

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	<ul style="list-style-type: none"> • All types of residential buildings • hostels & boarding houses • Group housing / Apartment Complexes 	heavy, large and extensive industries: obnoxious and hazardous industries

	<ul style="list-style-type: none"> • police posts • colleges • fire stations 	warehousing
	<ul style="list-style-type: none"> • schools 	
	<ul style="list-style-type: none"> • guest houses • research institutes 	storage godowns of perishables, hazardous and inflammable goods
	<ul style="list-style-type: none"> • convenience shopping • night shelters 	workshops for buses etc.
	<ul style="list-style-type: none"> • doctors clinics and dispensaries • dharamshalas 	slaughter-housing
	<ul style="list-style-type: none"> • health facilities with not more than 20 beds • petrol pumps 	wholesale mandis
	<ul style="list-style-type: none"> • professional offices • motor vehicle repairing workshops/garages 	hospitals treating contagious and infectious diseases
	<ul style="list-style-type: none"> • 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
	<ul style="list-style-type: none"> • community centres 	water treatment plant
	<ul style="list-style-type: none"> • auditoriums • foreign missions 	solid waste dumping yards
	<ul style="list-style-type: none"> • religious premises • function halls on plots above 3000 sq.meters and abutting road of minimum 18 meters width 	outdoor games stadium
	<ul style="list-style-type: none"> • weekly markets • bakeries and confectioneries 	indoor games stadium
	<ul style="list-style-type: none"> • library • auditoriums • gymnasium 	shooting range
		zoological garden
	<ul style="list-style-type: none"> • 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
	<ul style="list-style-type: none"> • exhibition and art gallery • retail shopping centres • banks 	storage of gas cylinders
		All other uses not mentioned in Col I

		<ul style="list-style-type: none"> transit visitors camp police stations municipal, state and central government offices taxi stand/three wheeler stands burial-grounds/ Cremation ground 	
		<ul style="list-style-type: none"> electrical distribution station water pumping station post offices games facilities of local nature both indoor and outdoor 	
		<ul style="list-style-type: none"> 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 	
		<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

		<ul style="list-style-type: none"> • 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 	<p>in nature</p>
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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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 	<p>heavy, extensive and other obnoxious and hazardous industries</p> <p>slaughter houses</p> <p>junk yards</p> <p>wholesale markets</p> <p>dairy and poultry farms</p> <p>farm houses</p> <p>workshops for servicing and repairs</p> <p>processing and sale of farm products and uses not specifically permitted herein</p> <p>All other uses not mentioned in Col I</p>

	<ul style="list-style-type: none"> • 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. N O	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	<ul style="list-style-type: none"> • 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

	<p>subject to the total ground coverage not exceeding 2%</p> <ul style="list-style-type: none"> • 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 	
	<ul style="list-style-type: none"> • 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 	
<p>Note: On sites specifically indicated as parks, playgrounds or Green Belt Project, no other activity except the specified use shall be allowed</p>		

8. CONSERVATION ZONE

SL. NO	land use categories	USES PERMITTED	USES PROHIBITED
		I	II
	CONSERVATION ZONE	<ul style="list-style-type: none"> • 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 	<p>Residential use except those ancillary uses permitted in agricultural use zone subject to 2% ground coverage</p> <p>The activities mentioned in Col I are not allowed in the prohibited areas mentioned in G.O.Ms. 111 MA dt.8-3-1996</p>

		<p>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.</p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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. (I) 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, Saroornagar 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 kutch 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 Osmannagar 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 Malkajiri 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