) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the sanctioning Authority.
- (v) Provide for solar water heating system in the building and solar lighting in the site for outdoor lighting within the site, etc. and give a bank guarantee to this effect to the sanctioning authority for compliance of the same.

- (vi) All Public and semi-public buildings with covered area above 300 sq m shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the National Building Code of India, 2005.
- (vii) In all buildings irrespective of above height provisions, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and Water closets, other areas, corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India, 2005.

8. ENCOURAGEMENT FOR BUILDINGS WITH CENTRAL COURTYARDS:

As an encouragement for developing 'U' type buildings with central courtyards, the setbacks of sides and rear, except the front setback, can be reduced provided:

- (a) the area so saved is transferred to the central area/space or court yard;
- (b) the minimum open space on sides and rear except front, shall be 1.5 m for normal buildings, & 6 m in case of high rise buildings up to 21 m height and 7 m in respect of buildings 21m – 30 m height. Such high rise buildings need to obtain prior clearance from the Fire Services Department;
- (c) the depth of such courtyard shall be at least 50% of the average building depth.

9 REQUIREMENTS FOR HIGH RISE BUILDINGS:

- 9.1** High Rise buildings / Complexes shall be permissible only in areas other than those given in Annexure I and II. High Rise buildings shall not be allowed in Congested areas/existing areas and settlement areas/ Abadi /Gram khantam areas.
- 9.2** The minimum size of plot for High Rise building shall be 2000 sq. m. For buildings in the Skyscraper zone as given in Annexure III, the minimum plot size shall be 4000 sq m
- 9.3** The building bulk, coverage and height shall be governed by the minimum around setbacks to be left, the organised open spaces to be left and the height restrictions imposed by the Airport authority (if applicable) / Defence authorities (if applicable) and Fire Services Department and the City-level Impact fee on built up area required to be paid, as applicable.

9.4 Prior Clearance From Airport Authority:

For any High Rise building located in vicinity of airports as given in the National Building Code, the maximum height of such building shall be decided in consultation with the Airport Authority and shall be regulated by their rules/requirements. Interstitial sites in the area which are away from the direction of the Airport Funnel zone and already permitted with heights cleared by the Airport Authority, shall be permitted without referring such cases to the Airport Authority.

- 9.5** Every application for approval of a site and for permission to construct or reconstruct or alteration of a building with High Rise building or alteration to existing High Rise building shall be made in the prescribed form and accompanied by detail plans floor plans of all floors, complete set of structural drawings and detail specifications duly certified by a qualified structural engineer, necessary prior clearance from the Airport Authority (if applicable), Directorate of Fire services, APTRANSCO and its subsidiaries and Hyderabad Metropolitan Water Supply and Sewerage Board (HMWSSB) / Local Authority (as the case may be), along with other particulars and details as may be required by the sanctioning Authority.

- 9.6** The minimum abutting road width and all round open space for High rise Building / Complex shall be as follows:

TABLE – IV

Height of building	Minimum abutting road width required (in metres)	Minimum around open space on remaining sides (in metres) *
(1)	(2)	(3)
Up to 21 mt.	12.2	7
Above 21 mt. & upto 24 mt	12.2	8
Above 24 m & up to 27 m	18	9
Above 27 m & upto 30 m	18	10
Above 30 m & up to 35 m	24	11
Above 35 m & upto 40 m	24	12
Above 40 m & up to 45 m	24	13
Above 45 m & upto 50 m	30	14
Above 50 m	30	16

- (i) The front open space shall be on the basis on the abutting road width and shall be either as given in shall be either as given in Col. 3 of above Table IV or the Building line given Table III whichever is more.
- (ii) The abutting road has to be black-topped with minimum 2 –lane carriageway. Service roads where required as per these Rules shall be minimum 7 m wide with minimum 2-lane black topped carriageway.
- (iii) For upper floors from 2nd floor onwards, the balcony projection of up to 2 m may be allowed projecting onto the open spaces.
- (iv) The open space to be left between two blocks shall be equivalent to the open space mentioned in Column (3) of above Table IV.
- (v) In case of high rise buildings upto 30 m height, it is permitted to transfer upto two metres of setback from one side to the other side, which needs to be uniform at any given point, subject to maintaining of minimum setback of 7 m on all sides.
- (vi) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and of area at least 25 sq m and no side shall be less than 3 m.

9.7 TOWER AND PODIUM TYPE HIGH RISE STRUCTURE UPTO 50 M may be allowed with the following:

- (a) For podium, i.e., Ground plus first floor: around setbacks shall be 7 m around
- (b) For the Tower block: The coverage and around setbacks shall be minimum 50 % of the Podium Block, and shall be atleast 3m from the Podium edge on all sides,
- (c) the fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.

9.8 “STEPPED TYPE” OR “PYRAMIDAL TYPE” HIGH RISE STRUCTURE

Such type of high rise building blocks may be allowed for heights above 30 m with the following open space requirements:

- (a) **At ground level :** minimum 8 m all round open space for the first five floors

- (b) **At upper floors** : increase of 1 m all round open space or more, for every 5 upper floors or 15 m height or part thereof, over and above the ground level open space of minimum 8 m.

- 9.9** (a) In every high rise building site, an organised open space shall be utilised as greenery, tot lot or soft landscaping, etc. shall be provided over and above the mandatory open spaces to be left in and around the building. This space shall be at least 10% of total site area and shall be of regular shape. This may be in one or more pockets.
- (b) In addition to the above, a minimum 2 m wide green planting strip in the periphery on all sides within the setbacks are required to be developed and maintained in all high rise building sites.

9.10 COMPLIANCE OF NATIONAL BUILDING CODE PROVISIONS FOR AMENITIES AND FACILITIES IN ALL HIGH RISE BUILDINGS

- (i) The building requirements and standards other than heights and setbacks specified in the National Building Code, 2005 shall be complied with.
- (ii) Such buildings shall be undertaken by owners by engaging registered architect, licenced builders/developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced structural Engineer who shall be responsible for the supervision, structural safety, fire safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall contain mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.
- (iii) The work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- (iv) In addition to the required staircases and lifts, there shall be at least one fire escape staircase and lift. These staircases and lifts shall be got certified from the manufacturer's authorised Service technical personnel from time to time.
- (v) Provision for power generator shall be made in such buildings.
- (vi) These buildings shall be planned, designed and constructed to ensure fire safety requirements are met and maintained and shall comply in accordance with the Fire Protection Requirements of National Building Code of India.
- (vii) The facilities for providing fire protection and fire fighting facilities in such buildings should be in compliance with the stipulations laid down and clearance issued by the Fire Department from time to time. NOC from the Fire Department shall be obtained from time to time regarding the fire safety requirements and facilities installed.
- (viii) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the sanctioning Authority.
- (ix) Provide for solar water heating system in the building and solar lighting in the site for outdoor lighting, etc. and give a bank guarantee to this effect to the sanctioning authority for compliance of the same.
- (x) All Public and semi-public buildings shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the National Building Code of India.
- (xi) In all high rise buildings, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and Water closets, other areas,

corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India.

10. REQUIREMENTS OF GROUP DEVELOPMENT, GROUP HOUSING/ CLUSTER HOUSING/ RESIDENTIAL ENCLAVES AND ROW HOUSING SCHEMES:

10.1 Such developments shall be considered where the site is developed together with building constructions and all amenities and facilities and not disposed as open plots.

10.2 All Group Development Schemes, Group Housing Scheme / Cluster Housing Scheme applications shall in addition to the requirements under these Rules, be accompanied by:

a) A Services and Utilities Plan as per standards for water supply system, drainage and storm water disposal system, sewerage system, rain water harvesting structures, and for other utilities.

b) A landscaping plan including rain water harvesting/ water recycling details.

c) Parking & internal Circulation Plan along with Common pool parking area plan, if any.

The above shall be drawn on suitable scale with relevant details.

10.3 The minimum plot size for Group Housing Schemes and Group development Schemes shall be 4000 sq m and the minimum abutting road width shall be 12.2 m wide and black topped.

10.4 In case of housing in large plots or blocks, the proposals should be promoted with the immediate improvement of the accessibility of the site from the nearest main road by way of an approved Road Development Plan by the competent authority with a minimum width of 12.2 m which should be implemented by the licenced developer within a period of three years. Any road widening required shall be deemed to be approved under these Rules and has to be adhered to by the owners / local body / licenced developer.

10.5 All Group Housing Schemes/ Group Development Schemes/ Cluster housing / Residential Enclaves and row type development schemes shall be developed with complete infrastructure facilities and amenities as stated at (a) and (b) above.

10.6 These shall not be applicable in case of Government sponsored Housing Scheme/ approved NGOs or private schemes, and the guidelines and requirements as given in the National Building Code for Low Cost Housing / Government orders shall be followed.

10.7 GROUP DEVELOPMENT SCHEMES & GROUP HOUSING SCHEMES

Group Housing Schemes are reckoned as Apartment blocks in two or more blocks. These could be high-rise or simple walk-up units. Group Development Schemes are reckoned as Building in two or more blocks in a campus or site, and could be normal height buildings or high-rise blocks or combination of both.

(a) The open spaces/setbacks for such type of development shall be as follows:

TABLE V

Height of building block	Distance to be maintained from periphery to building block	Distance between two blocks
Up to 10 m*	3 m	2 m
Above 10 m & up to 15 m*	4 m	3 m
15m & upto 18 m**	5 m	4 m
Above 18 m	As per around setbacks required under High-rise buildings given in Table IV	

* Stilt floor permissible and is exclusive of height of building up to 15 m. Height of stilt

floor shall not exceed 2.5 m

**** Only Cellars excluded from height of Building**

- b) Common amenities and facilities like shopping center, community hall or center / club house etc. are required to be provided in up to 5 % of the area and shall be planned and developed in cases where the units are above 50 in number and not be part of the residential blocks.
- c) A through public access road of 9 m width with 2-lane black-topped is to be developed on any one side at the periphery/ as per suitability and feasibility for the convenience of accessibility of other sites and lands located in the interior.
- d) In case of blocks up to 12 m height, access through pathways of 6m width branching out from the internal roads/loop road would be allowed. All internal roads and pathways shall be developed as per standards.
- e) Minimum of 10 % of site area shall be earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. and shall be provided over and above the mandatory open spaces. This space may be in one or more pockets.

10.8 ROW TYPE HOUSING / ROW TYPE SHOPPING PRECINCTS:

- a) **Minimum site area :** 1000 sq m
- b) **Minimum size of individual plots for row houses / Row shops:** 50 sq m.
Not more than 8 plots shall be developed in a row.
Separation between two blocks shall not be less than 6 mt, which may be an open space or an alley/pedestrian plaza.
Only internal staircase would be allowed.
- c) **Minimum width of internal roads:** 9 m ;
Internal cul-de-sac road 6m with max. length 50 mt. is allowed
- d) **Minimum open space :** 10 % of site area
- e) **Height permissible:** 2 floors or 6 m for plots up to 125 sq m
Stilt + 2 floors for plots above 125 sq m for row houses
- f) **Minimum setbacks:** *Front 3m ; Rear 1.5 m*
The setbacks in a row can be interchangeable.
In case of row type shopping precincts, back to back shops with above front setback of 3m would be allowed.
- g) In case of very large projects more than 5 acres, common amenities and facilities like shopping center, community hall/club house etc. are required to be provided in 5 % of the area.
- h) In case of Row Type Shopping Precincts, common basement parking in one or more levels would be permissible subject to conditions mentioned in Rule (11).

10.9 CLUSTER HOUSING

- (a) **Minimum site area:** 1000 sq m

- (b) **Minimum plot size for cluster house:** 25 sq m with maximum number of 20 houses in a cluster
- (c) **Minimum size of cluster open space:** 36 sq m with a minimum width of 6m
- (d) **Height permissible:** 2 floors or 6 m
- (e) **Minimum access road** to the Cluster Housing Complex: 9 m
Internal access may be through pedestrian paths of 6 m
- (f) **Minimum space between two clusters: 6m** which may be utilised as pathway/alley
- (g) **Building setbacks:** No setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway/ access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters sides that are abutting peripheral thoroughfare roads, setback shall be as per the Building line given in Table III.

10.10 RESIDENTIAL ENCLAVES:

- (a) These would be allowed as gated development that are exclusive housing areas with common compound wall with access control through gates and having their own facilities and amenities. The housing units may comprise of row houses, semi-detached, detached or Apartment blocks or a mix or combination of the above. The building requirements would be as per the given type of housing.
- (b) Residential enclaves would be permitted only in those sites that give through access of minimum 9 m peripheral road for the neighbouring plots or lands that are located in the interior. They would be governed by good design standards and not impinging on the overall accessibility and circulation network of the area.
- (c) **Minimum size of site:** 4000 sq m.
- (d) **Size of plots and height permissible:** as per type of housing and requirements as given above for the respective type of housing.
- (e) **Minimum Common Open space :** 10 % of site area.
- (f) **Building setbacks:** As per type of housing & requirements given above for the said type of housing and as per Table III.
- (g) **Internal Road requirements:**
 - 9.0 to 18 m for main internal approach roads;
 - 9 m for other internal roads and
 - 8 m for cul-de-sacs roads between 50-100 m length
 - 9 m for looped roads

11. PARKING REQUIREMENTS:

- 11.1** In all Complexes including Residential Complexes, Hotels, restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multi-storied buildings/Complexes, etc and all other non-residential activities provision shall be made for parking spaces as per the following requirements:

TABLE VI

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Category of building/activity	Parking area to be provided as percentage of total built up area	
	In MCH Area	In Municipalities and rest of Development Authorities areas
Shopping Malls with Multiplexes, Multiplex Complexes, Information Technology Enabling Services Complexes	60 %	50 %
Hotels, restaurants, lodges, Cinema halls, business buildings, other commercial buildings, Kalyana Mandapams, Offices, & high-rise buildings / Complexes	40%	30 %
Residential Apartment Complexes, Hospitals, Institutional buildings, Industrial buildings, Schools, Colleges & other educational buildings	30 %	20 %
Godowns & Others	20 %	20 %

11.2 The parking spaces may be provided in (for all Schemes) :

- (a) basements or cellars (one or more)/multi-level (allowed for plots 750 sq m and above only); or
- (b) on stilt floor or in upper parking floors (at any level)
- (c) in the open space over / setbacks (except the front setback) to be left around the building with adequate vehicular access, aisle, drives, ramps required for maneuvering of vehicles, or
- (d) common pool parking area (in the case of Group Housing Scheme/Residential enclave/Cluster housing/Row housing schemes) or
- (e) a combination of any or all the above

11.3 The other aspects for providing parking spaces are:

- (i) Common and Continuous cellar parking floors between adjoining buildings would be allowed depending upon structural safety aspects, mutual agreement between owners, etc.
- (ii) The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles.
- (vii) Stilt floor /Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.
- (viii) For parking spaces in basements and upper storeys of parking floors, at least two ramps of minimum 3.6 m width or one ramp of minimum 5.4 m width and adequate slope shall be provided. Such ramps may be permitted in the side and rear setbacks after leaving sufficient space for movement of fire-fighting vehicles. Access to these may also be accomplished through provisions of mechanical lifts.
- (ix) Basement/cellar shall be set back at least 1.5 m from the property line.
- (x) Up to 10% of cellar may be utilised for utilities and non-habitation purpose like A/C Plant room, Generator room, STP, Electrical installations, Laundry, etc,

- (xi) Space over and above 6m in front setback may be considered as off-street parking space.
- (xii) Visitors' parking to be provided shall be 10 % of the area mentioned in Table VI, and may be accommodated in the mandatory setbacks other than the front setback, wherever such setbacks are more than 6m. The Visitors' Parking facility shall be open to all visitors.
- (xiii) In respect of Apartment Complexes / Building / Block, in sites up to 750 sq m the Parking requirement shall be deemed to be met if the entire stilt floor is left for parking. A WC/Toilet facility shall be provided for watch and ward in the stilt floor.

11.4 Encouragement for provision of Parking Complexes

To encourage parking complexes, Parking lots and enclaves, owners who develop parking complexes / Parking lots, the following incentives would be considered:

- (a) equivalent built up area of such Parking Complex / or area of Parking lot as the case may be would be considered as Transferable Development right by the sanctioning authority.
- (b) In an existing area/locality where an owner or two or more owners come together and develop combined or common parking Complex, pedestrian plaza/ subway, or improve/facilitate additional access by linking with surrounding roads etc for public usage are provided, as part of their premises / land development/improving the urban design aspects, additional bonus built up area /TDR would be considered by the sanctioning authority.
- (c) The setbacks for Parking Complexes shall be as follows:
 - front – as per building line
 - setbacks on remaining sides – 50% of setbacks given in Table III
- (d) No fees and other charges shall be charged by the Sanctioning Authority for the area/floors developed as Parking Complex / Parking lot;
- (e) A moratorium on property tax for 5 years would be considered;
- (f) For the next 5 years – Property tax shall be levied on the lowest slab of residential category.

Such parking facility enclaves may be permitted along or off main commercial roads, city center, close to Bus stations, Railway Stations and any public transport system so as to encourage use of public transport, etc. Access to these parking spaces in such Complexes may be accomplished through provision of mechanical lifts. Such areas may be identified by the sanctioning authority and notified to public every year by 1st April.

12. RESTRICTIONS ON PROJECTIONS ALLOWED IN MANDATORY OPEN SPACES:

Only the following Projections shall be allowed in the mandatory open spaces / setbacks / interior open spaces:

- (i) No balcony projections or corridor shall be permitted beyond the setbacks i.e., projecting within the mandatory open spaces in case of non-high rise buildings. These, if provided for, shall be set back as per the minimum mandatory open spaces and the setback shall be clear from the edge of the balcony or corridor.
- (ii) Cornice, Chajjas / weather shades only of width not exceeding 60cm shall be allowed in the mandatory setbacks.
- (iii) ***In case of plots more than 300 sq m:***
 - a. Sump, septic tank, well may be allowed in the rear and side open spaces. These shall

need to be setback at least 1.5 m from the property or boundary line of the plot.

b. Parking sheds, generator room may be allowed in the rear and side open spaces.

c. In the front setback only a security guard booth of 2 sqm

The height of these accessory buildings shall not be more than 2.50 m and shall not occupy more than 1/4th of the plot width.

13. URBAN DESIGN AND ARCHITECTURAL CONTROL

For certain areas as well as sites abutting major roads of 30 mt and above, the Sanctioning Authority may enforce urban design and architectural control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets/Plans approved by the Sanctioning Authority shall be complied with.

14. Obligations of the owner and licenced developer/builder / licenced technical personnel to implement and develop the Master Plan/Statutory Plan circulation network and specific land uses:

(1) Where any land or site or premises for building is affected in the statutory plan/ Master Plan road or circulation network or an road required to be widened as per a Road Development Plan, such area so affected in the road or circulation network shall be surrendered to the Sanctioning Authority by the owner of land. No development permission shall be given unless this condition is complied with.

(2) Upon surrendering such affected area,
the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

OR

the owner shall be allowed to construct an extra floor with an equivalent built up area for the area surrendered, subject to mandated public safety requirements.

15. GRANT OF TRANSFERABLE DEVELOPMENT RIGHT:

Grant of Transferable Development Right (TDR) may be considered by the Competent Authority for the following areas subject to the owner complying with the conditions of development above, as per the following norms:

- (a) *For the Master Plan road network undertaken and developed:* equivalent to 100 % of built up area of such area surrendered.
- (b) *For conservation and development of lakes / water bodies / nalas foreshores & Recreational buffer development with greenery, etc:* equivalent to 50 % of built up area of such recreational buffer area developed at his cost.
- (c) For Heritage buildings and heritage precincts maintained with adaptive reuse: equivalent to 50 % of built up area of such site area.

The TDR may be arrived at on the basis of relative land value and equivalent amount in both export and import areas, as per the Registration Department records. The Competent authority shall have the discretion in the matter of applicability of TDR. The TDR shall not be allowed in unauthorized buildings/structures/constructions. The TDR Certificate would be issued by the Competent authority would be valid or utilized/ disposed only within the concerned local body area

and as per guidelines and conditions prescribed by the Competent Authority.

16. LEVY OF SPECIAL FEES AND OTHER PROVISIONS FOR CERTAIN AREAS:

The Sanctioning Authority with the specific approval of the Government may, when implementing such Projects, levy Special fees and other fees / charges for lands / sites / premises abutting or in the vicinity of the Ring Road or other highways / major roads or the Mass Rail Transit System / Light Rail Transit / MMTS route indicated in the Master Plan, at the rates and procedure prescribed by the Government.

17. CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:

- (1) With a view to ensuring development of City Level Infrastructure facilities and levy of Impact Fees, buildings are categorized as follows:

Type I : Buildings up to height 15 m excluding stilt parking floor

Type II : Buildings of height above 15 m (excluding stilt floor)

The City level Infrastructure Impact Fees would be levied for Buildings under Type II above as follows:

- First 15 m or 5 floors (whichever is less): No levy of Impact fee
- For any additional floors or part thereof: at differential rates specified in Table below:

Occupancy / Use	Height of Building (in metres) and rate in Rs. per sq m of built up area			
	Above 15 m & up to 21 m	Above 21 m & up to 30 m	Above 30 m & up to 50 m	Above 50 m
Residential	Municipal Corporation Area			
	500	750	1500	3000
	Other areas of UDA Area			
	250	500	1000	2000
Commercial, Offices, ITES	Municipal Corporation Area			
	1000	1500	2500	5000
	Other areas of UDA Area			
	500	1000	2000	4000
Institutional, educational & Others (except Industrial sheds)	Municipal Corporation Area			
	300	500	1000	2000
	Other areas of UDA Area			
	100	200	400	800

- (2) Alternatively, the owner may be allowed to utilize TDR given in Rule 14 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the differential impact fee for the proposed additional built up area that is permissible under these Rules / Provisions. The Government may revise the above rates from time to time.

- (3) The above rates shall not be applicable for Government Departments and public agencies like Urban Development Authority, APIIC, local bodies and HMWSSB.
- (4) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the concerned sanctioning authority and 50% utilised for development of infrastructure in the same area and balance utilised towards improvement of city level capital infrastructure in the area. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund utilised accordingly.
- (5) The Premium on F.A.R. charges leviable in CDA area and the impact fees being levied in MCH area are dispensed with.

18. INCENTIVES FOR OWNERS LEAVING MORE SETBACKS / INSTALLING SOLAR HEATING SYSTEM / LIGHTING / RAIN WATER HARVESTING / RECYCLING OF WASTE WATER:

The following incentives in terms of rebate in Property tax will be given by the local authority for owners or their successors-in-interest who:

- (a) Construct the building /blocks by leaving more setbacks than the minimal stipulated in these Rules:

Leaving 1.5 times the minimum setbacks in all sides: 10 % rebate*

Leaving 2.0 times the minimum setbacks on all sides : 20 % rebate*

** The setbacks has to be on all sides to qualify for the rebate. Leaving more on one side and the minimum on other sides would not qualify for such rebate.*

- (b) Install and use solar heating and lighting system : 10 % rebate.
- (c) Undertake both recycling of waste water and rain water harvesting structures: 10 % rebate
- d) Where owners provide at least 25% additional parking space over and above the minimum specified in Rule 11, they would be allowed for a rebate of 10 % in property tax.

19. BUILDING PERMIT/LICENSE FEES & UNDERTAKING:

- a) The Sanctioning Authority shall along with the Building Application levy and collect 2% of the Building Permit / License fees, subject to a maximum of Rs.10,000 as initial fees. The balance building permit / License Fees together with other fees and Charges shall be levied and collected before the issue of permission/sanction. In case of rejection of application, the above initial fees would be forfeited.
- b) No fees and charges would be levied for parking spaces provided in stilt/cellar floors.

20. COMPLIANCE BY OWNER FOR ENSURING CONSTRUCTION IS UNDERTAKEN AS PER SANCTIONED PLAN:

- a) The owner and builder/developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion. In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, the number of flats/apartments in each floor along with the extent of each flat. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations.
- b) Before the release of the building sanction by the sanctioning authority, the owner of the plot/site is not only required to produce the original Sale Deed, registered under the provisions of the Indian Registration Act, 1908 for the perusal of the sanctioning authority and cross verification with the attested copy submitted with the building application.
- c) The owner is required to hand over the ground floor area or first floor or the second floor

area, as the case may be, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released *and the owner shall be allowed to commence the construction.*

The system of taking a Security Deposit is dispensed with.

- (i) The sale or disposal of such built up area under the said Notarised Affidavit by way of sale, lease and registration of such buildings shall be allowed by the Registration Authority only after an Occupancy Certificate is obtained from the sanctioning authority.
- (ii) In case of any violation of building construction onto the setbacks or open space or area to be left for any road widening, shall be removed by the owner within one week of issue of Notice by the Enforcement Authority.
- (iii) Upon failure to comply with the above direction of the Enforcement Authority, the Sanctioning Authority may dispose the handed over portion of the building by public auction duly removing the violated portion.
- (iv) The sanctioned plans giving other details along with sanction date, built up area permitted, area handed over to the sanctioning authority, and insurance policy details shall be displayed by the owner/builder on Board at the site.
- (v) A comprehensive building compliance insurance policy has to be taken covering aspects of building services, fire safety, maintaining mandatory setbacks /open spaces, and landscaping of the site (the terms and conditions and other details of which would be separately worked out) before commencement of construction,

21. OCCUPANCY CERTIFICATE:

- (i) Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building or part of a building for any purpose unless such building has been granted an Occupancy Certificate by the Sanctioning Authority.
- (ii) The owner shall submit a notice of completion through the registered architect and licenced builder/developer along with prescribed documents and plans to the Sanctioning Authority. The Sanctioning Authority on receipt of such notice of completion shall undertake inspection with regard to the following aspects:
 - (a) Number of floors
 - (b) External setbacks
 - (c) Parking space provision
 - (d) Abutting road width

and shall communicate the approval or refusal of the Occupancy Certificate within 15 days or may issue the same after levying and collecting compounding fee, if any, as follows:
- (iii) The sanctioning authority is empowered to compound the offence in relation to setbacks violations (other than the front setback) upto 10%, duly recording thereon the violations in writing. The rate of Compounding fee shall be a minimum rate of Rs.1000 per sq m of built up area on each floor in Municipal Corporation areas and at the rate of Rs.500 per sq m in case of other Municipal areas and UDA areas, and the Government may revise this rate from time to time. Compounding of such violation shall not be considered for buildings constructed without obtaining any sanctioned plan. This shall be maintained in a separate escrow account and utilised towards improvement of the roads and public open spaces development in the area.
- (iv) For all high rise buildings, the work shall be subject to inspection by the Fire service Department and the Occupancy Certificate shall be issued only after clearance from the Fire Services Department with regard to Fire Safety and Protection requirements.

- (v) The functional/line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate is produced, or alternatively may charge 3 times the rate in the absence of Occupation Certificate for such buildings. In addition to the above, the local body shall collect every year two times the property tax as penalty from the owner/occupier.
- (vi) The Registration Authority shall register only the permitted built up area as per the sanctioned building plan and only upon producing and filing a copy of such sanctioned building plan. On the Registration Document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan in respect of setbacks and number of floors.
- (vii) The financial agencies/institutions shall extend loan facilities only to the permitted built up area as per the sanctioned building plan.

22. ENFORCEMENT

A) In addition to the enforcement powers and responsibilities given in the respective laws of the local authority, in respect of these Rules:

- (i) The Enforcement Authority concerned shall be wholly and severally responsible for ensuring and maintaining the road right of way/width and building restrictions as given in these Rules. The Enforcement Authority shall particularly check all buildings/structures for any violations along all main roads/public roads and take action to remove these.
- (ii) The Enforcement authority shall summarily remove any violation or deviation in building construction in maintaining the road widths and building line.

B) Constitution of Town Planning and Building Tribunal:

The Government shall constitute a Town Planning and Building Tribunal for dealing with all town planning, enforcement and building issues by making necessary amendment to the AP Urban Areas (Development) Act, 1975.

C) Constitution of Building Ombudsman:

The Government may constitute a Building Ombudsman for dealing with all complaints of building violations, shortfall in building standards, services and specifications and safety aspects. The Government shall separately work out the procedure, role and details of the functioning of the Building Ombudsman.

23. LIMITATIONS OF BUILDING SANCTION:

Sanction of building permission by the Sanctioning Authority shall not mean responsibility or clearance of the following aspects:

- (i) Title or ownership of the site or building
- (ii) Easement Rights
- (iii) Variation in area from recorded areas of plot or a building or on ground
- (iv) Structural Reports, Structural Drawings and structural aspects
- (v) Workmanship, soundness of structure and materials used,
- (vi) Quality of building services and amenities in the construction of building
- (vii) The site/area liable to flooding as a result of not taking proper drainage arrangements as per natural lay of the land, etc.
- (viii) Other requirements or licences or clearances required for the site/ premises or activity under various other laws.

24. LICENSING OF REAL ESTATE COMPANIES, DEVELOPERS, BUILDERS, TOWN PLANNERS,

ENGINEERS & OTHER TECHNICAL PERSONNEL MANDATORY:

- (a) No developer/builder/real estate firm or company/engineer/town planner/other technical personnel shall be allowed to undertake development/do business/ practise in a Municipal Corporation/ UDA/ Municipal area unless they are licenced with the sanctioning authority of the respective area. Architects shall be required to be registered with the Council of Architecture.
- (b) The engaging of the services of a licenced developer/builder shall be mandatory for Apartment Buildings, Group Housing Schemes, all types of gated developments mentioned in Rule 10, all High-Rise Buildings, and all commercial complexes.

Developments undertaken for construction of individual residential houses, normal educational/institutional/industrial buildings and developments undertaken by public agencies are exempted from the above condition.
- (c) Any developer/builder undertaking development or any firm doing property business in any Municipal Corporation/UDA/Municipality or soliciting property sale/transactions or advertising as such in case of above, shall necessarily mention the details of it's licence number, licence number of the licenced developer to whom the approval is given by the said Municipal Corporation / UDA / Municipality, together with the permit number and it's validity for information and verification of public/prospective buyers.
- (d) Absence of the above or suppressing of the above facts or in the case of other licences and other technical personnel who violate the conditions would invite penal action including debarring of the real estate firm/development firm / company from practice in the local authority area for 5 years besides prosecution under the relevant laws / code of conduct by the sanctioning authority.
- (e) Any licenced developer / builder / other technical personnel who undertake construction in violation of the sanctioned plans shall be warned in the first instance and in the second instance, this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.
- (f) The format for application forms for licencing of developers / builders, real estate firms, town planners, architects, engineers, other personnel, and other conditions shall be as prescribed.

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

S.P. Singh,
Secretary to Government.

To

The Commissioner, Printing, Stationary and Stores Purchase, Hyderabad.

(with a request to public in the extraordinary Gazette of AP on 04.03.2006 and furnish 1000 copies to Government)

The Commissioner, Municipal Corporation of Hyderabad, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Vice-Chairman, Cyberabad Development Authority, Hyderabad.

The Vice-Chairman, Hyderabad Airport Development Authority, Hyderabad.

The Vice-Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

All Departments of Secretariat,

All Heads of Departments.

The Director General, Fire Services, Hyderabad.

The Chairman and Managing Director, APTRANSCO., Hyderabad.

The Managing Director, H.M.W.S. & S.Board, Hyderabad.

The Managing Director, APIIC., Hyderabad.

The Engineer-in-Chief (Public Health), Hyderabad.

The Commissioner, L.B.Nagar / Kukatpally / Malkajgiri / Kapra / Uppal Kalan / Qutubullahpur / Alwal / Rajendranagar / Serilingampally / Gaddiannaram / Ramachandrapuram / Patancheru.

The Commissioner and I.G. of Registration and Stamps, Hyderabad
The Managing Director, A.P.Housing Board, Hyderabad.
The District Collector, Hyderabad District, Hyderabad.
The District Collector, Ranga Reddy District, Hyderabad.
The District Collector, Medak District, Sangareddy.

Copy to:

The Special Secretary to Hon'ble Chief Minister.
The P.S. to M (M A & UD).
The P.S. to Secretary to Government, MA&UD.
Sf/Sc.

// Forwarded By Order //

Section Officer.

ANNEXURES

The Government by Notification may modify, alter or add to the list of the areas given in Annexures below.

ANNEXURE I**LIST OF CONGESTED AREAS / OLD AREAS/SETTLEMENT AREAS**

(See Rule 6 and 7)

A. In M.C.H. Area (Ward-Wise & Block-Wise):**HYDERABAD DIVISION:****CATEGORY I**

Maximum Height Permissible For All Types of Residential Buildings / Complexes : 10 M

Other Occupancies : 12 M

Ward No.	Blocks	Name of the Locality / Area
Ward 13	1, 2, 3	Mustaidpura, Dhulpet, Ziaguda, Mangalhat, Kulsumpura, Karwan.
Ward 14	1 to 22	Dhulpet, Goshamahahal, Shahinyathgunj, Chudibazar.
Ward 16	3 to 9	Chanchalguda, Malakpet, Azampura, Old Malakpet, Dabirpura, Chaderghat
Ward 17	3 to 8	Saidabad, Rainbazar, Eddibazar, Madannapet, Yakutpura, Kattalmandi.
Ward 18	5 to 9	Bhavaninagar, Riasatnagar, Uppuguda, Sultanshahi, Mirzumla Tank, Aliabad.
Ward 19	1 to 2	Ghatakanipura, Doodbowli, Fateh Darwaza.
Ward 20	1 to 7	Shalibanda, Hussainialam, Kazipura.
Ward 21	1 to 7	Madinabazar, Ladbazar, Petlaburz, Patelmarket, Ghansibazar.
Ward 22	1 to 8	Sultanpura, Noorkhan Bazar, Purani Haveli.
Ward 23	1 to 6	Mogulpura, Haribowli etc.

SECUNDERABAD DIVISION:

Ward I	3 to 6	Kalasiguda, General Bazar etc.
Ward III	1, 2, 3	Avula Mandi, Angreji Bazar.
Ward II	1, 4, 5	Ramgopalpet, Market Street.
Ward VII	1, 2, 3	Monda Market, Ghas Mandi etc.
Ward - VIII	1 to 3	Sivajinagar, Second Bazar.

B) All notified slum areas and EWS Housing areas**C) Outside M.C.H. Area:**

- i) All Village settlements / Abadi areas
- ii) Moulali area Jagadgirigutta, Suraram and all other slum areas and EWS Housing areas

CATEGORY II

Maximum Height Permissible For All Types of Residential Buildings / Complexes: 15 M

Other Occupancies: 18 M

Ward No.	Blocks	Name of the Locality / Areas
Ward 1	3 to 9	Kavadiguda, Bholakpur, Bakaram, Musheerabad, Zamistanpur, Azamabad, Bagh Lingampally, Ramnagar, Adikmet.
Ward 2	1, 2 & 4	Nallakunta, Shankermath, Bagh Amberpet, Golnaka Vidyanagar, Tilaknagar.
Ward 3	1 to 5	Nimboliadda, Lingampally, Old M.L.A. Quarters, Qutbiguda.
Ward 4	2, 4, 6, 8.	Gowliguda, Sultanbazar.
Ward 5	1 to 3 5 to 8	Koti, Jambagh, Troopbazar. Malakunta, Goshamahall, Agapura, Mangalhat, Kazani Hospital.
Ward 6	2 3	Part Chintalbasti &, Khairtabad. Punjugutta
Ward 7	1	Ameerpet
Ward 10	1, 4, 5	2nd Lancer, Humayun Nagar, Ahmednagar, Masab Tank, Chintalbasti Part.
Ward 11	1 to 4	Mallepally, Bazarghat, Niloufer Hospital Shantinagar
Ward 12	1	Mehdipatnam, Guddimalkapur, Asifnagar.
Ward 15	1 to 5 7 to 9	Afzalgunj, Begumbazar, Bus Depot, Osmanshani, Pheelkhana.

SECUNDERABAD DIVISION:

Ward IV	1 to 6	Chitrani Theatre/Hill Fort area
Ward V	1	James Sreet.
Ward VIII	2, 3, 4, 5, 6	Bansilalpet, Boiguda, Kavadiguda.
Ward IX	2 and 3	Regimental Bazar.
Ward X	1, 3, 5	Marredpally, Tukaram Gate, East Maredpally.
Ward XI	1 to 4	Sitapalmandi, Chilkalguda, Parsigutta.
Ward XII	1, 2, 5, 8 & 10	Lalapet, Lalaguda, Boudhanagar, Malkajgiri Municipality, Chandanagar, Lingampally, Kukatpally APHB Phase I & II, Kamalanagar and Khusaiguda

ANNEXURE II**LIST OF AREAS PROHIBITED FOR HIGH RISE BUILDINGS****A) IN MCH AREA (Except plots abutting 30 M and above roads – this condition will not be applicable to the areas mentioned at S.No.3 below)**

1. All Areas Mentioned in Annexure I.
2. Secunderabad Area **Ward Nos. I, II, III, IV** Complete.
3. Banjara Hills-Jubilee Hills Area and Areas **Ward No. 8 Blocks 1, 2 and 3 (Part)**.
4. **Ward Nos. 4, 5, 11, 14 and 15** Complete.
5. **Ward Nos. 1 and 7** Complete.

6. **Ward No. 3 Block No. 2, 3 and 4.**
7. Area around Charminar covered by **Ward Nos. 20, 21, 22 and 23 Complete.**
8. Falaknuma Area Covered by **Ward No. 19 Block No. 4.**
9. Golconda Fort Area covered by **Ward No. 9 Block Nos. 1, 2, 3, 4, 6, 8, 10 and 11.**
10. Asmangadh Area covered by **Ward No 16 Block No 2**

B) OUTSIDE MCH AREA

1. All Village Settlement Areas.
2. Areas Covered by G.O.Ms.No.111 MA, dated 08.03.1996 (Protection of Catchment areas of Osmansagar and Himayatsagar lakes)
3. 1 km from the Boundary of Proposed International Airport, Shamsabad.
4. 1 km from boundary of all Defense Airports and Defense Establishments.

ANNEXURE III**SKY SCRAPER ZONE**

The Minimum Height of High Rise Buildings permissible in this Zone is 12 floors (36 Metres) and above.

The Minimum Plot Size Is 4000 Sq M and the minimum approach road shall be 24 m

Areas permissible for Sky Scraper Zone:

- (I) All Along the Inner Ring Road outside present MCH limits.
- (II) Along River Musi outside present MCH limits.
- (III) Gachi Bowli – Raidurg – Khajaguda - Manikonda Area.
- (IV) South of International Airport – Mankhal - Bagh Mankhal – Harshagudem Area.
- (V) APHB Singapore Township – Rampally- Ghatkesar.
- (VI) Kollur – Edulanagupallii – Velimella – Nanakramguda - Gopanpalli Area.
- (VII) Nallagandla –Tellapur Area.
- (VIII) Miyapur - Aminpur – Sultanpur Area.
- (IX) All Sites Abutting Proposed 29 Radial Roads outside present MCH limits.
- (X) All along the Outer Ring Road up to a depth of 500 meters on either side in areas other than those covered in G.O.Ms.No.111 MA, dated 08.03.1996.
- (xi) 1 km radius from MMTS Stations located in areas other than in Annexure II.

S.P. Singh,
Secretary to Government.

Section Officer.

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department – Amendments to
Revised Common Building Rules, 2006 – Orders Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O. Ms.No.171

Dated: 19th April, 2006

Read the Following:-

1. G.O.Ms.No.86 MA&UD Department., dt:3.3.2006

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ORDER:

In the reference 1st read above, Revised Common Building Rules were issued which are applicable to the areas covered by Municipal Corporation of Hyderabad, Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and Buddha Purnima Project Authority.

After issue of above orders, the Builders Association, the Fire Service Department and various other bodies and organizations have given certain suggestions for making certain minor amendments to the said revised building rules so as to make these rules more clear, easy to comprehend, user-friendly, promoting various types of development and building activities, besides giving design freedom and choice with optimum usage of land on one hand, and reducing the trend of violations and un-authorized constructions on the other, without compromising on the community good.

After careful examination of all the suggestions made by the Builders Association, the Fire Service Department and other bodies and organizations, Government hereby issue the following notification amending the Revised Common building Rules, 2006 to the extent given below and the same will be published in Andhra Pradesh Extraordinary Gazette dated 20.4.2006.

A copy of this Order is available on the Internet and can be accessed at the address <http://apts.gov.in/apgos>.

NOTIFICATION
AMENDMENT TO G.O.Ms.No.86 MA, dt:3.3.2006

1. Rule 5 (g) of G.O.Ms.No.86 MA, dt:3.3.2006 shall be read as follows :
“In case of Banjara Hills, Jubilee-Hills area covered by Block 1 & 2, and part of Block No.3 of Ward No.8, Municipal Corporation of Hyderabad area, the building restrictions imposed vide GOMs.No.601 MA, dt:5.11.1988 read with GOMs.No.423 MA, dt:31.7.98 would be applicable. The set-backs and Parking requirements shall be as per these Rules in such areas”.
2. The foot note 1 of Table III under Rule 7 shall be read as follows :
“*Stilt parking floor permissible is exclusive of height of building upto 15 m height of stilt floor shall not exceed 3.0 mts.*”
3. Part of the Table III in (A) OLD CITY / CONGESTED AREAS [Category-I as given in Annexure-I] under plot range “Above 750 sq.mts.” shall read as follows:

Above 750	Stilt + Upto 2 Cellars allowed **	12	1.5	3.0	4.5	6.0	6	6
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And in (B) EXISTING AREAS / NEW DEVELOPMENT AREAS / LAYOUT AREAS (including Category-II *** of Annexure-I) under plot range “Above 750 & upto 1500” shall read as follows:

Above 750 & Upto 1500	Stilt + 2 Cellars allowed **	15	3.0	4.5	6.0	9.0	6	6
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4. Rule 7.1 (iii) shall be read as follows:
The set-backs are to be left after leaving the affected area of the plot / site, if any, for road widening. In respect of owners who surrender land affected in road widening free of cost under GOMs.No.483 MA dt:24.8.1998 would be eligible for concessions in set-backs other than the front set-back.
5. Rule 7.1 (viii) shall be read as follows:
“For all residential/institutional/industrial plots above 750 sq.mts. in addition to (vi) and (vii) above, 5% of the site area has to be developed as tot-lot /landscaped area and trees planted and maintained. Such organized open space could be in more than one location and shall be of a minimum width of 3 m”.
6. Rule 7.2 (v) shall be read as follows:
“The applicant / builder / developer may provide (optional) for solar water heating system in the building and solar lighting in the site for outdoor lighting within the site”.
7. Rule 9.2 shall be read as follows:
“The minimum size of plot for High Rise building shall be 2000 sq.mts. for buildings in the Skyscraper zone, High Rise buildings between 18 mts. to 36 mts. height shall not be permitted. Normal buildings below 18 mts. height would however be allowed”.
8. Rule 9.5 shall be read as follows:
“Every application to construct or reconstruct a High Rise building or alteration to existing High Rise building shall be made in the prescribed form and accompanied by detailed plans and floor plans of all floors, along with complete set of structural drawings and detailed specifications duly certified by a qualified structural engineer. Necessary prior No Objection Certificate shall be submitted from the Airport Authority (if applicable), and Directorate of Fire Services along with the application”.
9. Rule 9.9 (a) shall be read as follows:
“In every high rise building site, an organized open space shall be utilized as greenery, tot-lot or soft landscaping, etc. shall be provided over and above the mandatory open spaces to be left in and around the building. This space shall be at least 10% of total site area and shall be of a minimum width of 3 mts. This may be in one or more pockets”.
10. Rule 10.7(b) shall be read as follows:
“Common amenities and facilities like shopping center, community hall or center / club house etc., are required to be provided in up to 5% of the area and shall be planned and developed in cases where the units are above 100 in number and not be part of the residential blocks”.
11. Rule 10.8(e) shall be read as follows:
“*Height permissible* : 2 floor or 6mt. for plots upto 125 Sq.mts.
Ground + 2 floors for plots above 125 Sq.mts. for row houses”.

12. Rule 14(2) shall be read as follows:

“Upon surrendering such affected area, the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

OR

the owner shall be allowed to construct an extra floor with an equivalent builtup area for the area surrendered, subject to mandated public safety requirements.

OR

the owner shall be allowed to avail relaxations as per G.O.Ms.No.483, M.A., Dt:24.8.1998 (incentives to owners who surrender land affected in road widening free of cost) and concessions under this G.O. shall not be considered for the front setback or building line. In respect of High-Rise Buildings, the concessions in setbacks other than the front setback would be considered subject to maintaining a clear setback of 6mts. on remaining sides as required by the Fire Services Department”.

13. Rule 17 shall be read as follows:

CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:

- a. With a view to ensuring development of City Level Infrastructure facilities and levy of Impact Fees, buildings are categorized as follows:

Type I : Building up to height 15mt. excluding stilt parking floor.

Type II : Buildings of height above 15mts. (excluding stilt floor)

The City Level Infrastructure Impact Fees would be levied for Buildings under Type II above as follows:

?? First 15mts. or 5 floors (whichever is less) : No levy of Impact fee

?? For any additional floors or part thereof : at differential rates specified in Table below:

Occupancy / Use	Height of Building (in meters) and rate in Rs. per Sq.mts. of built up area			
	Above 15m & upto 21m	Above 21m & upto 30m	Above 30m & upto 50m	Above 50m
Residential	Municipal Corporation Areas			
	500	750	1500	3000
	Other areas of UDA Area			
Commercial, Offices, ITES	250	500	1000	2000
	Municipal Corporation Areas			
	1000	1500	2500	5000
Institutional, Educational & others (except Industrial Sheds)	Other areas of UDA Area			
	500	1000	2000	4000
	Municipal Corporation Areas			
	300	500	1000	2000
	Other areas of UDA Area			
	100	200	400	800

- (1) In MCH and CDA area Impact Fee shall be collected as per the above rates. In case of HADA area 50% of the above rates shall be levied while in respect of HUDA area i.e. other than MCH and CDA area 75% other above rates shall be levied.

- (2) Alternatively, the owner may be allowed to utilize TDR given in Rule 14 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the differential Impact fee for the proposed additional builtup area that is permissible under these Rules / Provisions. The Government may revise the above rates from time to time.
- (3) The above rates shall not be applicable for Government Departments and public agencies like Urban Development Authority, APIIC, Local Bodies and HMWS&SB.
- (4) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the concerned sanctioning authority and 50 utilised for development of infrastructure in the area. In Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund utilized accordingly.
- (5) The Premium on F.A.R. charges leviable in CDA area is dispensed with.]

(14) Rule 19(b) shall be read as follows:
 “No fees and charges would be levied for parking spaces provided in any floor”.

(15) Rule 20(a) shall be read as follows:

“The owner and builder / developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion. In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations”.

(16) Rule 20(c), shall be read as follows:

“The owner is required to hand over the ground floor area or first floor or the second floor area, as the case may be, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released and the owner shall be allowed to commence the construction.

The system of taking a Security Deposit is dispensed with.

?? However, in respect of gated development schemes like row houses / independent houses / cluster housing / residential enclaves, 5% of the Units shall be handed over to sanctioning authority.

?? Individual buildings in plots upto 200Sq.mts. height up to 6mts. and industrial buildings are exempted from the above condition.

(17) Rule 21(i) shall be read as follows:

“Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building for any purpose

unless such building has been granted an Occupancy Certificate by the Sanctioning Authority. Partial Occupancy Certificate may be considered by the sanctioning authority on merits i.e. flats / units or area within a Complex which have fulfilled all the requirements in addition to basic facilities like lifts, water supply, sanitation, drainage, roads, common lighting, etc.

However, in respect of individual buildings in plots upto 200 Sq.mts. with height upto 6mts. and industrial buildings obtaining Occupancy Certificate is optional.

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

T. Chatterjee,
Principal Secretary to Government

To

The Commissioner, Printing, Stationary and Stores, Purchase, Hyderabad.

(with a request to public in the extraordinary Gazette of AP on 4.3.06 and furnish 1000 copies to Government).

The Commissioner, Municipal Corporation of Hyderabad, Hyderabad.

The Vice Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Vice Chairman, Cyberabad Development Authority, Hyderabad.

The Vice Chairman, Hyderabad Airport Development Authority, Hyderabad.

The Vice Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

All Departments of Secretariat.

All Heads of Department.

The Director General, Fire Services, Hyderabad.

The Chairman and Managing Director, APTRANSCO, Hyderabad.

The Managing Director, HMWS&SB, Hyderabad.

The Managing Director, APIIC, Hyderabad.

The Engineer-in-Chief (Public Health), Hyderabad.

The Commissioner, L.B. Nagar / Kukatpally / Malkajgiri / Kapra / Uppal Kalan /
Qutubullapur / Alwal / Rajendranagar / Serilingampally / Gaddiannaram /
Ramachandranpuram / Patancheru.

The Commissioner and I.G. of Registration and Stamps, Hyderabad.

The Managing Director, A.P.Housing Board, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

The District Collector, Ranga Reddy District, Hyderabad.

The District Collector, Medak District, Sangareddy.

Copy to:

The Special Secretary to Hon'ble Chief Minister.

The P.S. to M (MA & UD).

The P.S. to Secretary to Government, MA. & UD.

Sf/Sc

//Forwarded By Order //

Section Officer

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department- Hyderabad Revised Building Rules, 2006 – Certain amendments – Orders –Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.623

Dated:1-12-2006.

Read the following:

1. G.O.M.S.No. 86 M.A&U.D(M1)Dept Dt.3-3-2006
2. G.O.M.S.No. 171 M.A&U.D(M1) Dept. Dt.19-4-2006.
3. From the C/MCH Lr.No. 516/TPS/MCH/SD/B4/2006/279 Dt.28-9-2006.
4. From the VC HUDA Lr.No. 5420/CDA/H/Misc/2006 Dt.18-10-2006
5. Representation of the A.P. Builders Forum Dt. 9-8-2006.
6. Representation from the Greater Hyderabad Builders Federation Dt.31-8-2006
7. Representation from the APREDA Dt.19-9-2006, and others.

* * *

ORDER:

In the reference 1st and 2nd read above Hyderabad Revised Building Rules, 2006 were issued and after issue of the said orders number of representations have been received from Vice Chairman, Hyderabad Urban Development Authority, Commissioner, Municipal Corporation of Hyderabad and from individuals, professional bodies, builder's associations requesting the Government to make certain amendments to the said rules to make them user friendly for better implementation. After careful consideration of the matter Government here by issue the following notification amending certain provisions of said Hyderabad Revised Building Rules 2006 and the same shall be published in the Andhra Pradesh Extraordinary Gazettee dt. 4.12.2006:

NOTIFICATION

In exercise of the powers conferred under sub-section (1) of section 585 of the Hyderabad Municipal corporation Act, 1955 and sub-section (2) of Section 58 of AP Urban areas (Development) Act, 1975, the Governor of Andhra Pradesh hereby issue the following amendments to the Hyderabad Revised Building Rules 2006.

AMENDMENTS

Amendment 1:

In the Table II to Rule 6, after B4 (iii) the following shall be added namely:

- iv) **In case of existing areas not covered in Annexure-I and sites not covered in road widening, building approvals in interstitial sites may be considered by the sanctioning authority with reasons to be recorded in writing and with the following height restrictions:**

Residential Buildings – maximum permissible upto 10m height

Non-residential buildings and mixed occupancies – maximum permissible up to 12 m height;

And after setting back the building 4.5 m from the center line of such existing road/lane, the minimum setbacks on remaining sides shall be as per Table III.”

Amendment 2.

The Table III in Rule 7.1 of GOMs No. 86 MA dated 3.3.2006 shall be substituted with the following Table and foot note namely:

P.T.O

TABLE III
PERMISSIBLE HEIGHT & SETBACKS FOR NON-HIGH RISE BUILDINGS

Sl No	Plot Size (in sq m)	Parking provision	Height permissible (in m)	Building line or minimum front setback (in m) to be left					Minimum setbacks on remaining sides (in m)
				Abutting road width					
				Upto 12 m	Above 12 m & upto 18 m	Above 18 m & upto 24 m	Above 24 m & upto 30 m	Above 30 m	
1	2	4	3	5	6	7	8	9	10
1	Less than 100	-	7	1.5	4	5	6	7.5	-
2	100 & upto 200	-	10	3	4	5	6	7.5	1.0
3	Above 200 & upto 300	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	1.0
			Upto 10	3	4	5	6	7.5	1.5
4	Above 300 & upto 400	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	1.5
			Upto 12	3	4	5	6	7.5	2.0
5	Above 400 & upto 500	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.0
			Upto 12	3	4	5	6	7.5	2.5
6	Above 500 & upto 750	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.5
			Upto 12	3	4	5	6	7.5	3.0
			Below 15	3	4	5	6	7.5	3.5
7	Above 750 & upto 1000	Stilt parking + One Cellar floor allowed	Upto 7	3	4	5	6	7.5	3.0
			Upto 12	3	4	5	6	7.5	3.5
			Below 15	3	4	5	6	7.5	4
8	Above 1000 & upto 1500	Stilt parking + 2 Cellar floors allowed	Upto 7	3	4	5	6	7.5	3.5
			Upto 12	3	4	5	6	7.5	4
			Below 15	3	4	5	6	7.5	5
			Below 18*	3	4	5	6	7.5	6
9	Above 1500 & upto 2500	Stilt parking + 2 Cellar floors allowed	Upto 7	3	4	5	6	7.5	4
			Below 15	3	4	5	6	7.5	5
			Below 18*	3	4	5	6	7.5	6

(Contd P3)

10	Above 2500	Stilt parking+ 2 or more Cellar floors allowed	Upto 7	3	4	5	6	7.5	5
			Below 15	3	4	5	6	7.5	6
			Below 18*	3	4	5	6	7.5	7

Subject to the following conditions:

- a) Buildings of height above 15 m and below 18 m in SI Nos 8, 9 and 10 above, shall be permitted only if such plots about roads of 12m minimum (40 ft.) width .
- b) Stilt parking floor permissible is exclusive of height of building up to 15 m. Height of stilt floor shall not exceed 3.0 m. In case of parking floors where mechanical system and lift are provided, height of such parking floor upto 4.0 m could be considered.
- c) Wherever cellars are permissible, these are excluded from height of Building
- d) No Balcony projection shall be allowed to extend onto the minimum setbacks. These if provided, shall be within the minimum setback required to be left. However, a portico without access to the top may be considered in the front open space.
- e) In case of SI Nos 4 to 10 of above Table, stepped type buildings or incremental type buildings may be allowed only in respect of individual residential or educational/institutional buildings and such incremental development would be considered only after a minimum time period of 5 years.
- f) As per the provisions of the AP Fire Service Act, 1999, commercial buildings of height 15 m and above, and buildings of public congregation like schools, cinema theatres, function halls and other assembly buildings on plot area of 500 sq m and above or of height above 6 m are required to obtain prior clearance from Fire Department from fire safety point of view.
- g) For the purpose of these Rules, the following conversion from M.K.S. and F.P.S. system shall be reckoned:
 - (i) 3m = 10 ft (ii) 6m = 20 ft (iii) 7.5 m = 25 ft (iv) 9 m = 30 ft (v) 12 m= 40 ft (vi) 15 m = 50 ft (vii) 18 m = 60 ft (viii) 24 m = 80 ft (ix) 30m = 100 ft (x) 45 m= 150 ft (xi) 60 m = 200 ft.”

Amendment 3:

In Rule 7.1 (xiv) the following shall be inserted after the words “ For narrow plots” namely

“ where the length is atleast 4 times the width of the plot ”

Amendment No.4:

In Rule 7.1 (v) the following shall be inserted after the words “ no side shall” namely :

“ be less than 1.5 m in case of buildings of height up to 12 m and in case of buildings of height above 12 m no side shall”

(Contd P4)

Amendment No.5

After Rule 7.1(xvi)the following shall be added namely :

“ (xvii) Where all the owners of sites along an abutting road come forward for widening of the road by undertaking preparation of a Road Development Plan which would improve circulation in the area and duly approved by the competent authority, and by leaving the area affected in the widening of such road free of cost and implement it within one year, then higher height of the corresponding widened road width would be considered for such sites.”

Amendment No.6.

After Rule 7.2 the following proviso shall be added namely:

a). “PROVISION OF JOINT OPEN SPACE IN CERTAIN CASES

With a view to facilitating fire and emergency operations in a building site and adjoining sites, the Fire Service Department, in addition to the minimum setbacks to be left, may insist on the owner for providing Joint Open space between the proposed site and adjoining sites for mutual use during fire and emergencies. The Joint open space shall be reckoned from building edge to building edge (inclusive of any type of projections). Such Joint open space shall not be less than 6m in respect of non-high rise buildings and not less than 9m in respect of high-rise buildings.

Such Joint open space shall be kept unobstructed and open to sky and no permanent compound wall of masonry or civil construction would be allowed. The compound wall, if any, shall be of fencing type or collapsible type. The greenery and landscaping shall be of soft type with lawns, grass, creepers and climbers and shrubs variety of plants and mountable in cases of emergencies. The Joint open spaces shall be maintained to the satisfaction of the Fire Service Department.

Clearance would be considered only after the builder/Developer/Owners provide an Undertaking to this effect”.

Amendment No.7:

The following shall be added after Rule 9.2 namely:

“In respect of sites proposed for high rise buildings and affected in road widening where there is shortfall of the net plot size, up to 10% of such shortfall in net plot area would be considered with the proposed height and corresponding minimum all round setbacks”.

Amendment 8:

Rule 9.8 (a) shall be substituted as following namely :

- (a) “At ground level : **minimum 9 m all round open
space for the first five floors”**

Amendment 9:

In Rule 9.10 (ii) the following shall be inserted after the words “ and a licensed structural engineer” namely :

“and a fire engineer/fire consultant”

Amendment 10:

After Rule 9.10 (vii), the following shall be added namely:

“The designs and installations regarding fire protection and safety measures including exit requirements and smoke containment and smoke management measures shall be undertaken through a fire engineer/fire consultant.”

Amendment 11:

The Table V of Rule 10.7(a) shall be substituted as follows, namely:

Height of building block	Distance to be maintained from periphery to building block	Distance between two blocks
Upto 10 m	3 m	2 m
Above 10 m & upto 12 m	4 m	3 m
Above 12 m & below 18 m	6 m	6 m
Above 18 m	As per around setbacks required under High Rise Buildings given in Table IV	

and subject to the following conditions:

- Stilt parking floor permissible is exclusive of height of building below 15 m. Height of stilt floor shall not exceed 3.0 m.
- Wherever Cellars are permissible these are excluded from height of Building.
- No Balcony projection shall be allowed to extend onto the minimum distances to be maintained & other open spaces. “

Amendment 12:

In Rule 10.10 (f) after the words “ as per Table III” the following shall be added namely : **“Semi-detached buildings may also be allowed. The height of such buildings shall not exceed 10 m. The setbacks shall be as per Table III”**

Amendment 13:

After Rule 12 (iii) C, the following shall be added namely :

“These shall be so located so that they do not hinder the fire safety measures and operations”.

Amendment 14:

Rule 14(2) shall be substituted as follows namely:

“Upon surrendering such affected area the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below

OR

The owner shall be allowed to construct an extra floor with an equivalent built area for the area surrendered subject to mandated public safety requirements

OR

The owner shall be allowed to avail relaxations as per GOMs No. 483 MA&U.D Deptt. Dt 24.8.1998 (incentives to owners who surrender land affected in road widening free of cost) and concessions in setbacks including the front setback (subject to ensuring a building line

of 6m in respect of roads 30 m and above, 3 m in respect of roads 18 m and below 30 mts and 2 m in respect of roads less than 18 m). The concessions shall be considered at the level of Commissioner, MCH in respect of cases falling in MCH area, and at the level of Vice-Chairman the UDA in respect of cases falling in non-MCH area of the UDA area.”

Amendment 15:

In Rule 20 (c) The first sentence of Rule 20 (c) shall be substituted as follows, namely:

“The owner is required to hand over the ground floor area or first floor or the second floor area, as the case may be, or 10% of the total built-up area, whichever is less, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site”.

Amendment 16:

In Rule 20(c), for the words “Individual buildings in plots upto 200 sq m with height upto 6m” the following shall be substituted namely:

“Individual buildings in plots upto 300 sq m with height upto 6m”

Amendment 17:

In Rule 21 (v) for the words “in the absence of Occupation Certificate for such buildings” the following words shall be substituted namely:

“till such time Occupation Certificate is produced. This condition shall also be applicable to all unauthorized constructions and buildings constructed without sanctioned building plan.”

Amendment 18:

In Rule 24 (e) for the words “warned in the first instance and in the second instance, this” the following shall be substituted namely:– **“ black-listed and this”**

A copy of this order is available on the internet and can be accessed at the address [“aponline.gov.in”](http://aponline.gov.in) .

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

**S.P. SINGH
SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad
(With a request to publish in the extraordinary Gazette of A.P Dated: 04-12-2006 and furnish 1000 copies to Government)

The Commissioner, Municipal Corporation of Hyderabad.

The Vice Chairman, Hyderabad Urban Development Authority.

The Vice Chairman, Cyderabad Urban Development Authority.

The Vice Chairman, Hyderabad Airport Urban Development Authority.

The Vice Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

All Departments of Secretariat.

All Heads of Departments.

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

The Managing Director, H.M.W.S.&S.B.,Hyderabad.

The Managing Director, A.P.I.I.C., Hyderabad.

The Engineer-in-Chief(Public Health), Hyderabad.

The Commissioner & I.G.Registration & Stamps, Hyderabad.

(Contd P 7)

The Managing Director, A.P.Housing Board, Hyderabad.
The District Collector, Hyderabad District, Hyderabad.
The District Collector, Rangareddy District, Hyderabad.
The District Collector, Medak District, Hyderabad.
The Commissioners of L.B.Nagar/Kukatpally/Malkajgiri/Kapra/Uppal Kalan/Quatubillahpur/Alwal /
Rajendranagar / Serilingampally /Gaddiannaram/Ramachandrapuram / Patancheru.

Copy to:

The Special Secretary to Hon'ble Chief Minister.
The P.S. to M (MA&UD).
The P.S. to Secretary to Govt., MA&UD Deptt.
SF/SC

FORWARDED // BY ORDER

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Urban Development Authority – Extensive Modification to the Master Plan of Hyderabad Urban Development Authority Area (excluding the erstwhile MCH area and the newly extended area of HUDA) – Approved– Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 288

Dated: 3rd April 2008
Read the following:

1. G.O.Ms.No.391, MA dated: 23-06-1980.
2. G.O.Ms.No.353, MA dated: 30-05-1980.
3. G.O.Ms.No.209, MA dated: 25-04-1984.
4. G.O.Ms.No.412 MA dated: 05-08-1986.
5. G.O.Ms.No.96 MA dated: 03-03-1989.
6. G.O.Ms.No.97 MA dated: 03-03-1989.
7. G.O.Ms.No.156 MA dated: 27-03-1989.
8. G.O.Ms.No.160, MA dated: 28-03-1989.
9. G.O.Ms.No.321 MA dated:10-06-1994.
10. G.O.Ms.No.362 MA dated: 06-07-1994.
11. G.O.Ms.No.386 MA dated: 25-07-1994.
12. G.O.Ms.No.479, MA dated: 02-09-1994.
13. G.O.Ms.No.22 MA & UD dept. dated: 22-01-2003
14. From Vice-Chairman, Hyderabad Urban Development Authority, D.O. Letter No.11109/P/H/RMP/02 dated:19-04-2005.
15. From Vice Chairman, Hyderabad Urban Development Authority, Letter No.11109/H/RMP/02, dated: 22-07-2006.
16. From Vice Chairman, Hyderabad Urban Development Authority, Letter No. 11109/H/RMP/2002 dt.11-12-2006.
17. Govt. Memo No.9225/I₁/2005, dated: 26-05-2007.

The appended notification shall be published in the extraordinary issue of the A.P. Gazette dated: 04-04-2008

2. The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad is requested to supply 100 copies to the Government.

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

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing Stationery & Stores Purchase Hyderabad.

The Vice Chairman, Hyderabad Urban Development Authority, Hyderabad.

Copy to:

The Revenue Department.

The Industries & Commerce Department.

The Environment, Forest, Science & Technology Department.

The Panchayati Raj & Rural Development Department.

The Transport Roads & Building Department.

The Law (A) Department.

The Commissioner, GHMC, Hyderabad.

The Commissioner & Director of Municipal Administration, A.P., Hyderabad.

The Director of Town and Country Planning, A.P., Hyderabad.

The Managing Director, HMWS&SB, Hyderabad.
 The Collector, Ranga Reddy District, Hyderabad.
 The Collector, Hyderabad District, Hyderabad.
 The Collector, Medak district
 The P.S to Special Secretary to Chief Minister.
 The P.S. to M (MA & UD)
 The P.S. to Chief Secretary to Government.
 Sf/sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX NOTIFICATION

Whereas the Master Plan and 18 Zonal Development Plans for Non-MCH area of Hyderabad Urban Development Authority Area were approved by the Government in G.O.Ms.No. 391, MA, dated: 23-06-80, G.O.Ms.No. 353, MA, dated: 30-05-80, G.O.Ms.No. 209, MA, dated: 25-04-84, G.O.Ms.No. 96, MA, dated: 03-03-89, G.O.Ms.No. 97, MA, dated: 03-03-89, G.O.Ms.No. 156, MA, dated: 27-03-89, G.O.Ms.No. 160, MA, dated: 28-03-89, G.O.Ms.No. 321, MA, dated: 10-06-94, G.O.Ms.No. 362, MA, dated: 06-07-94, G.O.Ms.No. 386, MA, dated: 25-07-94 and G.O.Ms.No. 479, MA, dated: 02-09-94;

2. And whereas Government, after reviewing the above Master Plan and Zonal Development Plans, considered that the above plans needed overall modifications in the form of Revised Master Plan for the entire Hyderabad Urban Development Authority area. Therefore, Government after careful examination of the matter have proposed to make extensive modifications to the above said Master Plan and Zonal Development Plans in the form of overall modifications to the above said Master Plan / Zonal Development Plans as provided under section 12 (2) of the Andhra Pradesh Urban Areas (Development) Act, 1975;

3. And whereas Government, while exercising the powers conferred under section 56 (2) of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-1 of 1975), issued orders in G.O.Ms.No.22 MA & UD Department, dated.22.01.2003 delegating the powers to Vice Chairman, Hyderabad Urban Development Authority to prepare the revised Master Plan in the form of an overall modification to the Master Plan and Zonal Development Plans and publish the same for inviting the objections and suggestions from the public;

4. And whereas, in pursuance of the above orders, the Vice Chairman, Hyderabad Urban Development Authority has prepared the Draft Revised Master Plan comprising of 18 Zones covering the Non-MCH area of Hyderabad Urban Development Authority jurisdiction (i.e., excluding the erstwhile MCH area and newly extended HUDA areas the plans for which are being taken up separately by HUDA) along with the Land Use Zoning, Building & Layout Regulations and published the same in News Papers inviting objections and suggestions from the Public. After examining and considering the objections and suggestions received from public on the proposed Draft Revised Master Plan, the Vice Chairman, Hyderabad Urban Development Authority, vide his letter Nos. 11109/P/H/RMP/02, dated: 19-04-2005, 11109/H/RMP/02, Dated: 22-07-06 and 11109/H/RMP/2002, dated: 11-12-06 has submitted the comprehensive Revised Draft Master Plan along with the Land Use Zoning, Building & Layout Regulations for approval of the Government.

5. And whereas, after examining the above draft Master Plan comprising of 18 Zones, Government have directed the VC-HUDA to make certain modifications / incorporations in the draft revised Master Plan like (i) to delete multiple use zone proposed in the areas covered by the G.O.Ms.No. 111 MA dated 08-03-1996; (ii) to incorporate the areas identified for 22 proposed Satellite Townships along and around the proposed Outer Ring Road; (iii) to earmark High-rise development zone along the MMTS / MRTS corridors; (iv) to demarcate 10 proposed routes of MRTS with clear Right of Way; (v) to delineate specific areas as Sky Craper Zone as envisaged in the G.O.Ms.No.86, dated: 03.03.2006; (vi) to remove the Solid Waste Disposal sites which do not conform to the Government of India guidelines; (vii) to incorporate the Outer Ring Road alignment; and (viii) recent modifications made by the Government in the Master Plan/ Zonal Development Plans and submit the same to Government for approval. Accordingly, the V.C., HUDA has submitted the draft Master Plan to the Government for approval.

6. And whereas Government, after careful consideration of the matter, have proposed to approve the above Revised Draft Master Plan which is an extensive modification to the present Master Plan / Zonal Development Plans which were approved as given in para (1) above along with Land Use Zoning, Building & Layout Regulations, as submitted by Hyderabad Urban Development Authority, in exercise of the powers conferred under section 12 (2) of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13-A of the Urban Development Authority (Hyderabad) Rules, 1977;

7. And whereas, since the above modifications were extensive and major in nature, and there was considerable time gap from the date of first notification issued by the HUDA, Government have decided to issue a fresh notification inviting objections / suggestions on the draft revised Master Plan and Land Use Zoning, Building & Layout Regulations.

8. Accordingly, a notification has been published in the Extraordinary issue of A.P. Gazette dated.31.05.2007 as required under sub-section (3) of section 12 of Andhra Pradesh Urban Area (Development) Act, 1975 inviting objections and suggestions on the above Draft Revised Master Plan comprising of 18 Zonal segments and the Land Use Zoning, Building & Layout Regulations for non-MCH area of Hyderabad Urban Development Authority jurisdiction (excluding the erstwhile MCH area and the newly extended area of Hyderabad Urban Development Authority).

9. In response to the above notification, a number of objections / suggestions have been received from the public and various institutions and organizations with regard to certain land uses, road widths and road alignments along with some general suggestions on improving the quality of Draft Master Plan.

10. And whereas Government, after careful examination of the objections and suggestions received, decided to make certain modifications to the said notified Draft Revised Master Plan comprising of 18 Zonal Segments as shown in the Annexure – II to this order. Further, since new buildings byelaws as applicable to HUDA areas issued in G.O.Ms.No. 86, MA&UD (M) Deptt, dated: 03-03-2006 have removed height restrictions in buildings, the proposed High Rise and Sky-scraper zones have been omitted and lands earmarked for these zones shall be restored to their earlier uses as suggested prior to earmarking these for the High Rise and Sky-scraper zones.

11. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 12 of A.P. Urban Areas (Development) Act, 1975 (Act-1 of 1975), Government hereby approve the Revised Master Plan comprising of 18 Zonal Segments covering the Non-MCH area of HUDA (excluding the erstwhile MCH Area and the newly extended area of HUDA) along with the Land Use Zoning, Building and Layout Regulations specified in Annexure – I to this order with the modifications specified in Annexure – II to this order and also all the change of land uses and road alignments ordered by Government from time to time in the interregnum period.

12. The Land Use Plans, Zoning and layout regulations and copy of Report can be seen in the Office of the Vice-Chairman, HUDA during the office hours till such time these are printed and made available for General Public.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

ANNEXURE-I
(G.O. Ms. No. 288, MA &UD (I₁) Department, Dated: 3-4-2008)

LAND USE ZONING, BUILDING AND LAYOUT REGULATIONS

I. LAND USE ZONING REGULATIONS

The Land Use Zoning Regulations contain the following classification of land uses:

- 1) **RESIDENTIAL ZONE**
- 2) **COMMERCIAL ZONE**
 RETAIL
 WHOLESALE
- 3) **MANUFACTURING ZONE**
- 4) **PUBLIC AND SEMI-PUBLIC ZONE**
- 5) **MULTIPLE USE ZONE**
- 6) **PUBLIC UTILITIES**
- 7) **OPEN SPACE ZONE**
- 8) **CONSERVATION ZONE**
- 9) **FORESTS**
- 10) **WATER BODIES**
- 11) **SPECIAL RESERVATIONS**
 HERITAGE BUILDINGS AND AREAS
 MILITARY LANDS
 OTHERS
- 12) **TRANSPORTATION AND COMMUNICATION ZONE**
 ROADS
 RAILWAYS
 AIRPORTS
 BUS DEPOTS AND TRUCK TERMINALS

Uses permitted and prohibited in different categories of land use zones are described against each. The uses are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate locations by the HUDA Board and shall be subject to such restrictions and conditions as may be imposed.

1. RESIDENTIAL ZONE.

SL. NO	CATEGORY	USES PERMITTED on all locations	USES PROHIBITED
		I	II
1	RESIDENTIAL	- All types of residential buildings - hostels & boarding houses - Group housing / Apartment Complexes	heavy, large and extensive industries: obnoxious and hazardous industries

		• police posts • colleges • fire stations	warehousing
		• schools	
		• guest houses • research institutes	storage godowns of perishables, hazardous and inflammable goods
		• convenience shopping • night shelters	workshops for buses etc.
		• doctors clinics and dispensaries • dharamshalas	slaughter-housing
		• health facilities with not more than 20 beds • petrol pumps	wholesale mandis
		• professional offices • motor vehicle repairing workshops/garages	hospitals treating contagious and infectious diseases
		• other educational buildings other than professional colleges/institutions • hotels on plots of above 2000 sq.meters and abutting road of minimum width of 18 meters	Sewage treatment plant/disposal work
		• community centres	water treatment plant
		• auditoriums • foreign missions	solid waste dumping yards
		• religious premises • function halls on plots above 3000 sq.meters and abutting road of minimum 18 meters width	outdoor games stadium
		• weekly markets • bakeries and confectioneries	indoor games stadium
		• library • auditoriums • gymnasium	shooting range
			zoological garden
		• parks/totlots • Electronic printing press • plant nursery • technical training centre • bus depots without workshop • yoga centres/health clinics • cinema halls on plots above 3000 sq.meters and abutting road of minimum 18 meters width	botanical garden
			international conference centre
			Courts of law
			Reformatory
		• exhibition and art gallery • retail shopping centres • banks	storage of gas cylinders
			All other uses not mentioned in Col I

		- transit visitors camp - police stations - municipal, state and central government offices - taxi stand/three wheeler stands - burial-grounds/ Cremation ground	
		- electrical distribution station - water pumping station - post offices - games facilities of local nature both indoor and outdoor	
		- public utilities and buildings except service and storage yards - clubs - computer software units /IT Enabled Services - restaurants/eating places - Showroom for sale & distribution of LPGas	
		- customary home occupation/household units - Bus stands	

2. COMMERCIAL ZONE

SL. No.	CATEGORY	USES PERMITTED	USES PROHIBITED
		I	II
	COMMER-CIAL ZONE-Retail and Wholesale	- retail shops and retail shopping centers, Shopping Malls - offices - hotels - banks - function halls on plots of minimum 3000 sqr mtrs and abutting road width of minimum 18 meters - stock exchange/financial institution - cinema halls and multiplexes - bakeries and confectionaries - health facilities with maximum 200 beds - guest houses - wholesale trade/markets - restaurants - godowns and warehousing - repair garages - weekly market	- hazardous and extractive industrial units - hospitals/research laboratories treating contagious diseases - poultry farms/ dairy farms - slaughter-houses - sewage treatment/disposal sites - storage of perishable and inflammable commodities - reformatory - all activities which cause nuisance and are noxious and obnoxious

		• non polluting non-obnoxious light industries • petrol pumps • timber yards • hostel/boarding houses • bus and truck depots • colleges • gas installation and gas works • all health facilities • polytechnic and higher technical institutes • religious places • junk yards • post offices • water treatment plant • multistoried parking complexes • railway yards/stations • research/training institute • sports/stadium and public utility installation • service centres/garages/workshops • religious buildings • weekly / informal markets • all residential uses • library • conference centers • parks/open space • courts • museum • sports and related facilities • police stations/posts • Fire Station • clubs • taxi stand/three wheeler stands • parking sites • telephone exchange • research institutions • computer software units /IT Enabled Services	in nature
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Note : Special Commercial Zones Along All Highways, Ring Roads, Radial Roads And Expressways (Upto a depth of 90 M after proposed Right of Way of road) wherever Indicated on the plan; are conditional. These can be used subject to the following conditions:

- (i) Free handing over of land to local body/authority for widening of the road up to the proposed width.
- (ii) Construction of service road
- (iii) Access from property to road only through service road.
- (iv) Conformity with provisions of Hyderabad Revised Building Rules, 2006

3. MANUFACTURING ZONE.

SL NO	CATEGORY	USES PERMITTED	USES PROHIBITED
		I	II
	MANUFACTURING ZONE	• all kinds of industries • Residential buildings for essential staff and for watch and ward • obnoxious and hazardous industries except storage of perishable and inflammable goods • public utilities • junkyards • parking of vehicles • sports/stadium/playgrounds • loading and unloading spaces • sewage disposal works • warehousing • electric power plants • storage and depot of non-perishable and non-inflammable commodities and incidental use • service stations & repair garages • cold storage and ice factory • cemeteries • gas godowns, godowns & warehousing • government/semi-government/private business offices • bus terminal • banks and financial institutions • bus depot and workshop • helipads • wholesale business establishments • religious buildings • taxi stands • parks and playgrounds • gas installations and gas works • health facilities incidental to main uses • animal racing or riding stables • restaurants • workshops/garages • computer software units /IT Enabled Services. • dairy and farming	• Residential dwellings other than those essential for operational and watch and ward staff • schools and colleges • hotels • All other uses not mentioned in Col I

4. PUBLIC AND SEMIPUBLIC ZONE.

SI. No.	CATEGORY	USES PERMITTED	USES PROHIBITED
		I	II
	PUBLIC AND SEMI-PUBLIC ZONE	• offices • universities and specialised educational institutions • residential plotted or group housing for staff / employees as incidental to the main use • colleges • open air theatre • schools • clubs • research and development centres • guest house • social and welfare centres • bank • libraries • museum • hospitals • hostels • health/primary centres • water supply installations • dispensaries • sewage disposal works • clinics and laboratories • service stations • social and cultural institutions • railway stations/yards • religious buildings/centres • polytechnics • conference halls • cultural and religious buildings • community halls • bus/truck terminals • dharam shala • warehouses/storage godowns • museums/art galleries • helipads • exhibition centres • retail shopping centres • auditoriums • cinema halls/Multiplexes • police station/police posts • hotels on plots • jails • fire stations/fire posts • function halls, • burial grounds/ cemeteries/ cremation grounds • public utilities and buildings	heavy, extensive and other obnoxious and hazardous industries slaughter houses junk yards wholesale markets dairy and poultry farms farm houses workshops for servicing and repairs processing and sale of farm products and uses not specifically permitted herein All other uses not mentioned in Col I

		• petrol pumps • L P Gas godowns • post offices • bus and railway passenger terminals • monuments • radio transmitter and wireless stations • telecommunication centre • telephone exchange • computer software units /IT Enabled Services on independent plots of more than 1000 sq.mt size.	
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5. MULTIPLE USE ZONE.

SL. NO	land use categories	USES PERMISSIBLE	USES PROHIBITED
		I	II
	MULTIPLE USE ZONE	All activities except Industries	All other types of industries
		Computer software and Hardware units	
		function halls	
		cinema halls	
		hotels	

6. PUBLIC UTILITIES

S L. NO	land use category	USES PERMITTED	USES PROHIBITED
	PUBLIC UTILITIES	Water supply, drainage, storm water, solid waste disposal, electricity, communication systems and related installations, Parking lots, Public utility buildings	any other use other than the specific reservation.

7. OPEN SPACE ZONE

Sl. No.	land use category	USES PERMITTED	USES PROHIBITED
		I	III
	OPEN SPACE ZONE	• Regional parks • local parks • Building and structures ancillary to use permitted in open spaces and parks	Any building or structure which is not required for open air recreation dwelling units except for watch and ward

		subject to the total ground coverage not exceeding 2% • playgrounds • commercial use of transit nature like circus • children traffic parks • camping grounds • botanical/zoological garden • restaurants as part of sports, recreational outdoor facilities not exceeding 5% ground coverage	
		• picnic huts with built up area not exceeding 2% • open air cinemas/auditoria • bird sanctuary • outdoor sports stadiums • holiday resorts with ground coverage not exceeding 2% • shooting range • sports training centres • specialised parks/maidans for multi-use • swimming pools with built up areas not exceeding 2% of total area • public & institutional libraries with total built up area not exceeding 2% of total site	
Note: On sites specifically indicated as parks, playgrounds or Green Belt Project, no other activity except the specified use shall be allowed			

8. CONSERVATION ZONE

SL. NO	land use categories	USES PERMITTED	USES PROHIBITED
		I	II
	CONSERVATION ZONE	• agriculture • horticulture, floriculture, forestry • sewage disposal works and public utility facilities • poultry and dairy farm • electric power plant • agro based cottage industries without use of power • quarrying • storage, processing and sale of farm produce • petrol and other fuel filling stations • public utilities • Dwellings and ancillary	Residential use except those ancillary uses permitted in agricultural use zone subject to 2% ground coverage The activities mentioned in Col I are not allowed in the prohibited areas mentioned in G.O.Ms. 111 MA dt.8-3-1996

		buildings for the people engaged in the farm (rural settlement) subject to a maximum height of 7 meters and maximum ground coverage of 10% with minimum land extent of one acre. • milk chilling stations and pasteurisation plants • Transport and communication facilities • Village settlement expansion	
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9. FORESTS ZONE

- (i) This zone indicates all Reserved Forests as notified by the Forest Department
- (ii) No activity other than forest is permitted in this zone unless expressly allowed by the Forest Department.

10. WATER BODIES.

Water Bodies Zone generally indicates all existing water bodies, rivers, streams, lakes, tanks and kuntas as indicated in the topographical sheets published by the Survey of India, the State Irrigation Department or revenue or other competent authorities. The boundary of the water bodies relate to the Full Tank Level as indicated in relevant maps, covering both perennial and non perennial parts when such distinction exists.

In Water Body Zone no construction is permitted in the water-spread and the buffer belt of minimum 30 meters around the FTL. The only exception is fishing, boating, and picnics along the banks provided that only construction allowed is open to sky jetties for boating, platforms for fishing and rain shelters and snack bars each not exceeding 10 sqm in area and not exceeding four in numbers around one water body.

11. SPECIAL RESERVATIONS.

(i) HERITAGE BUILDINGS AND AREAS

- a) Heritage Buildings and areas shall indicate the location of notified Heritage Buildings and will indicate the boundaries of notified Heritage Precincts.
- b) In Heritage Buildings and Heritage Precincts, it is necessary to obtain specific clearance from HUDA, after consultation by Heritage Conservation Committee before undertaking certain kinds of development and redevelopment as specified by the Government or issued as specific guidelines. Special exemption from land use controls are allowed subject to approval from the Government in the interest of conservation of the Heritage Buildings.
- c) The Heritage Regulations issued vide GOMs No. 542, MA dated 14-12-1995 and other relevant orders/amendments issued by the Government from time to time shall be applicable.

(ii) MILITARY LANDS.

Military Lands are lands under occupation of the Defense Services or otherwise earmarked for defense services. These can not be put to other uses. The areas covered by Defense lands and certain adjoining areas as may be specifically notified, may be subjected to restrictions on constructions or on the use of

lands in the interest of safety and security of the defense services or the civil population living in the contiguous areas.

(iii) OTHERS

Any other Special Reservations earmarked in the Master Plan.

(iv) Bio Conservation Zone

The developments in the Bio Conservation zone shall be strictly in accordance with the provisions of G.O.Ms.No.111 M.A dated 8-3-96, and as per the regulations/stipulations issued by the Government from time to time.

12. TRANSPORTATION AND COMMUNICATION ZONE.

SL. NO	CATEGORY	USES PERMITTED	USES PROHIBITED
	I	II	III
12	TRANSPORT AND COMMUNICATION ZONE	- Road transport terminals (bus terminals and depots) - goods terminals - Any other use/activity incidental to transport and communication - parking areas/buildings - residential dwelling units for essential staff and watch and ward - airports-buildings and infrastructure - truck terminal - motor garage - workshop - repair and repair shop and facilities such as night shelter - hotels - banks - restaurants - booking offices - wireless station - radio and television station - observatory and weather office - accessory and support shopping activity	Use/activity not specifically permitted herein.

II. BUILDING REGULATIONS:

The Hyderabad Revised Building Rules, 2006 issued vide G.O.Ms.No.86, M.A. & U.D. (M) dated 03-03-2006 and as amended by the Government and other instructions issued or to be issued by the Government from time to time shall be followed.

III. LAYOUT AND LAND SUB-DIVISION REGULATIONS, 2008

1. Assemblage of land requirements:

- (i) Land development in HUDA area would be promoted and facilitated in any of the following manner:
 - (a) Land Pooling or Township Development Scheme

- (b) Layout Development Schemes
- (c) Group Housing Schemes/Cluster Housing
- (d) Individual plot sub-division /amalgamation

- (ii) Excepting in cases of 1.0 (d) above, no Assemblage of land for development shall be permitted unless such a Scheme or layout development is undertaken through a licensed developer, i.e.,
- (iii) Land Pooling Scheme or township development should be a self-contained township planned and developed through a licensed developer/firm /development Company together with work place and places of residence with all attendant facilities and amenities in such township and in accordance with the approved township policy of the Government.
- (iv) layout development scheme may be permitted for residential, commercial, industrial, institutional, recreational and truck terminal/traffic node and other activities like Corporate Townships, etc. subject to the compliance of these regulations and development specifications of HUDA.
- (v) Individual plot sub-division/amalgamation would be allowed only in case of plots forming part of approved Land Pooling Schemes or layouts approved by the Competent Authority.
- (vi) All land assemblage developments as mentioned above would be considered only if :
 - a. The proposed Scheme or development conforms to the Statutory Master plan and the rules/regulations and conditions governing such development requirements like:
 - i. All facilities and services like roads, storm water drainage, water supply, electricity, landscaping and greenery, rainwater harvesting structures, and provisions of other public utilities, are provided and developed.
 - ii. Comply with the obligations and conditions for implementation of the Statutory Master Plan roads and other communication network system and the area of land so affected is surrendered free of cost to HUDA after development.

2. Undertaking of Land Pooling Schemes:

Land Pooling Schemes may be undertaken either by public authority or licensed private developers, provided the area of such a Scheme is not less than 20 Hectares. These shall apply to all new areas and greenfield sites. These shall be subject to the following:

- (i) The lands covered by such land pooling scheme shall be contiguous and approachable by an existing black-topped road of 18 mts (60 feet) – where such a road does not exist the developer shall first provide for the same at his own cost; apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (ii) A Joint Undertaking between the owners, licensed developer, qualified technical personnel for provision and compliance of the services and facilities;
- (iii) Apply to the Competent Authority for necessary development permission as prescribed and in accordance with these Regulations;
- (iv) Carry out all the development works and facilities as per specifications and standards.
- (v) The owner and licensed developer are required to mortgage 25% of the saleable land to HUDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HUDA shall be empowered to sell the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality the developer his associates and the engineer/architect shall

be black-listed and not be allowed to undertake development works in the HUDA area.

- (vi) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged plots.
- (vii) The owner shall hand over the specific sites stated in Regulation 3 (iii), (v) and (vi) below to the HUDA free of cost and encumbrances before undertaking development as per the approved plans.

3. Any Land Pooling Scheme shall make for the following provisions:

- (i) Comply with the hierarchy of road network requirements as given in these Regulations;
- (ii) Earmark at least 1/3rd of total land area for Work center which may include activities like commercial/offices/ market/ Information Technology Enabled Services (ITES) / Light industries/ Service industries/ Transportation Node activities/ Recreation based activities and Amusement.
- (iii) Minimum of 10% of total area for parks, playgrounds, open spaces and properly distributed within the Scheme and shall be of regular shape;
- (iv) 2.5% for social infrastructure such as schools, dispensary/hospital, public utilities spaces, shopping centres and other community spaces and earmark specific sites for bus stands, auto stands, garbage collection points, etc.. These could be planned as part of the area earmarked for Work center mentioned in (b) above;
- (v) 5 % for sale by HUDA for residential/commercial use and as per location decided by the Competent Authority;
- (vi) 5% reservation of land for the purpose of providing housing accommodation for Economically Weaker Sections(EWS)
- (vii) 10% of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm
- (viii) 10% of the total land is earmarked for Middle Income Group (MIG) Housing with maximum plot size upto 100 sqm
- (ix) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (vii) and (viii) above. No amalgamation of plots in such blocks shall be allowed.

4. There is no restriction on the plotted area. The balance area of saleable area shall clearly give the type of housing development that would be undertaken viz., detached houses, semi-detached houses, row type houses, duplex housing, condominiums, apartment complexes, cluster housing, etc or a mix of all or combination of the above. For each of the above, separate utilities and services plans and building type designs as required under these regulations shall be got approved and development and civil works undertaken as per approved plan and conditions. Approval would be considered for these as a comprehensive approval as a project in which not only the layout and development specifications and conditionalities are covered but also the approval of individual blocks, buildings, scheme for development of on site infrastructure facilities and amenities, etc are also included. The owner shall be entitled to dispose off non-reserved sites and non-mortgaged sites either as plots or as developed houses.

5. Maintenance to be under a single body:

The Land pooling Scheme developed shall be under the overall control and management of a single management body who shall be responsible for the maintenance and upkeep of the common facilities, greenery and the township.

6. Layout development schemes:

Layout provisions shall primarily apply to interstitial pockets of lands and redevelopment schemes, plots sub-divisions, and those areas not covered in land pooling schemes.

The owner of any land or groups of owners/developers who intend to sub-divide or layout the land in such areas into building plots shall:

- (i) Apply along with a licensed developer to the Competent Authority for necessary layout permission as prescribed and in accordance with these Regulations;
- (ii) Apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (iii) Carry out the layout development works as per specifications and standards.
- (iv) the owner and licensed developer are required to mortgage 25% of the saleable land to HUDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HUDA shall be empowered to sell away the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality the developer his associates and the engineer/architect shall be black-listed and not be allowed to undertake development works in the HUDA area.
- (v) The owner shall hand over the specific sites stated in Regulation 8 (ii), (iii) and (iv) below to the Competent Authority free of cost and encumbrances.

7. Plot sub-divisions/Amalgamation requirements:

- (i) No plot sub-division/amalgamation shall be allowed unless these are permitted by the Competent Authority. No building permission shall be entertained unless such a sub-division permission is obtained first from HUDA.
- (ii) The abutting road requirements, minimum plot size and other requirements shall be in conformity with the Hyderabad Revised Building Rules, 2006.
- (iii) However, for a plot abutting existing major roads or highways, no plot sub-division/amalgamation permission is necessary.
- (iv) Such a site shall be minimum 125 sq mtrs. with a minimum frontage of 9 m and abutting road shall be 9m for residential and 12 m for other non-residential uses.
- (v) The minimum access permitted in case of sub-division of plots shall be 3.6 m for residential and 6 m for non-residential plot sub-divisions.
- (vi) Pro-rata open space charges (equivalent to 10 % of the total layout/colony area) is required to be paid where there are no open spaces or shortfall.

8. Minimum area & other requirements for Layout Development:

The minimum area for layout application shall be 4 hectares. Owners of sites less than 4 hectares have to jointly apply so as to conform to the minimum land area. The layout proposals shall provide for the following:

- (i) Comply with the hierarchy of road network requirements as given in these Regulations;
- (ii) Earmark minimum of 10% of total area for parks, playgrounds, open spaces,
- (iii) Reservation of 5% of total area to be given free of cost to HUDA for disposal for residential/commercial use
- (iv) 5% reservation of land for the purpose of providing housing accommodation for EWS.
- (v) Earmark 2.5% for social infrastructure such as schools, dispensary/hospital, public utilities spaces, shopping centres and other community spaces;
- (vi) Earmark specific sites for bus stands, auto stands, garbage collection points, etc.
- (vii) 10% of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm
- (viii) 10% of the total land is earmarked for Middle Income Group (MIG) Housing

- with maximum plot size upto 100 sqm
- (ix) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (vii) and (viii) above. No amalgamation of plots in such blocks shall be allowed.
 - (x) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged sites either as plots or as developed houses/buildings. The owner shall hand over all the above reserved sites at (iii) and (iv) to HUDA free of cost.
 - (xi) HUDA shall have the discretion of grouping the areas surrendered for LIG/EWS Housing at one place or elsewhere and disposing the area earmarked for EWS in the layout as normal building plots.
 - (xii) Residential enclaves may be permitted only if a through public road of width as specified in Regulation 9 is developed at the periphery for the convenience of accessibility of other sites and lands located in the interior.

9. Hierarchy and width of roads required in Land Pooling/layout schemes:

Land Pooling Scheme requirements shall conform with Regulation 2 and 3 above. In case of layouts and sub-division of land for building purpose shall be carried out only in accordance with the provisions of Regulation specified below:

- (i) The layout shall have an approach from existing public or private roads of width not less than 9 metres which shall be black-topped.

The width of the internal roads in a land pooling/layout scheme for different purposes shall be regulated as follows:

Road length (in Mt.)	Width of road for normal residential plot/use (in mt.)	Width of road for commercial, Group Housing, industrial, other non-residential plot/use or for mixed use(in mt.)	Other requirements
Up to 300	9.00	12.2	Utilities and services to be underground and located preferably under the footpaths and not under the main carriageway
Above 300 & up to 500	12.2	15.00	-Do-
Above 500 & less than 1000	18.00	18.00	-Do- & mountable Road Divider essential
1000 and above	36.00	36.00	Median and Service road development essential; Utilities and services to be underground and located preferably on service roads and under the footpaths and not under the main carriageway

10. Splay at Road junctions:

Splay at road junctions shall be provided as prescribed below:

3.0 mt 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.

11. Development for EWS Housing:

These shall be permitted as group Housing and not as individual plotted developments. The norms and specifications of development shall be as given by the AP Housing Corporation Ltd/ A.P.Weaker Section Housing Programme/Government issued from time to time.

12. Group Housing Schemes/Group Development Schemes:

(i) Such type of developments shall be in accordance with the provisions of the Hyderabad Revised Building Rules, 2006.

(ii) In such type of developments in sites 4000 sq m and above:

- a. at least 10% of the total built up area /dwelling units shall be developed for EWS dwelling units with a maximum plinth area of 20 sq m for each unit
- b. at least 5% of the total built up area/ dwelling units shall be developed for LIG dwelling units with a maximum plinth area of 40 sq m for each unit;
- c. at least 5% of the total built up area/ dwelling units shall be developed for MIG dwelling units with a maximum plinth area of 60 sq m for each unit
- d. The areas mentioned in (a) to (c) above, shall be allotted/disposed off only for these categories. No amalgamation of units shall be allowed.

13. Application for Permission:

For Land Pooling Scheme/Layout development:

Every licensed developer or body who intends to carry out development work or undertake assemblage/ parceling of land into plots, or layout activity or Group Housing Scheme/Cluster Housing Scheme or subdivide or make material alterations shall apply in writing to the Vice-Chairman, Hyderabad Urban Development Authority of such intention in the Form prescribed in Annexure A and the application for any such permission shall be accompanied by Plans and statements in original (drawn on any durable medium) plus four prints along with copy of the ownership documents of the plot/property/ land concerned and payment of prescribed application fees and charges.

14. The Application for permission for a Land pooling Scheme or layout development shall be accompanied by

- i) a site plan drawn to scale of not less than 1:500 showing all physical details of the land, boundaries of the land, the surrounding lands, airport zoning safety & obstacle limitation surfaces and existing approach road to the land where the layout is proposed;

- ii) a Layout Plan (in required number of copies) drawn to a suitable scale preferably on 1:1000 for Land Pooling Schemes and 1: 600 for layout applications, showing boundaries of land, sub-division of the land into building plots/ uses with dimensions and area of each plot and its uses as per these regulations; width of the proposed streets/roads ;dimensions and areas of open space provided according to these regulations; dimensions and areas to be set apart for EWS housing, area for social and cultural amenities, and area to be handed over to HUDA in case of a Land pooling Scheme;
- iii) Certificate of Undertaking in prescribed Form jointly by owner, licensed developer and Licensed surveyor/engineer for carrying out the development works as per standards.
- iv) A topographical plan drawn to scale with contours and indicating the proposed location of the water supply system, drainage and sewerage network and other utilities of the proposed scheme
- v) Land development schemes involving housing construction activity/civil works, the building type designs together with the details of facilities proposed to be provided shall be submitted. Such Land Pooling Schemes shall be prepared and signed by a qualified town planner

Provided that before submission of such an application, pre-application consultation shall be undertaken by the licensed developer/body with the Chief Planning Officer of HUDA prior to the formal filing of an application for approval of a Land Pooling Scheme or layout development scheme. This step does not require formal application or the payment of a fee. When submitted, this Sketch Plan shall show in simple sketch form the proposed Land Pooling Scheme and layout of streets, roads, location of amenities, open spaces and other features in relation to existing conditions.

Within fifteen (15) days, the Chief Planning Officer shall inform the licensed developer wherein the plans and data as submitted or as modified do or do not meet the objectives of the master plan/these Regulations and shall inform the licensed developer as to how said objectives may be met. Any such consultation or advise by HUDA shall not constitute approval or be binding on HUDA.

15. Sanction or Refusal of Permission:

The Land Pooling Scheme or Layout plans/ building plans with drawings and specifications in accordance with these Regulations may be technically approved with or without modifications or directions as are deemed necessary or refused by the Hyderabad Urban Development Authority within 90 days from the date of receipt of application.

Where no orders are communicated by the VC, HUDA of sanction or refusal of the permission, the HUDA shall deemed to have permitted the proposals and the owner may go ahead with the works after intimation and paying the requisite fees and charges to HUDA before undertaking such development, and provided, the same is in accordance with these regulations.

16. Payment of necessary fees and charges

The layout/Land Pooling Scheme applicant shall pay the necessary scrutiny fees and charges including development charges before receiving the tentative approved layout copy to VC,HUDA.

17. Duration of Technical Approval:

The technical approval shall be valid as follows:

- for land pooling scheme – 3 years
- for layout development approval – 2 years

during which time the land pooling scheme works/layout works/building construction shall be completed, and if not completed the permission for land pooling scheme/layout/building construction shall be revalidated on application subject to the requirements then in force.

The revalidation fees shall be 50% of the scrutiny fees.

18. Revoking of Permission:

HUDA or the Collector or the Government as the case may be, may revoke any permission issued under these regulations whenever it is found that there has been any error or false statement or any misinterpretation of any material fact or regulation on which the permission was sanctioned.

19. Deviations during construction/undertaking of layout works:

If during the execution of any land pooling scheme/layout or building construction any deviation is made from the approved plan, the licensed developer/owner shall obtain revised approval by duly following the above-mentioned procedure.

20. Responsibilities and Duties of Licensed developer/ Builder/Owner:

The licensed developer/builder/owner who has been given approval and the technical personnel shall be wholly and severally responsible for the quality of workmanship of the building/layout development works, and/or structural safety of the building and for ensuring safety during the construction /development works, and for complying with the conditions laid down in these Regulations and the approved plans/drawings.

21. Obligations of the owner and licensed developer/builder/licensed technical personnel to implement and develop the Master Plan circulation network and specific land uses:

The owner and licensed developer/builder shall incorporate in the land pooling scheme or layout all Master Plan specific land uses and amenity areas like recreational buffer zone/Sector level open space and amenity space and road network and shall develop the Master plan roads as part of the land pooling scheme or layout at his cost. However, such area of Master Plan road alignment/recreational buffer zone/Sector level open space and amenity space shall be deducted from the total site area of the Land Pooling Scheme or layout. The proposals of the Scheme and the land utilization analysis would be taken on the remaining net area, and no fees and development charges and other charges are leviable for such Master Plan reservation areas and Master Plan circulation network.

22. Scrutiny by the Authority and responsibilities of layout developer for providing services and facilities in the layout site:

- (i) Layout shall be finalised by the Planning Department on the proposals submitted by the applicant as per the notified Land Use and layout rules in force from time to time and also as per the conditions imposed in change of

land use wherever applicable and should obtain the approval of Competent Authority.

- (ii) A copy of such approved layout (unsigned) shall be handed over to the applicant for demarcation of plots and open spaces as shown in the plan on ground, only after payment of Development charges and processing charges etc., to HUDA by the applicant.
- (iii) The applicant shall submit a layout plan showing the measurements of plots and open spaces along with the layout boundary measurements within a week from the date of receipt of information.
- (iv) The layout plan as submitted by the applicant should be recorded by giving the L.P.No. _____ (Layout Plan No., with year) i.e., year-wise separately and then the same will be forwarded to the concerned Local Authority for its release after obtaining the approval of Competent Authority (Vice-Chairman), along with earmarking 25% of plotted area in the layout plan duly imposing the following conditions that:
 - a) The applicant shall execute the Deed of Mortgage by conditional sale to HUDA as per rules.
 - b) The applicant shall solely be responsible for the development of layout and in no way HUDA will take up the development works.
 - c) The deed of mortgage by conditional sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant/developer and HUDA is in no way accountable to the plot purchaser in the event of default by the applicant /development.
 - d) In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by the HUDA, the area so mortgaged in favour of HUDA shall be forfeited and also HUDA is liable to take criminal action against such applicants/developers as per provisions of A.P.U.A.(D), Act, 1975
 - e) The concerned Registrar of the Registration Department shall be informed by HUDA, duly enclosing a copy of layout plan indicating clearly the mortgaged area and the other plotted area, which can be permitted for sale by the applicants.
 - f) The deed of mortgage by conditional sale executed by the applicant is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/ developer and HUDA is in no way accountable to the plot purchaser in the event of default by the applicant/developer.
 - g) The Local Authority shall release such layout plan duly collecting the required fee and charges as per their rules and also imposing any condition on development of open spaces in the layout if necessary and the Local Authority shall also ensure taking possession of roads and open spaces in the layout.
 - h) The applicant shall take up the development of amenities such as formation of roads, drainage line with septic tank as per standards, electric lines including street lighting, water supply lines including overhead tank if necessary and Avenue plantation along the roads and in open spaces to the satisfaction of the HUDA within the stipulated period and the applicant shall submit a requisition letter to the said

effect to HUDA for taking further action on release of mortgage plots/area which is in favour of Estate Officer, HUDA, duly handing over open spaces and roads to the concerned local authority.

- i) In case the applicant does not want to take up the developmental works in layout as mentioned at item 'h' above, he may as well be permitted to pay the betterment charges to the Local Authority as per the rate prescribed by them or the actual cost of development as arrived.
- j) The Local Authority shall open a separate account for each layouts, where the betterment cost has been paid by the applicant and the Executive Officer of Local Authority shall ensure to spend the amount for development of amenities in the same layout.
- k) The concerned Executive Officer of Local Authority shall be responsible for any problems in future either from the residents of the same layout area or from any other person for non-implementation of amenities.
- l) In case the applicant fails to implement Item 'h' above, the Vice-Chairman, HUDA is competent to take up auction of mortgaged plots/area without any further notice to the applicants and the amount so received in the auctioning of plots/area shall be spent for providing amenities in the same layout.
- m) The applicants/owners of plots in the layout are not competent to question HUDA about the receipt of amount in the auction and also expenditure towards the developmental works.
- n) The concerned local authority shall not approve and release any building permission or allow any unauthorised developments in the area under mortgage to HUDA in particular and in other plots of the layout in general until and unless the applicant has completed the developmental works/pay required betterment charges etc., to the Municipality and then got released the mortgage land from HUDA.
- o) In case the said procedure is violated by the concerned local authority, stringent action will be taken up against the responsible officers as per rules.
- p) Open areas shall be developed by the concerned developer along with other developments of the layout as per the directions of the Director, Urban Forestry, neatly with ornamental compound wall.

23. The licensed developer/owner while advertising/disposing the plots/blocks shall clearly state the above status or category of the Land Pooling Scheme/layout development with break up of infrastructure costs. In the case of Grade II development, the pricing shall clearly mention the infrastructure facilities provided and assurance of the time frame for completion of the full infrastructure facilities required.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

ANNEXURE A**GROUP HOUSING SCHEME/LAYOUT APPROVAL UNDER REGULATION 12 AND 13 OF THE HUDA DEVELOPMENT PROMOTION REGULATIONS & READ WITH U/S 13 & 14 OF THE A.P. URBAN AREAS (DEV) ACT, 1975.****(Read the provisions of the HUDA Development Promotion Regulations for the conditionalities and requirements for permitting/undertaking such development)****FORM - A**

To
 The Competent Authority
 Hyderabad Airport Development Authority
 Secunderabad - 500 003.

Dated :

Sir/Madam,**Application for (specify-- Land Pooling Scheme/Layout/Group Housing Scheme)**

1. **I/We hereby submit application for** (specify - Land Pooling Scheme/Layout/Group Housing Scheme and permission to carryout development works in the site covered by Sy. No. _____ of _____ Village, _____ mandal, District admeasuring -----Ha/----- sq m / ----- Acres in accordance with section 13 & 14 of the A.P. Urban Areas (Dev.) Act, 1975.
2. **I/We intend to undertake:** *(tick /specify which is applicable and strike out the ones not applicable.)*
 - a) Plotted layout development ;
 - b) Residential colony development with Civil construction as per approved type design;
 - c) Group Housing Scheme/ Cluster Housing Scheme with blocks of proposed residential / dwelling units with Civil construction as per approved type design;
 - d) A mix of ----- with Civil construction as per approved type designs ;
3. I/We hereby **enclose the necessary building type designs** drawn to scale and in accordance with the provisions of the Hyderabad Revised Building Rules,2006 (applicable only in case of (b) to (d).
4. **The total extent of the site** for the proposed development mentioned in 2 above is _____ hectares _____ (acres).
1. **The net area of the proposed development** after deducting the area under the following Master plan roads: (a) ----- (b) -----
 ----- (c) ----- is _____ hectares _____ (acres).
6. **I submit the following documents & Plans and particulars** in respect of the above site proposed _____ development (All copies of documents to be attested by a Gazetted Officer).

- i) Ownership and one link document copy.
- a) Latest copy of the Pahani issued by Mandal Revenue Officer ;
- b) Record of Rights pass Book/title deed for the proposed site.
- c) Registered documents for the proposed site.
- d) Copy of the Registered General Power of Attorney.
- e) Copy of the Non-Encumbrance Certificate for the past 13 years
- f) Copy of the Link Document
- f) An affidavit declaring the total holding of the proposed site is within Urban ceiling limits by each owner (wherever applicable).
- g) Court orders / decrees confirming ownership/U.L.C clearance (wherever applicable).
- h) Other documents (specify _____ in support of ownership & U.L.C. Clearance aspects, if applicable
- i) **Revenue sketch of proposed site duly attested by Revenue Authorities.**
- ii) **Location Plan** of site and surrounding developments/lands drawn to a minimum metric scale of 1:1000 showing surrounding roads, electricity lines, approved layouts/Land Pooling Scheme/Group or Cluster Housing Scheme ,drainage, sewerage etc. within 500 meters radius.
- iii) **A detailed surveyed topographical plan** of proposed site for _____development to a metric scale of 1:600 showing the contours of the land at 2 meters intervals, nalas, drains, wells, trees, roads, electricity lines, sewer lines, etc.
- iv) **The proposed Land Pooling Scheme Land Pooling Scheme/Layout/ Group Housing Scheme pattern** draw to a scale 1 : 600 (original in any durable medium like tracing cloth, film or reproduction tracing film, etc., & 3 sets of prints). Showing the following details:
 - a) **The boundaries** of the proposed site distinctly shown in red;
 - b) **The proposed plots/blocks** with clear dimensions (limited to 55 % of total site areas in case of layout applications).
 - c) **The Public Open spaces** of minimum 10% of the site area in one or more places and in centre of proposed site's blocks.
 - d) **The area to be left for 5% EWS housing; 5% for HUDA** in prominent location of the site with clear approach roads to these Blocks;
 - e) **The area earmarked for 10% LIG Housing** of total land area with clear approach road of 12.2 m
 - f) **The area earmarked for 10% of total land area for MIG Housing** with clear approach road of 12.2 m
 - e) **The area for common amenities** like, Overhead Water Reservoir, common septic tank areas, electricity Sub-station, Garbage disposal points etc., at proper locations (which shall be over & above area mentioned in (c) above.
 - (e) **The sites for social and community facilities** (up to 2.5%) like Community Centre/ Shopping Centre/ Educational Center/ Medical Centre
 - (f) **The proposed road network** within the site and integrating with neighboring and surrounding road network and pattern, and incorporating the alignment of the statutory Master Plan roads and developing these as required as per the HUDA Development Promotion Regulations.

- (g) **The proposed channelization of natural drains & nalas** with proper width and green belt buffer within the site as required as per the HUDA Development Promotion Regulations.
- (h) **Separate plans showing the proposed drainages, sewerage disposal system and water supply, supply system** for the project as per BIS code & standards.
- (i) All the above plans, and details of the above proposed project and implementation are being undertaken through the following licensed technical personnel:

Licensed Technical Personnel	Developer/ Builder	Architect	Town Planner	Civil Engineer	Structural Engineer	Real Estate Firm
Name						
Address						
License No.		(Registration No. only)				
Signature						

- (j) I/we am/are herewith **submitting the Joint Declaration & check list** jointly filled by me and the registered Architect and licensed Civil Engineer and request that our application/development project may be considered and approved.

Dated : **Signature of Owner (s) & Licenced developer/builder**

Name Of Owner (s) & Licensed Developer/Builder _____

Complete Mailing Address _____

Phone No _____

DECLARATION

(TO BE SUBMITTED ON RS. 100/- STAMP PAPER & NOTARISED)

- I/We hereby declare that I/We am/are the Owner/s of the site in Survey No. (s) _____ of _____ Village, _____ Mandal, admeasuring _____ Hectares on which the Land Pooling Scheme/layout development /Group/Cluster Housing Scheme is proposed.
- I / We hereby affirm / declare that the site / plot / property is not declared surplus under the provisions of Urban Land ceiling Act, 1976. and is not a Government land.
- The boundaries of the site and the areas mentioned in the layout plan are correct and true.

4. I/We hereby affirm that I/we will abide by the Land Pooling Scheme/ Group /Cluster Housing Scheme /layout approval conditions and the provisions of the HUDA Layout Development Regulations, 2008, and will execute the all works including development of the Master Plan roads at our cost and as per the specifications.
5. I/We affirm that I/we shall not sell or lease the plots of the areas earmarked for mortgage sites until the final layout is approved;
6. I /We will hand over the sites/areas/plots duly developed and earmarked for EWS housing, for HUDA, for public open spaces and for social & community facilities to HUDA free of cost and without encumbrances through registered Gift deed to HUDA before the release of the approved plans;
7. I/We agree that if I/we do not comply with the same within the given time period from the date of approval, and HUDA would be at liberty to dispose off the mortgaged plots and undertake the development works and we would not have any claim whatsoever in the matter.

Dated:

Signature/s of Owner(s) & Licenced Developer/ Builder

ANNEXURE- II**(G.O.Ms.No.288 M.A & U.D. (I₁) Department dated 03-04-08)**

The text and maps which indicates extensive modifications carried out to the Master Plan / Zonal Development Plans of HUDA Area shall be read with the following modifications:

A. The following Survey numbers are earmarked for Residential Use:

1. Sy. Nos. 323/2, 323/3, 323/4, 323/5, 323, 355, 356, 384, 385, 386, 387, 394, 395, 395/63, 396 to 403, 406, 407, 423, 444, 445 & 505 of Tellapur Village, Ramachandrapuram Mandal
2. Sy. Nos. 285, 325, 326, 327, 328, 334, 335, 441 and 447 of Poppalaguda village, Rajendranagar Mandal
3. Sy. Nos. 724, 725, 726, 728, 729 of Dever Yamzal village, Shamirpet Mandal
4. Sy. Nos. 36/B, 83, 85, 86, 101, 106, 111, 112, 113, 187, 188, 189, 190, 191, 193, 201, 202, 203, 205, 206, 207, 221, 307, 308, 309, 310, 310/B, 311, 312, 313, 316, 316/B, 317, 317/B, 317/C, 317/D, 323/C, 332, 445/1, 445/2, 446 and 487 of Bachupally village, Qutubullapur Mandal
5. Sy. Nos. 68, 100, 106, 108, 109, 111, 112, 113, 115, 116, 117, 118, 119, 149, 150 (to the extent falling outside FTL and subject to leaving required buffer zone of 30 mts) of Kompally Village, Medchal Mandal
6. Sy. Nos. 569, 591, 593, 596, 993/46, 993/47 of Ameenpur village, Patancheru Mandal
7. Sy. Nos. 101, 105, 130, 131, 132, 134 of Edulanagulapally village, Ramchandrapuram Mandal.
8. Sy. No. 82/1 of Mallapur village, Uppal Mandal.
9. Sy. Nos. 17, 18, 19, 44, 47, 48, 49, 82, 83, 84, 123, 52/A of Jeedimetla village, Qutubullapur Mandal
10. Sy. Nos. 35, 37, 38, 38/1 of Upparpally village, Rajendranagar Mandal
11. Sy.No. 9 of Alijapur village Rajendranagar Mandal
12. Sy.Nos 271, 272 of Ankushapur village, Ghatkesar Mandal
13. Sy.Nos 11 to 19, 21, 22, 23, 25 to 34, 39, 40 to 43 of Peerancheru village, Rajendranagar Mandal
14. Sy.Nos 135, 136, 137 of Dulapally village, Qutubullapur Mandal.
15. Sy.Nos 91, 92, 93, 94, 100, 144, 145, 299, 300, 350 and 353 of Balapur village, Saroornagar Mandal subject to providing buffer towards RCI land
16. Sy.Nos 23 and 33 of Kowkur village, Malkajgiri Mandal
17. Sy.Nos 74, 75, 81 to 85, 177 of Yellampet village, Medchal Mandal
18. Sy.Nos 172, 173, 174, 175 of Hayatnagar village, Hayatnagar Mandal
19. Sy.Nos 104 to 109 of Nagaloor village, Qutubullapur Mandal
20. Sy.Nos 439, 443 to 446, 448 to 453, 455 to 460, 458/A, 462, 468, 469, 470, 494, 495 and 497 of Gowdavalli Village, Medchal Mandal
21. Sy.Nos 61 to 65, 107, 260, 261, 284, 298 to 354, 302/AA of Kollur Village, Ramachandrapuram Mandal and all other adjoining Sy. Nos. of Kollur Village and Edulanagulapalli Village bounded by residential use on northern side; ORR Growth Corridor on eastern side; Kollur Cheruvu on southern side and proposed multiple use zone on western side.

22. Sy.Nos 10 to 17, 217, 219, 262 to 269, 273, 276, 278 to 303, 284/1 ,2 ,285/A, 302/1, 303/1, 315 to 327, 317/1,317/3, 318/2, 318/3, 332, 332/A, 332/AA, 334, 336, 337, 328, 330, 331, 333, 335, 338, 339, 341, 342, 343, 345, 347, 348, 349, 350, 357, 373, 374, 375, 387, 429, 430, 431, 432, 437, 438, 439, 440, 444, 446 to 454, 457 to 467, 523, 523/2, 538 of Gundlapochampally Village, Medchal Mandal
23. Sy.Nos 83 to 87, 91, 92, 148, 149, 150, 151, 152 of Boduppall village, Ghatkesar mandal
24. Sy.Nos 133, 140 of Chengicherla village, Ghatkesar Mandal
25. Sy.Nos 78, 98 to 106, 108 to 116, 128, 129, 130, 132 to 140, 142, 143, 144, 145, 159 to 163, 197, 198, 249, 252, 253, 255 to 259, 264,312,313/1 and 313/A of Athvelly village, Medchal Mandal
26. Sy.Nos 18, 20 to 24, 27 to 31, 37, 52, 54, 55, 60 to 65, 67 to 69, 149, 151, 152/1, 153, 154/1/A, 156/1, 164, 166/2, 167, 181 to 187, 190 to 192, 208 to 214 and 220 of Kokapet village, Rajendranagar Mandal
27. Sy.Nos 15, 23, 23/A, 29 to 33 of Shivarampally Jagir village, Rajendranagar Mandal
28. Sy.Nos 54 and 76 of Hafeezpet Village, Serilingampally Mandal
29. Sy.Nos 107, 108, 109, 110, 112, 113, 116, 119, 120, 135, 136, 140, 143, 149, 158, 160, 161, 165, 168, 170, 171 of Aushapur village, Ghatkesar Mandal
30. Sy.Nos 522 to 527, 543/3 to 543/7, 543/9 to 543/12 of Ghatkesar village, Ghatkesar Mandal
31. Sy.No. 549 of Uppal Khalsa village, Uppal Mandal
32. Sy.Nos 33, 61 to 65 of Ahamadguda village, Keesara Mandal
33. S.Nos. 368, 368/A, 380, 504 to 508, 510, 511 of Puduru Village, Medchal Mandal
34. Sy.Nos. 19, 20, 21, 23, 28 to 35, 38, 39 of Gandipet Village, Rajendranagar Mandal
35. Sy.No.71 of Dabilpur village, Medchal Mandal
36. Sy.No. 59 of Kothapet village, Saroornagar Mandal
37. Sy.Nos. 57 to 60, 63, 290, 291 of Cherlapally village, Keesara Mandal
38. Sy.Nos. 12, 13, 14, 18, 20, 43, 45, 50 to 53, 59, 60 (to the extent falling outside FTL and mandatory buffer zone) of Bandlaguda village, Uppal Mandal
39. Sy. Nos. 44, 51, 52, 63, 65, 66, 76, 77, 78, 80, 102, 119 to 124, 1246, 1248, 1274 to 1277, 1278, 1283 of Shameerpet village. Shameerpet Mandal
40. Sy.No 1009 of Kukatpally village, Balanagar Mandal
41. Sy.Nos. 345 to 348, 351, 352, 353 of Muttangi village, Patancheru Mandal
42. Sy.No. 294 of Pedda Amberpet village, Hayathnagar Mandal
43. Sy.Nos. 5, 6, 7, 10 to 14, 16, 17, 22, 25, 27, 28, 29, 31, 33 of Osmannagar village, Ramachandrapuram Mandal and all other adjoining Sy. Nos. of Osmannagar village located on northern, eastern and westernsides up to village boundary.
44. Sy.Nos. 145 to 149 of Yemnampet village, Ghatkesar Mandal
45. Sy.Nos. 267, 268, 269 of Keesara village, Keesara Mandal
46. Sy.Nos.881 of Medchal village and Medchal Mandal
47. Sy.Nos. 142, 143, 144, 150 of Narsingi village, Rajendranagar Mandal
48. Sy.Nos. 69, 86, 87, 88, 89, 99, 100, 102 of Suraram village, Qutubullapur Mandal

49. Sy.Nos. 360, 361, 396, 397, 398 of Manchirevula village, Rajendranagar Mandal
50. Sy.Nos. 220 to 223, 228, 231, 232, 233, 235, 238 to 242 of Bogaram village, Keesara Mandal
51. Sy.Nos. 201 to 208, 215, 216 of Gogillapur village, Qutubullapur Mandal
52. Sy.Nos. 50, 51, 56, 57, 115, 116, 117, 250, 251, 254 of Gopanapally village, Serilingampally Mandal
53. Sy.Nos. 225, 226, 267, 268, 269, 288 of Rampally village, Keesara Mandal
54. Sy.Nos. 575, 576, 588 to 593, 619 of Ghanapur Village and S.No.286, 287 of Patighanapur village, Patancheru Mandal
55. Sy.Nos. 802/A/AA, 802/A/E, Ankireddypally village, Keesara Mandal
56. Sy.Nos. 177, 179, 180/2, 185, 187, 195 of Tumukunta village, Shameerpet Mandal
57. Sy.Nos. 612, 613, 614, 616, 642 to 644, 689 of Dundigal Village, Medchal Mandal
58. Sy.No. 13 of Akbarza village and Sy.No 11 of Macchabollaram village, Malkajgiri Mandal
59. Sy.Nos. 268,269,272 to 275 of Chandanagar village, Serilingampally village are deleted from congested zone and developments shall be allowed without any height restrictions
60. Sy. Nos. 923 to 926, 933 to 935, 946, 952, 957 to 961 of Jawahar Nagar Village, Shamirpet Mandal.
61. Sy. Nos. 118 to 121, 126 to 131, 194 to 198, 200 to 205, 207 to 216, 235 to 246 248 to 252, 254, 256, 257, 258 of Tellapur Village, Ramachandrapuram Mandal and all other adjoining S.Nos. of Tellapur Village bounded by railway track on northern side; 30 mts wide proposed road on eastern side (located on the western side of Tellapur village settlement) ; 30 mts wide proposed road on southern side and Tellapur village boundary on western side.

B. The following Survey numbers are earmarked for Commercial use:

62. Sy.No. 353 of Gajularamaram village, Qutubullapur Mandal
63. Sy.Nos. 429, 430, 431, 432, 433, 439 Bowrampet village, Qutubullapur Mandal
64. Sy.Nos. 8, 11, 12, 13, 55, 55 / E of Kondapur village, Serilingampally Mandal
65. Sy.Nos. 516/A, 516/AA, 517 of Muttangi village, Patancheru Mandal
66. Sy.No. 645 / 1 of Amberpet Kalan village, Hayatnagar Mandal
67. Sy.Nos.169 and170 of Kukatpally village, Balangar Mandal
68. Sy.No. 47 of Jeedimetla village, Qutubullapur Mandal
69. Sy.Nos 79 of Yellampet village, Medchal Mandal
70. Sy.Nos 83, 84, 85, 86, 87, 88 of Hafeezpet Village, Serilingampally Mandal

C. The following Survey numbers are earmarked for Multiple Use Zone:

71. Sy. Nos. 199, 200, 204, 223, 257, 258, 259, 262, 276, 281, 282 of Bachupally village, Qutubullapur village
72. Sy. Nos. 109 to 114, 244 to 249 of Gopanapally village, Serilingampally Mandal
73. Sy. Nos. 511 to 518, 599, 621, 649 to 666 of Gundlapochampally village, Medchal Mandal
74. Sy.Nos. 329 to 333, 345, 346, 351, 352, 353, 354, 355, 356, 381, 391, 392, 393 of Poppalguda village, Rajendranagar Mandal
75. Sy.Nos. 136, 137, 145 to 148 of Narsingi village, Rajendranagar Mandal
76. Sy.Nos. 219, 222, 224, 225, 226, 229, 264 to 272, 276, 277, 279 to 284, 286 to 297, 299 of Nallagandla village, Serilingampally Mandal
77. Sy. Nos. 1050, 1051 of Kukatpally village, Balangar Mandal

D. Other Modifications

78. Sy.No. 90 of Mansoorabad village, Sarooranagar Mandal is earmarked for Institutional Use Zone
79. Sy.Nos.450 of Sultanpur village, Patancheru, Mandal is earmarked for Industrial Use
80. Sy.Nos.165 to 172 of Boduppall village, Ghatkesar Mandal is earmarked for Conservation Use Zone
81. The proposed 30 Mtrs Road passing through Sy.No.384, 385, 386 and 387 of Tellapur Village is realigned to converge it with the existing 9 meters Road leading from Tellapur to Shankarpally Road to join at 24 meters T-junction.
82. The proposed 60 meters road in Sy.No.280, 281 & 279 in Budvel village of Rajendranagar Municipality lands, is realigned along the existing 30 meters wide road in the Sy.No.281, 284, 285 and 286 of Budvel (V), Rajendranagar (M) R.R.District and another 30 meters wide proposed road passing through Sy.No.277, 270 and 268 of Budvel village is deleted.
83. The existing 12 meters Road from Sufilguda Station point to Jyothi nagar in Malkajgiri village is designated as 18 meters road.
84. The proposed Uttam Nagar to Jyothi Nagar road in Malkajgiri area till Tukaram gate is designated as 18 meters road.
85. The proposal to widen the existing road passing through Sy.No.661, 771, 658 & 684 of Yellareddyguda, Kapra is dropped.
86. The existing road from Gopanpally X Road to Nallagandla settlement is designated 30 meters.
87. The width of proposed road from Kukatpally main road (near JNTU gate) to Pragathinagar passing through HMT Colony and Amber Cheruvu is designated as 15 meters.
88. The proposed 30 meters road passing through Sy.Nos.441 & 447 of Poppalguda (V), Rajendranagar (M) is deleted.
89. The width of the proposed road passing through Sy. Nos.371 & 372 of Gajularamaram Village, Quthubullapur Mandal is designated as 18 meters.
90. The existing 60 feet wide road below the H.T.line on the western side of Neralla cheruvu, Kondapur village is continued further to connect the existing Kothaguda to Kondapur road.

91. The 200 feet wide road proposed through Sy. No. 49 & 51 of Kowkur village is realigned towards southern side to converge it with the existing alignment shown in the Layouts approved by HUDA.
92. The proposed width of the existing R& B road from Miapur to Dundigal X roads, Gajularamaram (V), Qutubullahpur (M) is designated as 60 meters.
93. The width of the proposed road connecting Old Bombay Highway with the New Bombay Highway passing through Sy.No.49, 50, 48 etc. of Madeenaguda Village and Sy.No.73, 85 and 83 of Serilingampally village is designated as 45 meters.
94. The proposed road passing through Sy.Nos.403 and 404 of Tellapur village, RC Puram Mandal is realigned along the existing road.
95. The proposed road passing through Sy. Nos. 1011/5, 1011/6, 1011/7A, 1011/8, 1011/9, 1011/10 and 1011/11 of Moosapet is realigned along the existing IDL Road and existing 12 meters kutcha road
96. The width of the proposed road from Sainakpuri Cross roads to College of Defence Management is designated as 24 meters.
97. The existing road passing all along plot Nos 11 to 19 in Sy.Nos. 310, 311, 318 to 323 and 337 of Poppalaguda Village, Rajendranagar Mandal, Ranga Reddy District is designated as 18meters road.
98. The proposed 24 meters road passing through Sy.Nos.152, 155, 159, 160 of Neknampur village is extended up to radial road leading to Narsingi (Gandipet Main road).
99. A new 30 meters road is proposed all along the existing kutch road through S. Nos.15, 10 of Osmansagar village and S.No.124 and 262 of Gopanapally (v) connecting Gopanpally - Vattinagulapally main road with the another proposed 30 meters road located on southern side of Sy.No.14 of Osmanagar village.
100. 18 meters wide road connecting Nizampet road (near K Raghava Reddy Gardens) and Bolarum Road (near Dr Reddy's Research Foundation) underneath the H.T. line is proposed.
101. The proposed 30 m road in Sy Nos 168, 171 to 175, 202 to 205, 211, 229 to 232, 240, 243, 244, 260 and 263 of Nagaram (V) is realigned along the existing 18 meters road. Another 30 meters road passing through Sy Nos. 43, 46, 47,51 to 53 and 56, 67 of Cheralapalli (V) Sy.No.67 is realigned through the road on western side of Mint to Cherlapally (V)
102. The width of the link road (abutting the Survey of India premises) connecting Tarnaka-Uppal Inner Ring Road and Ramanthapur-Uppal Road is designated as 36 meters.
103. The proposed width of existing road in Sy No. 1046/1 and 2 of Medchal (V) is designated as 18 meters.
104. The road proposed through N.F.C Complex (D.A.E. Lands) Moulali from Sy. No. 368/1 of Malkajgiri village up to over bridge near Mallapur is deleted.
105. The proposed master plan roads passing through Sy. Nos. 923 to 926, 933 to 935, 946, 952 and 957 to 961 of Jawahar nagar Village, Shameerpet Mandal are realigned along the layout roads.
106. The road existing on the western side of the Peerancheruvu lake and Govt., housing passing through Sy. No. 24, of Peerancheruvu village is designated as 30 meters road and continued further through Sy. No. 33,35,36 of Peerancheruvu village and S.Nos. 44 and 45 of Bairagiguda village and connected to proposed 30 meters Peerancheruvu-Gandhamguda road (located on the eastern side of Peerancheruvu lake).
107. New link road of 30 meters width connecting Radial Road No.17 upto the present ORR junction with NH. 202 is proposed.

108. The proposed 30 meters road parallel to Railway line from Rampally and Pocharam is extended up to NH 202
109. The width of the road from R K Puram to ECIL X Road is designated as 45 m
110. The proposed width of the road passing through the Sy Nos. 476(P) to 479(P) of Attapur village is designated as 18 meters.

The above modifications are subject to the following conditions:

- (i) In respect of lands which are partly falling in HUDA Master Plan and partly falling in ORR Growth Corridor, the above modifications will apply only to the extent of land which is outside the ORR Growth Corridor.
- (ii) The above modifications shall not be used as the proof of any title of the land.
- (iii) The applicants shall obtain prior permission from Hyderabad Urban Development Authority/Local Authority concerned as the case may be before undertaking any development.
- (iv) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/ applicants shall be responsible for any damage claimed by any one on account of above changes.
- (v) The owners/ applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (vi) The owners/ applicants shall develop the roads free of cost as may be required by the local authority.
- (vii) As per the revenue records if any tanks / water bodies / nalas are located in the above Sy. Nos. same shall be retained as it is and required buffer zone as per extant rules shall be provided all along such tanks / water bodies / nalas.

S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER