

**GOVERNMENT OF TELANGANA
ABSTRACT**

RULES - The Telangana Comprehensive Integrated Township Policy Rules, 2020 –
Notification - Orders - Issued

Municipal Administration & Urban Development (Plg.III) Department

G.O.Ms.No.189,

**Dated: 03.11.2020
Read the following:-**

1. GHMC Act, 1955 (Act No.II of 1956)
 2. HMDA Act, 2008 (Act No.8 of 2008)
 3. Telangana Municipalities Act, 2019 (Act No.11 of 2019)
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ORDER:

The concept of an Integrated Township is based on the concept of 'Walk to Work' which provides for a balanced mix of residential/ Institutional /offices spaces as well as commercial space along with well developed social and physical infrastructure facilities like roads, water, drainage / sewage, electricity, schools, basic health care facilities and aims at better quality of life with more green and open spaces thereby minimizing the traffic requirements.

2. Increasingly, people, especially the younger working age cohort, are preferring to minimize the time required for traveling for work and are looking for options which minimizes the distance from home to work place. Integrated Townships which are based on 'walk to work concept' are much needed solution to address the said issue. Likewise, there has been a constant demand from the real estate sector including various associations such as Confederation of Real Estate Developers Associations of India (CREDAI) & Telangana Real Estate Developers Association (TREDA) for initiating measures aimed at encouraging integrated townships.
3. Therefore, Government of Telangana with a view to encourage and promote large scale integrated development of self-contained townships with private and public initiatives that would result in optimization of land use, leveraging of Outer Ring Road infrastructure & beyond, the proposed Regional Ring Road, promote Transit Oriented Development, achieve economies of scale, increase housing facilities, and better provision of infrastructure facilities & amenities based on the "walk to work" concept have decided to have a viable institutional mechanism for promoting such integrated townships development.
4. Accordingly, Government hereby issue the following Rules in exercise of powers conferred under section 56 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), section 585 of the Greater Hyderabad Municipal Corporation Act, 1955 (Act No.II of 1956) and section 172 of the Telangana Municipalities Act, 2019 (Act No.11 of 2019).
5. The following notification will be published in the Extraordinary issue of Telangana Gazette dated: 03.11.2020

NOTIFICATION

In exercise of the powers conferred under section 56 of Hyderabad Metropolitan Development Authority Act 2008 (Act No.8 of 2008), section 585 of the Greater Hyderabad Municipal Corporation Act 1955 (Act No.II of 1956) and section 172 of the Telangana Municipalities Act, 2019 (Act No.11 of 2019) Government of Telangana hereby makes the following rules namely:-

1. These Rules may be called **"The Telangana Comprehensive Integrated Township Policy Rules, 2020"**.
2. (1) These Rules shall be applicable to all areas outside 5 Kms from the Outer Ring Road unless otherwise prohibited. The existing layout Rules / Regulations of local authorities / Urban Development Authorities (UDA) shall not be applicable to such integrated townships. Further, the applicability of these rules is prospective i.e., approvals/permissions accorded under this policy after the policy is promulgated and which are specifically applied under these provisions

- (2) These Rules and conditions herein shall be applicable to UDAs/ private developers / companies / Special Purpose Vehicles (SPVs) / firms / companies desiring to develop integrated townships either individually or on development basis in the areas mentioned in (1) above, unless specifically stated otherwise and also to all Joint venture townships development under taken by public authorities.
- (3) The provision of these Rules and conditions herein shall mutatis and mutandis apply to the housing schemes of all public agencies / departments.
- (4) This policy shall be valid for a period of 5 (five) years and will be reviewed for further continuance and with such modifications as deemed appropriate at the end of the five years. The project completion period from the date of draft approval will be 10 years subject to extension, if any, by the sanctioning authority depending upon specific circumstances.

3. DEFINITIONS:

- (i) **“Comprehensive Integrated Township”** (**‘Township’** hereafter) means a self-contained township planned and developed through a public agency / Development Authority or Instruments of Government / a licensed developer / firm / company / SPV / development Company containing work place, places of residence (including Economically Weaker Section (EWS) & Middle Income Group (MIG) housing) along with all attendant facilities and amenities as required under this policy to, *inter-alia*, minimize travel outside, promote ‘walk to work’ concept and to provide maximum convenience to its inhabitants/occupants/users by arranging for all such amenities at one place;
 - (ii) **“Sanctioning Authority”** means Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and all such projects shall be processed under TSbPASS.
 - (iii) **“Preliminary or Outline Approval of Scheme”** means an in-principle approval given by the Sanctioning Authority and subject to such terms and conditions as may be given in such Preliminary approval.
 - (iv) **“Detailed Project Report”** means a comprehensive proposal concerning the proposed integrated township development, the physical development parameters and proposed township layout pattern, proposed housing areas details, all required maps and drawings, open space development, work place development, on site infrastructure development, building drawings phasing of development etc., and complying with other requirements given in these Rules which forms the basis of approval of the integrated township.
 - (v) Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective Rules / bye-laws of the Hyderabad Metropolitan Development Authority Act / the Municipalities Act or in its absence, as defined in the National Building Code or relevant Acts as the case may be, unless the context otherwise requires.
 - (vi) **“EWS/LIG/MIG Units”** – Units with maximum carpet area of 25/50/60-240 sq mtrs respectively.
 - (vii) **“EWS / LIG / MIG plots”** – plot size upto 60/120/250 sq yards respectively.
- 4. TOWNSHIP SIZE AND CLASSIFICATION:** The Assemblage for development of Integrated Townships shall be permitted as follows:

Minimum of 100 acres in respect of Hyderabad Metropolitan Development Authority (HMDA) Area and atleast 5 Kms away from the nearest boundary of Outer Ring Road (ORR) on its outer periphery;

5. LOCATIONAL REQUIREMENTS:

- (1) For Townships of 100 acres or more, any suitable area having access of minimum 30mtrs width (36 mtrs for 300 acres and above) can be identified for the purpose of development of Township. The developer proposing to provide access from the nearest 30 mtrs road by constructing a 30 mtrs access to his site as a part of project also shall be considered. In case the existing road width is less than 100 feet the developer shall comply with the orders issued in G.O.Ms.No106 M.A. Dt. 6.7.2020. however minimum 18 mts (60 feet) road should be existing on the ground.
- (2) The site area identified for the Project shall be continuous, unbroken and uninterrupted at one place except for any National Highway / State Highway / Major District Roads (MDRs) passing through the site. Any Master plan roads passing through the site shall continue to be as planned and also be open for public.
- (3) The land use for development and construction of township shall be mixed use development.
- (4) Such Schemes shall not be permitted in environmentally sensitive areas. Where part of the township area is covered by such fragile lands within the threshold limit as prescribed under the policy, such areas shall be protected and preserved as open space or un-built area.
- (5) The other requirements shall be in accordance with these Rules and the "Work Center" and "Residential" area shall comply with the restrictions imposed at Rule 6.
- (6) The layout for the township shall be developed in accordance with provisions of Rule 6 below and shall, in the process, existing layout, if any, within the township shall have to strictly comply with these provisions and thus, the township plan shall subsume any existing layout (approved /unapproved) & provisions therein.

6. INTEGRATED TOWNSHIP - SITE PLANNING AND DESIGN REQUIREMENTS:

The entire Township should be an integrated one with all facilities within the boundaries of such a township proposed for development and shall comply with the following requirements:-

- (1) **Overall Land Utilization:** Certain portion of the total area of the proposed township with a minimum of $\frac{1}{4}$ and upto $\frac{1}{2}$ of the net area of the township (after setting apart area meant for roads/green space/ open space etc) shall be utilized for setting up of the "**Work Center**" - commercial / offices / market / Information Technology Enabled Services (ITES) / Light industries / Service industries / Transportation Node / Recreation based activities, Amusement facilities or for setting up of any other such facility subject to approval of the Sanctioning Authority. The minimum area for work centre, stipulated for township sized 300 acres and above will be $\frac{1}{8}$ th of the net area, in view of the large size of the plot.
- (2) Out of the remaining portion of the township site not less than $\frac{1}{2}$ of the net area of the township shall be set apart for residential purpose (hereinafter called "**Residential area**").
- (3) The township project has to be an integrated township project. The project should necessarily provide for the following:
 - (i) Residential
 - (ii) Commercial,
 - (iii) Educational (atleast upto class X standard)
 - (iv) Amenity spaces
 - (v) Health care facilities (At least basic health care and having OPD facility)
 - (vi) Public Utilities

- (vii) Internal public transport (electric vehicles) for transportation within the township and until the nearest public transport facility outside;
 - (viii) LIG & EWS housing as prescribed.
 - (ix) Roads as prescribed;
 - (x) Greenery in the layout by planting plants;
- (4) The overall planning & design of the integrated township is left to the developer, subject to it confirming the broad requirements under this policy and in a manner that the project meets with the specifications and standards with the walk to work concept, good design practices, healthy lifestyle practices and eco-friendly neighbor-hood requirements. Further, the planning and design of Integrated Township shall take care of following land use:

(a) **Non-reserved sites:**

- (i) **Residential:** The residential area should be well defined in sectors or neighbor-hoods or in plotted development with proper road network, having sufficient lung/green space and in a manner leading to healthy lifestyle. Details of dwelling units are mentioned in para (6).
- (ii) **Commercial:** The commercial area shall be properly distributed in hierarchical manner such as main commercial center, convenience shopping area, community centers including club house, library etc., and shall be part of the plotted area. The main commercial center could be planned and developed as part of the "Work Center" area.
- (iii) **Educational:** Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population basis and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing standards. The higher order educational facilities could be planned and developed as part of the "Work Center" area.
- (iv) **Health facilities:** Adequate area allocation for health facilities for primary health and higher order facilities like hospital should be provided for Minimum area required for health facilities shall be as per prevailing standards. The higher order health facilities like hospital could be planned and developed as part of the "Work Center" area.

(b) **Reserved sites:**

- (i) **Amenity Spaces:** The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, town hall, library etc., should be adequate and evenly placed. A dedicated common parking area shall be developed.
- (ii) **Parks, Gardens and Playgrounds:** The Township shall provide for at least 10% of the total gross area as parks / gardens / playgrounds in order to encourage more green cover, anything more than 10% gross coverage for green cover will be exempted from Change of Land Use (CLU) charges to that extent. This minimum 10% area at the township level should be developed by the developer / firm / company / Special Purpose Vehicle (SPV) for such purposes and kept open to all general public. Best variety of trees should be planted. Besides the above, thick avenue plantation shall be undertaken with soft landscape along all the roads within the township as well as along the main approach roads to the township.
- (iii) **Public utilities:** Appropriate area allocation should be provided for (a) electric sub station (b) water supply system including sumps within the township (c) sewerage system (d) waste management system (e) police station and fire station out-posts (f) common public parking lots (g) cemetery / cremation ground (h) bus station and

other public utilities as per requirements. These could be planned and developed as part of the "Work Center" area.

Any adjacent Bus station/ public transport point outside the township shall be constructed by the developer at his cost.

All amenities referred to above shall be inclusive of designated amenities and Amenity space required for trunk infrastructure.

(iv) **Transport and Communication:** The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing road within the township and outside area as well. All such roads shall be developed by the developer / firm / company / Special Purpose Vehicle (SPV) as per standards and road width shall be as given below:

- (a) Classified Roads in statutory plan: As prescribed.
- (b) Main Roads / Ring Road / Loop Road: 18 to 30 m wide
- (c) Internal Roads: minimum road width of 9 m. Cul de sacs of maximum length of 50-100 mtrs and width of 8 mtrs would be allowed.
- (d) The Master Plan roads in the township area shall be developed and maintained by developer / firm / company / Special Purpose Vehicle (SPV) and the same shall always be open for general public without any restriction there upon.
- (e) Work place sites in the designated area of 'work place': In the Integrated Township area, lands required for commercial uses, service or industrial (permissible category) uses shall be separately earmarked and developed and the developer / firm / company / SPV is free to dispose for the designated purpose.
- (f) All roads and mandatory open spaces as specified in the layout shall be registered free of cost and free of encumbrances with the concerned Municipality, Municipal Corporation, Urban Development Authority and Gram Panchayat as the case may be;

(5) The design of the Integrated Township shall aim at design efficiency and shall take into consideration the environmental concerns like water and energy conservation, solid waste disposal, use of appropriate technology, recycling etc., this would mean:

- (i) Proper orientation of building blocks or sectors or neighborhoods with well-planned, efficient and attractive housing blocks / sectors by establishing adequate standards for design construction and living environment.
- (ii) Use of appropriate building materials including Energy Conservation Building Code (ECBC) compliance for all non residential and cool roofing for all residential structures.
- (iii) Use of non conventional energy sources, particularly renewable energy.
- (iv) Recycling of waste water and water harvesting, based on the zero waste concept.
- (v) Solid waste management on a zero waste concept – mix of compost and tie-up with an agency to carry away the RDF based waste;
- (vi) Water sensitive urban design in order to better manage storm water and reduce impacts on receiving bodies.

(vii) Provide for the health and safety of residents by requiring properly designed streets and adequate sewage and water supply facilities.

(viii) Using underground cabling system, security measures with modern gadgetry, piped gas supply etc.

The integrated township design and development should promote a high standard of urban design by creating a strong character and identity for the overall image of the township.

- (6) There is no restriction on the plotted area. The balance area of saleable area after leaving for areas mentioned in Rule **6(4) (b)** 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.

Residential housing and dwelling units should be such that it caters to the concept of integrated township and facilitates 'walk to work' concept. It should be a sufficient mix of high-end, HIG and MIG housing (including Multi Storied Buildings (MSBs) wherever required) in a self-contained manner. A Minimum of 10 % of the total dwelling units shall be in the category of EWS / LIG. In case of EWS /LIG housing units, cluster type development would be encouraged. These could be in separate blocks or sectors in the township. This is to encourage that the manpower requirements for various skill sets are available locally within the township. The decision of the sanctioning authority shall be final in this regard.

The site layout would be governed by proper circulation pattern, good design practices and neighbor-hood requirements. It has to be integrated with the circulation network of the Statutory Master Plan /Zonal Development Plan / Area Development Plan, if any, and shall ensure proper overall circulation in the area and planned and developed by way of distinct sectors.

- (7) The Township is required to be developed together with building constructions and all amenities and facilities. However out of the total plotted area, upto 50% would be allowed to be disposed as open plots / sites.
- (8) **Phasing of development:** In case the development of the integrated township is proposed in Phases, it will be ensured by the developer that 100% of the infrastructure and common facilities of the specific phase are developed before going in for the phased sale of that specific phase. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed phase-wise along with the residential and allied development. With respect to the open plots in the Integrated Township, the developer has to ensure that all the trunk services and infrastructure facilities are completed within the time frame laid out in the provisional approval given by the sanctioning authority.

7. ELIGIBILITY CRITERIA FOR LICENSING OF DEVELOPERS /FIRMS/ COMPANY:

The developer firm will need to register itself with the Real Estate Regulatory Authority for the said township. The Eligibility criteria, fees, detailed terms and conditions for licensing of developer / firm / company / SPV shall be obtained from the respective Vice-Chairman of the Urban Development Authority /Metropolitan Commissioner or Director of Town & Country Planning in the manner as prescribed. A single license shall be valid throughout the State for the specified period.

8. APPROVAL PROCEDURE: Approval would be considered in two stages:

(i) Preliminary Approval of the Project under TS-bPASS:

The developer / firm / company / Special Purpose Vehicle (SPV) / Public Authority (hereinafter called "applicant") shall submit an Outline Project Report in prescribed format giving details of lands, ownership and other requirements. Within 21 days, the sanctioning authority shall either accord the tentative layout approval of the Project or otherwise. A Preliminary approval of the Project would mean that the Project is cleared from the Master Plan provisions with regard to land use and circulation network and any specific conditions that may be imposed that relate to overall development of the Project in relation to the urban area. A preliminary approval may be granted to the applicant without prejudice to the right of the Authority to impose any additional requirement when detailed proposal is submitted for approval. Upon tentative layout approval of the Project, the applicant shall take action to publish the same in three popular local newspapers giving 30 days time to the public for filing any objections and suggestions before the competent authority. The applicant will liaise with the various other relevant agencies / departments on their requirements. A tentative layout approval shall not constitute a permit nor shall entitle the applicant or any person to commence or carry out any development activity whatsoever.

(ii) Detailed Approval of the Project:

After taking into consideration any objections and suggestions received, the applicant shall submit the Detailed Project Report (hereinafter called "DPR") to the Sanctioning Authority within 90 days from the approval of tentative layout for approval of the Detailed Project Report and the conditionalities if any, given in the Preliminary Project Report approval. The Detailed Project preparation and plans /drawings, shall be undertaken through qualified town planner, architect, structural engineer, fire engineer and other technical personnel who shall be responsible for supervision and carrying out building works and obtaining certificates of conformity for the occupation of buildings & other development activities. The Detailed Project Report shall give all details and drawings and plans as prescribed, details and specifications of the building units, amenities and facilities, phasing of development, etc. For each of the Sectors / Neighbourhoods / Work Center, separate utilities and services plans, landscaping plans and building type designs as required shall be got approved and development and civil works undertaken as per the detailed approved plan and conditions. The applicant shall be entitled to dispose off non-reserved sites and non-mortgaged sites either as plots or as developed houses. Till such time the development of infrastructure facilities, roads and amenities are completed and thereafter handed over to the local body, these shall vest with the developer / firm / company / Special Purpose Vehicle (SPV) / public authority.

The Detailed approval of the Project shall be considered by the sanctioning authority as a comprehensive approval and as a project in which not only the township layout site development specifications and conditionalities are covered on a township level. The developer shall submit application with Detailed Project Report (DPR) separately for approval of individual blocks including site infrastructure and amenities for each phase. This Detailed Project approval shall imply that separate approval /sanction from the local authority or other authorities for the individual blocks or buildings shall not be required.

The necessary license fees and charges including development charges shall be payable as per the phasing plan submitted in the Detailed Project Report (DPR) and shall be remitted to the Sanctioning Authority before release of the Detailed Project approval.

The Detailed Project Report approval by the Sanctioning Authority shall be through a Single Window System and this shall be given within 30 days. This shall not include the time taken for clearance from Airport Authority, Environmental Clearance, Fire clearance etc., wherever required.

The applicant shall commence the work within 6 months from the date of approval of detailed project proposal and shall inform the same by uploading pictures on the site as prescribed.

9. **PROVISION OF INFRASTRUCTURE FACILITIES:** All the onsite infrastructure i.e., roads including Master Plan Roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the applicant till urban local body is constituted for such area as per prescribed procedure and the applicant shall also carry out development of amenities if any designated in the Master Plan in accordance with the prevailing Rules.

- (1) **Roads:-** All roads shall be required width and with the main carriageway either black topped or cement and other features like storm water drains, public utility lines, footpaths, medians wherever required, rain water harvesting structures, kerbs, street lights etc., shall be developed as per standards and approved specifications. Facilities such as storm water drains, all cabling, public utility lines will necessarily be underground within the township.
- (2) **Water Supply:-** The developer shall be required to develop the source for drinking water (excluding ground water source) or secure firm commitment from Hyderabad Metro Water Supply & Sewerage Board / any concerned authority for meeting the daily water requirement of water of minimum 140 liters per capita per day (or as prescribed by the authorities from time to time) exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be atleast 1.5 times of the actual required quantity as determined by expected population (resident and floating) and other uses. The applicant would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, ground water recharging and waste water recycling projects within the Township.
- (3) **Solid Waste and Liquid Waste Management:** Each township will be based on Zero ("0") discharge concept so far as waste (whether solid or liquid) management is concerned. The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per guidelines as prescribed. The developer shall undertake recycling water for gardening. The developer may develop eco-friendly, garbage disposal system by adopting the recycling and bio-degradation system. It is mandatory that no liquid waste goes out. Likewise, the compost from solid waste is to be used in the township and the non bio-degradable should be tied up with an agency which will take it out and dispose off in a scientific manner under approval from the Pollution Control Board / Local Urban Development Authority.
- (4) **Power:-** The developer shall ensure continuous and quality power supply to Township area. The developer may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from any existing supply system, the applicant shall before commencement of development, procure affirm commitment of power for the entire township from the Telangana State Southern Power Distribution Company Limited (TSSPDCL).

The developer is encouraged to provide rooftop based solar /wind /hybrid based renewable energy which will be adjusted for on a net metering basis. Further, State Government may, subject to concurrence of Electricity Department consider granting a maximum of 33%, 50% & 66% of the non-residential energy requirements during peak hours (with the prior approval of Telangana State Southern Power Distribution Company Limited (TSSPDCL) / Telangana State Northern Power Distribution Company Limited (TSNPDCL) for township sized upto 100 acres, upto 300 acres and more than 300 acres to be procured from renewable energy sources from within the state. This is however subject to the prior clearance by TSSPDCL and with the concurrence of Telangana State Electricity Regulatory Commission (TSERC).

- (5) **Environment:-** The entire township shall be Energy Conservation Building Code (ECBC) / Indian Green Building Council (IGBC) compliant and all non-residential buildings therein shall comply with ECBC/IGBC norms and all residential buildings

shall have cool-roofs. The development contemplated in the integrated township shall not cause damage to ecology in any manner. In no case it shall involve topographical changes, changes in alignment and cross section of existing watercourse if any in the Project area or adjacent to the Project area. Environmental clearance shall be obtained from the appropriate authority for this purpose and as per directions issued by the Ministry of Environment and Forests, Government of India from time to time.

The Township shall provide at least 10% of the total area as park /garden / playground as mentioned in these rules with proper landscaping, tree plantation and open uses designated in the Township shall be duly developed by the applicant.

(6) **External or Trunk infrastructure facilities** like Power, Watersupply, Drainage etc., will be done by the developer at his own cost or at his request, this may be facilitated by Government / Urban Development Authority /public agency & costed to the project. The trunk infrastructure shall include, but not limited to, Roads, Water supply, Power through adequate capacity sub-station, sewage network, drainage network, solid waste disposal facility etc.

(7) **Civic Maintenance:-** The developer shall maintain all the internal facilities. The developer would be entitled to create corpus fund / collect maintenance charges.

10. **DEVELOPMENT PROMOTION RULES FOR BUILDINGS:** The Building Rules issued vide G.O.Ms.No.168 M.A., Dt. 7.4.2012 and as amended from time to time shall be applicable to such integrated townships development projects unless specifically stated otherwise in the conditions giving approval for the Outline Project and Detailed Project. Requests for SEZ, if any, shall be recommended by the State Government to the concerned authorities and subject to the provisions of Government of India guidelines.

The developer shall comply with all the Rules and Regulations issued under Real Estate Regulatory Authority (RERA) Act 2016 (Act No.16 of 2016).

11. **SANCTIONING AUTHORITY REQUIRED TO UNDERTAKE IMMEDIATE PREPARATION OF AREA DEVELOPMENT PLAN FOR ADJOINING AREAS :** Simultaneous with the preliminary approval of the Integrated Township Project, it shall be incumbent upon the sanctioning authority to undertake the preparation of an area development plan for surrounding areas up to 1 km radius from the township, integrating the circulation network and other infrastructure facilities for ensuring planned and systematic development of these adjoining areas.

12. **MANAGEMENT OF TOWNSHIPS:** For all townships, there shall be an advisory body called as Township Residents & Users Association (**TRUA**). TRUA shall ensure the maintenance of township so far as sanitation, maintenance of greenery and upkeep of infrastructure is concerned.

Composition of Township Residents & Users Association (TRUA) – It shall be a body consisting of stakeholders as prescribed and shall necessarily have representation from the developer, Urban Development Authority & the concerned Urban Development Authority among others.

13. **INCENTIVES FOR DEVELOPMENT OF INTEGRATED TOWNSHIPS:** Following incentives would be considered by the Competent Authority / Government:

- (i) Automatic conversion from land use regulations, subject to payment of necessary conversion charges, except in the prohibited uses viz., lands earmarked as water body / buffer to water body / forest zone / recreational use / bio-conservation use zone / sites covered by G.O.Ms.No.111 M.A., Dt. 08.03.1996 and sites which are part of TSIC Industrial Estates or lands allotted by the Government for industrial purpose. In any case the area falling in the above zones shall not exceed more than 5% of the total gross area & the land-use shall not be changed for these areas; the total area of the township shall exclude this area for the purpose of calculating the eligibility for incentives.

The Sanctioning Authority shall collect the necessary conversion charges at the time of issue of permission to the Integrated Township and change of land use would be automatic on payment of conversion charges.

Green area over and above 10% of gross area will be exempted from Change of Land Usage charges.

- (ii) 90% exemption of Development charges on land. All the infrastructure within the township shall be provided by the developer. Likewise, the work of connecting with the main water trunk of the state government, sewer line, electricity sub-station (if one is not getting done in the township), will be done by the developer or can be done by the concerned Urban Development Authority as a turnkey project on payment basis;
- (iii) Government land: If Any Government land / assigned land falling within / under Integrated Township Area up-to 10% of the township size (subject to maximum 10 acres), the same may (if the said land has no other immediate use and can be allotted in the opinion of the government) be allotted to the developer /firm / company / SPV subject to the developer providing the same extent at the end of his site (having clear access); it is an exchange of land in that sense.
- (iv) There shall be deferment by 5 years of the Impact fee payable for the sanctioned plan;
- (v) 100% exemption from development charges on built up area for EWS / LIG dwelling units;
- (vi) 75% exemption of development charges on built up area for MIG units
- (vii) 50% exemption of development charges on built up area for HIG units
- (viii) Since the entire maintenance of the township will be done by Township Residents & Users Association (TRUA) including the upkeep and maintenance of infrastructure, (i) a rebate of 100% on property tax on common facilities (such as club house etc) and (ii) 50% rebate on all other properties, for a period of first five years from the date of issue of respective Occupancy Certificates shall be given by the concerned authorities.
- (ix) Any benefits / concessions in respect of Star Category Hotels, Hospitals and Multiplexes shall be considered as per prevailing Government policy.
- (x) For the areas to be mortgaged/ gifted (gift deeds) to the Sanctioning Authority, nominal registration charge on Rs.100/- stamp paper would be levied giving such areas the status of an Urban Local Authority.
- (xi) NALA charges shall be paid as applicable;
- (xii) 100% exemption from the capitalization charges;
- (xiii) All the applications received under this new Township Policy will be given top priority and shall be cleared within 60 days from the date of application

14. GOVERNMENT SUPPORT: Apart from facilitating external infrastructure facilities and giving the above incentives, Government would also support and according priority in the development of the "Work Centers" by way of promoting these through its respective Departments or public agencies like Information Technology & Communication Department ; Industries & Commerce Department ; Telangana State Industrial Infrastructure Corporation (TSIIC) etc.

15. MARKETING & DISPOSAL OF THE PLOTS / BUILT UP AREAS: The applicant shall be responsible for facilitation of marketing the developed sites of the Work centers. It may be done jointly through public agencies or through reputed real estate advisory companies who would be empanelled separately. The choice would be left to the applicant to engage any such empanelled real estate advisory company / firm or public agency for marketing of the areas / built up areas and who would be entitled to charge a fee as per market norms.

16. SAFEGUARDS IN CASE OF DEFAULT ETC:

- (1) The developer shall comply with all the Rules and Regulations issued under Real Estate Regulatory Authority (RERA) Act 2016 (Act No.16 of 2016), and shall comply other conditions in the given time period, in the failure of which the applicant or his associates and the engineer / architect shall be black-listed and shall not be allowed to undertake development works or do business relating to land development and /or building activity in the entire State for a period of 5 years.
- (2) The Government shall not be a party to the disputes or litigations concerning share holding and plot allotments / built up space etc., which have to be settled in the appropriate civil courts.
- (3) Any one aggrieved by an order passed under these Rules may within forty (40) days of the date of communication of the order prefer an appeal to the Metropolitan Commissioner / Vice-Chairman of Urban Development Authority (UDA) or Director of Town Planning. The appeal shall be cleared within 60 days.

The Government may issue any orders / instructions / guidelines from time to time for ensuring effective implementation of these rules.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner and Director, Printing, Stationery and Stores Purchase Telangana Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of Telangana dated: 03.11.2020, and furnish 200 copies to Government)

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

The Director of Municipal Administration, Hyderabad, Telangana State.

The Commissioner, Panchayat Raj Department

The Commissioner and Inspector General of Registration and Stamps, Hyderabad

The Director of Town and Country Planning, Telangana. Hyderabad

The Vice Chairmen of all Urban Development Authorities in the State

The Commissioners of all Municipal Corporations/ Municipalities in the State of Telangana - through CDMA.

All District Collectors

All Gram Panchayats in the State of Telangana (through Commissioner, Panchayat Raj)

All Departments of Secretariat

All Heads of Department.

The Director General of Fire Services.

The Chairperson, Telangana Transco.

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

The Engineer in Chief (Public Health) Hyderabad.

The Managing Director, Telangana Housing Board.

The Law (A) Dept.,

Copy to:

The Principal Secretary (N) to Chief Minister.

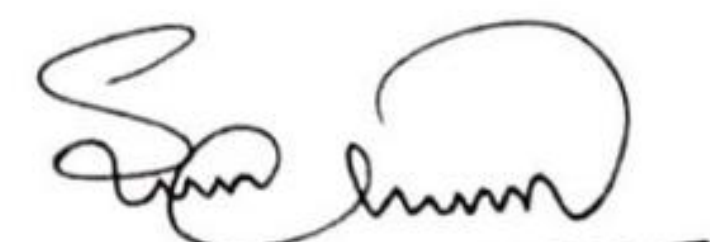
The P.S. to Chief Secretary to Government

The OSD to Minister(MA & UD Department).

The OSD to Minister (PR & RD Department)

S.F/S.C

//FORWARDED ::BY:: ORDER//



SECTION OFFICER'

49.