

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

**Cyberabad Development Authority** – Notification of the Master Plan for the Cyberabad Development Authority area – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 538 M.A.

Dated the 29<sup>th</sup> October, 2001

Read the following:

1. G.O.Ms. No. 21, M.A., dated 20-01-2001.
2. Government Letter No. 1769/H2/2001-5, M.A., dated 23-01-2001.
3. From Vice-Chairman, Hyderabad Urban Development Authority, letter dated 10-10-2001.
4. G..Ms.No. 526 M.A., dated 23-10-2001.

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**ORDER:**

In exercise of the powers conferred by sub-section (1) of section 13 read with clause (b) of section 2 and under section 3-A of Andhra Pradesh Urban Areas (Development) Act, 1975, as amended by the Andhra Pradesh Urban Areas (Development) (Amendment) Act, 2001 (Act 9 of 2001), the Government have declared the Cyberabad Development Area vide G.O.Ms.No. 21, M.A., dated 20-01-2001 as a Special Development Area and constituted a Special Area Development Authority and declared the said Authority shall be called as Cyberabad Development Authority.

2. The Cyberabad Development Area covers broadly an area of 52 Square Kilometers consisting of (17) Revenue villages (15 full villages and one part village falling in Serilingampally Municipality and one village falling in Manikonda Jagir Gram Panchayat.

3. In the reference second read above, the Vice-Chairman, Hyderabad Urban Development Authority was requested to look after the administrative affairs of the Cyberabad Development Authority till the appointment of Special Officer to the Cyberabad Development Authority. In the reference fourth read above, the Vice-Chairman, Hyderabad Urban Development Authority has been appointed as Special Officer, Cyberabad Development Authority from 23-10-2001 to manage the affairs of Cyberabad Development Authority area.

4, It was decided to prepare a Master Plan for the Cyberabad Development Area which covers the area around Hi-Tech City at Madhapur, IIIT, International School of Business and the intervening areas as a model endave commensurate was the concentration of such institutions in the area. The Hyderabad Urban Development Authority engaged the services of M/s. Vastu Silpa Consultants, Ahmedabad as Town Planning Consultants, who prepares the draft Master Plan and the Zoning and Building Regulations for the said area. The draft Master Plan for the Cyberabad Development Authority area and the draft land use Zoning Regulations and Building Regulations were notified by the Vice-Chairman, Hyderabad Urban

Development Authority on behalf of Cyberabad Development Authority calling objections and suggestions from the public and the local authorities within the Cyberabad Development Area by publishing the same in newspapers as per sub-section (2) of Section 8 of the Andhra Pradesh Urban Areas (Development) Act, 1975 giving (7) weeks time for receiving objections and suggestions thereof.

5. The objections and suggestions received were examined by the Vice-Chairman, Hyderabad Urban Development Authority and the Vice-Chairman, Hyderabad Urban Development Authority on behalf of Cyberabad Development Authority in the reference third read above have forwarded the Master Plan along with Zoning Regulations and Building Regulations with recommendations as per sub-section (4) of Section 8 of the Andhra Pradesh Urban Areas (Development) Act, 1975 to the Government for their approval.

6. The Government after careful examination of the matter hereby approve the Master Plan as recommended by Vice-Chairman, Hyderabad Urban Development Authority along with Zoning Regulations and Building Regulations for the Cyberabad Development Authority area as detailed in the Annexures to this order under section 9 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act 1 of 1975).

7. The operation of the new Zoning Regulations / Building Regulations like FAR, Fee structure etc., of Cyberabad Development Area shall be prospective. Any building permission pending or in process either in Hyderabad Urban Development Authority or in Serilingampally Municipality till issue of this order shall be released as per old Zoning Regulations / Building Regulations.

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

A.K..Goyal,  
Principal Secretary to Government.

To  
The Commissioner of Printing, Hyderabad  
(with a request to publish the Gazette and furnish 50 copies to Government).  
The Special Officer, Cyberabad Development Authority, Hyderabad.  
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.  
The Commissioner and Special Officer, Municipal Corporation of Hyderabad, Hyderabad.  
The Municipal Commissioner, Serilingampally Municipality, Serilingampally.  
The District Collector, Ranga Reddy District, Hyderabad.  
The Commissioner, Information and Public Relations Department, Hyderabad.  
Copyto:  
The Principal Secretary to Chief Minister.  
The Principal Secretary to Government, Panchayat Raj and Rural Development Department.  
The Private Secretary to Minister for Municipal Administration.  
The Private Secretary to Principal Secretary to Government, M.A. & U.D. Department.  
The Law (E) Department.  
Sf/Sc.

// Forwarded By Order //

Sd/-  
Section Officer.