

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Greater Hyderabad Municipal Corporation Area – Categorization of notified Commercial Roads for allowing various commercial activities in erstwhile Municipal Corporation of Hyderabad Area– Draft Notification – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No.766

Dated: 18th October 2007

Read the following:

1. G.O.Ms.No. 508, MA & UD Department, Dated 15-11-2002,
2. G.O.Ms.No. 92 MA & UD Department, Dated. 11-3-2004
3. G.O.Ms.No. 944 MA & UD Department, Dated: 22-11-2005
4. Government Memo. No.21937/I₁/2005, MA&UD Department, Dated: 20-01-2007.
5. Objections/Suggestions received from Sri K. Arun Kumar & K.R. Aravind Reddy, Dated: 08-2-2007
6. Objections/Suggestions received from CGS Construction, Dated: 05-3-2007
7. Objections/Suggestions received from SRSR Estate Pvt. Ltd. Dated: 12-02-2007
8. Objections/Suggestions received from Smt J. Srikumari & T. Ashok Kumar. Dated: 03-02-2007
9. Letter from Commissioner, Municipal Corporation of Hyderabad No. 2/DB/TPS/Ho/MCH/2997 dated: 16.4.2007
10. G.O.Ms.No.484 MA & UD (I₁) Department, dated. 07.07.2007.
11. G.O.Ms.No.501, MA & UD (I₁) Department, dated. 11.07.2007.
12. G.O.Ms.No.554, MA & UD (I₁) Department dated.30.07.2007.
13. G.O.Ms.No.599 MA & UD (I₁) Department, dated. 13.08.2007.
14. G.O.Ms.No.657, MA & UD (I₁) Department, dated.01.09.2007.

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ORDER:

The appended notification shall be published in the next issue of the Andhra Pradesh Gazette.

A copy of this order is available on the Internet and can be accessed at the address <http://www.aponline.gov.in/gos>.

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

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The P.S. to Special Secretary to Chief Minister.
The P.S. to Minister for Municipal Administration.
The Director of Town and Country Planning, Hyderabad
The P.S. to Principal Secretary to Government, (MA&UD Department).
Sf/Sc.

//Forwarded by order//

SECTION OFFICER

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APPENDIX
NOTIFICATION

Whereas, in the Development Plan of Hyderabad City, a hierarchy of business and commercial centers was envisaged as part of the total system of amenities and services comprising of: i) two Central Business Districts at Abids-Koti-Nampally-Osmangunj and Ranigunj-Kingsway area in Secunderabad and ii) the District Commercial Centres (Sub-Central Business Districts) at Ameerpet, Tarnaka and Chandrayangutta and besides these, the Development Plan has also identified roadside commercial activities along the major roads.

2. And whereas, in view of the fact that many of the major roads in erstwhile Municipal Corporation of Hyderabad area have become potential for commercial development, Government with a view to facilitate owners / developers to have a clear picture about the uses permitted along the major roads and to have clear transparent policy, declared certain major roads as commercial roads in G.O.Ms.No. 508 MA Dated: 10-11-2002, G.O.Ms.No. 92 MA Dated: 11-3-2004 and G.O.Ms.No. 944 MA Dated: 22-11-2005, G.O.Ms.No.484 MA & UD (I₁) Department, dated. 07.07.2007, G.O.Ms.No.501, MA & UD (I₁) Department, dated. 11.07.2007, G.O.Ms.No.554, MA & UD (I₁) Department dated.30.07.2007, G.O.Ms.No.599 MA & UD (I₁) Department, dated. 13.08.2007, G.O.Ms.No.657, MA & UD (I₁) Department, dated.01.09.2007. Through these orders the Commissioner, erstwhile Municipal Corporation of Hyderabad was also authorized to grant building permissions for construction of Residential / Commercial / Institutional buildings at the option of the owners of the sites abutting these roads subject to collection of Impact Fee as specified therein irrespective of the usage envisaged in the Master Plan / Zonal Development Plans. Accordingly, the Commissioner, erstwhile Municipal Corporation of Hyderabad and now Greater Hyderabad Municipal Corporation has been permitting various commercial / Residential / Institutional buildings all along the said notified commercial roads.

3. And whereas, it has come to the notice of the Government that most of the above notified commercial roads are becoming shopping streets with higher order commercial activities irrespective of the width of roads and locational aspects, where no hierarchy or level of activity / service is maintained, which in turn is posing severe problems of parking and traffic congestion in the city. Therefore, with a view to have a clear hierarchy of commercial and business activities and services on the notified commercial roads, it has been decided to categorise the notified commercial roads into three categories viz., A, B and C and allow commercial activities/buildings accordingly by levying the impact fee.

4. And whereas, a notification has been published, as required under sub-section (2) & (3) of section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975, read with Rule 13-A of Urban Development Authority (Hyderabad) Rules, 1977, in the Extra -Ordinary issue of A. P. Gazette No. 42-A, part-1, Dated: 24-01-2007 inviting objections/suggestions from the public on the above categorization of commercial roads;

1. And whereas, in response to the above Gazette Notification, the following objections/suggestions have been received from the Public.

i. Sri K. Arun Kumar & K.R Arvind Reddy, Padmarao Nagar, Secunderabad 25, requested to declare the road leading from Musheerabad X roads to Padmaraonagar (upto Swaraj Press) Junction as commercial road.

ii. GSG Constructions Private Limited, has requested to include the road in front of Old Gandhi Medical College at Basheerbagh from Ambedkar Statue at Tank Bund to Basheerbagh Junction via Liberty Junction in the list of Commercial roads under Category -A.

iii. M/s. SRSR Estate Private Limited, Road No. 2 Banjara Hills, objected to the proposed increase in the levy of impact fee and categorization of Commercial Roads contending that the existing fee are reasonable and any further increase is bad, illegal, un-reasonable and arbitrary and classification of commercial roads into 3 categories is without any basis, contrary to factual aspects, far from the powers envisaged under the Act or Rules and motivated to enhance the Impact Fee.

iv. Smt P. Sri Kumari Road No. 12, Banjara Hills & Sri T. Ashok Kumar, Masab Tank, Hyderabad, objected to proposed increase in Impact Fee and requested to reduce the existing Impact Fee to a flat rate of Rs. 40/- per Sq Feet for all categories and include Road No. 12 of Banjara Hills in Category A of Commercial Roads.

6. Government have examined the above objections/suggestions. The suggestions at 1 and 2 pertain to declaration of new roads as commercial roads, which is not within the purview of this Notification and therefore requires to be examined separately. Objections 3 and 4 pertain to review of the Impact Fee which have been examined and the same are not agreed to. However, the fee have been rationalized as given hereunder.

7. Now, therefore, in exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby categorize the notified Commercial Roads into A, B & C Categories appended to this notification as Annexure -I, II and III. and allow commercial activity / buildings accordingly by levying Impact Fees as detailed below:

Category A (Roads notified in Annexure I)

In the sites abutting **Category A** roads, the following commercial activities / buildings will be allowed.

- Multiplexes
- Shopping Malls
- Cinema Theaters
- Wholesale Trade
- All commercial uses permitted in **Category B**

Category B (Roads Notified in Annexure -II)

In the sites abutting **Category B** roads, the following commercial activities /buildings will only be allowed:

- All retail shopping activities;
- All service establishments, petrol filling stations and motor repair garages
- Shopping Complexes
- Hotels
- Hospitals
- Function Halls
- All commercial activities permissible in **Category C**

Category C (Roads Notified in Annexure - III)

In the sites abutting **Category C** roads, the following commercial activities /buildings will only be allowed :

- Office complexes
- Information Technology Enabling Services (ITES) Complexes
- Petrol filling stations
- Restaurants and eateries, fast food joints
- Convenience shopping activities

8. At Junctions of roads with different Categories, the higher category commercial activities and Impact Fee rates would apply.

9. In other areas, the commercial activities including Convenience shopping activities shall be regulated as per the provisions of the Statutory Development Plan/Zonal Development Plan.

10. Convenience shopping activities include day-to-day essential items and services and local shopping needs. These could be part of the building or in a separate shopping block or building as a shopping center. The area is restricted to 20 sq m and such activity is allowed only on roads of 12.2 m and above. However this condition is not applicable to areas earmarked as Commercial zone in the Statutory Development Plan/Zonal Development Plan.

11. The buildings and sites of above activities shall comply with all the provisions given in the Hyderabad Building Rules, 2006.

Rates of Impact Fees leviable:

12. Commercial activities under the above Categories will be allowed subject to payment of Impact Fee as given below which will be levied and collected by the Commissioner, Greater Hyderabad Municipal Corporation while granting development / building permissions along the notified commercial roads:

Category	Impact fee per sft. for Ground and First floor (for 2 nd floor and upper floors the rate is 50% of the rates given hereunder)
Category A (along Roads given in Annexure I)	Rs.400/- per sq ft on total built up area
Category B (along Roads given in Annexure II)	Rs.300/- per sft on total built up area
Category C (along Roads given in Annexure III)	Rs.200/- per sft on total built up area

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

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

Commercial activities which are permitted under **Category A** are not permitted on the roads notified under **Category C** viz., change from **Category C** to **Category A** is not permissible.

13. Apart from the above categorization of Commercial areas, commercial uses will be considered only as Category "C" on a case to case basis as regular Change of land use case, subject to site abutting a minimum road width of 18 m (60 ft.) and levy of impact fee of 3 times the rate given in Category C of above Table.

14. The above Impact fees will be over and above the City level Infrastructure Impact fees given in the Hyderabad Revised building Rules, 2006 and will be levied and maintained separately.

15. These orders shall come into force from the date of issue of these orders.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

ANNEXURE – I to G.O.Ms.No. 766, MA & UD (I₁) Department
Dated: 18-10-2007
(ROADS UNDER CATEGORY A)

1. **Masab Tank Junction to MCH Limits at Tarnaka (Inner Ring Road):**
Via.Road No.1 Banjara Hills, Nagarjuna Junction, Panjagutta Junction, Rajiv Gandhi Statue Junction, Green lands Guest House, H.P.School, NTR Statue Junction, Sardar Patel Road, Hare Rama Hare Krishna and Sangeet Theatre Junctions, Rail Nilayam, Mettuguda Road, Tarnaka Junction.
2. **Sangeet Theatre Junction to Narayanaguda Junction:**
Via.Keyes High School, Oliphant Under Bridge, Central Jail, Musheerabad Junction, Golkonda Chowrasta, RTC 'X' Roads, Chikkadapalli Road. **(Maintaining min. Road width of 100' or 30 m.)**
3. **Liberty Junction to Osmania University Campus Gate and Adikmet Junction to Seethapahal Mandai Junction:**
Via.Himayathnagar Road, Narayanaguda Junction Bagh Lingampalli, Barkatpura Petrol Pump Junction Fever Hospital, Nallakunta Road, Shankermutt, Hindi Mahavidyalaya, Adikmet Junction, Osmania University Campus Gate and Adikmet Junction, Jamai Osmania Railway Station, Boudha Nagar Junction, Namala Gundu. **(Maintaining min. Road width of 100' or 30 m.)**
4. **Lakdikapul Junction (Ayodhya Hotel) to MCH limits at Sanathnagar:**
Via. Curewell Hospital, Khairatabad Road, Institute of Engineers, RTA and road connection to Krishna Oberai, NIMS, Punjagutta Junction, Ameerpet Junction, Maitrivanam, ESI Hospital, Erragadda Junction. **(Maintaining min. Road width of 100' or 30 m.)**
6. **Miralam Tank to Dilsukhnagar Bus Depot (National High Way No.7:**
Via. Tadban Junction, Bahadurpura Junction, Purnanapul Junction, Jhansi College (Hussainialam Road) City College, High Court (South Gate), Madina Junction, Nayapol Junction, Salarjung Bridge Junction, Chaderghat, Malakpet Junction, Nalgonda X Roads, Mahaboob Mansion Market, T.V.Tower Junction. **(Maintaining min. Road width of 100' or 30 m.)**
7. **Public Garden Road to Nampally Station Road.**
8. **Sarojini Devi Road (from Sangeet Theatre Junction to Clock Tower**
Via. Church), subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and land is surrendered free of cost to MCH.
9. **Road leading from RTC 'X' Road junction to Hindi Mahavidyalaya Junction at Nallakunta.**
10. **Nagarjuna Junction to Jubilee Hills Check Post:**
via., Mufakkam Jah College, Q Mart Super Market, Kasu Brahmananda Reddy Statue, Gymkhana Club.

**ANNEXURE – II to G.O.Ms.No. 766, MA & UD (I₁) Department
Dated: 18-10-2007
(ROADS UNDER CATEGORY B)**

1. **Musheerabad Junction to Secunderabad Sailing Club Junction:**
Via. Praga Tools, Kavadiguda Road, Viceroy Hotel.
2. **Abids Taj Junction to YMCA Junction:**
Via. King Koti, New Science College, APCO House, Water Reservoir.
3. **Basheerbagh Junction to New Science College Junction & Road opposite Old MLA Quarters:**
Via. Hyderabad Road, Old MLA Quarters and Road opposite to Old MLA Quarters upto swarnamukhi Super Market Junction.
4. **Ameerpet Market Junction to Fateh Nagar Flyover Junction:**
Via. Satyam Theatre, Balkampet Road, Yellamma Temple.
5. **Rajiv Gandhi Statue to H.M.W.S.&S.B.Pump Station Point:**
Via. Somajiguda Road, Yashoda Hospital.
6. **Nalgonda 'X' Roads to Santoshnagar / Sagar Road Junction:**
Via. Printing Press, Saidabad Junction, Madannapet.
7. **Lower Tank Bund Road from Ambedkar Statue to Katta Maisamma Temple Junction.**
8. **Charminar Road:** From Charminar to Chandrayanagutta Junction.
9. **Miralam Mandi:** From Darul Shifa to Mirjumla Tank
10. **Yakutpura Bada Bazar Road:** From Lasker Jehan Mosque to Yakutpur Bada Bazar. Via. Dharmavar College.
11. **Old Amberpet Road:** Nimboliadda to Old MCH Limits at Ramanthapur.
12. **Tilak Nagar Road:** From Fever Hospital Junction to Amberpet Road Junction.
13. **Bharkatpura Road:** From Narayanaguda Junction to Barkatpura Junction.
14. **Ramakrishna Mutt Road:** Lower Tank Bund to RTC Cross Roads.
15. **Bazarghat Road:** From Bazarghat to Alayar Khan House Junction.
16. **Minister Road:** From Rani Ganj Junction to NTR Statue at Begumpet Police Lines.
17. **Langer House upto New Bridge on Nala before Bapughat** i.e., Premises No.9-1-367/1/A/2.
18. **Road from Mehdipatnam Junction to Tolichowki upto Old MCH Limits.**
19. **Rabindra Bharathi Junction to Stanley School Junction:**
Via. Reserve Bank of India, Secretariat, Telugutalli Junction, Shapurwadi, New MLA Quarters, HACA Junction, Police Control Room, Fateh Maidan Junction, Dr.P. Ramachander Memorial Eye Hospital.
20. **From Hotel Ayodhya Junction, Lakdikapool to Masab Tank** (Via, Government Polytechnic), subject to condition that the owners / developers shall leave additional 10 feet for road widening after notified road width, and land is surrendered free of cost to GHMC.

21. **Road No.12 of Banjara Hills:** Starting from H.No.8-2-586/B/C, Mega City No.507, proceeding towards Jubilee Hills, upto Chiran Palace Compound wall upto Orissa Government land / Cinema Ghar belonging to Mr. M.F. Hussain, subject to condition that the proposed road of 80 feet width as per ZDP is widened further to 100 feet to provide road side parking and the owners / developers shall surrender required land to GHMC free of cost.
22. **Road from Yousufguda check post to Satya Sai Kalyana Mandapam** (Via. Krishna Nagar, Kamalapuri Colony), subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC free of cost.
23. **From YMCA Secunderabad to Secunderabad Railway Booking Office** (Via. Clock Tower, Gurudwara and Secunderabad Railway Station), subject to maintaining 120 feet road.
24. **Road No.36 Jubilee Hills upto Old MCH limits.**
25. **Ameerpet Road:** From Ameerpet Junction to Begumpet Railway crossing Via. Green lands Junction.
26. **From Nirankari Bhavan Via. Ranga Reddy Collector Office, Dwaraka Junction to Home Science College towards A.Gs Office,** Via, Reserve Bank of India upto Ravindra Barathi to Central Court Hotel upto Lakdikapul Ayodhya Hotel Junction.
27. **Shyam Karan Road, Ameerpet i.e. the stretch from Divya Shakthi Commercial Complex to D.No.7-1-28/A.**

**ANNEXURE – III to G.O.Ms.No. 766, MA & UD (I₁) Department
Dated.18-10-2007.
(ROADS UNDER CATEGORY C)**

1. **Osmania University Campus Junction to 6 No. Bus Stop Junction (Amberpet Road):**
Via. Shivam Road, Tilak Road Junction.
2. **Mehdipatnam Junction to Muslim Jung Bridge:**
Via. Asif Nagar Junction, Noble Talkies, Bhoiguda Kaman, Manghalghat (Prakash Talkies) and Asif Nagar Junction to Tappachaputra Police Station.
3. **Around Charminar:**
Via. Gulzar House, Mittika Sher, Lad Bazar Junction, Methigalli, Panchmohalla, Mogulpura (Fire Service) Saradar Mahal Road Junction, Miralam (Police Station), Gulzar House.
4. **Hussaini Alam Junction to Salarjung Bridge Junction:**
Via. Murgi Chowk, Kurshid Jha Dewdi Road, Himmatpura, Hari Bowli Junction, Talab Katta Junction, Bibi Bazar Junction, Asher Shana, Darulshifa (old MCH Office).
5. **Nehru Statue (Shalibanda) to Junction on Chandrayanagutta Road:**
Via. Laldarwaja Road, Uppuguda Railway Station, Pool Bagh.
6. **Road No.12, Banjara Hills, from Road No.1 and 12 Junction to Police out Post (New D.No.1623 and 492).**
7. **Road No.10, Banjara Hills, from Road No.1 and 10 Junction up to Junction at premises No.8-2-596/5 (Bank of Baroda).**
8. **St. Mary's Road from Keys High School Junction to S.D.Road:**
Via. St. Mary's School.
9. **Dabeerpura Road:** From Administrative Tribunal Court Junction to Saidabad.
10. **Chandrayan Gutta Road:** From Chandrayana Gutta Junction to D.R.D.L.
11. **Santoshnagar Road:** From Saidabad Junction to Owaisi Medical College.
12. **Hindi Maha Vidyalaya Junction:** All sites on the junction having road frontage.
13. **Narayanaguda Junction:** All sites on the junction having road frontage.
14. **YMCA- Kachiguda Road:** From YMCA Junction to Veer Sawarkar Junction.
15. **Chintal Basti Road:** From Khairatabad Road Junction to Road No.1, Banjara Hills Junction.
16. **S.D.Eye Hospital:** From NMDC Junction to Mehdiapatnam Junction.
17. **Road No.10 Banjara Hills:** From Premises No.8-2-596/5 Bank of Baroda upto the Premises No.8-2-603, subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC free of cost.

18. **Penderghast Road (from Paradise junction to Minister Road, Via Auto Fin and Zim Zam Bakery)**, subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and land is surrendered to GHMC free of cost.
19. **From St. John's Church to Old MCH limits** (Via East Maredpally), subject to condition that the owners / developer shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and land is surrendered to GHMC free of cost.
20. **From Chilkalguda junction (Gandhi Statue) to Seethaphalmandi Railway crossing**, subject to maintaining of 60 feet road width.
21. **From Namalgundu junction to Warasiguda junction**, subject to maintaining of 60 feet road width.
22. **From Tarnaka junction to Lalapet Begger Home** (Via. ROB Lalapet), subject to maintain 60'-00" wide road.
23. **From the Road No.1 and Road No.11 Junction** (including UCO Bank Premises), Banjara Hills upto Lake View Banjara Function Hall, subject to condition that the owners / developers shall surrender the required site to GHMC on free of cost for widening of existing road to 66'-00".
24. **From Junction of Road No.10 and 9 Banjara Hills to junction of Road No.9** Banjara Hills upto Junction of Road No.9 and 7 to part of Road No.7 Banjara Hills from House No.162 to 149 (old MCH No.8-2-418).
25. **Road leading from junction of Basheerbagh Road and Fateh Maidan Road to junction of Fateh Maidan Road and Public Garden Circle.**
26. **Subhash Road (from Bata junction to Gandhi Hospital northern side)** subject to maintaining 50 feet road width.
27. **Road No. 92 of Jubilee Hills, i.e. the road starting Plot No. 565-III to 564-A-37.**
28. **The Link Road between Road No.10 and Road No.11 of Banjara Hills i.e, Road from Karvey Complex Junction to Pr. No.8-2-619/1/A and 8-2-619/2.**
29. **The Road leading from Amberpet (Sriramana Theatre junction to Moosarambagh Junction at TV Tower (Via. Musi Causeway).**

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER