

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Approval of Metropolitan Development Plan-2031 for Hyderabad Metropolitan Region - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.33

Dated:24.01.2013.
Read the following:

1. G.O.Ms.No.32, MA&UD Dept., Dt.12.01.1988.
2. G.O.Ms.No.242, MA&UD Dept., Dt.11.05.1989.
3. G.O.Ms.No.287, MA&UD Dept., Dt.03.04.2008.
4. G.O.Ms.No.288, MA&UD Dept., Dt.03.04.2008.
5. G.O.Ms.No.470, MA&UD Dept., Dt.09.07.2008.
6. G.O.Ms.No.570, MA&UD Dept., Dt.25.08.2008.
7. G.O.Ms.No.363, MA&UD Dept., Dt.21.08.2010.
8. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.5455/Plg/HMDA/HUDA/2007, dt:21.11.2012.

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ORDER:

The appended notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette, Dated:30.01.2013.

2. The Commissioner of Printing, Stationary and Stores Purchase, Hyderabad is requested to supply 500 copies to the Government.
3. A copy of this order is available on the internet and can be accessed at the address:<http://goir.ap.gov.in/apgos>.

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

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad (with a request to furnish 500 copies to the Government)
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The Revenue Department.
The Industries & Commerce Department.
The Environment, Forest, Science & Technology Department.
The Transport Roads & Building Department.
The Information Technology & Communications Department
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 CMD, APCPCDL, Hyderabad
The MD, APSRTC, Hyderabad
The General Manager, South Central Railway, Secunderabad.
The Collector, Hyderabad District, Hyderabad.
The Collector, Ranga Reddy District, Hyderabad.
The Law (A) Department.
The P.S to Special Secretary to Chief Minister.
The P.S. to Minister for Municipal Administration.
The P.S. to Chief Secretary to Government.
Sf/sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX

NOTIFICATION

Whereas, the Hyderabad Metropolitan Development Authority (HMDA) was constituted vide G.O.Ms.No.570 MA dt:25.08.2008 and the authorities such as Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority were dissolved and merged with Hyderabad Metropolitan Development Authority. The jurisdiction of Hyderabad Metropolitan Development Authority extends to 55 Mandals located in five districts viz. Hyderabad (all 16 Mandals), Medak (P) – 10 Mandals, Rangareddy (P) – 22 Mandals, Mahaboobnagar (P) – 2 Mandals and Nalgonda (P) – 5 Mandals. The total area of Hyderabad Metropolitan Development Authority is around 7228 Sq.Kms. The jurisdiction of Hyderabad Metropolitan Development Authority includes the areas covered by Greater Hyderabad Municipal Corporation, Sangareddy and Bhongiri Municipalities and 849 Villages.

2. And whereas, there are Seven (7) Master Plans which have been notified and are in force in Hyderabad Metropolitan Development Authority area viz.,

- o Development Plan for erstwhile MCH area was approved vide G.O.Ms.No.414 MA, dt:27.09.1975, which was revised and approved vide G.O.Ms.No.363 MA, dated:21.08.2010.
- o Master Plan of Non Municipal areas of Hyderabad Urban Development Authority was approved vide G.O.Ms.No.391 MA, dated 23.06.1980, which was revised and approved (Pre-expansion areas of Hyderabad Urban Development Authority excluding the pre-expansion areas of GHMC), vide G.O.Ms.No.288 MA dated 3.04.2008.
- o Cyberabad Development Authority (CDA) Master Plan was notified in 2001 vide G.O.Ms.No.538 MA, dated 29.10.2001.
- o Master Plan for Hyderabad Airport Development Authority, was notified vide G.O.Ms.No.287 MA, dated 03.04.2008.
- o Outer Ring Road Growth Corridor Master Plan was notified vide G.O.Ms.No.470 MA, dated 09.07.2008.
- o Master Plan for Bhongir was notified vide G.O.Ms.No.242, MA dt.11.05.1989.
- o Master Plan for Sangareddy was notified vide G.O.Ms.No.32 MA, dt.12.01.1988.

3. And whereas, earlier Hyderabad Urban Development Authority / Hyderabad Metropolitan Development Authority decided to prepare a Master Plan / Development Plan for the newly added area of 5018 Sq.Kms for which there is no plan at present. In the stake holder/consultative meetings it was decided to prepare a development plan integrating with the earlier notified Master Plans out side Outer Ring Road and also integrating with the Outer Ring Road Growth Corridor Master Plan. Accordingly, the Draft Metropolitan Development Plan -2031 was prepared for 5965 Sq.Kms which includes the following.

- a) Extended area of Hyderabad Metropolitan Development Authority of 5018 Sq.Kms for which there is at present no notified plan.
- b) Modification of Outer Ring Road Growth Corridor Master Plan (330 Sq.Kms) earlier notified vide G.O.Ms.No.470 MA dt: 09.07.2008.
- c) Modification of Part of Erstwhile Hyderabad Urban Development Authority Area outside Outer Ring Road Growth Corridor (432 Sq.Kms) earlier notified vide G.O.Ms.No.288 MA dt: 03.04.2008.
- d) Modification of Part Hyderabad Airport Development Authority Master Plan, outside Outer Ring Road Growth Corridor (185 Sq.Kms) earlier notified vide G.O.Ms.No.287 MA dt: 03.04.2008.
- e) Modification of the Master Plan for Bhongiri notified vide G.O.Ms.No.242 MA dt: 11.05.1989.
- f) Modification of the Master Plan for Sangareddy notified vide G.O.Ms.No.32 MA dt: 12.01.1988.

The Metropolitan Development Plan is planned for a time period up to 2031 taking into consideration population of about 184 lakhs, work force of 65 lakhs and the present trends of developments, the Inner Ring Road, the Outer Ring road, radial roads and has proposed a radial-concentric structure of development with new urban nodes and urban centers in all directions to promote balanced development in the Hyderabad Metropolitan Region with a Peri Urban Zone all along the urban area, hierarchy of circulation network to cater to the present and future travel needs of population and activities.

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4. And whereas, the Draft Metropolitan Development Plan - 2031 for Hyderabad Metropolitan Region covering an area of 5965 Sq.Kms was put up before the Hyderabad Metropolitan Development Authority meeting held on 09.05.2011 for approval and for notification for objections and suggestions as provided under the Hyderabad Metropolitan Development Authority Act, 2008 and issued Public Notice on Dt.20.07.2011 by Hyderabad Metropolitan Development Authority inviting objections and suggestions from any person, body or authority in writing with effect from 22.07.2011 as required under section 13 (1) of the Hyderabad Metropolitan Development Authority Act, 2008. The Draft Metropolitan Development Plan was also placed in the Zonal Level and District Level Consultative Meetings and also before the Public Representatives, Line Department Officials and Public at large participated and expressed their views and suggestions on the Development Plan. In addition to the above, detailed discussions were held with officials of Government Departments of (a) Andhra Pradesh Industrial Infrastructure Corporation regarding their proposals for Industrial area (b) Pollution Control Board (c) Commissioner of Industries (d) Andhra Pradesh State Road Transport Corporation (e) South Central Railways.

5. And whereas, the above said objections and suggestions received have been considered by the Hyderabad Metropolitan Development Authority as required under section 13 (2) of the said Act.

6. And Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has submitted the finalized the Draft Metropolitan Development Plan - 2031 for Hyderabad Metropolitan Region along with maps, report and draft zoning and development promotion regulations to the Government for sanction vide references 8th read above, and the Government has, after carefully considering all aspects of the matter, decided to sanction the said Metropolitan Development Plan - 2031 for Hyderabad Metropolitan Region;

7. Now, therefore, in exercise of the powers conferred by sub-section (1) of section 14 of the Hyderabad Metropolitan Development Authority Act, 2008 (Andhra Pradesh Act No.8 of 2008), Government hereby sanction the Metropolitan Development Plan - 2031 for Hyderabad Metropolitan Region along with the Land Use Zoning & Development Promotion Regulations specified in Annexure to this order.

8. The said Metropolitan Development Plan - 2031 for Hyderabad Metropolitan Region as notified herein shall come into effect from the date of publication of this Notification in the Andhra Pradesh Gazette.

9. The Land Use Plans along with the Draft Land Use Zoning & Development promotion Regulations can be seen in the Office of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad during office hours till such time these are printed and made available for general public.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

(Regulations annexed)



MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

**Annexure to G.O.Ms.No.33, MA&UD (I1) Department,
Dated 24.01.2013.**

**METROPOLITAN DEVELOPMENT PLAN-2031
FOR HYDERABAD METROPOLITAN REGION.**

**ZONING AND DEVELOPMENT PROMOTION
REGULATIONS**

PREAMBLE

1. The Metropolitan Development Plan – 2031 for Hyderabad Metropolitan Region covers an area of around 5965 Sq.Kms., which consists of

- a) Extended area of HMDA of 5018 Sq.Kms.
- b) Areas covered by Outer Ring Road Growth Corridor i.e., 1 Km belt on either side of ORR (330 Sq.Kms) earlier notified vide G.O.Ms.No.470 MA dt:09.07.2008.
- c) Areas covered by Part of Erstwhile HUDA Area outside Outer Ring Road Growth Corridor (432 Sq.Kms) earlier notified vide G.O.Ms.No.288 MA dt:03.04.2008.
- d) Areas covered by Part Hyderabad Airport Development Authority Master Plan, outside Outer Ring Road Growth Corridor (185 Sq.Kms) earlier notified vide G.O.Ms.No.287 MA dt:03.04.2008.
- e) Areas covered by Master Plan for Bhongiri earlier notified vide G.O.Ms.No.242 MA dt:11.05.1989.
- f) Areas covered by Master Plan for Sangareddy earlier notified vide G.O.Ms.No.32 MA dt:12.01.1988.

2. The Zoning and Development Promotion Regulations comprise of regulation of development activities by way of zoning regulations, land development regulations and building regulations and form part of the Metropolitan Development Plan-2031 of the Hyderabad Metropolitan Region.

3. With a view to promoting and regulating development activities in the Hyderabad Metropolitan Region in an effective and efficient manner, the Zoning and Development Promotion Regulations have been made conducive to promoting balanced and sustainable developments. Development Regulations are promotion oriented. They are made simple, unambiguous and incentive-oriented.

- a) Activities are categorized and based on location criteria, road widths and plot sizes criteria. They are structured in such a way that all developments could be promoted and undertaken through public-private partnerships.
- b) Emphasis on creating area level infrastructure facilities and amenities.
- c) Developments based on incremental or phase wise facilities would also be allowed.
- d) The built form criteria have been made simple. The provisions of the Andhra Pradesh Building Rules, 2012 and their later Amendments would be applicable for the entire Hyderabad Metropolitan region, including the areas covered by the existing Master Plans except as mentioned in this Draft Zoning and Development Promotion Regulation.
- e) The Draft Stipulations have been divided in to 4 Sections, viz.
 - Section A Zoning and Activities Regulations
 - Section B Land Development related stipulations
 - Section C Development schemes and circulation network pattern
 - Section D Building and site development stipulations.

APPLICABILITY

1. Section – A - The Land Use Zoning Regulations

i) The Land Use Zoning Regulations shall be applicable for

- a) Extended area of HMDA of 5018 Sq.Kms.
- b) Area covered by Part of Erstwhile HUDA Area outside Outer Ring Road Growth Corridor in supersession of land use zoning regulations notified vide G.O.Ms.No.288 MA dt:03.04.2008.
- c) Areas covered by Master Plan for Bhongiri in supersession of land use zoning regulations notified vide G.O.Ms.No.242 MA dt:11.05.1989.

d) Areas covered by Master Plan for Sangareddy in supersession of land use zoning regulations notified vide G.O.Ms.No.32 MA dt:12.01.1988.

ii) For erstwhile HADA area outside Outer Ring Road Growth Corridor Land Use Zoning Regulations are applicable as per HADA Master Plan notified vide G.O.Ms.No.287, MA, Dt.03.04.2008

iii) For ORRG area (1 KM on either side of ORR) Land Use Zoning Regulations are applicable as per ORRG Master Plan notified vide G.O.Ms.No.470, Dt.09.07.2008.

Section B - Land Development related Regulations.

Section C - Development schemes and circulation network pattern

Section D - Building and site development stipulations.

Section B, Section C and Section D would be applicable to the entire area of the Hyderabad Metropolitan Region except otherwise mentioned in these regulations.

2. No development activity like layout, land pooling scheme, building activity or use of any land shall be permitted unless these are in conformity with the Metropolitan Development Plan land use, circulation network and the zoning of the uses and activities as given in this section and the building site requirements as given in these regulations.

3. These regulations however will not prohibit the continuance of existing uses of lands and buildings that have been lawfully established and have a valid development permission from HUDA / HMDA / DTCP prior to the coming into force of the Metropolitan Development Plan and these Zoning and Development Promotion regulations, provided that no expansion of the existing non-conforming use or activity shall be permissible.

4. All the layouts approved by DTCP & HUDA / HMDA or plots / layouts regularized by HMDA prior to these regulations and change of land use affected by government in the immediate preceeding notified Master Plan from time to time shall continue to prevail irrespective of the land use zone proposed in the Metropolitan Development Plan -2031.

1. LAND USE ZONING REGULATIONS

Section - A

LAND USE ZONE CLASSIFICATIONS

The Land Use Zoning Regulations contain the following classification of the broad land use zones:

1.1.1. RESIDENTIAL USE ZONE

Residential Zone-1 (Urban Areas Contiguous to Growth Corridor): Residential Zone falling within such contiguous urban area, i.e. the area contiguous outside Growth Corridor, wherein the detailed planning of roads and various urban use zones are proposed.

Residential Zone-2 (Urban Nodes): Residential Zone falling within non contiguous urban areas, for which the detailed planning of roads and various urban use zones are proposed.

Residential Zone-3 (Urban Centers): The remaining other urban centers along with their surrounding areas as earmarked in the proposed Land Use Plan. There is no detailed planning proposed herein presently, and the whole identified centers/areas are assigned Residential Land Use Zone.

Residential Zone-4: All the rural settlements- Village Settlement (Gramkhantham) and the existing rural built-up area- as earmarked in the proposed Land Use Plan are assigned Residential Zone-4. For all these settlements, an additional 300 M wide belt outside the gramkhantham boundary shall also be considered as Residential Zone-4 to cater the natural expansion of settlements, except in Bio Conservation Zone.

Note: The width mentioned above for the area for natural expansion of the Gram Kantham 300 M wide belt outside these rural settlements shall be considered as R4 Zone to cater to the natural expansion of the settlements which is subject to changes as amended from time to time, except in Bio Conservation Zone.

1.1.2. PERI-URBAN USE ZONE

Areas earmarked as Peri-Urban Use Zone, around the identified 'Urban Areas Contiguous to Growth Corridor' and 'Urban Nodes' in the proposed Metropolitan Development Plan.

1.1.3. COMMERCIAL USE ZONE

Areas earmarked as Commercial Use Zone and the Commercial Strips in the proposed Land Use Plan.

1.1.4. MANUFACTURING USE ZONE

Areas earmarked as Manufacturing Use Zone in the proposed Land Use Plan only.

1.1.5. PUBLIC, SEMI-PUBLIC FACILITIES AND UTILITIES USE ZONE

Areas earmarked as Public, Semi-public Facilities and Utilities Zone in the proposed Land Use Plan, and the sites specifically earmarked for any such public/semi-public use.

1.1.6. MULTIPLE USE ZONE

Areas earmarked as Multiple Use Zone in the proposed Land Use Plan, and areas identified for Transit-Oriented-Development, as defined by these regulations.

1.1.7. RECREATION AND OPEN SPACE USE ZONE

Recreational Use Zone: Areas earmarked as Open Space Recreational in the proposed Land Use Plan, and the sites specifically earmarked as Parks, Playgrounds, and Exhibition Grounds.

Open Space Buffer (Around foreshore of water bodies): Areas specifically earmarked as Open Space Buffer around the Water Bodies Use Zone containing various types of existing water bodies.

1.1.8. WATER BODIES

Water Body Zone generally indicates all water bodies, i.e. Rivers, Streams, Lakes, Tanks and Kuntas, as indicated in the Revenue Village maps as well as in the topographical sheets published by the Survey of India, or the State Irrigation Department or Revenue Department or other competent authorities. The boundary of the water bodies relate to the Full Tank Level / High Flood Level as indicated in relevant maps, covering both perennial and non perennial parts when such distinction exists.

1.1.9. FOREST

All Reserved Forests as notified by the Forest Department. No activity other than forest and greenery is permitted in this zone unless expressly allowed by the Forest Department.

1.1.10. SPECIAL RESERVATIONS ZONE

- a) Heritage Buildings and Precincts (S1)
- b) Defense / Military Lands (S2)
- c) Bio Conservation Zone (S3)
- d) Others (Any other Special Reservations) (S4)

Note: The land use under Water bodies, Green buffer around water bodies, forests and Bio-Conservation Use Zone are designated as **PROTECTED ZONE** and no change of land use shall be allowed in these categories of land uses.

1.1.11. CONSERVATION (AGRICULTURE) USE ZONE

Areas beyond the Peri-Urban Use zone which is almost all over the remaining area of the Hyderabad Metropolitan Region is earmarked as Conservation (Agriculture) Use Zone excluding the R3 Zone (Urban Centers) and R4 Zone, are earmarked in the proposed Land Use Plan.

Note: Though the area around the rural settlements (earmarked as R4 Zone) is proposed to be Conservation Zone, a 300 M wide belt outside these rural settlements shall be considered as R4 Zone to cater to the natural expansion of the settlements, except in Bio Conservation Zone and the same shall not be considered to be part of Conservation Zone.

1.1.12. TRAFFIC AND TRANSPORTATION USE ZONE

- a) Roads
- b) Railways /Railway station
- c) Bus Depots, Passenger/Freight Terminals
- d) Airport

Transportation: Roads, Railways, Airports : Includes all the major road network are earmarked in the proposed Metropolitan Development Plan and the sites specifically earmarked for related facilities like, roads, railways, airports railway terminus, bus depots, truck terminals, and parking lots and logistics Hubs (Bus Depots and Truck Terminals) and accessory uses/activities.

RESIDENTIAL USE ZONE

1.2.1 RESIDENTIAL ZONE – 1(R1), RESIDENTIAL ZONE – 2(R2)

The various uses permitted and prohibited in Residential Use Zone-1 and Residential Use Zone-2, are as mentioned in the following table.

Table 1.1 : Residential Zone 1,2 (R1, R2): Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
I	II
▪ All types of residential buildings	▪ All other uses not mentioned in Col. I
▪ Auditoriums ▪ Bakeries and confectioneries	▪ Botanical garden
▪ Banks ▪ Burial-grounds/ Cremation ground ▪ Bus depots without workshop	▪ Courts of law
▪ Bus stands	▪ Heavy, large and extensive industries
▪ Cinema halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width ▪ Clubs	▪ Hospitals treating contagious and infectious diseases
▪ Community centres	▪ Indoor games stadium
▪ Computer software units /IT Enabled Services ▪ Convenience shopping	▪ International conference centre
▪ Customary home occupation/household units ▪ Dharamshalas	▪ Obnoxious and hazardous industries
▪ Doctors' clinics and Dispensaries ▪ Educational Institutions like., School, Degree Colleges and Professional Colleges / Universities. ▪ Electrical distribution station	▪ Outdoor games stadium
▪ Electronic printing press ▪ Exhibition and art gallery	▪ Reformatory
▪ Fire stations	
▪ Foreign missions ▪ Function halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width	▪ Shooting range
▪ Games facilities of local nature both indoor and outdoor ▪ Group housing / Apartment Complexes	▪ Slaughter-house
▪ Guest houses ▪ Gymnasium	▪ Solid waste dumping yards
▪ Health facilities with not more than 20 beds ▪ Hostels & Boarding houses ▪ Hotels on plots of above 2000 sq.mts and abutting road of minimum width of 18 meters	▪ Storage godowns of perishables, hazardous and inflammable goods ▪ Storage of gas cylinders
▪ Library ▪ Motor vehicle repairing workshops/garages ▪ Municipal, state and central government offices ▪ Night shelters ▪ Parks/totlots ▪ Petrol pumps	▪ Warehousing ▪ Water treatment plant ▪ Wholesale mandis ▪ Workshops for buses etc.
▪ Plant nursery ▪ Police check posts	▪ Zoological garden

Uses Permitted	Uses Prohibited
I	II
- Police stations - Post offices - Professional offices - Public utilities and buildings except service and storage yards - Religious premises - Research institutes	
- Restaurants/eating places - Retail shopping centres - Showroom for sale & distribution of LPGas - Taxi stand/three wheeler stands - Technical training centre - Transit visitors camp - Water pumping station - Weekly markets - Informal market (informal sector activities)	
Yoga centres/Health clinics	

1.2.2. RESIDENTIAL ZONE – 3(R3)

The various uses permitted and prohibited in Residential Use Zone-3 are as mentioned in the following table. The maximum height allowed shall be 15 M for residential and 18M for non-residential activities.

Table 1.2 : Residential Zone 3 (R3): Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
I	II
All types of residential buildings	All other uses not mentioned in Col. I
- Auditoriums - Bakeries and confectioneries	Botanical garden
Banks	Courts of law
Bus stands	Heavy, large and extensive industries
	Hospitals treating contagious and infectious diseases
Community centres	Indoor games stadium
Convenience shopping	International conference centre
- Customary home occupation/household units - Dharamshalas	Obnoxious and hazardous industries
- Doctors' clinics and Dispensaries - Electrical distribution station	Outdoor games stadium
Function halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width	Reformatory
Gymnasium	
Hostel and boarding houses	Shooting range
- Games facilities of local nature both indoor and outdoor - Group housing / Apartment Complexes	Slaughter-house
Guest houses	Solid waste dumping yards
Educational Institutions like, School, Degree Colleges and Professional Colleges / Universities.	Storage godowns of perishables, hazardous and inflammable goods
	Storage of gas cylinders
- Library - Motor vehicle repairing workshops/garages - Municipal, state and central government offices - Night shelters - Parks/totlots - Petrol pumps	Warehousing
	Water treatment plant
	Wholesale mandis
	Workshops for buses etc.
- Plant nursery - Police check posts	Zoological garden

Uses Permitted	Uses Prohibited
I	II
- Post offices - Professional offices - Public utilities and buildings except service and storage yards - Religious premises - Research institutes	
- Restaurants/eating places - Retail shopping centres - Taxi stand/three wheeler stands - Technical training centre - Transit visitors camp - Water pumping station - Weekly markets	
Yoga centres/Health clinics	

1.2.3. RESIDENTIAL USE ZONE- 4 (R4)

The various uses permitted in Residential Use Zone-4 (Gramkantham and 300 M wide belt outside Gramkantham. Except in Bio Conservation Zone.) are as mentioned in the following table. The maximum height allowed shall be 10 M for residential and for non-residential activities.

Table 1.3: Residential Zone - 4 (R4): Uses Permitted

Uses Permitted within existing Gramkantham/existing rural built up area and 300 mtrs outside gramkhantam	Uses Prohibited
- All types of residential buildings - Banks - Bus stands - Clinics, dispensaries, primary health sub centers - Community centres and social institutions - Customary home occupation/household units - Municipal, state and central government offices - Parks and playgrounds - Professional Offices/ Personal services establishments - Public utilities and buildings except service and storage yards - Religious places - Restaurants/eating places - Retail shops - Repair service establishments - Schools - Stables for domestic animals subject to limit of 5 animals on each plot - Storage of crop, fodder, manure, agricultural implements and other similar needs	All other uses not mentioned in Col.I

1.3 PERI-URBAN USE ZONE

The various uses permitted and prohibited in Peri-Urban Use Zone are as mentioned in the following table. The maximum height allowed shall be 15 M for residential and 18M for non-residential activities.

Table 1.4: Peri-Urban Zone: Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
I	II
All types of Residential Buildings with ground coverage not exceeding 25%	All other uses not mentioned in Col.I
Bird sanctuary	
Botanical/zoological garden	
Building and structures ancillary to use permitted in open spaces and parks subject to the total ground coverage not exceeding 5%	
Camping grounds	

Uses Permitted	Uses Prohibited
Children traffic parks	
Commercial use of transit nature like circus	
Film Studios/city, having minimum plot area of 10 acres, with ground coverage not exceeding 15%	
Function halls on plots above 3000 sq.mts and abutting road of minimum 18 meters width	
- Holiday resorts, having minimum plot of 10 acres, with ground coverage not exceeding 10%. - Educational Institutions having minimum plot of 10 acres with ground coverage not exceeding 15%	
Local parks	
Open air cinemas/auditoria	
- Outdoor / Indoor sports stadiums - Petrol Pump	
Picnic huts with built up area not exceeding 5%	
Playgrounds	
Public & institutional libraries with total built up area not exceeding 5% of total site	
Regional parks	
Restaurants as part of sports, recreational outdoor facilities not exceeding 5% ground coverage	
Shooting range	
Specialised parks/maidans for multi-use	
Sports training centres	
Swimming pools with built up areas not exceeding 5% of total area	
- Water bodies - Banks - Bus stands	
Clinics, dispensaries, primary health sub centers	
Community centres and social institutions	
Customary home occupation/household units	
Municipal, state and central government offices	
Parks and playgrounds	
Professional Offices/ Personal services establishments	
Public utilities and buildings except service and storage yards	
Religious places	
Restaurants/eating places	
Retail shops	
Repair service establishments	
Schools	

COMMERCIAL USE ZONE

The various uses permitted and prohibited in Commercial Use Zone are as mentioned in the following table.

Table 1.5: Commercial Zone: Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
All uses permitted in R1, R2, R3 Zones (as mentioned in Table 1.1 & 1.2) and uses permitted in R4 Zone (as mentioned in Table 1.3)	All activities which cause nuisance and are noxious and obnoxious in nature
Bakeries and confectionaries	Hazardous and extractive industrial units
Banks	Hospitals/research laboratories treating contagious diseases
Bus and truck depots	Reformatory
Cinema halls and multiplexes	Sewage treatment/ disposal sites
Clubs	Slaughter-houses
Colleges	Storage of perishable and inflammable commodities

Uses Permitted	Uses Prohibited
Computer software units /IT Enabled Services	Poultry farm and dairy farm
Conference centers	All other uses not mentioned in Col.I
Courts	
- Educational Institutions like., School, Degree Colleges and Professional Colleges / Universities. - Fire Station	
Function halls on plots of minimum 3000 sq. m. and abutting road width of minimum 18 m.	
Gas installation and gas works	
Godowns and warehousing	
Guest houses	
Health facilities with maximum 200 beds	
Hostel/boardng houses	
Hotels	
Junk yards	
Library	
Multistoried parking complexes	
Museum	
Non polluting non-obnoxious light industries	
Offices	
Parking sites	
Parks/open space	
Petrol pumps	
Police stations/posts	
Polytechnic and higher technical institutes	
Post offices	
Railway yards/stations	
Religious buildings	
Religious places	
Repair garages	
Research institutions	
Research/training institute	
Restaurants	
Retail shops and retail shopping centers, Shopping Malls	
Service centres/garages/workshops	
Sports and related facilities	
Taxi stand/three wheeler stands	
Telephone exchange	
Sports/stadium and public utility installation	
Stock exchange/Financial institution	

Note: Special Commercial Belt along all Highways, Ring Roads, Radial Roads and Expressways (Up to a depth of 90 M after proposed Right of Way of road) wherever indicated on the plan; are conditional. These shall be permitted subject to the following conditions:

- Handing over of land to concerned authority for widening of road up to the proposed width with free of cost through registered gift deed.
- Developing the service road with applicant own cost.
- Access from property to road only through service road.

1.5. MANUFACTURING USE ZONE

1.5.1. MANUFACTURING USE ZONE

The various uses permitted and prohibited in Manufacturing Use Zone are as mentioned in the following table.

Table 1.6: Manufacturing Zone: Uses Permitted and Uses Prohibited

Uses Permitted	Uses Prohibited
I	II
All kinds of non-obnoxious and non-hazardous industries as per the list maintained by AP Pollution Control Board	All types of hazardous and obnoxious industries
Animal racing or riding stables	All other uses not mentioned in Col I
Banks and financial institutions	Hotels and Hostels
Bus depot and workshop	Residential dwellings other than those essential for operational and watch and ward staff
Bus terminal	Schools and colleges
Cemeteries	All other uses not mentioned in Col.I
Cold storage and ice factory	
Computer software units /IT Enabled Services	

Dairy and farming	
Electric power plant	
Gas godowns, godowns & warehousing	
Gas installations and gas works	
Government/semi-government/private business offices	
Health facilities incidental to main uses	
Helipads	
Junkyards	
Loading and unloading spaces	
Obnoxious and hazardous industries except storage of perishable and inflammable goods	
Parking of vehicles	
Parks and playgrounds	
Public utilities	
Religious buildings	
Residential buildings for essential staff and for watch and ward	
Restaurants	
Service stations & repair garages	
Sewage disposal works	
Sports/stadium/playgrounds	
Storage and depot of non-perishable and non-inflammable commodities and incidental use	
Taxi stands	
Warehousing	
Wholesale business establishments	
Workshops/garages	

1.5.2 WORK CENTERS

Work Centers Land use is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

1.6 PUBLIC, SEMI-PUBLIC FACILITIES USE ZONE

1.6.1 PUBLIC, SEMI-PUBLIC FACILITIES AND UTILITIES USE ZONE

The various uses permitted and prohibited in Public, Semi-public Facilities and Utilities Zone are as mentioned in the following table.

Table 1.7: Public, Semi-public Facilities and Utilities Zone: Uses Permitted and Uses Prohibited

Uses Permitted (I)	Uses Prohibited (II)
▪ Dispensary ▪ Exhibition centre ▪ Fire station/fire post ▪ Function hall ▪ Guest house ▪ Health/primary center ▪ Helipad ▪ Hospital ▪ Hostel ▪ Hotel on plot above 1000 sq.mt.. ▪ Educational Institutions like., School, Degree Colleges and Professional Colleges / Universities. ▪ Jail ▪ L P Gas Godown ▪ Library ▪ Monument ▪ Museum/art gallery ▪ Offices ▪ Open air theatre ▪ Petrol pump ▪ Police station/police post ▪ Polytechnic college ▪ Post office ▪ Public utilities and buildings ▪ Radio transmitter and wireless station ▪ Railway station/yard ▪ Religious building/center ▪ Research and development center ▪ Residential plotted or group housing for staff / employees as incidental to the main use ▪ Retail shopping centre ▪ School ▪ Service station ▪ Sewage disposal works ▪ Social and cultural institutions ▪ Social and welfare centers ▪ Telecommunication centre ▪ Telephone exchange ▪ Universities and specialized educational institutions ▪ Warehouses/storage godown ▪ Water supply installations ▪ Water supply, drainage, storm water, solid waste disposal, electricity, communication system and related installations, parking lots, public utility buildings	▪ All other uses not mentioned in Col I ▪ Any other use other than the specific reservation ▪ Dairy and poultry farms ▪ Farm houses ▪ Heavy, extensive and other obnoxious and hazardous industries ▪ Junk yards ▪ Processing and sale of farm products and uses not specifically permitted herein ▪ Slaughter houses ▪ Wholesale markets ▪ Workshops for servicing and repairs

1.6.2. PUBLIC UTILITIES

Public utilities Land use is proposed in HUDA Master Plan and Development control regulation is applicable as per HUDA Master Plan.

1.6.3. AMENITIES

Amenities Land use is proposed in ORR Master Plan and Development control regulation is applicable as per ORR Master Plan.

1.7. MULTIPLE USE ZONE

1.7.1 MULTIPLE USE ZONE

The uses permitted and prohibited in Multiple Use Zone are as mentioned in the following table.

Table 1.8: Multiple Use Zone: Uses Permitted and Uses Prohibited

Uses Permissible (I)	Uses Prohibited (II)
All activities/uses permissible as in Residential Use zone, Public & Semi Public Use Zones, peri urban use zone, recreational use zone and Commercial use zone	- All types of Manufacturing, obnoxious and hazardous industries - All other uses not mentioned in Col I

Multiple use zone is also allowed on plots 4000 Sq.Mtrs., and above and abutting proposed road width of 30 m and above provided the area is earmarked for R1, R2 or Commercial Land Use.

17.2 SPECIAL DEVELOPMENT ZONE (MULTIPURPOSE USE ZONE)

SDZ Land use is proposed in ORR Master Plan and Development control regulation is applicable as per ORR Master Plan.

17.3 CENTRAL SQUARE

Central square Land use is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

17.4 GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ)

GDPZ is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

1.8. RECREATION AND OPEN SPACE USE ZONE

1.8.1. RECREATION USE ZONE

The various uses permitted and prohibited in Open Space Recreational are as mentioned in the following table.

Table 1.9: Open Space Recreational: Uses Permitted and Uses Prohibited

Uses Permitted (I)	Uses Prohibited (II)
- Bird sanctuary - Botanical/zoological garden - Building and structures ancillary to use permitted in open spaces and parks subject to the total ground coverage not exceeding 2% - Camping grounds - Children traffic parks - Commercial use of transit nature like circus - Film Studios/city, having minimum plot area of 10 acres, with ground coverage not exceeding 10% - Holiday resorts, having minimum plot area of 10 acres, with ground coverage not exceeding 5% - Local parks - Open air cinemas/auditoria - Outdoor sports stadiums - Picnic huts with built up area not exceeding 2% - Playgrounds - Public & institutional libraries with total built up area not exceeding 2% of total site - Regional parks - Restaurants as part of sports, recreational outdoor facilities not exceeding 5% ground coverage - Shooting range - Specialised parks/ maidans for multi-use - Sports training centres - Swimming pools with built up areas not exceeding	- Any building or structure which is not required for open air recreation - Dwelling units except for watch and ward - All other uses not mentioned in Col I

Uses Permitted (I)	Uses Prohibited (II)
2% of total area	

Note: On sites specifically indicated as parks, playgrounds, no other activity except the specified use shall be allowed.

1.8.2. OPEN SPACE BUFFER USE ZONE (AROUND FORESHORE OF WATERBODIES)

No construction is permitted in the Open Space Buffer (buffer belt of minimum 30 meters around the Full Tank Level of existing water bodies), except for fishing, boating, and picnics along the banks provided that only construction allowed is open to sky jetties for boating, platforms for fishing.

1.8.3. HIMAYATH SAGAR AFFORESTATION ZONE

Himayath sagar afforestation zone is proposed in HADA Master Plan and Development control regulation is applicable as per HADA Master Plan.

1.9. WATER BODIES (RIVERS, NALAS, RESERVOIRS AND KUNTAS)

- a) In water body zone no construction is permitted.
- b) No building/ development activity shall be allowed in the bed of water bodies like river, or nala, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands.
- c) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no building activity other than recreational use shall be carried out within
 - I. 30 meters from the boundary of Lakes of area 10 Ha and above;
 - II. 9 meters from the boundary of lakes of area less than 10 Ha / kuntas / shikam lands
 - III. 9 meters from the boundaries of Canal, Vagu, etc.
 - IV. 2 meters from the defined boundary of Nala.

The above shall be in addition to the mandatory setbacks Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake / kunta shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept/Revenue records.

1.10. FOREST ZONE

No activity other than forest and greenery is permitted in this zone unless expressly allowed by the Forest Department.

1.11. SPECIAL RESERVATIONS ZONE

1.11.1 HERITAGE BUILDINGS AND PRECINCTS (S1)

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.

In notified Heritage Buildings and Heritage Precincts and ‘Heritage Buildings and Areas’ as earmarked in Master Plan, it is necessary to obtain specific clearance from HMDA, 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 and Heritage precincts.

1.11.2. DEFENSE / MILITARY LANDS (S2)

Defense/Military Lands are lands under occupation of the Defense Services or otherwise earmarked for defense services. These cannot 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.

1.11.3. BIO CONSERVATION ZONE (S3)

The developments in the Bio Conservation zone shall be strictly in accordance with the provisions of G.O.Ms.No.111 M.A dated 08-03-1996, and as per the regulations/stipulations issued by the Government from time to time.

1.11.4. OTHERS (ANY OTHER SPECIAL RESERVATIONS) (S5)

Any other Special Reservations specifically earmarked in Master Plan, is allowed to be used only for the uses specified therein.

1.12. CONSERVATION (Agriculture) USE ZONE

The various uses permitted and prohibited in Conservation Zone are as mentioned in the following table.

Table 1.10: Conservation Zone: Uses Permitted and Uses Prohibited

Uses Permitted (I)	Uses Prohibited (II)
▪ Agriculture ▪ Agro based cottage industries without use of power ▪ Brick tiles and pottery manufacture in temporary buildings only ▪ Dwellings and ancillary buildings for the people engaged in the farm (rural settlement) subject to a maximum ground coverage of 1% with minimum land extent of one hectare ▪ Electric power plant ▪ Golf clubs and links ▪ Horticulture, floriculture , forestry ▪ Milk chilling stations and pasteurization plants ▪ Mining ▪ Petrol and other fuel filling stations ▪ Poultry and dairy farm ▪ Public utilities	▪ Residential use except those ancillary uses permitted in agricultural use zone subject to 1% ground coverage ▪ All other uses not mentioned in Col.I
▪ Quarrying / mining subject to APPCB Clearance ▪ Sewage disposal works and public utility facilities ▪ Storage and drying of fertilizer ▪ Storage, processing and sale of farm produce ▪ Transport and communication facilities ▪ Village settlement expansion ▪ Warehouses / Godowns.	

TRAFFIC AND TRANSPORTATION USE ZONE

The various uses permitted and prohibited in Transportation and Communication Zone are as mentioned in the following table.

Table 1.11: Traffic and Transportation Zone: Uses Permitted and Uses Prohibited

Uses Permitted (I)	Uses Prohibited (II)
▪ Accessory and support shopping activity ▪ Airports-buildings and infrastructure ▪ Any other use/activity incidental to transport and communication activity ▪ Banks ▪ Booking offices ▪ Goods terminals ▪ Hotels ▪ Motor garage ▪ Railways – Passenger and Freight Terminals. ▪ Observatory and weather office ▪ Parking areas/buildings ▪ Radio and television station ▪ Repair and repair shop and facilities such as night shelter ▪ Residential dwelling units for essential staff and watch and ward ▪ Restaurants ▪ Road transport terminals (bus terminals and depots) ▪ Truck terminal ▪ Wireless station ▪ Workshop	▪ All other uses not mentioned in Col.I

Note: Special Reservations specifically earmarked in Master Plan, is allowed to be used only for the uses specified therein.

SECTION -B

2.Land development stipulations

Types of land development permitted:

Unless and otherwise stated or exempted by the Metropolitan Commissioner, HMDA land assemblage and development would be promoted, facilitated and approved in any of the following manner.

- a) Land Pooling or Area Development Schemes.
- b) Layout development Schemes
- c) Group Housing Schemes
- d) Group development schemes
- e) Township development
- f) SEZ development
- g) Development Schemes & Special Projects under the HMDA Act,2008
- h) Individual plot sub-division /individual plot or plots Amalgamation

Application through Licensed Developer Mandatory:

- a) Land for development for a, d, e, f & g shall be permitted only in case such a Scheme or project is undertaken through a licensed developer.
- b) Land assemblage scheme/ layout development may be permitted for residential, commercial, industrial, institutional, recreational, truck terminal/traffic node and other activities like SEZ, Corporate Townships, Integrated townships development, Special Projects and the like, subject to the compliance of these regulations and development specifications.
- c) 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 Metropolitan commissioner.

Ownership aspects

The applicant shall be solely and severally responsible for the ownership aspects including the boundaries of the site for development applied for.

Fees and Charges:

The Processing Fees and Other Charges shall be levied as prescribed from time to time by Metropolitan Commissioner, HMDA.

- a) Levy of penal fees and charges:

For the development works / construction commenced or completed without obtaining valid approval, penal fees and charges shall be applicable as prescribed by Metropolitan Commissioner from time to time subject to such construction is within the prescribed rules and regulations.

- b) Site to be part of valid approved layout/Scheme plan:

No permission for building shall be considered by the sanctioning authority unless such site is part of a valid approved layout or Scheme or is got regularized from the competent authority.

In case of sites or plots not conforming to (1) above, the metropolitan Commissioner may either refuse or approve with levy of proportionate layout charges and other fees as prescribed.

Development of green layouts and green development (optional):

The applicant opting for Development of Green Layout and Green Development as per the norms prescribed below shall be entitled for 25% concession in the processing fee.

The various environmental planning and design measures that need to be adhered during the sustainable development of layouts are outlined as under:

- a) Layout planning & design as per solar geometry – Land assemblage and developments to follow solar geometry and lay plots with longer dimension facing North and South (with a maximum deviation of 5 degree off north) and shorter dimensions facing East and West.

- b) Eco-friendly transportation on-site - Adequate provision for bicycle tracks, shaded footpaths for sites equal to or more than 50 acres in size. Provide cluster layouts instead of linear layout to reduce vehicular lengths. Provisions for battery charging facilities in sites over 50 acres @ one in 50 cars parked.
- c) Energy efficient street lighting – 50-100% of outdoor lighting should be met with solar photovoltaic or in combination with other renewable sources of energy, i.e., bio-mass, fuel cell, wind etc. The outdoor lighting must be provided with micro-controller based time switch.
- d) Provision for minimum local amenities – Basic amenities such as grocery store, pharmacy, ATM, park should be located within 500m radius of any large residential/commercial development. If basic amenities are not available, space has to be provided to include them within the site.
- e) Conserving site vegetation – Land assemblage and developments should conserve existing site vegetation and pockets of microhabitats. Existing trees should be protected where ever possible. Provisions defined to protect site vegetation retained on site during construction as described in NBC and MoEF manuals.
- f) Conserving site geology – All rock formations on site need to be integrated into the layout design where ever possible taking adequate measures for stabilisation. Native flora, fauna and existing in rock clusters should not be disturbed but integrated into the layout design where ever possible.
- g) Soil conservation and erosion control – Measures need to be taken before the commencement of site preparation activities in order to conserve topsoil, reduce erosion and soil pollution through site demarcation measures, spill prevention measures and temporary drainage channels with sedimentation basins.
- h) Adherence to site contours – No disturbance, grading of land or stripping of vegetation shall be permitted on slopes of 25% or steeper. Any proposed disturbance for roadway crossings or utility construction shall require variance application and approval. Roads and driveways shall follow the natural topography to the greatest extent possible to minimize the cutting and grading of critical slope areas.
- i) Integrated approach for Sustainable Urban Drainage System (SUDS) – Sites with areas less than 10000 sq. mtrs shall implement rain water harvesting and SUDS source control and infiltration instruments such as infiltration trenches, infiltration basins, green roofs, permeable paving, etc. Larger sites (areas greater than 10000 sq. mtrs.) shall implement other SUDS techniques integrated with the smaller techniques wherever applicable. Open sites, i.e., sites where construction development has not yet been planned shall also implement SUDS/ storm water drainage so as not to allow water logging.
- j) Water conserving landscaping – Land assemblage and developments with no grey water or waste water treatment or rainwater collection, no more than 25% to be covered by lawns, exotic or ornamental plants, lawn areas should not have a slope of greater than 25%. At least 50% of the total landscaped area in the site should use water conserving vegetation such as Native species or xeriscape and at least 40% water savings should be achieved in all sites with vegetated area > 50sqm by using efficient irrigation equipment.
- k) Water recycling & reuse – If a site does not have access to a public sewer line and discharges waste water, an appropriate waste water treatment system should be installed and at least 75% of the total treated water should be reused on site. If a site has access to a public sewer line, grey water reuse potential of the site need to be assessed. If potential savings on potable water exceeds 20%, an appropriate grey water treatment system is recommended and at least 80% of the total treated grey water should be reused on-site.
- l) Provisions for rainwater harvesting on-site – all Land assemblage and developments with a water saving potential of less than 10% of their potable water demand from rainwater collection should divert roof top and water from open areas into a percolation pit. Percolation pits should be sized appropriately and maintained regularly.
- m) Zero discharge of waste water and storm water from site – All large developments (>50 acres site area) must adhere to 'Zero Discharge' of treated waste water and storm water outside site limits.
- n) Operation & maintenance requirement for decentralized WWTS – All decentralized waste water treatment systems (WWTS) should employ qualified personnel to operate and maintain the system. The personnel involved in operation and maintenance should be a full time employee and maintenance and operation (M&O) contract should be signed with a waste water management company for its provision.
- o) Provisions for safe disposal of unused treated waste water – Treated unused waste water to be disposed directly on ground for ground water recharge, used for irrigating nearby community parks, Construction activities, into a sewer line or a storm water drain or a lake, stream, pond or other surface water bodies.
- p) Reducing storm water runoff and heat island effect through permeable paving – Total paved area of the site under parking, roads, paths, or any other use should not exceed 25% of the un-built site area or net imperviousness of the un-built site should not go beyond the imperviousness factor as prescribed by the NBC, whichever is more stringent.

- q) Reduction of outdoor light pollution – Fixtures and fittings used for external lighting to be a minimum of 4 stars BEE rated. Provide for control devices on at least 50% of all the installed lighting fixtures. Use low albedo and rough surfaces around the luminaire to ensure that less light is reflected in the surroundings.
- r) Provisions for waste management on-site – Land assemblage and developments should have a place allocated for sorting domestic waste and treating organic/biodegradable waste through composting. This space should have vehicular access and protected from wind and rain.

Commitment and responsibilities on part of Applicant:

The applicant shall:

1. Give an Undertaking to the sanctioning Authority on Rs. 100 Stamp paper and notarized with respect to.
 - a) He will abide by the development conditions, tentatively approved layout and circulation pattern
 - b) Compliance of development works, adhering to the tentatively sanctioned plan
 - c) Will not undertake development that would alter/adversely affect the topography, natural drainage of the area and surroundings.
2. The applicant who has been given tentative 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 buildings and for ensuring safety during the construction /development works, and for complying with the conditions laid down in these Rules and the approved plans/drawings.
3. In the case of any urban land development site or application, the applicant shall incorporate all Master Plan road network, and specific land uses and amenity areas like recreational buffer zone/Sector level open space and amenity space and shall develop the Master plan roads as part of the urban land development 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 urban land development. 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.

Licensing of developers and other personnel mandatory

All urban Land assemblage and developments excepting individual plot sub-division/amalgamation applications shall be undertaken through licensed developer and other qualified technical personnel only. All the development works shall be undertaken through approved and standard practices and specifications. The work of the building services like sanitation, drainage, plumbing , fire safety requirements, lifts, electrical installations, cabling network, gas network, water harvesting, waste water recycling,

landscaping, greenery and other utility services shall be executed as per approved and standard practices and specifications and under the planning, design and supervision of qualified and competent technical personnel.

Land development by Public agencies

The provisions of these Rules shall mutatis mutandis apply to the urban land development schemes and projects of public agencies. However, the Metropolitan commissioner shall give a one-time clearance/approval to the public agency with the responsibility of developing the scheme with all facilities and amenities as per standards and specification specified in these regulations and maintaining the same, monitoring and compliance solely resting with the public agency.

Responsibilities of the local bodies i.e., Panchayats and Municipalities in the Metropolitan Region.

The local body shall be primarily responsible for the following aspects of development:

- a) Shall ensure that the building permission activity is in accordance with the urban land development layout approved plans;
- b) Where building permission is to be given by the local authority, ensure that these are in accordance with the urban land development layout approved plans
- c) Where there is a deferred fee and charges payment condition in the urban land development layout approved plans, levy and collect these at the time of approving the individual building permissions.
- d) Take immediate action on deviations and unauthorized constructions and layout developments as per their respective laws;

- e) Take action to arrest unauthorized constructions and unauthorized layout developments
- f) Not allow conversion of existing building/premises for local shops or other activities unless the same are in conformity with the master Plan provisions.
- g) Comply with the instructions and directions of the Metropolitan Commissioner in the matters of development promotion and regulation/Master Plan implementation aspects.

Limitations of Approval given:

Grant of Land Development Permission by the Metropolitan Commissioner shall not mean acceptance of correctness, confirmation, approval or enforcement of and shall not bind or render the Metropolitan commissioner or the Authority liable in any way in regard to:

- a) Title or ownership of the site or building
- b) Easement Rights and boundaries of the site.
- c) Variation in area from recorded areas of plot or a building or on ground
- d) Structural Reports and Structural Drawings
- e) Workmanship and soundness of structure, materials used,
- f) Quality of building services and amenities in the construction of building
- g) Location and boundary of plot/site
- h) Other requirements or licenses for the site/ premises or activity under various other laws.

Responsibilities of supervision

The responsibilities of regular supervision and ensuring that development works and civil constructions works are being undertaken in accordance with the approval given and as per standards and specifications shall lie individually, jointly and severally with the licensed developer and other licensed technical personnel. Breach of the same would invite prosecution, penalties as well as debarment from professional practice in the Hyderabad metropolitan Region.

Registration of approved layout

Registration of approved layout plans/approved urban land development plans mandatory and registration of plots only as per registered layout/urban land development plan

It shall be the responsibility of the Registration department to ensure that plots are disposed by way of registration as per the registered approved land assemblage and development plan only. No plot shall be registered by the Registration department if it is not in accordance with the said registered approved land assemblage and development plan and all registrations shall be verified and cross-checked with the said registered plan.

Layout Requirements and Development standards

1. Layout plan approval would be considered for
 - a) Residential
 - b) Non Residential/Mixed
 - c) Industrial types of developments, subject to the following requirements of layout site:
2. The proposed layout or development conforms to the Statutory Master plan and the rules/regulations and conditions governing such development requirements
3. 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;
4. Zoning and location requirements are complied 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 HMDA after development.

2.14. 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:

1. Apply along with a licensed developer to the Metropolitan-Commissioner, HMDA in prescribed format for necessary layout permission as prescribed and in accordance with these Regulations;
2. Apply with copies of necessary ownership documents, certified Revenue sketches, etc of the site;

- 3. Carry out the layout development works as per specifications and standards.
- 4. The owner and licensed developer are required to mortgage 15% of the saleable land to HMDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HMDA 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 HMDA area.

2.14.1 MINIMUM AREA & OTHER REQUIREMENTS FOR LAYOUT DEVELOPMENT:

- 1. The minimum area for layout development shall be 4 hectares. Out of the total area, 10% of the land shall be set apart for open spaces for recreation and community purposes. This will also include upto 2.5% land required to be set apart for social infrastructure.
- 2. From the developable area, 5% of area is to be given to Hyderabad Metropolitan Development Authority free of cost for capitalization towards provision of Master Plan facilities. This condition is applicable only to sites located outside Greater Hyderabad Municipal Corporation limits. The owner / developer has the option of paying 1.5 times the basic value of such land to Hyderabad Metropolitan Development Authority in lieu of such land to be given to Hyderabad Metropolitan Development Authority.
- 3. Atleast 5% of the developable land to be developed within the site for Economincally Weaker Sections of Society (EWS) housing facility with maximum plot size of 50 Sq.Mtrs and atleast 5% for Lower Income Group housing facility with maximum plot size of 100 sq. m. The developer can also opt for developing only EWS plots in lieu of LIG Housing.
- 4. In case it is not found feasible to provide the minimum 5% EWS and 5% LIG Plots within his site, the owner/developer is given option to develop the minimum required number of plots under both categories in any land within 5 Km raidus of the existing site with minimum BT road connectivity of 12 m. Alternatively, the owner/developer may handover equivalent land to Hydrabad Metropolitan Development Authority for developemt of EWS / LIG plots by Hyderabad Metropolitan Development Authority / public agency within 5 km radius of the existing site”.
- 5. Residential enclaves or gated community may be permitted only if a through public road of 12 mtrs width is developed at the periphery for the convenience of accessibility of other sites and lands located in the interior.

2.14.2. OTHER REQUIREMENTS:

- 1. The owner shall be entitled to dispose of the non-reserved sites and non-mortgaged sites either as plots or as developed houses/buildings.
- 2. The Metropolitan-Commissioner, HMDA shall have the discretion of grouping the areas surrendered for EWS Housing at one place or elsewhere and disposing the area earmarked for EWS in the layout as normal building plots.
- 3. Residential enclaves or gated community may be permitted only if a through public road of width 12 m (40 ft.) is developed at the periphery for the convenience of accessibility of other sites and lands located in the interior as per G.O.Ms.No.168 MA dt:17.04.2012.

Hierarchy and width of roads required in Land assemblage & developments:

The width of the internal roads in a land assemblage and development 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	12.00	Utilities and services to be underground and located preferably under the footpaths and not under the main carriageway

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
Above 300 & up to 500	12.00	15.00	-Do-
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

2.14.2 SPLAY AT ROAD JUNCTIONS:

1. Splay at road junctions shall be provided as prescribed below:
 - a) 3.0 mt x 3.0 mt offset/splay if the width of the road is 9.00 mt or less;
 - b) 4.5 mt x 4.5 mt. offset/ splay if the width of the road is above 9.00 mt but less than 18 meter.
 - c) 6.0 mt x 6.0 mt. offset/ splay if the width of the road is more than 18 mt in width
 - d) The area of such splay would be deemed to form an integral part of the road junction.

Compliance of development works:

All approved Land Pooling Schemes and Layouts would be allowed to be developed in two categories and graded accordingly, viz.,

1. Grade I: Applicable for all R1 and R2 zones and in Residential Land Use in the notified Revised Master Plan for erstwhile HUDA area inside the ORR Growth Corridor viz., development works with all infrastructure facilities developed, i.e.

- a) Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).
- b) Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
- c) Development of drainage and channelization of nalas for allowing storm water run-off. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
- d) Undertake street lighting and electricity facilities;
- e) Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces;
- f) Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
- g) Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality;
- h) Construction of low height compound wall with iron grill to the open spaces and handing over the open spaces to Metropolitan Commissioner, HMDA along with other spaces as specified in Regulation 23, free of cost and through Registered Gift Deed.

2. Grade II: Applicable for all R3 and R4 Zones and Peri-Urban Land Use in the Hyderabad metropolitan region with provisions of incremental development works in phased manner, viz.,

- a) Levelling with suitable gradient and formation of all roads with sub-surface, kerb stones and footpaths, metalling of the carriageway, side drains/gutters and central median (for roads 18 mts and above). Black topping/ Cement Concreting of only the main road carriageway as well as the approach road up to the nearest existing public road shall be black topped.
- b) Development of drainage and channelization of nallas for allowing storm water run-off. These may be channelized in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
- c) Undertake street lighting and electricity facilities;
- d) Provision of sewerage disposal system and protected water supply system which may be individual or common. These shall be in exclusive area over and not part of the mandatory open spaces;
- e) Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality;
- f) Construction of low height compound wall with iron grill to the open spaces and handing over the open spaces to the Executive Authority of the local body free of cost and through Registered Gift Deed.

3. However, the above Grade II does not mean that a developer in far flung area cannot undertake development as per Grade I standards and specifications if he so chooses.

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 breakup 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.

Group Housing Schemes/Group Development Schemes:

In respect of Group Housing Schemes /Group Development Schemes (which include apartment block/blocks, row housing, cluster housing, mixed housing units, gated developments and residential enclaves) in sites 4000 Sq.M and above, out of the total site area, the developer shall set apart 3% of the land and give to Hyderabad Metropolitan Development Authority free of cost of capitalization towards provision of Master Plan facilities. This condition shall apply only to sites located outside Greater Hyderabad Municipal Corporation limits. The owner / developer has the option of paying 1.5 times the basic value of such land to Hyderabad Metropolitan Development Authority in lieu of such land to be given to Hyderabad Metropolitan Development Authority.

Such type of developments shall be in accordance with the provisions of the Andhra Pradesh Building Rules, 2012 issued vide G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.245 MA dt:30.06.2012 and amendments made from time to time.

2.18. Land Pooling and Area Development 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 15% of the saleable land to HMDA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HMDA 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 the not be allowed to undertake development works in the HMDA area.

- (vi) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged plots.
- (vii) Guidelines and specific conditions issued by the HMDA for undertaking the land pooling and area development schemes from time to time shall apply.

2.19. Sub-division / Amalgamation of plots permission:

Upon application to Metropolitan Commissioner, HMDA from the final plot owners or successor-in-interest of a final approved Land Pooling Scheme; sub-division of plots/amalgamation of plots may be permissible by Metropolitan Commissioner, HMDA. These shall be considered without again insisting on open space. However, space for public utilities may be separately insisted.

3. DEVELOPMENT SCHEMES & CIRCULATION NETWORK IMPLEMENTATION

SECTION - C

Development Schemes under HMDA Act, 2008:

1. Development Scheme means a scheme of development provided for, and represented by the provisions of Section 28 of the Act undertaken /promoted/approved/ facilitated by the Metropolitan-Commissioner, HMDA to sub serve the objectives of the statutory plan or improvement of the metropolitan area or local area needs.

Guidelines and specific conditions issued by the HMDA for undertaking Development Schemes and Circulation Network implementation from time to time shall apply.

3.2. Requirements for SEZs and Township Development:

The norms of Land Pooling Schemes shall mutatis mutandis apply to SEZ and other Special projects. The Metropolitan Commissioner may insist on any other specific conditions while approving the plans for such projects.

In respect of Integrated Township Development in Conservation (Agriculture) Land Use Zone in the Metropolitan Region by group of owners/developers the minimum area shall be 100 hectares (250Acres) and the site approachable by an access road of 80ft wide. Specific guidelines and conditions for development of integrated townships shall be prescribed by HMDA with the approval of the Government.

3.3. Incentives for road widening and new link roads

- a) TDR for areas affected and surrendered for road widening: For the land surrendered for road widening free of cost as per the revised master plan, the TDR applicable will be as per the provisions of the Andhra Pradesh Building Rules, 2012.
- b) In case of surrendering land free of cost for formation of new link roads, the land owner will be entitled to adjust basic value of the land as per registration department for the land surrendered free of cost towards city level impact fees to be paid for the project proposed in the same premises/site. If the owner utilizes this facility, he shall not be entitled for other concessions, such as relaxation in setbacks, TDR etc.
- c) Extra floors for air rights: Any land owner who surrenders land voluntarily for link roads, connecting link, missing link between two major/critical roads for providing a minimum of 09 mtr. opening in his site to link the road which passes under the built structure like a tunnel - the owner shall be allowed air rights to build over the road link to the extent of his site, subject to mandated public safety and fire safety requirements and compliance to heritage regulations and road geometrics as per standards.
- d) The owner and licensed developer / builder shall incorporate in building plan/ group housing scheme all master plan specific land uses and amenity areas like recreational buffer zone / sector level open spaces, amenity space, road network etc., and shall develop them at his cost. However such area of master plan road, recreational buffer zone / sector level open space and amenity space shall be deducted from the total site area. 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.

Power to delegate:

The Metropolitan Commissioner may delegate any of the powers vested in him to any officer or Committee or functional agency to act, approve and or implement the above on his behalf.

Power to remove difficulties:

Redressal of any grievance or difficulty in implementation of these Land Assemblage and development stipulations shall vest with the Metropolitan Commissioner of HMDA.

Instructions/Guidelines by Government:

The owners/licensed developer and the Metropolitan commissioner shall comply with any instructions/guidelines issued by the Government for effective implementation of Land Assemblage and development from time to time.

SECTION – D

4. BUILDINGS & SITE STIPULATIONS

The provisions of the Andhra Pradesh Building Rules, 2012 issued vide G.O.Ms.No.168 MA dt: 07.04.2012 and it's amendments issued by the Government from time to time shall apply to all building activity in the Hyderabad Metropolitan Region except other wise mentioned in this Zoning and Building Regulations.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER