

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Designate the RCI – DRDL Link Road as 120 mtrs wide and the area upto 1500 mtrs depth on either side from RCI-DRDL Link Road as Restricted Development Zone - Draft Variation – Revised Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 393,

Dated:14.08.2013.

Read the following:

1. CMO No. 1604/CMP/2009, dated: 02.02.2009.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.4764/MP/Plg/H/09, dated: 29.06.2009.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.4764/MP/ Plg/ H/09, dated: 11.11.2009.
4. Government Memo. No.3141/I1/2009, MA&UD Department, dated 21.12.2009.
5. From the COI, Head Work and Services, Defence R&D Organization, Search Centre Imarat, Vigyana Kancha Post, Gol, Hyderabad, Letter No.RCI/257 B/Works, dated 11.1.2010.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.4764/MP/Plg/H/09, dated: 27.01.2011.
7. From the COI, Head Work and Services, Defence R&D Organization, Search Centre Imarat, Vigyana Kancha Post, Gol, Hyderabad, Letter No.RCI/257 B/WKS, dated 3.3.2011.
8. Government Memo. No.33228/M1/2011, MA&UD Department, dated 12.1.2012.
9. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letters No.4764/MP/Plg/H/09, dated: 23.5.2012 and 22.8.2012.
10. Government Memo No.3141/I1/2009, MA&UD Department, dated 24.09.2012.
11. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.4764/MP1/Plg/HMDA/09, dated: 30.5.2012 and 22.8.2012.
12. Government Letter No.3141/I1/2009, MA&UD Department, dated 22.06.2013.
13. From the Lt.Col, Head Work and Services, Defence R&D Organization, Search Centre Imarat, Vigyana Kancha Post, Gol, Hyderabad, Letter No.RCI/257 B/IZ/Works, dated 18.7.2013.
14. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4764/MP1/Plg/HMDA/09, dated 25.07.2013.

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ORDER:

The draft variation to the land use envisaged in the notified revised Master Plan for Kothapet Zone Segment notified vide G.O.Ms.No.288, MA., dated 3.4.2008, issued in Government Memo 4th read above and the revised draft variation issued in Government Memo 10th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.582, Part-I, dated 24.12.2009 and Gazette No.538, Part-I, dated 04.10.2012. Government after careful examination of the matter hereby confirmed the said two (2) draft variations in the mater after disposing the objections / suggestions received in the matter as per rules.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **20.08.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

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

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

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The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The Director, Defence Research and Development organization represented to the Government for declaration of 1500M of land on either side of RCI-DRDL Link Road as Institutional Zone or Special Zone for controlling the development.

2. Whereas the Hon'ble Minister of State for Defence, Government of India addressed a letter to the Hon'ble Chief Minister requesting the State Government to declare atleast 1500 M of land on either side of RCI-DRDL Link Road as Institution Zone and only reputed non-commercial institutes be permitted in the area so that accessibility of the subversive elements into the laboratories is drastically reduced. It is also requested to regulate the development of the land along the RCI-DRDL Link Road and imposed certain restrictions on type of construction along the road.

3. And whereas the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his letter has reported that, as per revised Master Plan approved in G.O.Ms.No. 288, MA, dated: 03.04.2008, the width of RCI-DRDL Link road is proposed as 45 mtr road and land use proposed on either side is conservation use and residential land use. Defence Authorities have already acquired land on either side of the existing road so as to widen the road to a width of 120 mtrs. Regarding declaration of area lying either side of RCI-DRDL link road to a depth of 1500 mtrs as Institutional area, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has submitted that the area earmarked for conservation use can be retained and no modification is to be required as only agriculture and allied activities are permissible as per zoning regulations. In respect of lands earmarked for residential use zone as per the request of the Defence Authorities only ground+ one floor buildings with maximum height of the 6 mtrs are to be allowed. It was also reported therein that, 1500 mtrs. on either side from RCI-DRDL link road is at present vacant except for a few educational institutions, function halls and old village settlements.

4. And whereas the Government has examined the request of the applicant in consultation with Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and observed that Research Centre Imarath (RCI), Hyderabad is one of the DRDO labs set up for Integration, Checkout and environment testing of missile system and is also undertaking research and development in advanced Missile Technologies and it is located at a distance of 6 KM from DRDL which is also a major Lab of DRDO. RCI-DRDL Link Road connects highly sensitive Defence Labs and is used for movement of specialized vehicles carrying missiles, sensitive materials & stores and explosives between various laboratories and BDL. Therefore, after careful consideration of the matter, Government hereby propose the following:

1. Area upto 1500 mtrs. depth on either side from RCI-DRDL link road (5.5 KM) is to be designated as Restricted development zone where in only residential constructions of Ground + one floor not exceeding 6 mtrs. height are permitted.
2. The RCI – DRDL link road is to be designated as 120 mtrs. wide as per the acquisition already made by Defence Authorities.
3. A 12 mtrs. service road is to be indicated on either side of RCI-DRDL link road (within 120 mtrs) with access for crossing only at important ZP roads.

5. And whereas, in Government Memo.No.3141/11/2009, dated 21.12.2009 a notification has been issued and published vide Gazette Notification No.582, dated 24.12.2009 for calling objections and suggestions from the general public on designation of the RCI – DRDL Link Road as 120 mtrs wide and the area upto 1500 mtrs depth on either side from RCI-DRDL Link Road as Restricted Development Zone.

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6. And whereas, after issue of the above notification, Government as well as the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority have received objections from certain individuals / institutions and public representatives in this regard. The objections received by the Government have been referred to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority for their examination and remarks.

7. And whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, has stated that some of the Sy.Nos. / Villages have not been published in the Gazette Notification which are falling within 1500 Mtrs., depth of either side of RCI – DRDL Link road. Therefore, while enclosing the detailed schedule of boundaries along the RCI – DRDL Link road within the restricted area, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has requested the Government to include the same in the Gazette Notification.

8. In view of the above, draft variation to the land use envisaged in the notified revised Master Plan for Kothapet Zone Segment notified vide G.O.Ms.No.288, MA., dated 3.4.2008, has been issued in Government Memo. No.3141/11/2009, MA&UD Department, dated 21.12.2009 and published in the Extra-ordinary issue of Andhra Pradesh Gazette No.582, Part-I, dated 24.12.2009 and revised draft variation has been issued in Government Memo.No.3141/11/2009, Municipal Administration and Urban Development Department, dated 24.09.2012 and published in the Extra-ordinary issue of Andhra Pradesh Gazette No.538, Part-I, dated 04.10.2013.

9. Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, has stated that no change of land use was done in the site under reference. Since, the Government designated the RCI – DRDL link roads as 120 Mtrs., wide (30 Mtrs., wide road + 45 Mtrs., buffer on either side) and it is not required to collect development conversion charges from the applicant.

10. Government have received certain objections / suggestions in the matter from the general public / other institutions / individuals. The objections / suggestions were examined in the light of the reports furnished by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and DRDL Government of India, Hyderabad and keeping in view the sensitive nature of defence institutions and requirement to regulate the development of land along the RCI-DRDL link road, Government have decided to dispose all the objections / suggestions in the matter and confirm the draft variations issued vide memo's 4th & 10th read above.

11. Now, in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation which has been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.538, Part-I, dated 04.10.2013 as required by sub-section (3) of the said section.

VARIATION

(A) To designate the RCI – DRDL Link Road as 120 mtrs wide (30 meters wide road & 45 meters buffer zone on either side)

The proposed 45 mtrs from DRDL to RCI in the notified Revised Master Plan for Kothapet Zone Segment notified vide G.O.Ms.No.288, MA dated.03.04.2008 is now designated as 120 Meters (400 feet) including 12 meters service road on either side passing through the Sy.Nos.7(P), 8(P), 19(P), 20, 21, 22(P), 23(P), 25(P), 26(P), 27(P), 28(P), 29(P), 43(P), 42(P), 41(P) of Roshanuddowla Village, Sy.Nos.22 (P), 23(P), 43(P), 39(P), 35(P), 44(P), 74(P), 347(P), 346(P), 345(P), 107(P), 106(P), 108(P), 109(P), 104(P) of Balapur Village, Sy.Nos.2(P), 3(P), 9(P), 42(P), 43(P), 21(P), 22(P) of Mallapur Village and Sy.Nos.44(P), 45(P), 49(P), 50(P), 52(P),53(P), 73(P) of Sultanpur village.

(B) To designate the area upto 1500 mtrs depth on either side from RCI – DRDL Link Road as Restricted Development Zone wherein only residential construction of Ground + One floor not exceeding 6 mtrs to be permitted.

The site in following Sy.Nos. / Village falling within 1500 mtrs from either side of the proposed RCI – DRDL Link Road (proposed as 120 mtrs) which are presently earmarked for Residential & Institutional Use Zone (excluding land under deference use, water bodies, nala, buffer zone & conservation use) is designated as restricted development zone wherein only residential construction of Ground + One floor not exceeding 6 mtrs shall be permitted.

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Kothapet Zone :

- (1) Roshanuddowla Village : Sy.Nos.1 to 6, 7 (P), 9 (P), 22 (P), 23 (P) 24 (P), 8, 11 to 18, 19 (P), 25 (P), 26 (P), 27 (P), 28 (P) , 29 (P), 30 to 33, 35, 36, 37, 38, 39, 40, 41, 42 (P), 43 (P) and 44 to 48.
- (2) Kothapet Village : Sy.Nos.3 (P), 4 (P), 5(P), 6 (P), 7 to 10, 17 to 23, 24 (P), 25 (P), 26 to 62, 63 (P), 67 (P), 68 (P) and 75 (P).
- (3) Balapur Village : Sy.Nos.1 to 21, 22 (P), 23 (P), 24 to 38, 39 (P), 40, 41, 42, 43 (P), 45 to 73, 74 (P), 75 to 103, 104 (P), 105, 106 (P), 107 (P), 108(P), 109 (P), 110 to 124, 125 (P), 126 to 136, 137 (P), 138 (P), 139, 140 (P), 141, 142, 143 (P), 144 (P), 145(P), 152 (P), 153 (P), 156 (P), 187 (P), 188 (P), 189 to 196, 197(P), 198(P), 202 (P), 203(P), 204, 205(P), 206(P), 211 to 218, 219 (P), 224 (P), 225 (P), 228(P), 229 (P), 230 to 244, 304 to 311, 345 (P), 346 (P), 347 (P) and 348 to 381.
- (4) Mallapur Village : Sy.Nos.1, 2 (P), 3 (P), 4 to 8, 9 (P), 10 to 20, 21 (P), 22 (P), 23 to 41, 42 (P) and 43 (P).
- (5) Venkatapur Village : Sy.Nos.1 to 93.
- (6) Sultanpur Village : Sy.Nos.44 (P), 45 (P), 46 to 48, 49 (P), 50 (P), 51, 52 (P), 53 (P), 54 to 72 and 73 (P).
- (7) Renukapur Village : Sy.Nos.1 to 17, 18 (P), 27 (P), 28 to 30, 31 (P), 33 (P) and 34.

Hayathnagar Zone:

- (8) Chintalkunta Village : Sy.Nos.1/2 (P), 2 to 31.
- (9) Meerpet Village: Sy.Nos.131 (P), 132 (P), 133 to 138 and 139 (P).

Nadargul Zone :

- (10) Nadargul Village : Sy.Nos.730 (P), 743 (P), 744 (P), 745, 746, 747 (P), 751 to 765, 766 (P), 767 (P), 768 to 772, 773 (P), 774 (P), 776 (P), 777 (P), 778 (P) and 790 (P).
- (11) Badangipet Village : Sy.Nos.129 (P), 130 (P), 142 (P) and 169 (P).
- (12) Kurmalguda Village : Sy.Nos.80/2 (P), 80/3 to 80/9, 80/10 (P), 80/11 (P), 80/12 to 80/37, 80/38 (P), 52 (P), 53(P), 54 (P), 55 (P), 56 (P) and 57 to 74.

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER