

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority – Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) – Approved - Orders – Issued.

***MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₁)
DEPARTMENT***

G.O.Ms.No.363,

Dated: 21.08.2010.
Read the following:

1. G.O.Ms.No.414 M.A. dated:27.09.1975.
2. G.O.Ms.No.451 M.A. dated:13.11.1984.
3. G.O.Ms.No.412 M.A. dated:05.08.1986.
4. G.O.Ms.No.692 M.A. dated:29.10.1980.
5. G.O.Ms.No.574 M.A. dated:25.08.1980.
6. G.O.Ms.No.518 M.A. dated:01.08.1980.
7. G.O.Ms.No.805 M.A. dated:15.09.1987.
8. G.O.Ms.No.730 M.A. dated:16.11.1983.
9. G.O.Ms.No.82 M.A. dated:08.02.1984.
10. G.O.Ms.No.215 M.A. dated: 05.05.1995.
11. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.11854/MPCity Area/Plg/H/2008, dated.28.06.2010.
12. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.11854/MPCity Area/Plg/H/2008, dated.01.07.2010.

ORDER :

The appended notification will be published in an Extraordinary Issue of the Andhra Pradesh Gazette dated: 26.08.2010.

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)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner, Printing Stationery & Stores Purchase Hyderabad.
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.
Information Technology & Communications Department
The Law (A) 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 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

APPENDIX
NOTIFICATION

Whereas, the Development Plan for the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) was sanctioned by the Government vide G O Ms No. 414 MA, dated 27-09-1975;

2. And whereas, the Zonal Development Plans for zones within the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) were subsequently prepared by the erstwhile Hyderabad Urban Development Authority and approved by the Government from time to time, viz. Planning Zone-I (Secunderabad Area) vide G.O.Ms.No.451 MA, dated:13.11.1984; Planning Zone-II (Amberpet Area) vide G.O.Ms.No.412 MA, dated:05.08.1986; Planning Zone-IV (Ameerpet-Sanatnagar area) vide G.O.Ms.No.692 MA, dated:29.10.1980; Planning Zone-V (Banjara Hills-Jubilee Hills Area) vide G.O.Ms.No.574 MA, dated:25.08.1980; Planning Zone-VI

(Mehdipatnam-Golconda Area) vide G.O.Ms.No.518 MA, dated:01.08.1980; Planning Zone-VII (Abids-Koti Area) vide G.O.Ms.No.805 MA, dated:15.09.1987; Planning Zone-X (Charminar and Walled City area) vide G.O.Ms.No.730 MA, dated:16.11.1983; Planning Zone-XI (Zoo Park - Bahadurguda Area) vide G.O.Ms.No.82 MA, dated:08.02.1984 and Planning Zone-I (Part) (Begumpet Area) vide G.O.Ms.No.215 MA, dated:05.05.1995 respectively;

3. And whereas, the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) has transformed over the past three decades necessitating in the updation, revision and consolidation of the said Development Plan and Zonal Development Plans and the Hyderabad Metropolitan Development Authority in consultation with Greater Hyderabad Municipal Corporation has undertaken preparation of Revised Development Plan (Master Plan) for erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area), under Section 11 (4) of the Hyderabad Metropolitan Development Authority Act, 2008 (A.P. Act 8 of 2008).

4. And whereas, the revised Development Plan (Master Plan) for the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) makes provisions for anticipated population of around 6 million by year 2031 with adequate reservation for future residential zones and related amenity areas, and the Revised Development plan proposes to strike a balance between the growth of population, physical and social infrastructure, conservation of heritage and ecology and rejuvenating the core city area and to provide for efficient and effective circulation network;

5. And whereas, the said Draft Revised Development Plan (Master Plan) for the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) along with the Draft Land Use Zoning & Development Promotion Regulations were published vide Public Notice dated:17.12.2009 by Hyderabad Metropolitan Development Authority inviting objections and suggestions as required under section 13 (1) of the Hyderabad Metropolitan Development Authority Act, 2008;

6. And whereas, a workshop was conducted with all stakeholder departments on 06.05.2009 and a consultative Meeting was also conducted with different organizations and NGOs on 28.05.2009 to solicit views and suggestions on the Draft Revised Development Plan (Master Plan) / the Draft Land Use Zoning & Development Promotion Regulations. The views and suggestions of the Commissioner, Greater Hyderabad Municipal Corporation on the draft Zoning Regulation and Development Promotion Regulation and the proposed Land Use Plans has been obtained and the same were modified to the extent required for notification inviting objections & suggestions. Accordingly, the draft Revised Development Plan (Master Plan) was published vide public notice 17.12.2009 inviting objection and suggestions. In addition, Hyderabad Metropolitan Development Authority conducted Circle wise Consultative public meetings from 23.01.2010 to 15.02.2010 to elicit views and suggestions of the public including public representatives;

7. And whereas, the objections and suggestions received with regard to the said Public Notice and during consultative committee meetings have been considered by

the Committee set up by Hyderabad Metropolitan Development Authority and also by the Hyderabad Metropolitan Development Authority as required under section 13 (2) of the said Act ;

8. And Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has submitted the finalized draft Revised Development Plan (Master Plan) along with maps, report and draft zoning and development promotion regulations to the Government for sanction vide references 11th and

12th read above, and the Government has, after carefully considering all aspects of the matter, decided to sanction the said Revised Development Plan for the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) ;

9. Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 14 of the Hyderabad Metropolitan Development Authority Act, 2008, Government hereby sanction the Revised Development Plan (Master Plan) for the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) along with the Land Use Zoning & Development Promotion Regulations specified in Annexure to this order.

10. The said Revised Development Plan (Master Plan) for the erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) as notified herein shall come into effect from the date of publication of this Notification in the Andhra Pradesh Gazette.

11. 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.

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER

Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area)

Zoning and Development Promotion Regulations



Hyderabad Metropolitan Development Authority

I. Land Use Zoning Regulations

The land use zoning regulations contain the following classification of land uses:

1) Residential Use Zone

2) Commercial Use Zone, including

- Commercial along notified commercial roads
- Strip commercial along roads as earmarked in the master plan.
- Areas earmarked as Commercial use in the Master Plan

3) Multiple Use Zone, including

- Areas covered in Transit-Oriented-Development (TOD) zone.

4). Public and Semi - Public Use Zone, including

- Sites specifically earmarked as InFANS

5). Work Center Use Zone

6) Open Space Use Zone

- Parks
- Playgrounds, Exhibition grounds
- Green buffer zone

7) Water Bodies Use Zone

- River
- Streams, Nalahs, Storm Water Drains
- Lakes, Kuntas

8) Transportation Use zone

- Roads
- Railways
- Airports
- Bus depots, Terminals, Workshops
- Truck terminals, Warehouses
- Parking areas/Parking lots/Parking complex

9) Special Reservation Use zone

- Sites specifically earmarked as heritage conservation-buildings and precincts/areas
- Rocks & hillocks/Natural heritage

- Defence/Military lands
- Burial grounds, Cremation grounds etc
- Special Area Development Plan (SADP) areas

Uses permitted and prohibited in different categories of land use zones are described against each use zone. The uses are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate locations by the Government and shall be subject to such restrictions and conditions as may be imposed.

The proposed activities and uses in the proposed buildings/premises in addition to the conformity with these regulations shall be in conformity with the Hyderabad revised building rules, 2006 provisions. Where there is an inconsistency between the building rules and these zoning regulations, the provisions of these zoning regulations shall prevail.

Land Use proposals and Zoning & Development Promotion Regulations are subject to restrictions on developmental activities in FTL/ HFL of Water Bodies and Shikham lands as per Revenue/Irrigation Dept. records and relevant Court orders, if any.

1) Residential Use Zone

Uses permitted	Uses prohibited
I	II
<ul style="list-style-type: none"> ○ All types of residential buildings ○ Auditoriums on plots above 1000 sq. Meters and abutting road of minimum 18 meters width ○ Bakeries and confectioneries ○ Banks ○ Bus stands ○ Community centers ○ Convenient shops (Total area not exceeding 20 Sq.Mtrs.) ○ Customary home occupation/household units 	<ul style="list-style-type: none"> ○ All other uses not mentioned in Col I ○ Engineering/ Medical/ Polytechnic/ Trade school/ Other higher order institutions ○ Hazardous industries ○ Hazardous storage activities or Godowns in such mixed use buildings

<ul style="list-style-type: none"> ○ Dharamshalas/Guest houses ○ Doctors clinics/Dispensaries/Advocates/ Architects and professional offices not exceeding 40 sq m in area in independent residential premises ○ Electrical distribution station ○ Exhibition and art gallery on plots abutting road of minimum 18 meters width. ○ Fire stations ○ Foreign missions on plots abutting road of minimum 18 meters width. ○ Games facilities of local nature both indoor and outdoor on plots abutting road of minimum 18 meters width. ○ General educational buildings such as Schools, Junior colleges/Degree Colleges/ General training institutes on plots abutting minimum 18 meter wide road. ○ Group housing / apartment complexes ○ Gymnasium ○ Hostels & boarding houses ○ IT/ITES as per IT policy ○ Library ○ Municipal, state and central government offices ○ Night shelters ○ Nursing homes/Health facilities with not more than 20 beds on plots above 500 sq. Meters and abutting road of minimum 18 meters width ○ Parks/ tot lots ○ Petrol/Fuel pumps on plots above 500 Sq. Meters and abutting road of minimum 18 meters width without service station/ facilities and 1000 Sq.Mtrs. 	<ul style="list-style-type: none"> ○ Heavy, Large and Extensive industries, Dairying activity ○ Hospitals/ Nursing homes/ Health facilities with more than 20 beds ○ Outdoor games stadium ○ Restaurants/eating places ○ Sewage treatment plant/ disposal work ○ Slaughter-houses, Cattle sheds and Dairying activity ○ Solid waste dumping yards ○ Storage godowns of perishables, hazardous and inflammable goods ○ Storage of gas cylinders ○ Truck parking ○ Warehousing ○ Water treatment plant ○ Wholesale mandis ○ Workshops for buses, trucks etc. ○ Zoological garden
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<p>with service station</p> <ul style="list-style-type: none"> ○ Plant nursery ○ Post offices ○ Police stations/police posts ○ Public utilities and buildings except service and storage yards. ○ Religious premises ○ Showroom for sale & distribution of LP gas without godown/storage ○ Taxi stand/three wheeler stands ○ Yoga centers/Health clinics ○ Weekly markets/ informal markets 	
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2) Commercial Use Zone, including

A) Commercial Use along and abutting the notified commercial roads notified vide G.O. Ms.No.766, MA Dt;18.10.2007 and other related government orders issued from time to time, with activities allowed on payment of conversion charges and commercial impact fees as stipulated in the foregoing G.Os

B) Strip commercial along roads as earmarked in the plan

In all commercial strips earmarked along roads, activities allowed in c category of G.O. Ms.No.766, MA Dt;18.10.2007 are allowed with impact fees.(All other stipulations/rules of G.O. 766 dated 18.10.2007 applicable)

C) For the areas earmarked as Commercial use in the Master Plan, other than

A) & B) above, the following uses are permitted/prohibited

Uses permitted	Uses prohibited
I	II
<ul style="list-style-type: none"> ○ All uses/activities permitted in residential use zone ○ All health facilities ○ Cinema halls and Multiplexes ○ Clubs ○ Colleges ○ Computer Units/IT/ITES ○ Conference centers ○ Courts ○ Function halls/Kalyan Mandapams on plots above 1000 sq. Meters and abutting road of minimum 18 meters width. ○ Gas installation and gas works ○ Godowns and warehousing ○ Health facilities with a maximum of 200 Beds ○ Hotels ○ Junk yards ○ Residential Use in commercial premises (Mixed Use) i.e. Residential activity with shops only, provided that residential activity is not more than 40% of the built up area of the premises ○ Multi-storied parking complexes ○ Museum ○ News paper offices/printing press ○ Non polluting light industries/service establishments ○ Offices ○ Parking sites ○ Petrol filling stations ○ Polytechnic and higher technical/professional 	<ul style="list-style-type: none"> ○ All other uses not mentioned in Col I ○ All activities which cause nuisance and are obnoxious in nature. ○ Hazardous and extractive industrial units ○ Hospitals/research laboratories treating contagious diseases ○ Poultry farms/ dairy farms ○ Reformatory ○ Slaughter-houses ○ Sewage treatment/ disposal sites ○ Storage of perishable and inflammable commodities

<p>institutes</p> <ul style="list-style-type: none"> ○ Public facility buildings ○ Railway yards/stations ○ Religious buildings ○ Repair garages ○ Retail shops/Shopping malls ○ Sports and related facilities ○ Sports/stadium and public utility installations ○ Stock exchange/Financial institution ○ Telephone exchange ○ Timber yards ○ T.V. stations ○ Wholesale trade/markets 	
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3) Multiple Use Zone

Uses permissible	Uses prohibited
I	II
<ul style="list-style-type: none"> ○ All activities permitted in Residential/commercial/Public & Semi-Public use zones ○ All activities except hazardous & polluting industries ○ Bus depot and workshop ○ Bus terminal, Truck terminal ○ Cemeteries ○ Cold storage and ice factory ○ Helipads ○ Loading and unloading spaces ○ Storage and depot of non-perishable and non-inflammable 	<ul style="list-style-type: none"> ○ All other industries and uses not mentioned in Col I ○ All kinds of hazardous industries/activities.

commodities and incidental uses ○ Warehousing ○ Wholesale business establishments	
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A. Transit Oriented Development (TOD) Zone (300 mtrs belt/strip on either side from MRTS/Road right of way)

- i) As an incentive in Transit Oriented Development (TOD) zone (300 mtrs belt/strip on either side from MRTS/Road right of way) multiple use will be permitted on plots/sites of minimum area:
- 500 sq mtrs for sites falling in GHMC circles IV & V
 - 1000 sq mtrs in GHMC circles VIII, IX & XVIII
 - 2000 sq mtrs In GHMC circles VII & X.
- ii) All such plots abutting the MRTS line/road to leave a common building line of 6 mtrs all along the MRTS line/road
- iii) To have minimum access of 12 mtrs wide road.
- iv) The above is an optional incentive. For all other lands the uses shall be allowed as marked on the map
- v) The above stipulations shall apply to the sites falling outside the areas already marked as Multiple Use Zone

B. APSRTC Bus Depots and Bus Stations:

Multiple use activities shall be allowed wherever APSRTC Bus Depots & Bus Stations are proposed as Multiple Use Zone in the Master Plan subject to

- 5% of the total built up area or 10% of plot area shall be handed over free of cost to GHMC for utilization/facilitation of area-level public facilities and utilities like parks, E-Seva centres/Citizens service centers, fire stations etc

4) Public and Semi - Public Use Zone

- Including sites specifically earmarked as InFANS (Infrastructure and Facility Nodes).

Uses permitted	Uses prohibited
I	II
<ul style="list-style-type: none"> ○ Auditoriums ○ Bank ○ Bus passenger terminals ○ Bus/truck terminals ○ Clinics/Laboratories/Hospitals/ Dispensaries / Health/Primary centers ○ Clubs ○ Community halls ○ Computer software units / IT enabled services on independent plots of more than 1000 sq.mt size. ○ Conference halls ○ Cultural and religious buildings ○ Dharamshala ○ Exhibition centers ○ Fire stations/fire posts ○ Guest house ○ Helipads ○ Hostels ○ Jails ○ Libraries ○ L P gas godowns ○ Monuments ○ Museums/art galleries ○ Offices 	<ul style="list-style-type: none"> ○ All other uses not mentioned in col I ○ 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

<ul style="list-style-type: none"> ○ Open air theatre ○ Petrol filling stations ○ Police station/Police posts ○ Polytechnics ○ Post offices ○ Professional colleges/Institutes ○ Public utilities and buildings ○ Radio transmitter and wireless stations ○ Railway stations/yards ○ Religious buildings/Centers ○ Research and development centers ○ Residential group housing for staff / employees as incidental to the main use of site area ○ Schools, Colleges ○ Service stations ○ Sewage disposal works ○ Social and cultural institutions ○ Social and welfare centers ○ Telecommunication centre ○ Telephone exchange ○ Universities and specialized educational and training institutions ○ Water supply installations ○ Warehouses/storage godowns 	
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A) Specific regulations for all developments within Infrastructure & Facility Nodes (InFANs), specific to the locations as earmarked on the map:

- i) Specific areas have been notified as infrastructure and facility nodes at various locations spread across the city to decentralize the activity, usage and movement pattern. These will function primarily as nodes for public

facilities, parking lots, bus terminus, police stations, fire stations, emergency service centers and other multipurpose public facilities for the city.

- ii) The combined site layout, buildings design and built up areas shall be regulated by the commissioner, GHMC duly consulting HMDA

B) Specific regulations for utilisation/redevelopment of public, semi-public and government lands.

- i) For all redevelopment projects in public, semi-public, government lands of extent 4000 mtrs. and above
 - 15% of the total extent as open space to be left open to sky in single block over and above the mandatory setbacks.
 - 5% of the total built up area or 10%of plot area shall be handed over free of cost to GHMC for utilization/facilitation of area-level public facilities and utilities.
- ii) All new government buildings, Govt. Offices and institutional areas to have one-foot high boundary wall and at least four-foot high railing on top. This condition is exempted for strategic/ defence establishments and under special circumstances
- iii) All new govt. Buildings to be green buildings and as per guidelines developed by HMDA

5) Work Center Use Zone

Uses permissible	Uses prohibited
I	II
<ul style="list-style-type: none"> ○ All types of non-polluting work related buildings and supporting activities, all types of non-polluting general industries / flatted factories/Eco-Industrial Parks ○ Bank 	<ul style="list-style-type: none"> ○ All other uses not mentioned in Col I ○ All heavy, hazardous and polluting industries

<ul style="list-style-type: none"> ○ Bus passenger terminals ○ Clinics and laboratories/ hospitals /dispensary/health/primary centers ○ Computer units/IT/ITES ○ Electronics industries ○ Guest houses ○ L.P.Gas godowns ○ Office buildings ○ Open air theatre ○ Petrol/Diesel/Gas filling station ○ Police station ○ Post offices ○ Public facilities & utilities ○ Research and development centers ○ Restaurants/Cafeteria/Hotels ○ Retail shopping centers/ shopping malls/multiplex ○ Schools and other educational/ training activities with a green buffer of 15 Mtrs, if they abut any existing industry, including noise polluting industry ○ Service stations 	
<ul style="list-style-type: none"> ○ Sewerage disposal works ○ Social and welfare centers ○ Telecommunication centers ○ Telephone exchange ○ Warehouses/storage godowns ○ Water supply installations 	

For all projects of 4000 Sq.Mtrs. and above the following shall be mandatory.

- 15% of the total extent as open space to be left open to sky in single block over above the mandatory setbacks.
- 5% of the total built up area or 10% of plot area shall be handed over free cost to GHMC for utilization/facilitation of area-level public facilities and utilities.

6) Open Space Use Zone, including

- Areas specifically earmarked as parks
- Areas specifically earmarked as playgrounds, exhibition grounds
- Areas specifically earmarked as natural conservation (green buffer along water bodies)

Uses permitted	Uses prohibited
<ul style="list-style-type: none"> ○ Bird sanctuary ○ Botanical/zoological garden ○ Camping grounds ○ Children traffic parks ○ Circus/fairs of transit nature ○ Local parks ○ Maidaans for multi-use and public congregation with accessory structure covering not more than 2% of total site area ○ Open air cinemas/auditoria ○ Outdoor sports stadiums ○ Playgrounds ○ Public utilities and buildings with total built up area not exceeding 5% of total site. ○ Regional parks ○ Specialised theme parks/ 	<ul style="list-style-type: none"> ○ Any building or structure which is not required for open air recreation ○ Dwelling units except for watch and ward ○ All permanent structures except structures ancillary to main use as stated in Col I ○ All uses not mentioned in Col I

○ Swimming pools	
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Owners of private lands/plots located in any land use zone who create, develop and maintain open space on independent plot / size with incidental built up recreation facility on sites 1000 sq and above shall be entitled for 25 % property tax exemption and in case of registered societies 50 % property tax exemption would be considered by GHMC on the said construction of recreation facility.

7) Water Bodies Use Zone

- 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 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, wherever not mentioned in the Master Plan.
- D.** 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 Revenue /Irrigation Dept records.

8) Transportation and Communication Use Zone

- i) Roads
- ii) Railways
- iii) Airports
- iv) Bus depots
- v) Truck terminals
- vi) Parking Areas/Parking lots/complexes (including multilevel parking)

Uses permitted	Uses prohibited
I	II
<ul style="list-style-type: none"> • Accessory and support shopping activity • Airports-buildings and infrastructure • Any other use/activity incidental to transport and communication • Banks • Booking offices • Goods terminals • Hotels • Incidental and support retail shops • Motor garage • Observatory and weather office • Parking areas/buildings • Petrol filling stations • Public utilities and buildings • Radio and television station • Railway station/Passenger and freight terminal • Repair shop and facilities such as night shelter 	<ul style="list-style-type: none"> • All other uses not mentioned in col I

<ul style="list-style-type: none"> • Residential dwelling units for essential staff and watch and ward • Restaurants • Road transport terminals (Bus terminals and Depots) • Truck terminal; Bus terminal • Wireless station • Workshop 	
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9) Special Reservation Use Zone

A) Sites specifically earmarked as Heritage Sites

- i) In notified heritage buildings and heritage precincts, it is necessary to obtain specific clearance from HMDA, after consultations 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 is allowed subject to approval from the government in the interest of conservation of the heritage buildings and adaptive uses area allowed with concurrence from the heritage committee subject to mandated public safety requirements.
- ii) The heritage regulations issued vide GO Ms No. 542, MA dated 14-12-1995 and other relevant orders/amendments issued by the government from time to time shall be applicable.

B) Conservation of Rocks/ Hillocks

- Conservation of rocks/rocky knobs/hillocks already identified and notified.

C) Military lands/Defense establishments

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 as specified.

D) Graveyards/Cremation ground/burial ground as earmarked

E) Special Area Development Plans (SADP)

Specific areas have been identified as Special Area Development Projects (SADP) at various locations spread across the city

- i) For detailed planning & Urban Renewal to be prepared separately.
- ii) to include specific urban design, heritage and environmental guidelines for infrastructure up-gradation and overall area improvement
- iii) Till the SADPs are prepared and finalized the land uses as proposed in the master plan shall be applicable.

F) Architectural and Façade control regulations may be prepared separately and implemented by GHMC in the following heritage zones identified:

- i) Pathergatti and surrounding areas.
- ii) Charminar to Puranapul via Laad Bazaar
- iii) Charminar to Falaknuma
- iv) Begumbazaar and surrounding areas.
- v) MG Road and surrounding areas.

Development Promotion Regulations

I. Incentives for road widening and new link roads:

i) 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 150% of the areas surrendered.

- ii) 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., as specified in rule 14 of Hyderabad Common Building Rules, 2006.

iii) 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.

- iv) 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.

II. Land-subdivision, plots amalgamation, group housing/ group development & cluster housing /cluster development regulations/Large projects

- i) **Plot sub-division** would be allowed for sites falling in residential use zone, subject to a minimum plot size of 50 sq m with minimum frontage of 6 m. and access of 3.6.m in areas falling in congested areas specified in GO Ms No. 86 MA Dt. 3-3-2006. For other areas, the minimum area for plot sub-division permissible shall be 80 sq m with minimum frontage of 6 mtrs and access of 6 m
- ii) Stipulations for plots amalgamation (optional):

Plots amalgamation would be encouraged in all parts of the city. In congested areas the minimum access road for such amalgamated plots shall be 6 m for plots up to 500 sq.mtrs, 9 mtrs for plots up to 1000 sq.mtrs and minimum 12 mtrs access beyond 1000 sq.mtrs.
- iii) Multiple Use Zone stipulations will be allowed for amalgamated plots/sites and individual sites/plots of minimum 4000 sq.mtrs and above and abutting 18 mtrs wide road, subject to payment of land use conversion charges. Building permission shall be considered as per GO.Ms.No.86 MA Dt: 03.03.2006 and its subsequent amendments.
- iv) For amalgamated plots of 4000 sq.mtrs and above concession in fees and charges would be decided by GHMC.
- v) High rise buildings are allowed in congested areas if the plot abuts a road of 30 Mtrs. wide and above subject to the provisions of Rule 5(g) of Hyderabad Revised Building Rules and also subject to conformity with other stipulations mentioned in the said rules issued vide G.O.Ms.No.86 M.A. & U.D.(M) Dept. Dated 3.3.2006 as amended from time to time.

III. Cluster housing development

Cluster housing or cluster developments are permissible in any part of the city and encouraged especially in existing congested areas, with the following stipulations:

- a) Minimum site area: 1000 sq m
- b) Minimum size of cluster / courtyard/ open space and height permissible shall be:

Sl. No.	Courtyard/ cluster open space to be left (in sq mtrs)	Height of building permissible (in mtrs)
1	36 sq m with minimum 6 m width	3 floors or 10 m
2	50 sq m with minimum 7 m width	4 floors or 12 m
3	64 sq m with minimum 8 m width	5 floors or 15 m

The cluster open space may be either centrally located or could be an end-cluster. The abutting road width shall be minimum of 9 m.

Minimum setbacks:

(i) The minimum setbacks and space between the blocks and boundary of the scheme shall be as given in table iii and v of the revised common building rules, excepting for the space between internal blocks which can be 2 m in respect of buildings up to 10 m and 3 m in respect of buildings up to 15 m.

(ii) In case of cluster housing / blocks, no setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway / access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters sides that are abutting peripheral thoroughfare roads, setback shall be as per the building line given in table iii of the Hyderabad Revised Common Building Rules 2006.

The above type of development shall be allowed in all existing areas and redevelopment sites and the provisions of the Hyderabad Revised Building Rules, 2006 shall stand modified to the extent specified above.

IV. Additional parking (optional):

Besides compliance of the provisions of GO Ms No. 86 MA Dt. 3-3-2006, the following additional requirements with regard to parking facilities would be encouraged.

- a) Common and continuous cellars/basement parking floors between adjoining buildings shall be encouraged depending upon structural safety aspects, mutual agreement between owners, etc.
- b) Adjoining owners in new developments or redevelopments in sites 1000 sq m and above may develop/facilitate any one of the following:
 - i) Combined or common parking complex,
 - ii) Pedestrian plaza/subway or
 - iii) Improve/ facilitate additional access by linking with surrounding roads

V. Barrier free environment

The stipulation for barrier free environment in G.O.Ms.No.345 MA& UD dept., Dt:30.06.2006 are applicable initially to all new government buildings and public utility facilities.

VI. Affordable housing schemes

The planning and general building requirements for affordable housing schemes to be developed by public agencies / government bodies or NGOs, private developers and Incentives shall be as provided in Government guidelines issued from time to time.

RELEVANT GOVERNMENT ORDERS

Sl.No	Relevant Government Orders	Page Nos.
1	G.O.Ms.No.86, MA&UD Dept. dt.3.03.2006	23-52
2	G.O.Ms.No.171, MA&UD Dept. dt.19.04.2006	53-58
3	G.O.Ms.No.623, MA&UD Dept. dt.1.12.2006	59-66
4	G.O.Ms.No.17, MA & UD Dept. dt.10.1.2007	67-69
5	G.O.Ms.No.744, MA & UD Dept, dt.4.10.2007	70-72
6	G.O.Ms.No.279, MA&UD Dept. dt.1.04.2008	73-75
7	G.O.Ms.No.766, MA&UD Dept. dt.18.10.2007	76-86
8	G.O.Ms.No.284, MA&UD Dept. dt.3.04.2008	87-89
9	G.O.Ms.No.518, MA&UD Dept. dt.28.07.2008	90-92
10	G.O.Ms.No.109, MA & UD Dept. dt.13.02.2009	93-95
11	G.O.Ms.No.40, MA & UD Dept. dt.01.02.2010	96-97
12	G.O.Ms.No.313, MA & UD Dept. dt.22.7.2010	98-100
13	G.O.Ms.No.589, MA&UD Dept. dt.25.09.2009	101-110
14	G.O.Ms.No.345, MA&UD Dept. dt.30.06.2006	111-114
15	G.O.Ms.No.542, MA&UD Dept. dt.14.12.1995	115-122
16	G.O.Ms.No.102, MA&UD Dept. dt.23.03.1998	123-130
17	G.O.Ms.No.4, MA&UD Dept. dt.2.01.2003	131-136
18	G.O.Ms.No.185, MA&UD Dept. dt.22.04.2006	137-138

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration and Urban Development Department – Revised Common Building Rules, 2006 – Orders – Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No. 86,

Dated the 3rd March, 2006.

Read the following :

1. **G.O.Ms.No.423 M.A. & U.D. Department, dated 31.07.1998**
2. **Government Memo No.19048/M,/2004-4 M.A., dated15.12.2005.**
3. **A.P.Extra Ordinary Gazette No.4, dated 22.01.2005.**

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O R D E R:

In the reference 1st read above, Government have issued Comprehensive Building Rules which are applicable to Municipal Corporations, Municipalities and areas covered by Urban Development authorities. Since then these Building Rules have governed building activities in urban areas.

2. It has been brought to the notice of the Government that the above building stipulations are cumbersome with too many parameters for regulating and controlling developments and building activities and there is a need for simplifying the building stipulations by stipulating minimal parameters. Further due to changes in building technologies, massive and rapid urbanization, escalating land prices, and certain shortcomings experienced relating to the existing building stipulations Government have decided to review the building stipulations and come out with comprehensive building rules thereby, making the building stipulations clear, easy to comprehend, user-friendly, promoting various types of development and building activities, besides giving design freedom and choice with optimum usage of land on one hand, and reducing the trend of violations and unauthorized constructions on the other, without compromising on the community good.

3. Initially a draft was prepared in consultation with experts from various fields and the same was notified in the Andhra Pradesh Extraordinary Gazette No. 4, dated 22.01.2005 for inviting public objections and suggestions. A number of objections and suggestions were received from individuals, professionals Municipalities, Municipal Corporations, Urban Development authorities and other Departments. Further discussions and deliberations were held at various levels involving various groups like builders, developers, architects, engineers, town planners, representatives of Urban Development Authorities and local bodies, public representatives, academicians, officials and general public, and have received many suggestions and comments on the said draft building rules. After careful examination of all the objections and suggestions received, Government have come to the conclusion to further rationalise the standards of Building requirements for different types of buildings, uses & occupancies in the Municipal Corporation of Hyderabad, and Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and

Buddha Purnima Project Authority so as to have uniform application of the rules relating to regulation of building construction, etc. in the above areas. Therefore in supersession of the Rules issued vide G.O.Ms.No.423 M.A., dated 31-7-1998 and the Municipal Corporation of Hyderabad Building By-laws 1981 to the extent specified in these Rules Government hereby issue the following Notification and the same will be published in Andhra Pradesh Extraordinary Gazette dated 04.03.2006.

4. A copy of this Order is available on the Internet and can be accessed at the address <http://apts.gov.in/apgos>.

NOTIFICATION

In exercise of the powers conferred under Section 585 read with 592 of the Hyderabad Municipal Corporation Act, 1955 and proviso under Sub Section (1) read with sub section (2) of Section 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act,1975 , the Government of Andhra Pradesh hereby issue the following rules applicable to Municipal Corporation of Hyderabad and other areas covered by Urban Development Authorities, viz. Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and Buddha Purnima Project Authority, as appended to this Notification. Any inconsistency or contradiction or conflict that may arise in the said existing rules / by-laws / regulations, etc. such inconsistency / contradiction or inconsistency shall stand modified and to that extent, the provisions in these rules shall apply.

APPENDIX

1. Short Title, Applicability & Commencement:

These Rules may be called Hyderabad Revised Building Rules, 2006

These rules shall be applicable to Municipal Corporation of Hyderabad area, rest of Hyderabad Urban Development Authority area, Hyderabad Airport Development Authority area, Cyberabad Development Authority area and Buddha Purnima Project Authority area and shall come into force from the date of publication of the Notification in the Andhra Pradesh Gazette.

- c) These rules shall apply to all building activity. All existing rules, regulations, bylaws, orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.

2. Definitions:

(i) 'Competent Authority' means:

(a) the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority/ Buddha Purnima Project Development Authority in the case of areas outside Municipal Corporation of Hyderabad area,

(b) the Commissioner, in the case of Municipal Corporation of Hyderabad area.

(ii) Enforcement Authority means the Commissioner of the Municipal Corporation of Hyderabad, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat in case of areas outside the municipal areas of the Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

- (iii) **Parking Complex/Parking Lot** means a premises either built or open which is utilized purely for parking of vehicles and where parking fees is collected by the owner and permitted in specific areas. The minimum site shall be 300 square meters.
- (iv) **Transferable Development Right (TDR)** means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Master Plan or in road widening or covered in recreational use zone, etc.. The award would be in the form of a TDR Certificate issued by the Competent Authority.
- (v) **High-Rise building** means a building 18 meters or more in height. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 18 m including stilt floor/parking floor stand excluded from the definition of high-rise buildings.
- (vi) **Height of building** means height measured from the abutting road and in case of undulated terrain height can be considered as average of the corresponding ground level or formation level of proposed site.
- (vii) **'Sanctioning Authority'** means the Commissioner of the Municipal Corporation of Hyderabad, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat in case of areas outside the municipal area of the Urban Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective rules / regulations / by-laws of the respective local authorities and as defined in the National Building Code as the case may be, unless the context otherwise requires.

3. Restriction on Minimum Building Plot Size along abutting roads in new developments and layouts:

There shall be restriction on the minimum building plot size along the abutting roads in all new developments areas and layouts.

TABLE I

Abutting road Right-of-way (in Mts.)	Minimum plot size allowed (in sq. m)	Max. Plot size allowed (in sq m)
9 and below 12.2	100	2000
12.2 and below 18	200	No Restriction
18 and below 30	500	No Restriction
30 and above	1000	No Restriction

- *Road Right-of-way means the total land width reserved for the road in the layout / Master Plan / Development Plan / Development Scheme whether the road is developed/formed or otherwise and includes the service road, if any, to be provided.*

4.1 Minimum Approach road requirement for sites in new areas/layout areas:

No site or parcel of land shall be used for building activity unless it has a clear and established approach road of minimum 9 m Black topped Road is provided by the developer/builder/owner at his own cost or deposits the necessary cost for laying of the road by the sanctioning authority.

4.2 Access conditions & Requirements for plots/sites abutting Ring roads / Highways / Bypass Roads of 30 m and above identified in the Master Plan / Zonal Development Plan:

In addition to the requirement of confirmation to the minimum plot size along the abutting roads, height and other requirements stipulated in the se rules, buildings abutting major roads of 30 M and above width shall be permitted only after black topped service road of 7 M width with two-lane carriageway is provided to the extent of the building in question within the defined Right-of way. It will be the responsibility of the developer / builder / owner to provide the above service road of the standards fixed by the Sanctioning Authority at his own cost. The Sanctioning Authority may consider sanctioning building permission if the developer / builder / owner deposits the full cost for laying such service road to the Sanctioned Authority.

4.3 The money so levied and collected under Rule 4.1 and 4.2 above shall be maintained in a separate exclusive account by the sanctioning authority and utilised only for this purpose.

5. Restrictions of building activity in vicinity of certain areas:

(a) 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.

(b) 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.

(c) Unless and otherwise specified in the Master Plan / Zonal Development Plan,

- the space to be left in and around the Canal / Vagu (including the actual Canal / Vagu bed width and alignment) shall be minimum 15 m. This may

be developed as Green Buffer/recreational and/or utilised for road of minimum 9m width, wherever feasible.

- In case of (b) (i) above, in addition to development of recreational/green belt along the foreshores, a ring road or promenade of minimum 12.2 m may be developed, wherever feasible.
 - The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India,2005.
- (d) For Building activity within the restricted zone near the airport or within 500 m distance from the boundary of Defence areas / Military establishments, necessary clearance from the concerned Airport Authority / Defence Authority / shall be obtained. For sites located within the Air Funnel zone, prior clearance from the Airport Authority shall be obtained.
- (e) In case of sites in vicinity of High Tension Electricity transmission lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3 m (10 ft.) shall be maintained between the buildings and the High Tension electricity lines, and 1.5 m for Low Tension Electricity lines.
- (f) In case of sites in the vicinity of oil/gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.
- (g) In case of Banjara Hills-Jubilee Hills area covered by Block 1 & 2 , and part of Block No. 3 of ward no. 8, Municipal Corporation of Hyderabad area, the building restrictions imposed vide G.O.Ms.No.601 MA dated 5-11-1988 read with G.O.Ms.No.423 M.A., dated 31-7-1998 would be applicable.
- (h) For areas covered under G.O.Ms.No.111 MA dated 08.03.1996 (protection of Catchment area of Osmansagar and Himayatsagar lakes), the restrictions on building and development activity imposed in the said Government order would be applicable.

REQUIREMENTS OF APPROACH ROAD FOR BUILDING SITES / PLOTS:

TABLE II

Type/ Use of Building plot permissible	Minimum abutting road width required (in meters)
A) SITES IN OLD/EXISTING BUILT-UP AREAS/CONGESTED AREAS/SETTLEMENT (GRAM KHANTAM/ABADI) (as listed in Category I of Annexure I)	
Residential Buildings – maximum permissible upto 10m height Non-residential buildings and mixed occupancies – maximum permissible up to 12 m height	6 *

<p>In Category II Areas of Annexure I</p> <ul style="list-style-type: none"> • Residential Buildings – maximum permissible up to 15 m height • Non-residential buildings and mixed occupancies – maximum permissible below 18 m height 	9*
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Type/ Use of Building plot permissible		Minimum abutting road width required (in meters)
<p>B) SITES IN NEW AREAS/ APPROVED LAYOUT AREAS The type of buildings & intensity of development shall be w.r.t. the abutting road width, viz.,</p>		
B 1	<p>Non-High Rise Residential Buildings including Apartment Complexes; Buildings with shopping on GF and residences on upper floor; Basic level social amenities like Nursery School / Religious Place / Public Health Center / Dispensary / Diagnostic Laboratory/ Police outpost/Post Office/ Neighbourhood Library cum Community Center and all buildings up to 15 m height</p>	9 *
B 2	<p>In addition to B 1 above, High Rise Building/ Complex of height above 18 m and up to 24 m; Group Housing Scheme; Primary School, Middle school / Tutorial institution / General Industry / Godown / Petrol/diesel Filling station; High School, Junior College / Commercial Complex, Computer units/ Office Building, ITES Complex, Nursing Home / Community Hall / Function/Marriage Hall / Assembly Hall/Cinema Theater; Service establishment/ Workshop; Others not specified in the Table and all non high-rise buildings up to 18 m height</p>	12.2
B 3	<p>In addition to B 1 & B 2 above, High Rise buildings above 24 m and up to 30 m height; General Degree and other non-professional College / Polytechnic, ITI; Professional College Campus; Multiplex Complexes, Shopping Malls, Hospitals and all non high-rise buildings up to 18 m height</p>	18
B 4	<p>In addition to B 1 to B 3 above, High Rise Buildings above 30 m height</p>	24 and above

* Provided in case of single plot sub-division approved by the sanctioning authority, a means of access of minimum 3.6 m pathway may be considered for individual residential building and 6m for Apartment Complexes / Commercial Complexes and other non-high rise buildings.

In case of (A) above, where the existing road is less than 6 m, building in the site would be allowed after setting back the building 4.5 m from the center line of such existing road.

In case of existing buildings approved prior to these Rules, further additions of floors on the earlier permitted building may be considered either as per these rules or the then rules in force in respect of setbacks, whichever is the applicant opts for. This will not apply for building extensions or redevelopment ventures in such sites.

(iii) *Building line is from the edge of the Road Right-of-way (whether existing or proposed)*

7.0 PERMISSIBLE HEIGHT & SETBACK REQUIREMENTS:

There are no plot size stipulations based on use or occupancy of the building. The setbacks and height stipulations given hereunder are applicable for all types of buildings.

7.1 MINIMUM SETBACKS & HEIGHT STIPULATIONS FOR ALL TYPES OF NON-HIGH RISE BUILDINGS

(BUILDINGS BELOW 18 m height inclusive of stilt / parking floor):

The height of buildings permissible in a given site/plot shall be subject to restrictions given in **Annexures I to III**.

There are no specific Floor Area Ratio and plot coverage stipulations. The permissible coverage would be as per the minimum setbacks to be left within the given site. The minimum setbacks and permissible height would be as per **Table III** below.

TABLE III

Plot Size (in Sq. Mts.)	Parking provision	Maximum Height of building permissible (in Mts.)	Building Line or Minimum Front Setback (in Mts.)				Minimum Setbacks other sides (in Mts.)	
			Abutting road width				Rear side	Other sides
			Less than 12.2 Mts.	12.2 Mts. and below 18 Mts.	18 Mts. & less than 30 Mts.	30 Mts. & above		
(1)	(2)	(3)	(4a)	(4b)	(4c)	(4d)	(5)	(6)
(A) OLD CITY / CONGESTED AREAS (Category-I as given in Annexure-I)								
Less than 100	-	7	1.5	3.0	4.5	6.0	1.0	-
100 & upto 200	-	10					1.5	1.5
Above 200 & upto 300	-	10					2.0	1.5
Above 300 & upto 400	Stilt floor allowed *	12					2.5	2
Above 400 & upto 500	Stilt floor allowed *	12					3	3

Above 500 & upto 750	Stilt floor allowed *	12					4	4
Above 750	Stilt + upto 2 Cellars allowed **	15					5	5

Plot Size (in Sq. Mts.)	Parking provision	Maximum Height of building permissible (in Mts.)	Building Line or Minimum Front Setback (in Mts.)				Minimum Setbacks other sides (in Mts.)	
			Abutting road width				Rear side	Other sides
			Less than 12.2 Mts.	12.2 Mts. and below 18 Mts.	18 Mts. & less than 30 Mts.	30 Mts. & above		
(1)	(2)	(3)	(4a)	(4b)	(4c)	(4d)	(5)	(6)
EXISTING AREAS/ NEW DEVELOPMENT AREAS/LAYOUT AREAS (including Category II *** of Annexure I)								
100 & up to 200	-	10	3.0	4.5	6.0	9.0	1.5	1.5
Above 200 & upto 300	-	10	3.0	4.5	6.0	9.0	2.0	1.5
Above 300 & up to 400	Stilt floor allowed	12	3.0	4.5	6.0	9.0	2.5	2.5
Above 400 & upto 500	Stilt floor allowed	12	3.0	4.5	6.0	9.0	3	3
Above 500 & upto 750	Stilt + Cellar allowed	12	3.0	4.5	6.0	9.0	4	4
Above 750 & upto 1500	Stilt + 2 Cellars allowed	15	3.0	4.5	6.0	9.0	5	5
Above 1500 & upto 2500	Stilt + 2 or more Cellars allowed	Below 18	3.0	4.5	6.0	9.0	6	6
Above 2500	Stilt + 2 or more Cellars allowed	Below 18	3.0	4.5	6.0	9.0	7	7

Stilt parking floor permissible is exclusive of height of building up to 15 m. Height of stilt floor shall not exceed 2.5 m

Cellars where permissible are excluded from height of Building

**** For Plots less than 100 sq m in case of **Category II** of Annexure I areas, the setbacks and height given in (A) above shall be applicable.*

The setbacks are to be left after leaving the affected area of the plot/site, if any, for road widening.

Building line is from the edge of the Road Right-of-way (whether existing or proposed)

Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and of area at least 9.0 sq m and no side shall be less than 2 m.

A strip of at least 1.0 m greenery/lawn along the frontage of the site within the front setback shall be compulsorily developed and maintained with greenery.

For plots above 200 sq m, in addition to (vi) above, a minimum 1 m wide continuous green planting strip in the periphery on remaining sides are required to be developed and maintained within the setback.

For all residential/institutional/industrial plots above 750 sq m, in addition to (vi) and (vii) above, 5 % of the site area has to be developed as tot-lot/landscaped area and trees planted and maintained. Such organized open space could be in more than one location and shall be of regular shape.

To enhance the streetscape in respect of 18 m and above roads, no front compound wall is recommended along the front setback. Only iron grill or low height green hedge and / or with sloping type planters is recommended along such roads.

In all plots 750 sq m and above, provision shall be made for earmarking an area of 3m X 3m for the purpose of siting of public utilities like distribution transformer, etc. within the owner's site subject to mandated public safety requirements.

If the above greenery mentioned at (iv) to (vii) above and Rule 9.9 is not maintained, 10% of additional Property tax every year would be imposed as penalty by the sanctioning authority till the condition is fulfilled.

In case of plots 300 sq m and upto 750 sq m, it is permitted to transfer up to one metre of setback from one side to the other side, and in case of plots above 750 sq m, it is permitted to transfer up to 2 m of setback, which needs to be uniform at any given point, subject to maintaining of minimum building line in the front.

In case of corner plots, the front setback shall be as per the building line for the respective abutting road width.

For narrow plots, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of 1m on each side.

The space between 2 blocks shall be as given Table-V.

The height of the building will be calculated after excluding the parking floors for the purpose of computation of minimum setbacks to be left.

7.2 OTHER REQUIREMENTS FOR BUILDINGS ABOVE 10 M HEIGHT

- (i) The building requirements and standards other than heights and setbacks specified in the National Building Code of India, 2005 shall be complied with.
- (ii) Such buildings shall be undertaken by owners by engaging registered architects/ licenced builders/developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced structural Engineer who shall be responsible for the supervision, structural safety, earthquake safety, fire safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall contain mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.
- (iii) The work of the building services like sanitation, plumbing , fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- (iv) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the sanctioning Authority.
- (v) Provide for solar water heating system in the building and solar lighting in the site for outdoor lighting within the site, etc. and give a bank guarantee to this effect to the sanctioning authority for compliance of the same.
- (vi) All Public and semi-public buildings with covered area above 300 sq m shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the National Building Code of India,2005.
- (vii) In all buildings irrespective of above height provisions, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and Water closets, other areas, corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India,2005.

8. ENCOURAGEMENT FOR BUILDINGS WITH CENTRAL COURTYARDS:

As an encouragement for developing 'U' type buildings with central courtyards, the setbacks of sides and rear, except the front setback, can be reduced provided:

- (a) the area so saved is transferred to the central area/space or court yard;
- (b) the minimum open space on sides and rear except front, shall be 1.5 m for normal buildings, & 6 m in case of high rise buildings up to 21 m height and 7 m in respect of buildings 21m – 30 m height. Such high rise buildings need to obtain prior clearance from the Fire Services Department;
- (c) the depth of such courtyard shall be at least 50% of the average building depth.

9 REQUIREMENTS FOR HIGH RISE BUILDINGS:

- 9.1** High Rise buildings / Complexes shall be permissible only in areas other than those given in Annexure I and II. High Rise buildings shall not be allowed in Congested areas/existing areas and settlement areas/ Abadi /Gram khantam areas.
- 9.2** The minimum size of plot for High Rise building shall be 2000 sq. m. For buildings in the Skyscraper zone as given in Annexure III, the minimum plot size shall be 4000 sq m
- 9.3** The building bulk, coverage and height shall be governed by the minimum around setbacks to be left, the organised open spaces to be left and the height restrictions imposed by the Airport authority (if applicable) / Defence authorities (if applicable) and Fire Services Department and the City-level Impact fee on built up area required to be paid, as applicable.
- 9.4 Prior Clearance From Airport Authority:**
For any High Rise building located in vicinity of airports as given in the National Building Code, the maximum height of such building shall be decided in consultation with the Airport Authority and shall be regulated by their rules/requirements. Interstitial sites in the area which are away from the direction of the Airport Funnel zone and already permitted with heights cleared by the Airport Authority, shall be permitted without referring such cases to the Airport Authority.
- 9.5** Every application for approval of a site and for permission to construct or reconstruct or alteration of a building with High Rise building or alteration to existing High Rise building shall be made in the prescribed form and accompanied by detail plans floor plans of all floors, complete set of structural drawings and detail specifications duly certified by a qualified structural engineer, necessary prior clearance from the Airport Authority (if applicable), Directorate of Fire services, APTRANSCO and its subsidiaries and Hyderabad Metropolitan Water Supply and Sewerage Board (HMWSSB) / Local Authority (as the case may be), along with other particulars and details as may be required by the sanctioning Authority.
- 9.6** The minimum abutting road width and all round open space for High rise Building / Complex shall be as follows:

TABLE – IV

Height of building	Minimum abutting road width required (in metres)	Minimum around open space on remaining sides (in metres) *
(1)	(2)	(3)
Up to 21 mt.	12.2	7
Above 21 mt. & upto 24 mt	12.2	8
Above 24 m & up to 27 m	18	9
Above 27 m & upto 30 m	18	10
Above 30 m & up to 35 m	24	11
Above 35 m & upto 40 m	24	12
Above 40 m & up to 45 m	24	13

Above 45 m & upto 50 m	30	14
Above 50 m	30	16

- (i) The front open space shall be on the basis on the abutting road width and shall be either as given in shall be either as given in Col. 3 of above Table IV or the Building line given Table III whichever is more.
- (ii) The abutting road has to be black-topped with minimum 2 –lane carriageway. Service roads where required as per these Rules shall be minimum 7 m wide with minimum 2-lane black topped carriageway.

For upper floors from 2nd floor onwards, the balcony projection of up to 2 m may be allowed projecting onto the open spaces.

The open space to be left between two blocks shall be equivalent to the open space mentioned in Column (3) of above Table IV.

In case of high rise buildings upto 30 m height, it is permitted to transfer upto two metres of setback from one side to the other side, which needs to be uniform at any given point, subject to maintaining of minimum setback of 7 m on all sides.

Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and of area at least 25 sq m and no side shall be less than 3 m.

9.7 TOWER AND PODIUM TYPE HIGH RISE STRUCTURE UPTO 50 M may be allowed with the following:

For podium, i.e., Ground plus first floor: around setbacks shall be 7 m around

For the Tower block: The coverage and around setbacks shall be minimum 50 % of the Podium Block, and shall be atleast 3m from the Podium edge on all sides,

the fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.

9.8 “STEPPED TYPE” OR “PYRAMIDAL TYPE” HIGH RISE STRUCTURE

Such type of high rise building blocks may be allowed for heights above 30 m with the following open space requirements:

- (a) **At ground level :** minimum 8 m all round open space for the first five floors
- (b) **At upper floors :** increase of 1 m all round open space or more, for every 5 upper floors or 15 m height or part thereof, over and above the ground level open space of minimum 8 m.

- 9.9 (a)** In every high rise building site, an organised open space shall be utilised as greenery, tot lot or soft landscaping, etc. shall be provided over and above the mandatory open spaces to be left in and around the building.

This space shall be at least 10% of total site area and shall be of regular shape. This may be in one or more pockets.

- (b) In addition to the above, a minimum 2 m wide green planting strip in the periphery on all sides within the setbacks are required to be developed and maintained in all high rise building sites.

9.10 COMPLIANCE OF NATIONAL BUILDING CODE PROVISIONS FOR AMENITIES AND FACILITIES IN ALL HIGH RISE BUILDINGS

- (i) The building requirements and standards other than heights and setbacks specified in the National Building Code, 2005 shall be complied with.
- (ii) Such buildings shall be undertaken by owners by engaging registered architect, licenced builders/developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced structural Engineer who shall be responsible for the supervision, structural safety, fire safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall contain mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.
- (iii) The work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- (iv) In addition to the required staircases and lifts, there shall be at least one fire escape staircase and lift. These staircases and lifts shall be got certified from the manufacturer's authorised Service technical personnel from time to time.
- (v) Provision for power generator shall be made in such buildings.
- (vi) These buildings shall be planned, designed and constructed to ensure fire safety requirements are met and maintained and shall comply in accordance with the Fire Protection Requirements of National Building Code of India.
- (vii) The facilities for providing fire protection and fire fighting facilities in such buildings should be in compliance with the stipulations laid down and clearance issued by the Fire Department from time to time. NOC from the Fire Department shall be obtained from time to time regarding the fire safety requirements and facilities installed.
- (viii) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the sanctioning Authority.
- (ix) Provide for solar water heating system in the building and solar lighting in the site for outdoor lighting, etc. and give a bank guarantee to this effect to the sanctioning authority for compliance of the same.

- (x) All Public and semi-public buildings shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the National Building Code of India.
- (xi) In all high rise buildings, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and Water closets, other areas, corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India.

10. REQUIREMENTS OF GROUP DEVELOPMENT, GROUP HOUSING/ CLUSTER HOUSING/ RESIDENTIAL ENCLAVES AND ROW HOUSING SCHEMES:

Such developments shall be considered where the site is developed together with building constructions and all amenities and facilities and not disposed as open plots.

10.2 All Group Development Schemes, Group Housing Scheme / Cluster Housing Scheme applications shall in addition to the requirements under these Rules, be accompanied by:

- a) A Services and Utilities Plan as per standards for water supply system, drainage and storm water disposal system, sewerage system , rain water harvesting structures, and for other utilities.
- b) A landscaping plan including rain water harvesting/ water recycling details.
- c) Parking & internal Circulation Plan along with Common pool parking area plan, if any.

The above shall be drawn on suitable scale with relevant details.

10.3 The minimum plot size for Group Housing Schemes and Group development Schemes shall be 4000 sq m and the minimum abutting road width shall be 12.2 m wide and black topped.

In case of housing in large plots or blocks, the proposals should be promoted with the immediate improvement of the accessibility of the site from the nearest main road by way of an approved Road Development Plan by the competent authority with a minimum width of 12.2 m which should be implemented by the licenced developer within a period of three years. Any road widening required shall be deemed to be approved under these Rules and has to be adhered to by the owners / local body / licenced developer.

All Group Housing Schemes/ Group Development Schemes/ Cluster housing / Residential Enclaves and row type development schemes shall be developed with complete infrastructure facilities and amenities as stated at (a) and (b) above.

10.6 These shall not be applicable in case of Government sponsored Housing Scheme/ approved NGOs or private schemes, and the guidelines and requirements as given in the National Building Code for Low Cost Housing / Government orders shall be followed.

10.7 GROUP DEVELOPMENT SCHEMES & GROUP HOUSING SCHEMES

Group Housing Schemes are reckoned as Apartment blocks in two or more blocks. These could be high-rise or simple walk-up units. Group Development Schemes are reckoned as Building in two or more blocks in a campus or site, and could be normal height buildings or high-rise blocks or combination of both.

(a) The open spaces/setbacks for such type of development shall be as follows:

TABLE V

Height of building block	Distance to be maintained from periphery to building block	Distance between two blocks
Up to 10 m*	3 m	2 m
Above 10 m & up to 15 m*	4 m	3 m
15m & upto 18 m**	5 m	4 m
Above 18 m	As per around setbacks required under High-rise buildings given in Table IV	

* *Stilt floor permissible and is exclusive of height of building up to 15 m. Height of stilt floor shall not exceed 2.5 m*

** *Only Cellars excluded from height of Building*

- b) Common amenities and facilities like shopping center, community hall or center / club house etc. are required to be provided in up to 5 % of the area and shall be planned and developed in cases where the units are above 50 in number and not be part of the residential blocks.
- c) A through public access road of 9 m width with 2-lane black-topped is to be developed on any one side at the periphery/ as per suitability and feasibility for the convenience of accessibility of other sites and lands located in the interior.
- d) In case of blocks up to 12 m height, access through pathways of 6m width branching out from the internal roads/loop road would be allowed. All internal roads and pathways shall be developed as per standards.
- e) Minimum of 10 % of site area shall be earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. and shall be provided over and above the mandatory open spaces. This space may be in one or more pockets.

10.8 ROW TYPE HOUSING / ROW TYPE SHOPPING PRECINCTS:

- a) **Minimum site area** : 1000 sq m
- b) **Minimum size of individual plots for row houses / Row shops**: 50 sq m.

Not more than 8 plots shall be developed in a row.

Separation between two blocks shall not be less than 6 mt, which may be an open space or an alley/pedestrian plaza.

Only internal staircase would be allowed.

- c) **Minimum width of internal roads:** 9 m ;
Internal cul-de-sac road 6m with max. length 50 mt. is allowed
- d) **Minimum open space :** 10 % of site area
- e) **Height permissible:** 2 floors or 6 m for plots up to 125 sq m
Stilt + 2 floors for plots above 125 sq m for row houses
- f) **Minimum setbacks:** *Front 3m ; Rear 1.5 m*
The setbacks in a row can be interchangeable.
In case of row type shopping precincts, back to back shops with above front setback of 3m would be allowed.
- g) In case of very large projects more than 5 acres, common amenities and facilities like shopping center, community hall/club house etc. are required to be provided in 5 % of the area.
- h) In case of Row Type Shopping Precincts, common basement parking in one or more levels would be permissible subject to conditions mentioned in Rule (11).

10.9 CLUSTER HOUSING

- (a) **Minimum site area:** 1000 sq m
- (b) **Minimum plot size for cluster house:** 25 sq m with maximum number of 20 houses in a cluster
- (c) **Minimum size of cluster open space:** 36 sq m with a minimum width of 6m
- (d) **Height permissible:** 2 floors or 6 m
- (e) **Minimum access road** to the Cluster Housing Complex: 9 m
Internal access may be through pedestrian paths of 6 m
- (f) **Minimum space between two clusters:** 6m which may be utilised as pathway/alley
- (g) **Building setbacks:** No setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway/ access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters sides that are abutting peripheral thoroughfare roads, setback shall be as per the Building line given in Table III.

10.10 RESIDENTIAL ENCLAVES:

- (a) These would be allowed as gated development that are exclusive housing areas with common compound wall with access control through gates and having their own facilities and amenities. The housing units may comprise of row houses, semi-detached, detached or Apartment blocks or a mix or combination of the above. The building requirements would be as per the given type of housing.
- (b) Residential enclaves would be permitted only in those sites that give through access of minimum 9 m peripheral road for the neighbouring plots or lands that are located in the interior. They would be governed by good design standards and not impinging on the overall accessibility and circulation network of the area.
- (c) **Minimum size of site:** 4000 sq m.
- (d) **Size of plots and height permissible:** as per type of housing and requirements as given above for the respective type of housing.
- (e) **Minimum Common Open space :** 10 % of site area.
- (f) **Building setbacks:** As per type of housing & requirements given above for the said type of housing and as per Table III.
- (g) **Internal Road requirements:**
 - 9.0 to 18 m for main internal approach roads;
 - 9 m for other internal roads and
 - 8 m for cul-de-sacs roads between 50-100 m length
 - 9 m for looped roads

11. PARKING REQUIREMENTS:

11.1 In all Complexes including Residential Complexes, Hotels, restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multi-storied buildings/Complexes, etc and all other non-residential activities provision shall be made for parking spaces as per the following requirements:

TABLE VI

Category of building/activity	Parking area to be provided as percentage of total built up area	
	In MCH Area	In Municipalities and rest of Development Authorities areas
Shopping Malls with Multiplexes, Multiplex Complexes, Information Technology Enabling Services Complexes	60 %	50 %
Hotels, restaurants, lodges, Cinema	40%	30 %

halls, business buildings, other commercial buildings, Kalyana Mandapams, Offices, & high-rise buildings / Complexes		
Residential Apartment Complexes, Hospitals, Institutional buildings, Industrial buildings, Schools, Colleges & other educational buildings	30 %	20 %
Godowns & Others	20 %	20 %

11.2 The parking spaces may be provided in (for all Schemes) :

- (a) basements or cellars (one or more)/multi-level (allowed for plots 750 sq m and above only); or
- (b) on stilt floor or in upper parking floors (at any level)
- (c) in the open space over / setbacks (except the front setback) to be left around the building with adequate vehicular access, aisle, drives, ramps required for maneuvering of vehicles, or
- (d) common pool parking area (in the case of Group Housing Scheme/Residential enclave/Cluster housing/Row housing schemes) or
- (e) a combination of any or all the above

11.3 The other aspects for providing parking spaces are:

- (i) Common and Continuous cellar parking floors between adjoining buildings would be allowed depending upon structural safety aspects, mutual agreement between owners, etc.
- (ii) The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles.

Stilt floor /Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.

For parking spaces in basements and upper storeys of parking floors, at least two ramps of minimum 3.6 m width or one ramp of minimum 5.4 m width and adequate slope shall be provided. Such ramps may be permitted in the side and rear setbacks after leaving sufficient space for movement of fire-fighting vehicles. Access to these may also be accomplished through provisions of mechanical lifts.

Basement/cellar shall be set back at least 1.5 m from the property line.

Up to 10% of cellar may be utilised for utilities and non-habitation purpose like A/C Plant room, Generator room, STP, Electrical installations, Laundry, etc,

Space over and above 6m in front setback may be considered as off-street parking space.

Visitors' parking to be provided shall be 10 % of the area mentioned in Table VI, and may be accommodated in the mandatory setbacks other than the front setback, wherever such setbacks are more than 6m. The Visitors' Parking facility shall be open to all visitors.

In respect of Apartment Complexes / Building / Block, in sites up to 750 sq m the Parking requirement shall be deemed to be met if the entire stilt floor is left for parking. A WC/Toilet facility shall be provided for watch and ward in the stilt floor.

11.4 Encouragement for provision of Parking Complexes

To encourage parking complexes, Parking lots and enclaves, owners who develop parking complexes / Parking lots, the following incentives would be considered:

equivalent built up area of such Parking Complex / or area of Parking lot as the case may be would be considered as Transferable Development right by the sanctioning authority.

In an existing area/locality where an owner or two or more owners come together and develop combined or common parking Complex, pedestrian plaza/ subway, or improve/facilitate additional access by linking with surrounding roads etc for public usage are provided, as part of their premises / land development/improving the urban design aspects, additional bonus built up area /TDR would be considered by the sanctioning authority.

The setbacks for Parking Complexes shall be as follows:

front – as per building line

setbacks on remaining sides – 50% of setbacks given in Table III

- (d) No fees and other charges shall be charged by the Sanctioning Authority for the area/floors developed as Parking Complex / Parking lot;
- (e) A moratorium on property tax for 5 years would be considered;
- (f) For the next 5 years – Property tax shall be levied on the lowest slab of residential category.

Such parking facility enclaves may be permitted along or off main commercial roads, city center, close to Bus stations, Railway Stations and any public transport system so as to encourage use of public transport, etc. Access to these parking spaces in such Complexes may be accomplished through provision of mechanical lifts. Such areas may be identified by the sanctioning authority and notified to public every year by 1st April.

12. RESTRICTIONS ON PROJECTIONS ALLOWED IN MANDATORY OPEN SPACES:

Only the following Projections shall be allowed in the mandatory open spaces / setbacks / interior open spaces:

- (i) No balcony projections or corridor shall be permitted beyond the setbacks i.e., projecting within the mandatory open spaces in case of non-high rise buildings. These, if provided for, shall be set back as per the minimum

mandatory open spaces and the setback shall be clear from the edge of the balcony or corridor.

(ii) Cornice, Chajjas / weather shades only of width not exceeding 60cm shall be allowed in the mandatory setbacks.

(iii) ***In case of plots more than 300 sq m:***

a. Sump, septic tank, well may be allowed in the rear and side open spaces. These shall need to be setback at least 1.5 m from the property or boundary line of the plot.

b. Parking sheds, generator room may be allowed in the rear and side open spaces.

c. In the front setback only a security guard booth of 2 sqm

The height of these accessory buildings shall not be more than 2.50 m and shall not occupy more than 1/4th of the plot width.

13. URBAN DESIGN AND ARCHITECTURAL CONTROL

For certain areas as well as sites abutting major roads of 30 mt and above, the Sanctioning Authority may enforce urban design and architectural control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets/Plans approved by the Sanctioning Authority shall be complied with.

14. Obligations of the owner and licenced developer/builder / licenced technical personnel to implement and develop the Master Plan/Statutory Plan circulation network and specific land uses:

(1) Where any land or site or premises for building is affected in the statutory plan/ Master Plan road or circulation network or an road required to be widened as per a Road Development Plan, such area so affected in the road or circulation network shall be surrendered to the Sanctioning Authority by the owner of land. No development permission shall be given unless this condition is complied with.

(2) Upon surrendering such affected area,

the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

OR

the owner shall be allowed to construct an extra floor with an equivalent built up area for the area surrendered, subject to mandated public safety requirements.

15. GRANT OF TRANSFERABLE DEVELOPMENT RIGHT:

Grant of Transferable Development Right (TDR) may be considered by the Competent Authority for the following areas subject to the owner complying with the conditions of development above, as per the following norms:

- (a) *For the Master Plan road network undertaken and developed:* equivalent to 100 % of built up area of such area surrendered.
- (b) *For conservation and development of lakes / water bodies / nalas foreshores & Recreational buffer development with greenery, etc:* equivalent to 50 % of built up area of such recreational buffer area developed at his cost.
- (c) For Heritage buildings and heritage precincts maintained with adaptive reuse: equivalent to 50 % of built up area of such site area.

The TDR may be arrived at on the basis of relative land value and equivalent amount in both export and import areas, as per the Registration Department records. The Competent authority shall have the discretion in the matter of applicability of TDR. The TDR shall not be allowed in unauthorized buildings/structures/constructions. The TDR Certificate would be issued by the Competent authority would be valid or utilized/ disposed only within the concerned local body area and as per guidelines and conditions prescribed by the Competent Authority.

16. LEVY OF SPECIAL FEES AND OTHER PROVISIONS FOR CERTAIN AREAS:

The Sanctioning Authority with the specific approval of the Government may, when implementing such Projects, levy Special fees and other fees / charges for lands / sites / premises abutting or in the vicinity of the Ring Road or other highways / major roads or the Mass Rail Transit System / Light Rail Transit / MMTS route indicated in the Master Plan, at the rates and procedure prescribed by the Government.

17. CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:

- (1) With a view to ensuring development of City Level Infrastructure facilities and levy of Impact Fees, buildings are categorized as follows:

Type I : Buildings up to height 15 m excluding stilt parking floor

Type II : Buildings of height above 15 m (excluding stilt floor)

The City level Infrastructure Impact Fees would be levied for Buildings under Type II above as follows:

- First 15 m or 5 floors (whichever is less): No levy of Impact fee
- For any additional floors or part thereof: at differential rates specified in Table below:

Occupancy / Use	Height of Building (in metres) and rate in Rs. per sq m of built up area			
	Above 15 m & up to 21 m	Above 21 m & up to 30 m	Above 30 m & up to 50 m	Above 50 m
Residential	Municipal Corporation Area			
	500	750	1500	3000
	Other areas of UDA Area			
	250	500	1000	2000
Commercial, Offices, ITES	Municipal Corporation Area			
	1000	1500	2500	5000
	Other areas of UDA Area			
	500	1000	2000	4000
Institutional, educational & Others (except Industrial sheds)	Municipal Corporation Area			
	300	500	1000	2000
	Other areas of UDA Area			
	100	200	400	800

- (2) Alternatively, the owner may be allowed to utilize TDR given in Rule 14 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the differential impact fee for the proposed additional built up area that is permissible under these Rules / Provisions. The Government may revise the above rates from time to time.
- (3) The above rates shall not be applicable for Government Departments and public agencies like Urban Development Authority, APIIC, local bodies and HMWSSB.
- (4) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the concerned sanctioning authority and 50% utilised for development of infrastructure in the same area and balance utilised towards improvement of city level capital infrastructure in the area. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund utilised accordingly.
- (5) The Premium on F.A.R. charges leviable in CDA area and the impact fees being levied in MCH area are dispensed with.

18. INCENTIVES FOR OWNERS LEAVING MORE SETBACKS / INSTALLING SOLAR HEATING SYSTEM / LIGHTING / RAIN WATER HARVESTING / RECYCLING OF WASTE WATER:

The following incentives in terms of rebate in Property tax will be given by the local authority for owners or their successors-in-interest who:

- (a) Construct the building /blocks by leaving more setbacks than the minimal stipulated in these Rules:

Leaving 1.5 times the minimum setbacks in all sides: 10 % rebate*

Leaving 2.0 times the minimum setbacks on all sides : 20 % rebate*

* *The setbacks has to be on all sides to qualify for the rebate. Leaving more on one side and the minimum on other sides would not qualify for such rebate.*

- (b) Install and use solar heating and lighting system : 10 % rebate.
- (c) Undertake both recycling of waste water and rain water harvesting structures: 10 % rebate
- d) Where owners provide at least 25% additional parking space over and above the minimum specified in Rule 11, they would be allowed for a rebate of 10 % in property tax.

19. BUILDING PERMIT/LICENSE FEES & UNDERTAKING:

- a) The Sanctioning Authority shall along with the Building Application levy and collect 2% of the Building Permit / License fees, subject to a maximum of Rs.10,000 as initial fees. The balance building permit / License Fees together with other fees and Charges shall be levied and collected before the issue of permission/sanction. In case of rejection of application, the above initial fees would be forfeited.
- b) *No fees and charges would be levied for parking spaces provided in stilt/cellar floors.*

20. COMPLIANCE BY OWNER FOR ENSURING CONSTRUCTION IS UNDERTAKEN AS PER SANCTIONED PLAN:

- a) The owner and builder/developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion. In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, the number of flats/apartments in each floor along with the extent of each flat. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations.
- b) Before the release of the building sanction by the sanctioning authority, the owner of the plot/site is not only required to produce the original Sale Deed, registered under the provisions of the Indian Registration Act, 1908 for the perusal of the sanctioning authority and cross verification with the attested copy submitted with the building application.
- c) The owner is required to hand over the ground floor area or first floor or the second floor area, as the case may be, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released *and the owner shall be allowed to commence the construction.*

The system of taking a Security Deposit is dispensed with.

- (i) The sale or disposal of such built up area under the said Notarised Affidavit by way of sale, lease and registration of such buildings shall be allowed by the Registration Authority only after an Occupancy Certificate is obtained from the sanctioning authority.
- (ii) In case of any violation of building construction onto the setbacks or open space or area to be left for any road widening, shall be removed by the owner within one week of issue of Notice by the Enforcement Authority.
- (iii) Upon failure to comply with the above direction of the Enforcement Authority, the Sanctioning Authority may dispose the handed over portion of the building by public auction duly removing the violated portion.
- (iv) The sanctioned plans giving other details along with sanction date, built up area permitted, area handed over to the sanctioning authority, and insurance policy details shall be displayed by the owner/builder on Board at the site.
- (v) A comprehensive building compliance insurance policy has to be taken covering aspects of building services, fire safety, maintaining mandatory setbacks /open spaces, and landscaping of the site (the terms and conditions and other details of which would be separately worked out) before commencement of construction,

21. OCCUPANCY CERTIFICATE:

- (i) Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building or part of a building for any purpose unless such building has been granted an Occupancy Certificate by the Sanctioning Authority.
- (ii) The owner shall submit a notice of completion through the registered architect and licenced builder/developer along with prescribed documents and plans to the Sanctioning Authority. The Sanctioning Authority on receipt of such notice of completion shall undertake inspection with regard to the following aspects:
 - (a) Number of floors
 - (b) External setbacks
 - (c) Parking space provision
 - (d) Abutting road widthand shall communicate the approval or refusal of the Occupancy Certificate within 15 days or may issue the same after levying and collecting compounding fee, if any, as follows:
- (iii) The sanctioning authority is empowered to compound the offence in relation to setbacks violations (other than the front setback) upto 10%, duly recording thereon the violations in writing. The rate of Compounding fee shall be a minimum rate of Rs.1000 per sq m of built up area on each floor in Municipal Corporation areas and at the rate of Rs.500 per sq m in case of other Municipal areas and UDA areas, and the Government may revise this rate from time to time. Compounding of such violation shall not be considered for

buildings constructed without obtaining any sanctioned plan. This shall be maintained in a separate escrow account and utilised towards improvement of the roads and public open spaces development in the area.

- (iv) For all high rise buildings, the work shall be subject to inspection by the Fire service Department and the Occupancy Certificate shall be issued only after clearance from the Fire Services Department with regard to Fire Safety and Protection requirements.
- (v) The functional/line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate is produced, or alternatively may charge 3 times the rate in the absence of Occupation Certificate for such buildings. In addition to the above, the local body shall collect every year two times the property tax as penalty from the owner/occupier.
- (vi) The Registration Authority shall register only the permitted built up area as per the sanctioned building plan and only upon producing and filing a copy of such sanctioned building plan. On the Registration Document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan in respect of setbacks and number of floors.
- (vii) The financial agencies/institutions shall extend loan facilities only to the permitted built up area as per the sanctioned building plan.

22. ENFORCEMENT

- A)** In addition to the enforcement powers and responsibilities given in the respective laws of the local authority, in respect of these Rules:
 - (i) The Enforcement Authority concerned shall be wholly and severally responsible for ensuring and maintaining the road right of way/width and building restrictions as given in these Rules. The Enforcement Authority shall particularly check all buildings/structures for any violations along all main roads/public roads and take action to remove these.
 - (ii) The Enforcement authority shall summarily remove any violation or deviation in building construction in maintaining the road widths and building line.

B) Constitution of Town Planning and Building Tribunal:

The Government shall constitute a Town Planning and Building Tribunal for dealing with all town planning, enforcement and building issues by making necessary amendment to the AP Urban Areas (Development) Act, 1975.

C) Constitution of Building Ombudsman:

The Government may constitute a Building Ombudsman for dealing with all complaints of building violations, shortfall in building standards, services and specifications and safety aspects. The Government shall separately work out the procedure, role and details of the functioning of the Building Ombudsman.

23. LIMITATIONS OF BUILDING SANCTION:

Sanction of building permission by the Sanctioning Authority shall not mean responsibility or clearance of the following aspects:

- (i) Title or ownership of the site or building
- (ii) Easement Rights
- (iii) Variation in area from recorded areas of plot or a building or on ground
- (iv) Structural Reports, Structural Drawings and structural aspects
- (v) Workmanship, soundness of structure and materials used,
- (vi) Quality of building services and amenities in the construction of building
- (vii) The site/area liable to flooding as a result of not taking proper drainage arrangements as per natural lay of the land, etc.
- (viii) Other requirements or licences or clearances required for the site/ premises or activity under various other laws.

24. LICENSING OF REAL ESTATE COMPANIES, DEVELOPERS, BUILDERS, TOWN PLANNERS, ENGINEERS & OTHER TECHNICAL PERSONNEL MANDATORY:

- (a) No developer/builder/real estate firm or company/engineer/town planner/other technical personnel shall be allowed to undertake development/do business/practise in a Municipal Corporation/ UDA/ Municipal area unless they are licenced with the sanctioning authority of the respective area. Architects shall be required to be registered with the Council of Architecture.
- (b) The engaging of the services of a licenced developer/builder shall be mandatory for Apartment Buildings, Group Housing Schemes, all types of gated developments mentioned in Rule 10, all High-Rise Buildings, and all commercial complexes.

Developments undertaken for construction of individual residential houses, normal educational/institutional/industrial buildings and developments undertaken by public agencies are exempted from the above condition.

- (c) Any developer/builder undertaking development or any firm doing property business in any Municipal Corporation/UDA/Municipality or soliciting property sale/transactions or advertising as such in case of above, shall necessarily mention the details of it's licence number, licence number of the licenced developer to whom the approval is given by the said Municipal Corporation / UDA / Municipality, together with the permit number and it's validity for information and verification of public/prospective buyers.
- (d) Absence of the above or suppressing of the above facts or in the case of other licences and other technical personnel who violate the conditions would invite

penal action including debaring of the real estate firm/development firm / company from practice in the local authority area for 5 years besides prosecution under the relevant laws / code of conduct by the sanctioning authority.

- (e) Any licenced developer / builder / other technical personnel who undertake construction in violation of the sanctioned plans shall be warned in the first instance and in the second instance, this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.
- (f) The format for application forms for licencing of developers / builders, real estate firms, town planners, architects, engineers, other personnel, and other conditions shall be as prescribed.

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

S.P. Singh,
Secretary to Government.

To

The Commissioner, Printing, Stationary and Stores Purchase, Hyderabad.
(with a request to public in the extraordinary Gazette of AP on 04.03.2006 and furnish 1000 copies to Government)

The Commissioner, Municipal Corporation of Hyderabad, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Vice-Chairman, Cyberabad Development Authority, Hyderabad.

The Vice-Chairman, Hyderabad Airport Development Authority, Hyderabad.

The Vice-Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

All Departments of Secretariat,

All Heads of Departments.

The Director General, Fire Services, Hyderabad.

The Chairman and Managing Director, APTRANSCO., Hyderabad.

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

The Managing Director, APIIC., Hyderabad.

The Engineer-in-Chief (Public Health), Hyderabad.

The Commissioner, L.B.Nagar / Kukatpally / Malkajgiri / Kapra / Uppal Kalan /
Qutubullahpur / Alwal / Rajendranagar / Serilingampally / Gaddiannaram /
Ramachandrapuram / Patancheru.

The Commissioner and I.G. of Registration and Stamps, Hyderabad

The Managing Director, A.P.Housing Board, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

The District Collector, Ranga Reddy District, Hyderabad.

The District Collector, Medak District, Sangareddy.

Copy to:

The Special Secretary to Hon'ble Chief Minister.

The P.S. to M (M A & UD).

The P.S. to Secretary to Government, MA&UD.

Sf/Sc.

// Forwarded By Order //

Section Officer.

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

Municipal Administration and Urban Development Department - Amendments to Revised Common Building Rules, 2006 - Orders - Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.171.

Dated the 19th April, 2006.

Read the following:

1. G.O.Ms.No.86 M.A. & U.D. Department, dated.3-03-2006.

ORDER:

In the reference 1st read above, Revised Common Building Rules were issued which are applicable to the areas covered by Municipal Corporation of Hyderabad, Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and Buddha Purnima Project Authority.

2. After issue of above orders, the Builders Association, the Fire Service Department and various other bodies and organizations have given certain suggestions for making certain minor amendments to the said revised building rules so as to make these rules more clear, easy to comprehend, user - friendly, promoting various types of development and building activities, besides giving design freedom and choice with optimum usage of land on one hand, and reducing the trend of violations and unauthorized constructions on the other, without compromising on the community good.

3. After careful examination of all the suggestions made by the Builders Association, the Fire Service Department and other bodies and organizations, Government hereby issue the following notification amending the Revised Common building Rules, 2006 to the extent given below and the same will be published in Andhra Pradesh Extraordinary Gazette dated.20-04-2006

4. A copy of this Order is available on the Internet and can be accessed at the address <http://apts.gov.in/apgos>.

NOTIFICATION

AMENDMENT TO G.O.MS.NO. 86. M.A.DT.03-03-2006.

1. Rules 5 (g) of G.O.Ms.No.86 M.A., Dt.03-03-2006 shall be read as follows:

“In case of Banjara Hills - Jubilee Hills area covered by Block 1 & 2 , and part of Block No. 3 of ward No. 8, Municipal Corporation of Hyderabad area, the building restrictions imposed vide G.O.Ms.No.601 MA Dt. 05-11-1988 read with G.O.Ms.No.423 M.A., Dt.31-07-1998

would be applicable. The setbacks and Parking requirements shall be as per these Rules in such areas.

2. The foot note 1 of Table III under Rule 7 shall be read as follows:

“Stilt parking floor permissible is exclusive of height of building up to 15m. Height of stilt floor shall not exceed 3.0 m”.

3. Part of the Table III in (A) OLD CITY / CONGESTED AREAS (Category-1 as given in Annexure-1) under plot range “Above 750 sq m” shall read as follows:

Above 750	Stilt + up to 2 Cellars Allowed**	12	1.5	3.0	4.5	6.0	6	6
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And in (B) EXISTING AREAS / NEW DEVELOPMENT AREAS / LAYOUT AREAS (Including Category II *** of Annexure I) under plot range “Above 750 & upto 1500” shall read as follows:

Above 750 & upto 1500	Stilt + 2 Cellars Allowed	15	3.0	4.5	6.0	9.0	6	6
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4. Rules 7.1.(iii) shall be read as follows :

The setbacks are to be left after leaving the affected area of the plot/site, if any, for road widening. In respect of owners who surrender land affected in road widening free of cost under G.O.Ms.483 MA. Dt.24-08-1998 would be eligible for concessions in setbacks other than the front setback .

5. Rule 7.1 (viii) shall be read as follows :

“For all residential / institutional / industrial plots above 750 sq m, in addition to (vi) and (vii) above, 5 % of the site area has to be developed as tot-lot / landscaped area and trees planted and maintained. Such organized open space could be in more than one location and shall be of a minimum width of 3 m”.

6. Rule 7.2 (v) shall be read as follows:

“The applicant / builder / developer may provide (optional) for solar water heating system in the building and solar lighting in the site for outdoor lighting within the site”.

7. Rule 9.2 shall be read as follows :

“The minimum size of plot for High Rise building shall be 2000 sq m. For buildings in the Skyscraper zone, High Rise buildings between 18 m to 36 m height shall not be permitted. Normal buildings below 18 m height would however be allowed”.

8. Rule 9.5 shall be read as follows :

“Every application to construct or reconstruct a High Rise building or alteration to existing High Rise building shall be made in the prescribed form and accompanied by detailed plans and floor plans of all floors along with complete set of structural drawings and detailed specifications duly certified by a qualified structural engineer. Necessary prior No. Objection Certificate shall be submitted from the Airport Authority (if applicable), and Directorate of Fire Services along with the application”.

9. Rule 9.9 (a) shall be read as follows:

“In every high rise building site, an organized open space shall be utilized as greenery, tot lot or soft landscaping, etc shall be provided over and above the mandatory open spaces to be left in and around the building. This space shall be at least 10 % of total site area and shall be a minimum width of 3 m. This may be in one or more pockets”.

10. Rule 10.7 (b) shall be read as follows:

“Common amenities and facilities like shopping center community hall or center / club house etc, are required to be provided in up to 5 % of the area and shall be planned and developed in cases where the units are above 100 in number and not be part of the residential blocks”.

11. Rule 10.8 (e) shall be read as follows:

“Height permissible: 2 floors or 6 m for plots up to 125 sq m
Ground + 2 floors for plots above 125 sq m for row houses”.

12. Rule 14 (2) shall be read as follows:

“Upon surrendering such affected area,
The owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

OR

The owner shall be allowed to construct an extra floor with an equivalent built up area for the area surrendered, subject to mandated public safety requirements.

OR

The owner shall be allowed to avail relaxations as per G.O.Ms.No.483 MA Dt.24-8-1988 (incentives to owners who surrender. Land affected in road widening free of cost) and concessions under this G.O. shall not be considered for the front setback or building line. In respect of High-Rise buildings, the concessions in setbacks other than the front setback would be considered subject to maintaining a clear setback of 6 m on remaining sides as required by the Fire services department”.

13. Rule 17 shall be read as follows:

CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES :

(1) With a view to ensuring development of City Level Infrastructure facilities and levy of Impact Fees, buildings are categorized as follows:

Type I: Buildings up to height 15 m excluding stilt parking floor

Type II: Buildings of height above 15 m (excluding stilt floor)

The City level Infrastructure Impact Fees would be levied for Buildings under Type II above as follows:

First 15 m or 5 floors (whichever is less): No levy of Impact Fee

For any additional floors or part there of : at differential rates specified in Table below:

Occupancy /Use	Height of Building (in metres) and rate in Rs. per Sq.Mtrs of built up area			
	Above 15m & up to 21 m	Above 21 m & up to 30 m	Above 30m & up to 50 m	Above 50 m
Residential	Municipal Corporation Area			
	500	750	1500	3000
	Other areas of UDA Area			
	250	500	1000	2000
Commercial, Offices, ITES	Municipal Corporation Area			
	1000	1500	2500	5000
	Other areas of UDA Areas			
	500	1000	2000	4000
Institutional, education & Others (except Industrial sheds)	Municipal Corporation Area			
	300	500	1000	2000
	Other areas of UDA Area			
	100	200	400	800

(1) In MCH and CDA area Impact Fee shall be collected as per the above rates. In case of HADA area 50 % of the above rates shall be levied while in respect of HUDA area i.e., Other than MCH and CDA area 75 % of the above rates shall be levied.

(2) Alternatively, the owner may be allowed to utilize TDR given in Rule 14 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the differential impact fee for the proposed additional built up area that is permissible under these Rules / Provisions. The Government may revise the above rates from time to time.

(3) The above rates shall not be applicable for Government Departments and public agencies like Urban Development Authority, APIIC, local bodies and HMWSSB.

(4) The amount levied and collected under Rule shall be credited and maintained in a separate escrow account by the concerned sanctioning authority and 50 % utilised for development of infrastructure in the same area and balance utilised towards improvement of city level capital infrastructure in the area. An infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund utilised accordingly.

(5) The Premium on F.A.R. charges leviable in CDA area is dispensed with.

14. Rule 19 (b) shall be read as follows:

“No fees and charges would be levied for parking spaces provided in any floor”.

15. Rule 20 (a) shall be read as follows:

“The owner and builder / developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion. In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations”.

16. Rule 20 (c), shall be read as follows:

“The owner is required to hand over the ground floor area or first floor or the second floor area, as the case may be, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released and the owner shall be allowed to commence the construction.

The system of taking a Security Deposit is dispensed with.

* However, in respect of gated development schemes like row houses / independent houses / cluster housing / residential enclaves, 5 % of the Units shall be handed over to sanctioning authority.

* Individual buildings in plots up to 200 sq m with height up to 6 m and industrial buildings are exempted from the above condition.

17. Rule 21 (i) shall be read as follows:

“Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building or part of a building for any purpose unless such building has been granted an Occupancy Certificate by the Sanctioning Authority. Partial Occupancy Certificate may be considered by the sanctioning authority on merits, i.e., flats / units or area within a Complex which have fulfilled all the requirements in addition to basic facilities like lifts, water supply, sanitation, drainage, roads, common lighting, etc.

However in respect of individual buildings in plots up to 200 sq m with height up to 6 m, and industrial buildings obtaining Occupancy Certificate is optional.

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

T.Chatterjee,
Principal Secretary to Government.

To

The Commissioner, Printing, Stationary and Stores Purchase, Hyderabad.

(with a request to public in the extraordinary Gazette of AP on 04.03.2006 and furnish 1000 copies to Government)

The Commissioner, Municipal Corporation of Hyderabad, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Vice-Chairman, Cyberabad Development Authority, Hyderabad.

The Vice-Chairman, Hyderabad Airport Development Authority, Hyderabad.

The Vice-Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

All Departments of Secretariat.

All Heads of Departments.

The Director General, Fire Services, Hyderabad.

The Chairman and Managing Director, APTRANSCO., Hyderabad.

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

The Managing Director, APIIC., Hyderabad.

The Engineer- in-Chief (Public Health), Hyderabad.

The Commissioner, L.B.Nagrar / Kukatpally / Malkajgiri / Kapra / Uppal Kalan / Qutubullapur / Alwal / Rajendranagar / Serlingampally / Gaddiannaram / Ramachandrapuram / Patancheru.

The Commissioner and I.G. of Registration and Stamps, Hyderabad.

The Managing Director, A.P. Housing Board, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

The District Collector, Ranga Reddy District, Hyderabad.

The District Collector, Medak District, Sangareddy.

Copy to :

The Special Secretary to Hon'ble Chief Minister.

The P.S. to M (M A & U D).

The P.S. to Secretary to Government , MA & UD.

Sf/Sc.

// Forwarded By Order //

Section Officer.

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration and Urban Development Department Hyderabad Revised
building Rules, 2006 – Certain amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.623

Dated: 01.12.2006
Read the following:

1. G.O.Ms.No.86 MA & UD (M1)Department, dt: 3.3.2006.
2. G.O.Ms.No.171 MA & UD (M1)Department, dt:19.4.2006.
3. From the C/MCH Lr.No.516/TPS/MCH/SD/B4/2006/279, dt:28.9.2006
4. From the VC, HUDA Lr.No.5420/CDA/H/Misc/2006, Dt:18.10.2006.
5. Representation of the A.P.Builders Forum Dt:9.8.2006.
6. Representation from the Greater Hyderabad Builders Federation
Dt:31.08.2006.
7. Representation from the APREDA dt:19.9.2006, and others.

<<<>>>

ORDER:

In the reference 1st and 2nd read above Hyderabad Revised Building Rules, 2006 were issued and after issue of the said orders number of representations have been received from Vice-Chairman, Hyderabad Urban Development Authority, Commissioner, Municipal Corporation of Hyderabad and from individuals, professional bodies, builder's association requesting the Government to make certain amendments to the said rules to make them use friendly for better implementation. After careful consideration of the matter Government here by issue the following notification amending certain provisions of said Hyderabad Revised Building Rules 2006 and the same shall be published in the Andhra Pradesh Extraordinary Gazette dt:4.12.2006.

NOTIFICATION

In exercise of the powers conferred under sub-section (1) of section 585 of the Hyderabad Municipal Corporation Act, 1955 and sub-section (2) of Section 58 of AP Urban areas (Development) Act, 1975, the Governor of Andhra Pradesh hereby issue the following amendments to the Hyderabad Revised Building Rules 2006.

AMENDMENTS

Amendment 1:

In the Table II to Rule 6, after B4 (iii) the following shall be added namely:

(iv) In case of existing areas not covered in Annexure-I and sited not covered in road widening, building approvals in interstitial sites may be considered by the sanctioning authority with reasons to be recorded in writing and with the following height restrictions:

Residential Buildings – maximum permissible upto 10m height.

Non-residential buildings and mixed occupancies – maximum permissible upto 12m height;

And after setting back the building 4.5 m from the center line of such existing road / lane, the minimum setbacks on remaining sides shall be as per Table III.”

Amendment 2

The Tabel III in rule 7.1 of G.O.Ms.No. 86 MA dated 03.03.2006 shall be substituted with the following Table and foot note namely;

**TABLE – III
PERMISSIBLE HEIGHT & SETBACKS FOR NON-HIGH RISE BUILDINGS**

Sl. No	Plot Size (in Sqm)	Parking Provision	Height permissible (in m)	Building line or minimum front setback (in m) to be left					Minimum setbacks on remaining sides (in m)
				Upto 12 m	Above 12m & upto 18m	Above 18m & upto 24m	Above 24m & upto 30m	Above 30m	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1.	Less than 100	-	7	1.5	4	5	6	7.5	-
2.	100 & upto 200	-	10	3	4	5	6	7.5	1.0
3.	Above 200 & upto 300	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	1.0
			Upto 10	3	4	5	6	7.5	1.5
4.	Above	Stilt parking	Upto 7	3	4	5	6	7.5	1.5

	300 & upto 500	floor allowed	Upto 12	3	4	5	6	7.5	2.0
5.	Above 400 & upto 500	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.0
			Upto 12	3	4	5	6	7.5	2.5
6.	Above 500 & upto 750	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.5
			Upto 12	3	4	5	6	7.5	3.0
			Below 15	3	4	5	6	7.5	3.5
7.	Above 750 & upto 1000	Stilt parking + one cellar floor allowed	Upto 7	3	4	5	6	7.5	3.0
			Upto 12	3	4	5	6	7.5	3.5
			Below 15	3	4	5	6	7.5	4
8.	Above 1000 & upto 1500	Stilt parking + 2 cellar floors allowed	Upto 7	3	4	5	6	7.5	3.5
			Upto 12	3	4	5	6	7.5	4
			Below 15	3	4	5	6	7.5	5
9.	Above 1000 & upto 1500	Stilt parking + 2 cellar floors allowed	Upto 7	3	4	5	6	7.5	4
			Upto 15	3	4	5	6	7.5	5
			Below 18	3	4	5	6	7.5	6
10.	Above 1000 & upto 1500	Stilt parking + 2 cellar floors allowed	Upto 7	3	4	5	6	7.5	5
			Upto 15	3	4	5	6	7.5	6
			Below 18	3	4	5	6	7.5	7

Subject to the following conditions:

- a) Buildings of height above 15m and below 18m in Sl.Nos. 8 9 and 10 above, shall be permitted only if such plots abut roads of 12m minimum (40ft) width.
- b) Stilt parking floor permissible is exclusive of height of building up to 15m. Height of stilt floor shall not exceed 3.0m In case of parking floors where mechanical system and lift are provided, height of such parking floor upto 4.0m could be considered.
- c) Wherever cellars are permissible, these are excluded from height of building.
- d) No Balcony projection shall be allowed to extend onto the minimum setbacks. These if provided, shall be within the minimum setback required to be left. However, a portico without access to the top may be considered in the front open space.

- e) In case of Sl Nos. 4 to 10 of above Table, stepped type buildings or incremental type buildings may be allowed only in respect of individual residential or educational / institutional buildings and such incremental development would be considered only after a minimum time period of 5 years.
- f) As per the provisions of the AP Fire Service Act, 1999, commercial buildings of height 15m and above, and buildings of public congregation like schools, cinema theatres, function halls and other assembly buildings on plot area of 500 Sqm nad above or of height above 6m are required to obtain prior clearance from Fire Department from fire safety point of view.
- g) For the purpose of these Rules, the following conversion from M.K.S. and F.P.S. system shall be reckoned:
 - i) 3m = 10ft ii) 6m=20ft iii)7.5m =25ft iv) 9m=30ft v)12m=40ft
 - vi)15m=50ft vii)18m=60ft viii)24m=80ft ix)30m=100ft x)45m=150ft
 - xi)60m=200ft.”

Amendment 3:

In Rule 7.1 (xiv) the following shall be inserted after the words “For narrow plots” namely

“where the length is atleast 4 times the width of the plot”

Amendment 4:

In Rule 7.1 (v) the following shall be inserted after the words “no side shall” namely:

“be less than 1.5 m in case of buildings of height upto to 12m and in case of buildings of height above 12m no side shall”

Amendment 5:

After Rule 7.1 (xvi) the following shall be added namely:

“(xvii) Where all the owners of sites along an abutting road come forward for widening of the road by undertaking preparation of a Road Development Plan which would improve circulation in the area and duly approved by the competent authority, and by leaving the area affected in the widening of such road free of cost and implement it within one year, then higher height of the corresponding widened road width would be considered for such sites.”

Amendment 6:

After Rule 7.2 the following provision shall be added namely:

a) **“PROVISION OF JOINT OPEN SPACE IN CERTAIN CASES**

With a view to facilitating fire and emergency operations in a building site and adjoining sites, the Fire Service Department, in addition to the minimum setbacks to be left, may insist on the owner for providing Joint Open space between the proposed site and adjoining sites for mutual use during fire and emergencies. The Joint open space shall be reckoned from building edge to building edge (inclusive of any type of projections) Such Joint Open space shall not be less than 6m in respect of non-high rise buildings and not less than 9m in respect of high-rise buildings.

Such Joint open space shall be kept

Amendment 7:

The following shall be added after Rule 9.2 namely:

“In respect of sites proposed for high rise buildings and affected in road widening where there is shortfall of the net plot size, upto 10% of such shortfall in net plot area would be considered with the proposed height and corresponding minimum all round setbacks”.

Amendment 8:

Rule 9.8 (a) shall be substituted as following namely:

- (a) “At ground level: Minimum 9 m all round open space for the First five floors”

Amendment 9:

In Rule 9, 10 (ii) the following shall be inserted after the words “and a licensed structural engineer” namely:

“and a fire engineer / fire consultant”.

Amendment 10:

After Rule 9, 10 (vii), the following shall be added namely:

“The designs and installations regarding fire protection and safety measures including exit requirements and smoke containment and smoke management measures shall be undertaken through a fire engineer / fire consultant”.

Amendment 11:

The Table V of Rule 10.7 (a) shall be substituted as follows, namely:

Height of building block	Distance to be maintained from periphery to building block	Distance between two blocks.
Upto 10 m	3 m	2 m
Above 10 m & upto 12 m	4 m	3 m
Above 12 m & upto 18 m	6 m	6 m
Above 18 m	As per around setbacks required under High Rise Buildings given in Table IV.	

and subject to the following conditions:

- a) Stilt parking floor permissible is exclusive of height below 15 m height of stilt floor shall not exceed 3.0 m.
- b) Wherever Cellars are permissible these are excluded from height of Building.
- c) No Balcony projection shall be allowed to extend onto the minimum distances to be maintained & other open spaces.

Amendment 12:

In Rule 10. 10 (f) after the words “as per Table III” the following shall be added namely “Semi-detached buildings may also be allowed. The height of such buildings shall not exceed 10 m. The setbacks shall be as per Table III”.

Amendment 13:

After Rule 12 (iii) C, the following shall be added namely:

“These shall be so located so that they do not hinder the fire safety measures and operations”.

Amendment 14:

Rule 14 (2) shall be substituted as follows namely:

“Upon surrendering such affected area the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

OR

The owner shall be allowed to construct an extra floor with an equivalent built area for the area surrendered subject to mandated public safety requirements.

OR

The owner shall be allowed to avail relaxations as per G.O.Ms.No.483 MA&UD Dept., dt:24.08.1998 (incentives to owners who surrender land affected in road widening free of cost) and concessions in setbacks including the front setback (subject to ensuring a

building line of 6m in respect of roads 30m and above, 3 m in respect of roads 18m and below 30 mts and 2m in respect of roads less than 18m). The concessions shall be considered at the level of Commissioner, MCH in respect of cases falling in MCH area, and at the level of Vice-Chairman the UDA in respect of cases falling in non-MCH area of the UDA area”.

Amendment 15:

In Rule 20 © The first sentence of Rule 20 (c) shall be substituted as follows, namely “The owner is required to hand over the ground floor area or first floor or the second floor area, as the case may be, or 10% of the total built-up area, whichever is less, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site”.

Amendment 16:

In Rule 20 (c), for the words “individual buildings in plots upto 200 sq.m with height upto 6m “the following shall be substituted namely:

“Individual buildings in plots upto 300 sq.m with height upto 6m”.

Amendments 17:

In Rule 21 (v) for the words “in the absence of Occupation Certificate for such buildings “the following words shall be substituted namely”.

“till such time Occupation Certificate is produced. This condition shall also be applicable to all unauthorized constructions and buildings constructed without sanctioned building plan”.

Amendments 18:

In Rule 24 (c) for the words “warned in the first instance and in the second instance, this “the following shall be substituted namely:- “black-listed and this”.

A copy of this order is available on the internet and can be accessed at the address “aponline.gov.in”.

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

S.P.SINGH
SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad.

(With a request to publish in the extraordinary Gazette of A.P., dt:04.12.2006 and furnish 1000 copies to Government).

The Commissioner, Municipal Corporation of Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority.

The Vice-Chairman, Cyberabad Urban Development Authority.

The Vice-Chairman, Hyderabad Airport Urban Development Authority.

The Vice-Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

All Departments of Secretariat.

All Heads of Departments

The Director General, Fire Services, Hyderabad.

The Chairman and Managing Director, AP TRANSCO, Hyderabad.

The Managing Director, HMWS&SB, Hyderabad.

The Managing Director, APIIC, Hyderabad.

The Engineering Chief (Public Health), Hyderabad.

The Commissioner & I.G. Registration & Stamps, Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

The District Collector, Ranga Reddy District, Hyderabad.

The District Collector, Medak District, Hyderabad.

The Commissioner of L.B.Nagar / Kukatpally / Malkajgiri / Kapra / Uppal Kalan /

Qutubullahpur / Alwal / Rajendranagar / Serilingampally / Gaddiannaram /

Ramachandrapuram / Patancheruvu.

CC to

The Special Secretary to Hon'ble Chief Minister

The P.S to M (MA&UD)

The P.S to Secretary to Govt., MA&UD Dept.,

SF / SC

FORWARDED // BY ORDER

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Revised Building Rules 2006 – Certain Amendments – Orders Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.17

Dated: 10-1-2007
Read the following:

1. G.O.Ms.No. 86 MA Dated 3-3-2006
2. G.O.Ms.No. 171 MA Dated 19-4-2006.
3. G.O.Ms.No. 623 MA Dated 1-12-2006
4. Minutes of the 2nd Meeting on the issue relating to Revised Building Rules, 2006 and the AP Fire Services Act, 1999 Chaired by Hon'ble Chief Minister on 7-12-2006.
5. From the Director General of Fire Services, Letter No. 1344/B1/2005, dated. 8-12-2006.

& & &

ORDER:

Whereas the Government in G.O.Ms.No. 86 MA Dated. 3-3-2006 read with G.O.Ms.No. 171 MA Dated. 19-4-2006 and G.O.Ms.No. 623 MA dated. 1-12-2006 issued the Hyderabad Revised Building Rules, 2006.

2. And whereas, in the reference 5th read above, the Fire Services Department has brought to the notice of the Government that a minimum clear setback of 7 mtrs. is required in all High Rise Buildings to facilitate and enable effective fire fighting operations in the event of fire in high rise buildings;

3. And whereas after careful examination of the matter, Government have decided to consider the same by making a provision in the Hyderabad Revised Building Rules, 2006. Accordingly, following notification is issued and same shall be published in the Andhra Pradesh Extraordinary Gazette, dated 12-1-2007.

NOTIFICATION

In exercise of the powers conferred under Sub-section(1) of Section 585 of the Hyderabad Municipal Corporations Act, 1955 and under Sub-section (2) of Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Governor of Andhra Pradesh hereby issue the following amendment to the Hyderabad Revised Building Rules, 2006:

After Rule 9.10 in the G.O. first cited, a new Rule 9.11 shall be added as follows:

“9.11 Notwithstanding anything contained in these Rules or any other orders, the minimum clear setback on the sides and rear side of any high rise building under any circumstances including in cases where a concession or incentive is availed in terms of setbacks shall not be less than 7 mtrs. and such minimum setback area shall be clear without any obstructions to facilitate movement of fire fighting Vehicles and for effective fire fighting operations.”

In Rule 7.2 (iii) and Rule 9.10(iii) and (iv), the words “fire safety” shall be read as **“fire and life safety”**.

In Rule 9.10 (vi) and (vii), the words “fire protection” shall be read as **“fire and life safety”**.

In Rule 21 (iv), the words “ fire safety and protection” shall be read as **“fire and life safety”**.

In Rule 21(i) (a), instead of the word “etc”, the words **“and fire & life safety measures”** shall be substituted.

A copy of this Order is available on the Internet and can be accessed with the address [www. aponline.gov.in](http://www.aponline.gov.in)

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

**S.P.SINGH
SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad
(With a request to publish in the extraordinary Gazette and furnish 500 copies to Governor)

The Commissioner, Municipal Corporation of Hyderabad.

The Vice Chairman, Hyderabad Urban Development Authority.

The Vice Chairman, Cyberabad Urban Development Authority.

The Vice-Chairman, Hyderabad Airport Urban Development.

The Vice-Chairman, Buddha Poornima Project Authority, Hyderabad.

The Director of Town & Country, Planning, Hyderabad.

All Department of Secretariat.

All Heads of Departments.

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

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

The Managing Director, A.P.I.I.C., Hyderabad.

The Engineer-in-Chief(Public Health), Hyderabad.

The Commissioner & I.G. Registration & Stamps, Hyderabad.

The Managing Director, A.P.Housing Board, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

The District Collector, Ranga Reddy District, Hyderabad.

The District Collector, Medak District, Hyderabad.

The Commissioners of L.B.Nagar / Kukatpally / Malkajgiri / Kapra/
Uppal kalan/ Qutubullapur / Alwal / Rajendranagar / Serilingampally/
Gaddiannaram / Ramachandrapuram / Patancheru.

Copy to:

The Special Chief Secretary to Government Home Department.

The Special Secretary to Hon'ble Chief Minister.

The P.S. to M (MA & UD).

The P.S. to Secretary to Govt. MA & UD Deptt.

SF/SC

FORWARDED // BY ORDER//

SECTION OFFICER

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

Municipal Administration & Urban Development Department – Hyderabad Revised Building Rules 2006 – certain Amendments – Notification – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.744

Date: 4th October 2007.

Read the following :

1. G.O.Ms.No.601 MA&UD(M) Dept Dated 05-11-1988
2. G.O.Ms.No.423 MA&UD(M) Dept Dated 31-07-1998
3. G.O.Ms.No.86 MA&UD(M) Dept Dated 03-03-2006
4. From the C/MCH Lr.No.355/TPS/HO/MCH/2006 Dated 17-3-2006.
5. G.O.Ms.No.171 MA&UD(M) Dept Dated 19-04-2006
6. From the C/MCH Lr.No.355/TPS/HO/MCH/2006 Dated 19-05-2006.
7. G.O.Ms.No.623 MA&UD(M) Dept Dated 01-12-2006
8. G.O.Ms.No.17 MA&UD(M) Dept Dated 10-01-2007

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ORDER :

In the Government Orders 1st and 2nd read above, Government have issued Special Regulations to maintain special characteristics of Banjara Hills and Jubilee Hills areas in Hyderabad city, restricting the maximum height for residential building to 10 meters with an Floor Space Index (FSI) of 1.00 and in case of commercial buildings, the maximum height to 15 meters with an FSI of 1.5. In the references 3rd read above, while issuing Hyderabad Revised Building rules 2006, it was stipulated in Rule 5(g) that in case of Banjara Hills and Jubilee Hills areas, the building restrictions imposed in Government Orders 1st and 2nd read above would be applicable

In the references 4th and 6th read above, the Commissioner of erstwhile Municipal Corporation of Hyderabad (MCH) stated that the property owners of Banjara Hills and Jubilee Hills areas are not in a position to utilize the additional built up area permitted as concession in lieu of surrendering of land for road widening, due to height restrictions. The Commissioner of erstwhile Municipal Corporation of Hyderabad has requested that additional heights may be permitted on the Road No.2 and 3 Banjara Hills and Road No. 36, Jubilee Hills, in cases where owners have surrendered land free of cost in road widening.

In view of the circumstances reported by the Commissioner of the erstwhile Municipal Corporation of Hyderabad and after careful consideration of the matter, Government hereby issue the following Notification duly amending the provisions of the

Government Order 3rd read above. The same shall be published in AP Extraordinary Gazette Dated 05-10-07

NOTIFICATION

In exercise of the powers conferred under sub-section (1) of Section 585 of Hyderabad Municipal Corporation Act, 1955 and sub-section (2) of Section 58 of Andhra Pradesh Urban Areas (Development) Act, 1975, the Governor of Andhra Pradesh hereby issue the following amendments to the Government Order 3rd read above.

Amendments.

I. For sub rule (g) of Rule 5 of G.O.Ms.No.86 MA&UD Dept Dated 03-03-2006, the following shall be substituted, namely:

“(g). (i) In case of Banjara Hills and Jubilee Hills area covered by Block 1 & 2 , and part of Block No3. of ward No.8 of erstwhile Municipal Corporation of Hyderabad and present Greater Hyderabad Municipal Corporation area, except the plots abutting Road Nos.1,2 and 3 of Banjara Hills and Road No.36 of Jubilee Hills, the building restrictions imposed vide G.O.Ms.No.601 M.A dated 05-11-1988 read with G.O.Ms.No.423 M.A dated 31-07-1998 shall be applicable. The setbacks and parking requirements shall be as per these Rules in such areas.

(g) (ii) In case of plots abutting Road No.1, 2 and 3 of Banjara Hills and Road No.36 of Jubilee Hills the building height shall be limited to 30 meters, and shall be subject to the stipulations of G.O.MS. No.17 MA&UD Department Dated 01-12-2006, and also subject to obtaining all other applicable statutory clearances. Further the above height relaxations are allowed only on the plots where land owners have surrendered their land in the past or will surrender their land free of cost to Municipal Corporation for ongoing road widening.”

II. For item A)3 of Annexure II to Government Order 3rd read above, regarding ‘List of areas prohibited for High Rise Buildings’ the following shall be substituted namely :

3. “Banjara Hills – Jubilee Hills Area -Ward No. 8 Block 1,2 and 3 (part), except plots abutting to Road No.1,2 and 3 of Banjara Hills and Road No.36 of Jubilee Hills.”

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

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad.

(With a request to publish in the Extraordinary Gazette of A.P.Dated: 05- 10 -2007 and furnish 1000 copies to Government, and also place copies on sale.)

The Commissioner and Special Officer, Greater Hyderabad Municipal Corporation
Vice Chairman of HUDA, HADA/CDA/BPPA

The Airport Authority of India, Hyderabad Airport, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

All Departments of Secretariat

All Heads of Departments

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

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

The Managing Director, A.P.I.I.C., Hyderabad.

The Commissioner & I.G.Registration & Stamps, Hyderabad.

Copy to:

The Special Secretary to Hon`ble Chief Minister.

The P.S. to M (MA & UD).

The P.S. to Principal Secretary to Govt., MA & UD Dept.

SF/SC

// FORWARDED BY ORDER //

SECTION OFFICER

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

Municipal Administration and Urban Development (M) Department- Hyderabad Revised Building Rules 2006 – Certain amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.279,

Dated: 1.4.2008

Read the following:-

1. G.O.Ms.No.86, MA&UD Department, Dt.3.3.2006.
2. G.O.Ms.No.171, MA&UD Department, Dt.19.4.2006.
3. G.O.Ms.No.623, MA&UD Department, Dt.1.12.2006.
4. G.O.Ms.No.17, MA&UD Department, Dt.10.1.2007.
5. G.O.Ms.No.744 MA&UD Department, Dt.4.10.2007.
6. From the Commissioner and Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad Lr.No.83/TPS/CCP/HO/GHMC/07/152 Dt.17.12.2007.

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ORDER:

In the reference last read above the Commissioner and Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad has suggested amendment to Rule 14 of the Hyderabad Revised Building Rules 2006 for the reasons that i). There has to be correlation between the road affected portion and floor area compensated in order to avoid disparity, ii). In the case of smaller plots, in addition to setback and height relaxation, other relaxations such as allowing cellar floor may also be considered to meet the parking requirements and iii). In case of multi storied buildings the relaxation of setback should be with reference to the extent of land surrendered with minimum setbacks as stipulated in G.O. 4th read above.

Government after careful consideration of the matter issue the following Notification

NOTIFICATION

In exercise of the powers conferred under sub-section (1) of Section 585 of Hyderabad Municipal Corporation Act, 1955 and sub-section (2) of Section 58 of Andhra Pradesh Urban Areas (Development) Act, 1975, the Governor of Andhra Pradesh hereby issue the following amendment to the G.O. 1st as amended in GOs 2nd to 5th read above.

AMENDMENT

1. Sub Rule (2) of Rule 14 shall be substituted as follows:

14 (2). “Upon surrendering such affected area and vesting it with the local authority or Urban Development Authority as the case may be, the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

O R

The owner shall be allowed to construct extra floor with an equivalent built up area for the area surrendered subject to mandated public safety requirements.

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The owner shall be allowed to avail relaxations as per G.O.Ms.No.483 MA&UD Department dated 24.08.1998, (incentives to owners who surrender land affected in road widening free of cost) subject to the following:

- a) The concessions are given in terms of height of the building and setbacks including front setback subject to ensuring a building line of 6 meters in respect of 30 meters wide roads, and 3 meters in respect of roads 18 meters and below 30 meters wide and 2 meters in respect of roads below 18 meters width.
- b) The extent of concessions given shall be such that the total built up area after concession shall not exceed the sum of built up area allowed on total area without road widening and built up area equivalent to surrendered area.
- c) In case of plots less than 750 Sq mtrs, in addition to concessions in setbacks and height, the cellar floor may be allowed keeping in view its feasibility on ground.
- d) In case of multi storied buildings, the relaxation in setbacks shall be subject the stipulations of G.O. 4th read above.
- e) The above concessions shall be considered at the level of Commissioner, Greater Hyderabad Municipal Corporation in respect of cases falling in Greater Hyderabad Municipal Corporation area and at the level of Vice-Chairman, Hyderabad Urban Development Authority in respect of cases falling in non Greater Hyderabad Municipal Corporation, area.”

A copy of this order is available on the internet and can be accessed at the address www.aponline.gov.in

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

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner and Director, Printing, Stationery and Stores Purchase A.P.,
Hyderabad (in duplicate, with a request to publish the Notificaiton in the
Extraordinary Gazette of A.P. dt: 1.4.2008, and furnish 1000 copies to Government).

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P. Hyderabad.

The Commissioners of all Municipal Corporations / Municipalities in the State,
through Commissioner and Director of Municipal Administration.

The Vice-Chairman of all Urban Development Authorities in the State.

The Director General Fire Services.

The Chairperson, AP Transco.

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

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.

The Managing Director, AP Housing Board.

Copy to:

The Special Secretary to Chief Minister.

The P.S. to Minister (M.A).

The P.S. to Principal Secretary to Government (MA&UD Dept)

The P.S. to Secretary to Government (MA&UD Dept)

S.F/ S.C.

// FORWARDED BY ORDER //

Sd/-
SECTION OFFICER

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

Municipal Administration & Urban Development Department – Greater Hyderabad Municipal Corporation Area – Categorization of notified Commercial Roads for allowing various commercial activities in erstwhile Municipal Corporation of Hyderabad Area– Draft Notification – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.766

Dated: 18th October 200

Read the following:

1. G.O.Ms.No.508, MA & UD Department, Dated 15-11-2002,
2. G.O.Ms.No.92 MA & UD Department, Dated. 11-3-2004
3. G.O.Ms.No.944 MA & UD Department, Dated: 22-11-2005
4. Government Memo. No.21937/I1/2005, MA&UD Department, Dt: 20-01-2007.
5. Objections/Suggestions received from Sri K. Arun Kumar & K.R. Aravind Reddy, Dt: 08-2-2007
6. Objections/Suggestions received from CGS Construction, Dated:05-3-2007
7. Objections/Suggestions received from SRSR Estate Pvt. Ltd. Dated:12-02-2007
8. Objections/Suggestions received from Smt J. Srikumari & T. Ashok Kumar Dt: 03-02-2007
9. Letter from Commissioner, Municipal Corporation of Hyderabad No.2/DB/TPS/Ho/MCH/2997 dated: 16.4.2007
10. G.O.Ms.No.484 MA & UD (I1) Department, dated. 07.07.2007.
11. G.O.Ms.No.501, MA & UD (I1) Department, dated. 11.07.2007.
12. G.O.Ms.No.554, MA & UD (I1) Department dated.30.07.2007.
13. G.O.Ms.No.599 MA & UD (I1) Department, dated. 13.08.2007.
14. G.O.Ms.No.657, MA & UD (I1) Department, dated.01.09.2007.

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ORDER:

The appended notification shall be published in the next issue of the Andhra Pradesh Gazette.

A copy of this order is available on the Internet and can be accessed at the address <http://www.aponline.gov.in/gos>.

(BY ORDERED AND IN THE NAME OF THE GOVERNER OF ANDHRA
PRADESH)

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The P.S. to Special Secretary to Chief Minister.

The P.S. to Minister for Municipal Administration.

The Director of Town and Country Planning, Hyderabad

The P.S. to Principal Secretary to Government, (MA&UD Department).

Sf/Sc.

//Forwarded by order//

SECTION OFFICER

APPENDIX
NOTIFICATION

Whereas, in the Development Plan of Hyderabad City, a hierarchy of business and commercial centers was envisaged as part of the total system of amenities and services comprising of: i) two Central Business Districts at Abids-Koti-Nampally- Osmangunj and Ranigunj-Kingsway area in Secunderabad and ii) the District Commercial Centres (Sub-Central Business Districts) at Ameerpet, Tarnaka and Chandrayangutta and besides these, the Development Plan has also identified roadside commercial activities along the major roads.

2. And whereas, in view of the fact that many of the major roads in erstwhile Municipal Corporation of Hyderabad area have become potential for commercial development, Government with a view to facilitate owners / developers to have a clear picture about the uses permitted along the major roads and to have clear transparent policy, declared certain major roads as commercial roads in G.O.Ms.No.508 MA Dated: 10-11-2002, G.O.Ms.No.92 MA Dated: 11-3-2004 and G.O.Ms.No.944 MA Dated: 22-11-2005, G.O.Ms.No.484 MA & UD (II) Department, dated. 07.07.2007, G.O.Ms.No.501, MA & UD (II) Department, dated. 11.07.2007, G.O.Ms.No.554, MA & UD (II) Department dated.30.07.2007, G.O.Ms.No.599 MA & UD (II) Department, dated. 13.08.2007, G.O.Ms.No.657, MA & UD (II) Department, dated.01.09.2007. Through these orders the Commissioner, erstwhile Municipal Corporation of Hyderabad was also authorized to grant building permissions for construction of Residential / Commercial / Institutional buildings at the option of the owners of the sites abutting these roads subject to collection of Impact Fee as specified therein irrespective of the usage envisaged in the Master Plan / Zonal Development Plans. Accordingly, the Commissioner, erstwhile Municipal Corporation of Hyderabad and now Greater Hyderabad Municipal Corporation has been permitting various commercial / Residential / Institutional buildings all along the said notified commercial roads.

3. And whereas, it has come to the notice of the Government that most of the above notified commercial roads are becoming shopping streets with higher order commercial

activities irrespective of the width of roads and locational aspects, where no hierarchy or level of activity / service is maintained, which in turn is posing severe problems of parking and traffic congestion in the city. Therefore, with a view to have a clear hierarchy of commercial and business activities and services on the notified commercial roads, it has been decided to categorise the notified commercial roads into three categories viz., A, B and C and allow commercial activities/buildings accordingly by levying the impact fee.

4. And whereas, a notification has been published, as required under subsection 2) & (3) of section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975, read with Rule 13-A of Urban Development Authority (Hyderabad) Rules, 1977, in the Extra –Ordinary issue of A. P. Gazette No. 42-A, part-1, Dated: 24-01- 2007 inviting objections/suggestions from the public on the above categorization of commercial roads;

1. And whereas, in response to the above Gazette Notification, the following objections/suggestions have been received from the Public.

- i. Sri K. Arun Kumar & K.R Arvind Reddy, Padmarao Nagar, Secunderabad 25, requested to declare the road leading from Musheerabad X roads to admaraonagar (upto Swaraj Press) Junction as commercial road.
- ii. GSG Constructions Private Limited, has requested to include the road in front of Old Gandhi Medical College at Basheerbagh from Ambedkar Statue at Tank Bund to Basheerbagh Junction via Liberty Junction in the list of Commercial roads under Category –A.
- iii. M/s. SRSR Estate Private Limited, Road No. 2 Banjara Hills, objected to the proposed increase in the levy of impact fee and categorization of Commercial Roads contending that the existing fee are reasonable and any further increase is bad, illegal, un-reasonable and arbitrary and classification of commercial roads into 3 categories is without any basis, contrary to factual aspects, far from the powers envisaged under the Act or Rules and motivated to enhance the Impact Fee.
- iv. Smt P. Sri Kumari Road No. 12, Banjara Hills & Sri T. Ashok Kumar, Masab Tank, Hyderabad, objected to proposed increase in Impact Fee and requested to reduce the existing Impact Fee to a flat rate of Rs. 40/- per Sq Feet for all categories and include Road No. 12 of Banjara Hills in Category A of Commercial Roads.

6. Government have examined the above objections/suggestions. The suggestions at 1 and 2 pertain to declaration of new roads as commercial roads, which is not within the purview of this Notification and therefore requires to be examined separately. Objections 3 and 4 pertain to review of the Impact Fee which have been examined and the same are not agreed to. However, the fee have been rationalized as given hereunder.

7. Now, therefore, in exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby categorize the notified Commercial Roads into A, B & C Categories appended to this notification as Annexure –I, II and III. and allow commercial activity / buildings accordingly by levying Impact Fees as detailed below:

Category A (Roads notified in Annexure I)

In the sites abutting Category A roads, the following commercial activities / buildings will be allowed.

- Multiplexes
- Shopping Malls
- Cinema Theaters
- Wholesale Trade
- All commercial uses permitted in Category B

Category B (Roads Notified in Annexure –II)

In the sites abutting Category B roads, the following commercial activities /buildings will only be allowed:

- All retail shopping activities;
- All service establishments, petrol filling stations and motor repair garages
- Shopping Complexes
- Hotels
- Hospitals
- Function Halls
- All commercial activities permissible in Category C.

Category C (Roads Notified in Annexure – III)

In the sites abutting Category C roads, the following commercial activities /buildings will only be allowed :

- Office complexes
- Information Technology Enabling Services (ITES) Complexes
- Petrol filling stations
- Restaurants and eateries, fast food joints
- Convenience shopping activities

8. At Junctions of roads with different Categories, the higher category commercial activities and Impact Fee rates would apply.

9. In other areas, the commercial activities including Convenience shopping activities shall be regulated as per the provisions of the Statutory Development Plan/Zonal Development Plan.

10. Convenience shopping activities include day-to-day essential items and services and local shopping needs. These could be part of the building or in a separate shopping block

or building as a shopping center. The area is restricted to 20 sq m and such activity is allowed only on roads of 12.2 m and above. However this condition is not applicable to areas earmarked as Commercial zone in the Statutory Development Plan/Zonal Development Plan.

11. The buildings and sites of above activities shall comply with all the provisions given in the Hyderabad Building Rules, 2006.

Rates of Impact Fees leviable:

12. Commercial activities under the above Categories will be allowed subject to payment of Impact Fee as given below which will be levied and collected by the Commissioner, Greater Hyderabad Municipal Corporation while granting development / building permissions along the notified commercial roads:

Category	Impact fee per sft. for Ground and First floor (for 2nd floor and upper floors the rate is 50% of the rates given hereunder)
Category A (along Roads given in Annexure I)	Rs.400/- per sq ft on total built up area
Category B (along Roads given in Annexure II)	Rs.300/- per sft on total built up area
Category C (along Roads given in Annexure III)	Rs.200/- per sft on total built up area

Where an owner proposes to develop commercial activity under Category B on roads notified under Category C the Impact fee will be 3 times the rate given in Category C

Where an owner proposes to develop commercial activity under Category A on roads notified under Category B the Impact fee will be 3 times the rate given in Category B

Commercial activities which are permitted under Category A are not permitted on the roads notified under Category C viz., change from Category C to Category A is not permissible.

13. Apart from the above categorization of Commercial areas, commercial uses will be considered only as Category “C” on a case to case basis as regular Change of land use case, subject to site abutting a minimum road width of 18 m (60 ft.) and levy of impact fee of 3 times the rate given in Category C of above Table.

14. The above Impact fees will be over and above the City level Infrastructure Impact fees given in the Hyderabad Revised building Rules, 2006 and will be levied and maintained separately.

15. These orders shall come into force from the date of issue of these orders.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

ANNEXURE – I to G.O.Ms.No.766, MA & UD (I1) Department
Dated: 18-10-2007
(ROADS UNDER CATEGORY A)

1. Masab Tank Junction to MCH Limits at Tarnaka (Inner Ring Road):

Via.Road No.1 Banjara Hills, Nagarjuna Junction, Panjagutta Junction, Rajiv Gandhi Statue Junction, Green lands Guest House, H.P.School, NTR Statue Junction, Sardar Patel Road, Hare Rama Hare Krishna and Sangeet Theatre Junctions, Rail Nilayam, Mettuguda Road, Tarnaka Junction.

2. Sangeet Theatre Junction to Narayanaguda Junction:

Via. Keyes High School, Oliphant Under Bridge, Central Jail, Musheerabad Junction, Golkonda Chowrasta, RTC 'X' Roads, Chikkadapalli Road. (Maintaining min. Road width of 100' or 30 m.)

3. Liberty Junction to Osmania University Campus Gate and Adikmet Junction to Seethapahal Mandai Junction:

Via.Himayathnagar Road, Narayanaguda Junction Bagh Lingampalli, Barkatpura Petrol Pump Junction Fever Hospital, Nallakunta Road, Shankermutt, Hindi Mahavidyalaya, Adikmet Junction, Osmania University Campus Gate and Adikmet Junction, Jamai Osmania Railway Station, Boudha Nagar Junction, Namala Gundu. (Maintaining min. Road width of 100' or 30 m.)

4. Lakdikapul Junction (Ayodhya Hotel) to MCH limits at Sanathnagar:

Via. Curewell Hospital, Khairatabad Road, Institute of Engineers, RTA and road connection to Krishna Oberai, NIMS, Punjagutta Junction, Ameerpet Junction, Maitrivanam, ESI Hospital, Erragadda Junction (Maintaining min. Road width of 100' or 30 m.)

6. Miralam Tank to Dilsukhnagar Bus Depot (National High Way No.7):

Via. Tadban Junction, Bahadurpura Junction, Puranapul Junction, Jhansi College (Hussainialam Road) City College, High Court (South Gate), Madina Junction, Nayapol Junction, Salarjung Bridge Junction, Chaderghat, Malakpet Junction, Nalgonda X Roads, Mahaboob Mansion Market, T.V.Tower Junction. (Maintaining min. Road width of 100' or 30 m.)

7. Public Garden Road to Nampally Station Road.

8. Sarojini Devi Road (from Sangeet Theatre Junction to Clock Tower Via. Church), subject to condition that the owners / developers shall leave additional 10 feet for road

widening / street side parking after notified road width / RDP and land is surrendered free of cost to MCH.

9. Road leading from RTC 'X' Road junction to Hindi Mahavidyalaya Junction at Nallakunta.

10. Nagarjuna Junction to Jubilee Hills Check Post:

via., Mufakkam Jah College, Q Mart Super Market, Kasu Brahmananda Reddy Statue, Gymkhana Club.

-2-

ANNEXURE – II to G.O.Ms.No. 766, MA & UD (I1) Department

Dated: 18-10-2007

(ROADS UNDER CATEGORY B)

1. Musheerabad Junction to Secunderabad Sailing Club Junction:

Via. Praga Tools, Kavadiguda Road, Viceroy Hotel.

2. Abids Taj Junction to YMCA Junction:

Via. King Koti, New Science College, APCO House, Water Reservoir.

3. Basheerbagh Junction to New Science College Junction & Road opposite Old MLA Quarters:

Via. Hyderabad Road, Old MLA Quarters and Road opposite to Old MLA Quarters upto swarnamukhi Super Market Junction.

4. Ameerpet Market Junction to Fateh Nagar Flyover Junction:

Via. Satyam Theatre, Balkampet Road, Yellamma Temple.

5. Rajiv Gandhi Statue to H.M.W.S.&S.B.Pump Station Point:

Via. Somajiguda Road, Yashoda Hospital.

6. Nalgonda 'X' Roads to Santoshnagar / Sagar Road Junction:

Via. Printing Press, Saidabad Junction, Madannapet.

7. Lower Tank Bund Road from Ambedkar Statue to Katta Maisamma Temple Junction.

8. Charminar Road: From Charminar to Chandrayanagutta Junction.

9. Miralam Mandi: From Darul Shifa to Mirjumla Tank

10. Yakutpura Bada Bazar Road: From Lasker Jehan Mosque to Yakutpur Bada Bazar. Via. Dharmavar College.

11. Old Amberpet Road: Nimboliadda to Old MCH Limits at Ramanthapur.

12. Tilak Nagar Road: From Fever Hospital Junction to Amberpet Road Junction.

13. Bharkatpura Road: From Narayanaguda Junction to Barkatpura Junction.

14. Ramakrishna Mutt Road: Lower Tank Bund to RTC Cross Roads.

15. Bazarghat Road: From Bazarghat to Alayar Khan House Junction.

16. Minister Road: From Rani Ganj Junction to NTR Statue at Begumpet Police Lines.

17. Langer House upto New Bridge on Nala before Bapughat i.e., Premises No.9-1-367/1/A/2.

18. Road from Mehdipatnam Junction to Tolichowki upto Old MCH Limits.

19. **Rabindra Bharathi Junction to Stanley School Junction:**

Via. Reserve Bank of India, Secretariat, Telugutalli Junction, Shapurwadi, New MLA Quarters, HACA Junction, Police Control Room, Fateh Maidan Junction, Dr.P. Ramachander Memorial Eye Hospital.

20 From Hotel Ayodhya Junction, Lakdikapool to Masab Tank (Via, Government Polytechnic), subject to condition that the owners / developers shall leave additional 10 feet for road widening after notified road width, and land is surrendered free of cost to GHMC.

21. Road No.12 of Banjara Hills: Starting from H.No.8-2-586/B/C, Mega City No.507, proceeding towards Jubilee Hills, upto Chiran Palace Compound wall upto Orissa Government land / Cinema Ghar belonging to Mr. M.F. Hussain, subject to condition that the proposed road of 80 feet width as per ZDP is widened further to 100 feet to provide road side parking and the owners /developers shall surrender required land to GHMC free of cost.

22. Road from Yousufguda check post to Satya Sai Kalyana Mandapam (Via. Krishna Nagar, Kamalapuri Colony), subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC free of cost.

23. From YMCA Secunderabad to Secunderabad Railway Booking Office (Via. Clock Tower, Gurudwara and Secunderabad Railway Station), subject to maintaining 120 feet road.

24. Road No.36 Jubilee Hills upto Old MCH limits.

25. Ameerpet Road: From Ameerpet Junction to Begumpet Railway crossing Via. Green lands Junction.

26. From Nirankari Bhavan Via. Ranga Reddy Collector Office, Dwaraka Junction to Home Science College towards A.Gs Office, Via, Reserve Bank of India upto Ravindra Barathi to Central Court Hotel upto Lakdikapul Ayodhya Hotel Junction.

27. Shyam Karan Road, Ameerpet i.e. the stretch from Divya Shakthi Commercial Complex to D.No.7-1-28/A.

ANNEXURE – III to G.O.Ms.No.766, MA & UD (I1) Department
Dated.18-10-2007.
(ROADS UNDER CATEGORY C)

1. Osmania University Campus Junction to 6 No. Bus Stop Junction (Amberpet Road):

Via. Shivam Road, Tilak Road Junction.

2. Mehdipatnam Junction to Muslim Jung Bridge:

Via. Asif Nagar Junction, Noble Talkies, Bhoiguda Kaman, Manghalghat (Prakash Talkies) and Asif Nagar Junction to Tappachaputra Police Station.

3. Around Charminar:

Via. Gulzar House, Mittika Sher, Lad Bazar Junction, Methigalli, Panchmohalla, Mogulpura (Fire Service) Saradar Mahal Road Junction, Miralam (Police Station), Gulzar House.

4. Hussaini Alam Junction to Salarjung Bridge Junction:

Via. Murgi Chowk, Kurshid Jha Dewdi Road, Himmatpura, Hari Bowli Junction, Talab Katta Junction, Bibi Bazar Junction, Asher Shana, Darulshifa (old MCH Office).

5. Nehru Statue (Shalibanda) to Junction on Chandrayanagutta Road:

Via. Laldarwaja Road, Uppuguda Railway Station, Pool Bagh.

6. Road No.12, Banjara Hills, from Road No.1 and 12 Junction to Police out Post (New D.No.1623 and 492).

7. Road No.10, Banjara Hills, from Road No.1 and 10 Junction up to Junction at premises No.8-2-596/5 (Bank of Baroda).

8. St. Mary's Road from Keys High School Junction to S.D.Road:

Via. St. Mary's School.

9. **Dabeerpura Road**: From Administrative Tribunal Court Junction to Saidabad.

10. **Chandrayan Gutta Road**: From Chandrayana Gutta Junction to D.R.D.L.

11. **Santoshnagar Road**: From Saidabad Junction to Owaisi Medical College.

12. **Hindi Maha Vidyalaya Junction**: All sites on the junction having road frontage.

13. **Narayanaguda Junction**: All sites on the junction having road frontage.

14. **YMCA- Kachiguda Road**: From YMCA Junction to Veer Sawarkar Junction.

15. Chintal Basti Road: From Khairatabad Road Junction to Road No.1, Banjara Hills Junction.

16. S.D.Eye Hospital: From NMDC Junction to Mehdipatnam Junction.

17. Road No.10 Banjara Hills: From Premises No.8-2-596/5 Bank of Baroda upto the Premises No.8-2-603, subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and that land is surrendered to GHMC free of cost.

18. Penderghast Road (from Paradise junction to Minister Road, Via Auto Fin and Zim Zam Bakery), subject to condition that the owners / developers shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and land is surrendered to GHMC free of cost.

19. From St. John's Church to Old MCH limits (Via East Maredpally), subject to condition that the owners / developer shall leave additional 10 feet for road widening / street side parking after notified road width / RDP and land is surrendered to GHMC free of cost.

20. From Chilkalguda junction (Gandhi Statue) to Seethaphalmandi Railwaycrossing, subject to maintaining of 60 feet road width.
21. From Namalgundu junction to Warasiguda junction, subject to maintaining of 60 feet road width.
22. From Tarnaka junction to Lalapet Begger Home (Via. ROB Lalapet), subject to maintain 60'-00" wide road.
23. From the Road No.1 and Road No.11 Junction (including UCO Bank Premises), Banjara Hills upto Lake View Banjara Function Hall, subject to condition that the owners / developers shall surrender the required site to GHMC on free of cost for widening of existing road to 66'-00".
24. From Junction of Road No.10 and 9 Banjara Hills to junction of Road No.9 Banjara Hills upto Junction of Road No.9 and 7 to part of Road No.7 Banjara Hills from House No.162 to 149 (old MCH No.8-2-418).
25. Road leading from junction of Basheerbagh Road and Fateh Maidan Road to junction of Fateh Maidan Road and Public Garden Circle.
26. Subhash Road (from Bata junction to Gandhi Hospital northern side) subject to maintaining 50 feet road width.
27. Road No. 92 of Jubilee Hills, i.e. the road starting Plot No. 565-III to 564-A-37.
28. The Link Road between Road No.10 and Road No.11 of Banjara Hills i.e, Road from Karvey Complex Junction to Pr. No.8-2-619/1/A and 8-2-619/2.
29. The Road leading from Amberpet (Sriramana Theatre junction to Moosarambagh Junction at TV Tower (Via. Musi Causeway).

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Hyderabad Urban Development Authority – Declaration of Sanjeevareddy Nagar Main Road from Umesh Chandra Statue to Balkampet Main Road via S.R.Nagar Police Station as Commercial activities road – Draft Notification – Confirmed - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No.284

Dated: 3rd April, 2008.

Read the following:

Ref:

1. From Residents of Sanjeeva Reddy Nagar Main Road, Hyderabad representation dated 28.03.2006.
2. From the Vice-Chairman, Hyderabad Urban Development Authority, Letter. No. 15067/Plg/H/2006/PD1, dated 06.03.2007.
3. From Commissioner & Special Officer, GHMC, Hyderabad Letter No. 1547/ACP/C5/ W7A/GHMC/ 2007/ 156, dated. 27.12.2007.
4. Govt. Memo No.24070/I /2006, dated.20.07.2008.

The appended notification will be published in the next issue of Andhra Pradesh Gazette.

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

S.P.SINGH

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The Individual through the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The District Collector, Hyderabad District.

SF/SC.

//Forwarded by order//

SECTION OFFICER

APPENDIX
NOTIFICATION

2. Whereas, the Government in G.O.Ms.No.508 M.A., dated 15.11.2002 read with G.O.Ms.No.766 M.A., dated 18.10.2007 have declared certain major roads in Municipal Corporation of Hyderabad area as Commercial roads and delegated powers to Commissioner, Greater Hyderabad Municipal Corporation for according Commercial /

Institutional Building Permissions along the said roads in order to have clear and transparent policy keeping in view the road widening and civic development programmes taken up by Greater Municipal Corporation of Hyderabad. Through these orders, The Commissioner, Greater Hyderabad Municipal Corporation is authorized to grant building permissions for proposed constructions for Residential / Commercial / Institutional use except Industrial use at the options of the owners of the sites abutting these roads irrespective of usage envisaged in the Master Plan / Zonal Development Plan, subject to certain conditions prescribed in the said G.O's.

3. And whereas, the Residents of S.R.Nagar Main Road, in their representation dated.28.03.2006, have submitted that a number of houses in the main road have been converted into commercial complexes, shops, banks and educational institutions, which have come up on either side of the main road. The Sanjeeva Reddy Nagar Main Road comprises of several colleges viz., Sri Chaitanya, Narayana etc. Similarly there are several banks like State Bank of India, Andhra Bank, Dena Bank etc., on Sanjeeva Reddy Nagar Main Road which have given the nick name as Bank Street in Sanjeeva Reddy Nagar. These commercial buildings are serving the needs of the residents of the colony. Any dislocation at this stage of educational institutions and commercial activities will cause untold harm and it will be impracticable to enforce the requirements as per the notices served. They have also submitted that Sanjeeva Reddy Nagar Main Road is a very important Link Road connecting Mumbai highway and Ameerpet-Fathenagar Road. Fathenagar Main Road and Mumbai highway have been declared as commercial and have formed part of commercial zone. Therefore, it is essential that the main link road of Sanjeeva Reddy Nagar connecting both these highway roads of Mumbai and Fathenagar should be declared as commercial area in a commercial zone. They have further submitted that there are several precedents in the Hyderabad city, where in residential localities, the main highway was converted from residential to non-residential. The most recent conversion has been on Road No.36 in Jubilee Hills Residential Colony. Similarly in Srinagar Colony, main road has also been declared as non-residential area in a residential zone, even though the Srinagar Colony has been declared as a residential colony. In view of these two and other precedents, they have requested that the Sanjeeva Reddy Nagar main road should be declared as non-residential area in residential zone.

4. And whereas, in his letter on page 13 of the VC, HUDA, while enclosing an abstract of ZDP-IV of MCH area, informed that the reference road is proposed as 60' wide road as per the ZDP-IV of MCH area and in existence fully developed with institutions, banks, hotels and canteens, retail general shops, police station, offices for academic use, residential complexes, fruit and vegetable shops etc. Hence, he has requested the Government to take a decision in the matter.

5. And whereas, the Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, has stated that the Sanjeeva Reddy Nagar, Main Road from Umesh Chandra

Statue to Balkampet main Road via S.R.Nagar Police Station has been earmarked as Residential area as per ZDP of zone-IV, with 60'-00" wide existing road. Presently this stretch is predominantly established with commercial activities viz., Super Markets, Shops, Banks, Hotels, Tutorials and Colleges etc. Most of the owners have also converted their usage of the residential use to commercial activity. Recently, the road has been proposed from existing 60'-00" to 80'-00" wide and also road development plan was approved.

6. Now therefore, Government, after careful consideration of the matter, have decided to declare Sanjeevareddy Nagar Main Road from Umesh Chandra Statue to Balkampet Main Road via S.R.Nagar Police Station as category-C Commercial road as per G.O.Ms.No.766, MA & UD (I) Department, dated.18.10.2007 and authorize the Commissioner, Greater Hyderabad Municipal Corporation to grant building permissions on the plots abutting the above road for the purposes specified under category-C only at the option of the owners of plots irrespective of usages envisaged in the Master Plan / Zonal Development Plan subject to condition that all the conditions stipulated in G.O.Ms.No.508 M.A. & U.D. (I) Department, dated 15.11.2002 and G.O.Ms.No.766, MA & UD (II) Department, dated. 18.10.2007 shall be followed and the Impact Fees as applicable on the date of issue of Building Permission, shall be paid by the applicants.

7. Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and the same was published in the extraordinary issue of the A.P. Gazette No.103, Part-1 dated: 23.02.2008. No objections and suggestions have been received within the stipulated period. Now, therefore, in exercise of powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975, (Act-1 of 1975), the Government hereby confirm the above notification, the same having been previously published in the Extraordinary issue of A.P. Gazette No.103, Part-1, dated.23.02.2008 as required by sub-section (3) of the said section.

S.P.SINGH
PRINCIPAL SECRETARY TO
GOVERNMENT

SECTION OFFICER

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Urban Development Authority – Declaration of the road No.14 of Banjara Hills as Commercial Road – Draft Notification – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.518

Dated: 28th July 2008.

Read the following:

1. From Sri V. Eswaraiah & others, representation dated: 24.11.2006.
2. Government Letter No.22508/I1/2006 MA&UD (I1) Department, dated:28.11.2006.
3. From the Vice-Chairman, Hyderabad Urban Development Authority, Letter. No. 14366/PD.1/Plg/HUDA/2006 A&B, dated: 17.01.2007.
4. Govt. memo No.22508/I1/2006, MA & UD (I1) Department, dated: 30.06.2008.

ORDER:

The appended notification will be published in the next issue of Andhra Pradesh Gazette.

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

S.P.SINGH

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

Whereas, the Government in G.O.Ms.No.508 MA & UD (I1) Department dated 15.11.2002 read with G.O.Ms.No.766, MA & UD (I1) Department dated 18.10.2007, have declared certain major roads in Municipal Corporation of Hyderabad, area as

Commercial roads and delegated powers to Commissioner, Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation for according Commercial / Institutional Building Permissions along the said roads in order to have clear and transparent policy keeping in view the road widening and civic development programmes taken up by Municipal Corporation of Hyderabad/ Greater Hyderabad Municipal Corporation. Through these orders, Commissioner, Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation is authorized to grant building permissions for proposed constructions for Residential / Commercial / Institutional use except Industrial use at the options of the owners of the sites abutting these roads irrespective of usage envisaged in the Master Plan / Zonal Development Plan, subject to certain conditions referred in the said G.O's.

2. And whereas, Justice V. Eswaraiah & others, in their representations dated 24.11.2006 have stated that they have purchased land in Pr. No.8-2-309/3/B/1 and 8-2-3-9/B/2 at Road No.14, Banjara Hills to an extent of 788.72 Sq. Mtrs. They have also stated that previously they have obtained permission from Municipal Corporation of Hyderabad for construction of Residential Building at the above site but on seeing the developments on Road No.14, they wanted to construct a commercial building in the above site since, all types of commercial activities have come up on the above road such as Hyundai Showroom, Bhagyanagar Studio, Hospitals, Hotels, Schools and all types of retail shops. They have further stated that they are ready to surrender the land affected under 80 feet wide proposed Master Plan Road from their site free of cost without claiming any compensation towards the structures and land subject to considering necessary relaxations under FSI minimum setbacks under road widening scheme as per G.O.Ms.No.483, MA dated.24.08.1998. Hence, they have requested to change the land use of their land from residential to commercial use.

3. And whereas, the Vice-Chairman, Hyderabad Urban Development Authority, in his letter No.14366/PD.I/Plg/HUDA/2006 A & B, dated 17.01.2007, has reported that the site under reference is abutting to Road No.14, Banjara Hills and the existing road width of the above road is 47.50 feet which was proposed in ZDP-VI of MCH area as 66 feet wide. He has also stated that the existing land use of the area is mixed land use with School, Shops, Studio, Religious, Hospital etc. He has further stated that in Municipal Corporation of Hyderabad area, after declaration of certain roads as commercial roads, Government is not considering any individual case for change of land use to commercial use or partly commercial use. Hence, he has requested the Government to take a suitable decision in the matter.

4. And whereas, Government, after careful consideration of the matter, have decided to declare the road No.14 of Banjara Hills as category - C Commercial road in terms of G.O.Ms.No.766, MA & UD (I1) Department, dated.18.10.2007 and authorize the Commissioner, Greater Hyderabad Municipal Corporation to grant building permissions on the plots abutting the above road for ITES Complexes / Office Complexes/ Institutional Buildings only at the option of the owners of plots irrespective of usages envisaged in the Master Plan / Zonal Development Plan subject to condition that all the conditions stipulated in G.O.Ms.No.508 M.A. & U.D. (I1) Department, dated 15.11.2002

and G.O.Ms.No.766, MA & UD (I1) Department, dated. 18.10.2007 shall be followed and the Impact Fees as applicable on the date of issue of Building Permission, shall be paid by the applicants.

5. Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and the same was published in the extraordinary issue of the A.P.Gazette No.372, Part-1 dated: 02.07.2008. No objections and suggestions have been received within the stipulated period. Now, therefore, in exercise of powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975, (Act-1 of 1975), the Government hereby confirm the above notification, the same having been previously published in the Extraordinary issue of A.P.Gazette No.372, Part-1, dated: 02.07.2008 as required by sub-section (3) of the said section.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority – Declaration of road from Kachiguda Junction (Kachiguda Police Station) to Chadarghat via Nimboliadda upto Traffic Police Station and Pr.No.3-1-326 as commercial road – Draft Variation – Notification – Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No.109

Dated: 13th February 2009

Read the following:

- 1.Repn from Sri Babu Rao Yadav, dated: nil.
2. From VC, HUDA Letter No.12215/PD1/Plg/H/2006, dated: 28.09.2007 & 11.07.2008.
3. Govt. Memo.No.20709/I₁/2007, MA&UD (I₁) Deptt, dated: 12-01-2009

<<<>>>

ORDER:

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette Dated: 19-02-2009

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

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

Dr.C.V.S.K.SARMA

PRINCIPAL SECRETARY TO GOVERNMENT

To

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

The Metropolitan Commissioner, Hyderabad Metropolitan

Development Authority, Hyderabad with a request to publish a

notice in the newspapers as specified in sub-section (4) of

Section 15 of HMDA Act, 2008 on or before the date of Gazette

Notification and furnish the copies of same to the Government

for taking further action.

Copy to:

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,

Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District, Hyderabad.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

Whereas, Sri Baburao Yadav has represented Government that he has the owner of the property bearing Pr.No.2-4-1114 & 1-4-1114/1 situated at Nimboliadda, Kachiguda, Hyderabad and requested for change of land use of the same.

And whereas Vice Chairman, Hyderabad Urban Development Authority has stated that the site is vacant and abutting the Kachiguda Junction – Nimboliadda – Koti Road, which is 64-00 feet wide and proposed, as 100-00 feet in ZDP-II of MCH area. The surroundings of site are developed with mixed activity like Cinema Theatre, Shops and Lodges as the site is nearer to the Kachiguda Railway Station. He has recommended to considered the Change of Land Use as requested by the applicant keeping in view the notification point and surrounding developments. However he has informed that the road from Kachiguda Junction to Nimboliadda – Koti on which site is abutting is not declared as commercial road in G.O.Ms.No.508, dated.15.11.2002. Hence, the he has requested the Government to take suitable decision in the matter.

And whereas after orders were issued in G.O.Ms.No.508, MA&UD (I₁) Deptt, dated: 15-11-2002 declaring certain roads as commercial roads no individual cases for change of land use to commercial use are not being considered by the Government. However, in G.O.Ms.No.766, dated.18.10.2007 it was ordered that apart from the categorization of commercial areas in to A, B & C, commercial uses will be considered only as category – C on a case to case basis as regular change of land use case subject to the site abutting a minimum road with of 60-00 feet and levy of impact fee of three times the rate fixed for category – C. As per these orders, the request of the applicant for change of land use from Reservation use to Commercial use can be considered provided he agrees for the activities allowed under category – C and payment of impact fee of Rs.600/- for Sq. Feet i.e., three times of the rate fixed for category – C.

And whereas, after examining the above proposal, the VC, HUDA and Commissioner, Greater Hyderabad Municipal Corporation were requested to explore

and examine whether the road under reference can be declared as commercial road instead of considering Change of Land Use for single plot.

And whereas VC, HUDA has stated that since the road leading from kachiguda junction - Nimboliadda upto traffic police station and Pr.No.3-1-326 is having mixed land uses including commercial use, it may be considered for declaration of the road as commercial road or change of land use may be made for the site.

Now, therefore, after careful consideration of the matter, Government have proposed to declare the road from Kachiguda Junction (Kachiguda Police Station) to –Chadarghat via Nimboliadda (upto Traffic Police Station and Pr.No.3-1-326) as commercial road under category – B only in terms of G.O.Ms.No.766, MA & UD (I₁) Department, dated: 18.10.2007 and authorize the Commissioner, GMCH to grant building permissions on the plots abutting the above road for Commercial, Institutional, Residential purposes (under category –B) except Industrial use at the option of owners of plots irrespective of usages envisaged in the Master plan, ZDP, subject to the following conditions:

1. The said road shall be widened to 100'-0' wide.
2. The owners /developers shall leave land affected in road widening and the affected land shall be handed over to GHMC free of cost.
3. All conditions stipulated in G.O.Ms No.508, M.A & U.D (I₁) Deptt. Dated:15-11-2002 and in G.O.Ms.No.766, MA&UD (I₁) Deptt, dated:18-10-2007 shall be followed and the Impact fees as applicable on the date of issue of Building permission shall be collected by Greater Hyderabad Municipal Corporation.

Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and same was published in the A.P. Extra-Ordinary, issue of the A.P.Gazette No.31, Part-I Dated:19-01.2009. No objections and suggestions have been received. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No.31, Part-I, Dated: 19-01-2009 as required by sub-section (4) of the said section.

Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority - Declaration of Road from (i) Plot No.259 to 279 of Road No.92, Jubilee Hills (ii) from Cinema Ghar to Plot No.6 Road No.12 of Sri Venkateswara Co-op House Building Society Ltd. Banjara Hills as Commercial Road (Category-C) - Draft Variation – Notification- Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.40

Dated: 01.02.2010

Read the following:

1. From the Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad, Lr.No.139/CSC/TP10/CZ/2009, Dated:29.07.2009.
2. Government Memo. No. 9864/I1/2009-1, Municipal Administration & Urban Development (I1) Department, Dated: 07.10.2009.
3. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No. 10695/PD1/Plg/HMDA /2009, Dated: 07.01.2010.

ORDER:

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette Dated: 04.02.2010.

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

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

T.S. APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority,
Hyderabad
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
Copy to:
The District Collector, Hyderabad District, Hyderabad.
Sf /Sc.

// forwarded by order //

SECTION OFFICER

APPENDIX NOTIFICATION

Whereas the Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad has stated that the Road No.12, Banjara Hills, starting from Road No.1, Banjara Hills up to Cinema Ghar belonging to M.F. Hussain and Road No.92 of Jubilee Hills i.e., Road starting from Plot No.565-III to 564-A-37 was declared as a Commercial Road vide G.O.Ms.No.766 MA, Dated:18.10.2007. Further the stretch from Cinemaghar at Road No.12 to Plot No.564-A-37 is a small stretch about 300 mtrs. was shown for Residential purpose. The developments abutting this stretch are also coming up for Commercial activities. He has therefore recommended to declare the small missing link as Commercial Road (C-category) in order to have a continuous stretch from Road No.1 upto Plot No.565-III as a Commercial Road.

Therefore after careful consideration of the matter, Government have proposed to declare the stretch of Road No.92, Jubilee Hills from Plot No.259 to Plot No. 279 and balance stretch of Road No.12, Banjara Hills i.e., from Cinema Ghar to Plot No.6 of Sri Venkateswara Co-op House Building Society Ltd. as Commercial under Category-C only in terms of G.O.Ms.No.766 MA, Dated:18.10.2007 and authorize the Commissioner, Greater Hyderabad Municipal Corporation to grant building permissions on the Plots abutting the above road for Commercial, Institutional, Residential purposes (Under Category-C) except Industrial Use at the option of owners of Plots irrespective of usage envisaged in the Master Plan, Zonal Development Plan subject to the following conditions:

- i. The owners / developers shall leave the land affected in road widening in future and the affected and shall be handed over to Greater Hyderabad Municipal Corporation free of cost.
- ii. All conditions stipulated in G.O.Ms.No.508, MA & UD Dept., Dated:15.11.2002 and G.O.Ms.No.766, MA & UD Dept., Dated:18.10.2007 shall be followed and the impact fee as applicable on the date of issue of Building permission shall be collected by Greater Hyderabad Municipal Corporation.

Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and same was published in the A.P. Extra-Ordinary, issue of the A.P.Gazette No. 470-A, Part-I Dated:09.10.2009. No objections and suggestions have been received. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No.470-A, Part-I, Dated: 09.10.2009 as required by sub-section (4) of the said section.

**T.S. APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT
SECTION OFFICER**

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Greater Hyderabad Municipal Corporation Area – Categorization of notified Commercial Roads for allowing various commercial activities in erstwhile Municipal Corporation of Hyderabad Area– Extension of commercial area under Category-C up to Plot No.164 and 163 in Road No.7 of Banjara Hills – Draft Notification – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

**G.O.Ms.No.313
22.07.2010.**

Dated:

Read the following:

- 1.G.O.Ms.No.766, Municipal Administration and Urban Development Department, Dated:18.10.2007.
- 2.From Smt. P. Annapoorna W/o Late P. Srinivasa Reddy and others Representation Dated: 04.05.2010.
- 3.From the Commissioner, Greater Hyderabad Municipal Commissioner, Hyderabad Lr.No.2329/Commr./GHMC/2010/2468, Dated: 22.05.2010.
- 4.Government Memo No. 9257/11/2010-2, Municipal Administration & Urban Development Department, Dated: 18.06.2010.
- 5.From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No.7569/P8/Policy/Plg /HMDA/2010, dated: 2.07.2010.

ORDER:

The draft amendment to the G.O.Ms.No.766, Municipal Administration & Urban Development Department, Dated: 18.10.2007 issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 297, Part-I, dated:24.06.2010. No objections or suggestions have been received from the public within the stipulated period. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 29.07.2010.

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

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

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Andhra Pradesh, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The District Collector, Hyderabad District, Hyderabad.

Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

Whereas, in the G.O.Ms.No.766, Municipal Administration and Urban Development Department, Dated:18.10.2007 notification has been issued categorizing certain notified Commercial Roads in erstwhile Municipal Corporation of Hyderabad area, in to three categories viz., A, B and C and allowing various Commercial activities / buildings by levying the impact fee for each category separately.

And whereas, Smt. P. Annapoorna W/o Late P. Srinivasa Reddy and two others has represented to the Government that they are absolute owners of Plot No.164 situated on road No.7, Banjara Hills. In the G.O.Ms.No.766, Dated:18.10.2007 Government have declared area from junction of road No.9 and 7 towards the west i.e., starting from Plot No.162 to 149 as commercial road under Category-C excluding their Plot No.164 and Plot No.163 on the same road. They have therefore requested to include Plot No.163 and 164 in G.O.Ms.No.766, Dated:18.10.2007 as all other Plots from 162 to 149 on Road No.7 and Plots diagonally opposite to Plot No.163 & 164 have been declared as commercial.

And whereas the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad has stated that the in the G.O.Ms.No.766, Dated:18.10.2007, Road No.7 part starting from 'T' junction of Road No.7 & 9 starting from Plot No.162 to Plot No.149 as Commercial road under Category-C subject to payment of impact fee. The site under reference i.e., Plot No.164 is just second from Plot No.162 which was declared as commercial road. The Plot No.164 is located at 'T' junction abutting to road No.7 of Banjara Hills which is 66'-0" wide road as per ZDP towards southern side and also abutting to an existing link road for 40'-0" wide which is connecting the Road No.7 and the link roads are 18 mtrs.(60'-0")wide. The Greater Hyderabad Municipal Corporation

has no objection for inclusion of the Plot No.163 and 164 i.e., upto 'T' junction of Road No.7 and the link road connecting from 7 to 4 as they are located about 125" from the stretch of commercial road declared in the G.O.Ms.No.766, Dated:18.10.2007 subject to handing over the affected area under road widening free cost to Greater Hyderabad Municipal Corporation.

And whereas the Government have examined the request of the applicant with consultation of Commissioner, Greater Hyderabad Municipal Corporation and proposed to extend the commercial road area up to Plot No.164 and 163 in Road No.7 of Banjara Hills, under Category-C duly amending the G.O.Ms.No.766, Dated:18.10.2007 to this affect subject to the certain conditions.

Accordingly, draft amendment to the G.O.Ms.No.766, Municipal Administration & Urban Development Department, Dated: 18.10.2007 has been issued in Government Memo 4th read above, which has been proposed in exercise of the powers conferred by sub-section (1) of section (15) of Hyderabad Metropolitan Development Authority Act,2008 (Act No.8 of 2008) inviting objections / suggestions from any person with respect thereto before expiry of stipulated period i.e., fifteen days would be considered by the Government of Andhra Pradesh. But no objections / suggestions have been received by the Government within stipulated period.

Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, which is the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No.297, Part-I, Dated: 24.06.2010 as required by sub-section (4) of the said section.

A M E N D M E N T

The following amendment is made to the G.O.Ms.No.766, Dated:18.10.2007:

1. For the words in item No.24 of Annexure-III to the said G.O. the following shall be substituted:

24. From Junction of Road No.10 and 9 Banjara Hills to junction of Road No.9 Banjara Hills upto Junction of Road No.9 and 7 to part of Road No.7 Banjara Hills from House No.164 to 149 (old MCH No.8-2-418).

2. The above amendment is subject to the following conditions:

i. The access road for the site under reference i.e., for the Plot No.163 & 164 shall be allowed only to Road No.7.

ii. The owners / developers of Plot No.163 & 164 shall leave the land affected in road widening in future and the affected land shall be handed over to Greater Hyderabad Municipal Corporation free of cost.

iii. All other conditions stipulated in G.O.Ms.No.766, MA & UD Dept.,Dated:18.10.2007 shall be followed.

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development (M) Department –Guidelines on Scheme for Affordable Housing in Partnership (SAHIP) and Special Requirements for Affordable Housing - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G. O. Ms. No. 589

Dated:25 .09.2009
Read the following:

1. G.O.Ms.No.86 M.A & U.D. (M1) Department Dated: 03.03.2006
2. G.O.Ms.No.678 M.A.& U.D. (M1) Department Dated: 07.09.2007.
3. G.O.Ms.No.302,M.A & U.D (M1) Department Dated: 15.04.2008
- 4 From Joint Secretary (Housing), Government of India, Ministry of Housing and Urban Poverty alleviation, New Delhi, D.O.No.N-14014/1/12006- Housing (Part), dated: 24.02.2009, 22.04.2009, 26.04.2009, 08.05.2009, 18.05.2009, 09.06.2009 & 23.06.2009
5. From Regional Chief, Housing and Urban Development Corporation Ltd, (HUDCO) Hyderabad Lr. No. HUDCO/HRO /ISHUP /IMPL/2009/251, dt:26.04.2009
6. G.O.Rt.No.81, Housing (U &IAY.A1) Department dt: 03.04.2009.
7. Govt Memo No.13737/UBS/2009, MA, Dt: 27.08.2009.

ORDER:

Government have issued Revised Common Building Rules, 2006, wherein separate provisions for Group Housing Schemes & low cost housing are stipulated. The same Rules have been extended to all Municipal Corporations and Municipalities and Urban Development Authorities vide GOs 1st to 3rd read above. In Rule 10 of Revised Building Rules, Requirements of Group Development, Group Housing, Cluster Housing, Residential Enclaves and Row Housing Schemes and provisions for low-cost housing were issued.

2. The Government of India, Ministry of Housing and Urban Poverty alleviation, New Delhi vide reference 4th read above, while communicating the guidelines for Affordable Housing in Partnership has informed that, the scheme intends to provide a major stimulus to employment creation through affordable housing, as construction workers are amongst the most vulnerable in the current economic downturn. It also aims at the creation of demand for a large variety of industrial goods through the multiplier effect of housing on other economic activities. This scheme aims at operationalising the strategy envisaged in the national Urban Housing & Habitat Policy (NUHHP) 2007, of promoting various types of Public-private partnerships of the government with the private, the co-operative sector, the financial services sector, the state parastatals, and the Urban local bodies for realizing the goal of affordable housing for all. As the scheme is to be operated as a component of the existing JNNURM, action is to be taken by the existing mechanism, nodal agencies Sanctioning Committees and Departments and in charge of BSUP and

IHSDP components of JNNURM and requested to implement on priority, both because of the huge housing shortages and for the necessary stimulus to the economy.

3. Government after careful examination of the matter and in continuation of orders issued vide reference 7th read above, hereby issue the State specific guidelines/instructions on the Institutional arrangements and the special requirements for Affordable Housing as appended in Annexure – I & II to this order under Scheme for Affordable Housing in Partnership (SAHIP).

4. All the concerned Municipal Commissioners of Municipal Corporations and Municipalities and Vice-Chairman's of all Urban Development Authorities (UDAs) in the State are instructed to give wide publicity to this scheme on Affordable Housing to ensure that both public agencies as well as Private developers come forward to undertake Affordable Housing in large number.

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

**DR.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing, Stationery and Stores Purchase
A.P. Hyderabad (in duplicate, with a request to publish the Notification in
the Extraordinary Gazette of A.P. and furnish 1000 copies to Government)

The Commissioner and Special Officer, Greater Hyderabad Municipal
Corporation, Hyderabad.

The Prl Secy to Government, Revenue Department.

The Vice Chairman, Hyderabad Urban Development Authority,
Hyderabad.

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P.
Hyderabad.

The Concerned Commissioners of all Municipal Corporations /
Municipalities in the State.

The all Concerned Vice chairmen of all Urban Development Authorities in the
State.

The Director General Fire Services, Hyderabad.

The Chairperson, AP Transco, Hyderabad.

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

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner& Inspector General of Registration & Stamps, A.P.
Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The Joint Secretary (Housing), Government of India, Ministry of Housing
and Urban Poverty alleviation, New Delhi.

The Regional Chief, Housing and Urban Development Corporation Ltd,
(HUDCO) Hyderabad.

The Managing Director, A P Rajiv Swagruha Corporation, Hyderabad.

The Managing Director, APHC, Hyderabad.

The Managing Director, APIIC, Hyderabad.

The Managing Director, A.P Police Housing Corporation, Hyderabad.

Copy to:

The Special Secretary to Chief Minister.

The P.S. to Minister (M.A).

The P.S. to Principal Secretary to Government (MA&UD Dept)

The P.S. to Secretary to Government (M.A & U.D. Dept)

The MA&UD (UBS) Department.

S.F/S.C.

//FORWARDED BY ORDER//

SECTION OFFICER

(Annexure to G.O.Ms.No.589 MA&UD (M1) Department,Dt:25.09.2009

ANNEXURE – I

GUIDELINES ON AFFORDABLE HOUSING IN PARTNERSHIP

(SAHIP)

1) PROJECT PROPONENT:

The following agencies shall be reckoned as Project proponents under the SAHIP:

- Any Government Agency/Public Agency like APHB, APHC, AP Rajiv Swagruha Corporation, AP Police housing Corporation, APIIC, Municipal Corporations of Hyderabad/Visakhapatnam/Vijayawada, Urban Development Authorities of Hyderabad, Visakhapatnam and VGTMUDA and Tirupathi UDA are eligible
- Any licensed developer /licensed builder (licensed under the provisions of the Revised Building Rules)

2) IMPLEMENTING AGENCY:

The Implementing Agency under this Scheme shall be the respective Urban Development Authority in case of UDA areas and the Director of Town & Country Planning, AP in case of non-UDA areas

The Implementing Agency will approve the layout and building plans/Group Housing drawings for the Housing Projects from the Project proponent together with details of the project, number of units offered under the Scheme, the cost per sq ft. of built up area, the cost of development of both internal and external infrastructure facilities , and list of beneficiaries.

3) NODAL AGENCY:

The Nodal Agency for the SAHIP would be the APUFIDC.

4) APPLICABILITY:

This Scheme would be applicable to all Projects undertaken after March,2009 and which conform to the requirements as given in Annexure 2.

5) IDENTIFICATION OF BENEFICIARIES:

The identification of eligible beneficiaries shall be undertaken by the implementing agency through the MEPMA in association with SLF wherever necessary.

6) SALE PRICE OF DWELLING UNITS:

The sale price of all the dwelling units covered under the Affordable housing component shall be fixed by the Implementing Authority/ Nodal Agency with approval of Central Sanctioning and Monitoring Committee. The sale price shall also include payment of amount towards corpus fund at the rate of Rs.15 per sq ft of plinth area, which shall be utilized by the Association of the Housing Colony for maintenance and upkeep of the colony, the buildings and facilities.

7) INCENTIVES TO PUBLIC AGENCIES/PRIVATE BUILDERS/DEVELOPERS UNDERTAKING THE SCHEME:

The following incentives would be considered by the Government for any public agency/licensed builder/developer undertaking a housing project with the above affordable housing scheme component in the project:

- a)** Automatic exemption of such Project from application from Land Ceiling laws for the whole Project. 100 % Stamp duty exemption for built up units (independent houses as well as flats) up to 80 sq m (860 sq. ft) built up area (inclusive of all common areas) provided that such exemption shall be applicable is applicable to one time registration only. The registration would be done on Rs.100 stamp paper.
- b)** Automatic land use conversion from agriculture/conservation and other uses except industrial /water bodies/ recreation uses to residential use for the whole Project. No levy of conversion charges for land use modification to Statutory Master Plan/ZDP for the whole Project.
- d)** No levy of Non-agriculture conversion charges
- e)** 50% waiver on levy of Development charges for the affordable housing component. No fees and charges shall be leviable for the affordable housing component.

8) LAY OUT/ DEVELOPMENT SPECIFICATIONS:

The maximum plot area/size of the dwelling units, layout and development specifications and other requirements for Affordable Housing Scheme shall be as given in the **Annexure - II.**

DR.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

ANNEXURE – II
SPECIAL REQUIREMENTS FOR AFFORDABLE HOUSING

In exercise of the powers conferred under Rule 10.6 of the Hyderabad Revised building Rules,2006, and VUDA & VGTMUDA Revised Building Rules,2007 and Revised Building Rules,2008,applicable to Tirupathi UDA, Government herewith issue the following orders on low-cost/affordable housing schemes/component in Group Housing and other type of housing development undertaken by both public and private developers/builders.

1. Applicability:

(i) These requirements cover the planning and general building requirements of affordable housing schemes/component developed as Group housing or clusters. The requirements regarding layout planning, design and construction of affordable housing schemes are applicable to both public agencies/government bodies or NGOs and private developers.

(ii) These orders are applicable over and above the existing Government Orders/stipulations that govern the affordable housing component in group housing and other type of housing development. Where there is an inconsistency between these Orders and other Government Orders/stipulations, the provisions of these orders shall prevail.

2. In these affordable housing scheme component, in addition to planning standards, the general master plan requirements of circulation pattern, the following requirements are required to be provided to the extent of the affordable housing scheme component:

(i) The type of development for affordable housing scheme shall be as given in Rule 10 of the Common Building Rules, excepting the community open space and parking requirements which shall be as given in these stipulations.

(ii) **Community open space** – minimum 10 % of total site area, out of which not more than 3% may be utilized for shopping center/public facilities centre and shall be developed as a separate block. This shall be applicable only to the portion covered by Affordable housing component, i.e, EWS/LIG /MIG blocks.

(iii) Dwelling units size:

(a) In case of Group Housing Schemes, of the total number of dwelling units proposed, atleast 25 % shall be EWS dwelling units and atleast 15 % shall be LIG dwelling units of the total dwelling units constructed, and the number of EWS and LIG dwelling units shall be minimum 200 so to qualify for incentives and requirements under this Affordable Housing Scheme.

(b) In case of layouts/plotted Schemes for housing, minimum 25 % of the total number of plots shall be EWS and 15 % shall be for LIG in such Affordable housing component,

and such number of plots of EWS and LIG shall be minimum 200 so to qualify for incentives and requirements under this Affordable Housing Scheme.

(c) The maximum size of plots/plinth area permissible in such schemes shall be as follows:

Sl.No.	Category	Maximum size of plot permissible in case of plotted and similar development	Maximum size of dwelling unit permissible in case of group Housing and similar Development (excluding common areas like balcony, staircase, corridor)
1	EWS	35 sq m	35 sq m
2	LIG	55 sq m	48 sq m
3	MIG	110 sq m	80 sq m

All the units mentioned in the above Table above would be eligible for the incentives and subsidy under this Scheme.

(i) In case of Group Housing, the public agency/developer is given freedom to build the affordable housing units in a separate block with separate access.

(ii) In case of plotted development, the minimum abutting road to the plots shall be 9 m.

(iii) For EWS unit, a multipurpose room, a kitchenette and a WC Block is recommended. Alternatively, a hall, one room and kitchenette with common WC and bath for a group of EWS units may also be allowed.

(iv) For LIG unit, a hall, a bedroom, a kitchenette and a WC Block is recommended

(v) For MIG unit, a hall, 2 bedrooms, a kitchen area and a WC Block is recommended.

(iii) Parking requirements:

The parking requirements in such Affordable housing component shall be as follows:

Sl. No	Jurisdiction	Minimum parking requirement as percentage of built – up area	
(1)	(2)	(3)	(4)
1	In GHMC/GVMC/Vijay awada MC areas	5 % of total built-up area proposed for EWS and LIG; 10 % of total built-up	a)The parking requirement may be met either in basement/cellar/

		area in case of MIG. For other categories, it shall be as per Common Building Rules	or on stilts of respective blocks or common pool parking at ground level or a combination of the above.
2	In rest of HMDA/other UDA areas/ other Municipal Corporation areas	3 % of total built-up area proposed for EWS and LIG; 9 % of total built-up area in case of MIG. For other categories, it shall be as per Common Building Rules	b) Common basement parking is to be avoided. c) The minimum parking requirement given in Col. 3 is inclusive of all requirements like visitors parking, parking for nonresidential uses, etc.
3	In other non-UDA Municipalities and other areas	2 % of total built-up area proposed for EWS and LIG; 8 % of total built-up area in case of MIG. For other categories, it shall be as per Common Building Rules	d) The parking for EWS and LIG is expected to be exclusively for 2-wheelers. e) The parking requirement for MIG and other categories are expected to comprise of both 2-wheelers and 4-wheelers. f) The parking distribution shall be done accordingly and shall be treated as common area that shall be under the combined ownership and management of the Association and shall not be disposed for any other

			<p>purpose or body.</p> <p>g) Where partial area under stilt floor is provided for parking, the rest of the area can be used for dwelling area;</p> <p>Where partial area in cellar floor is provided for parking, the rest of the area can be utilized for non-dwelling/public facilities purpose.</p>
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3. Roads and Pathways:

There is no restriction on the percentage of area to be left for under roads and pathways in such housing projects. It would depend on design efficiency of the layout and proper access to the various blocks. Access to dwelling units, particularly where motorized vehicles are not normally expected shall be by means of paved footpaths with right-of-way of 6m and pathway of 2 m. The right-of-way shall be adequate to allow for the plying of emergency vehicles and also for other services like road side drains and greenery/plantation.

IV) Cluster design:

The above may also be designed as Clusters with the common courtyard/ open space and height permissible shall be as follows:

Sr. No.	Courtyard/ Cluster open space to be left (in sq mtrs)	Height of building permissible (in mtrs)
1	36 sq m with minimum 6 m width	3 floors or 10 m
2	50 sq m with minimum 7m width	4 floors or 12 m
3	64 sq m with minimum 8 m width	5 floors or 15 m

The cluster open space may be either centrally located or could be an end-cluster. The abutting road width shall be minimum width of 9 m.

5. Minimum setbacks:

(i) The minimum setbacks and space between the blocks and boundary of the Scheme shall as given in Table III and V of the Revised Common building Rules, excepting for the space between internal blocks which can be 2 m in respect of buildings upto 10 m and 3 m in respect of buildings upto 15 m.

(ii) In case of cluster housing/blocks, no setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway/ access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters sides that are abutting peripheral thoroughfare roads, setback shall be as per the Building line given in Table III of the relevant Revised Common Building Rules.

6. Height of the Building Blocks:

The height of the dwelling units building/blocks covered under the Affordable housing component shall not exceed 15 m (excluding stilt parking floor).

The height permissible for public facility block the Affordable housing component shall be in accordance with Table III and IV of the relevant Revised Common building Rules.

7. General Building Requirements:

The requirements of parts of building/ individual size of rooms/areas, etc. in such Schemes shall in be in accordance with Appendix –D (Special Requirements for Low Income Housing) of Part III of the National Building Code of India, 2005.

8. Layout design of Scheme:

Design freedom and flexibility may be exercised in such schemes. The site layout and design for such schemes shall be governed by good design practices without compromising on the public facilities and amenities requirements like water supply, external and internal access roads, drainage and sewerage, solid waste disposal, socio-cultural requirements and sustainable environmental practices like greenery and foliage, recycling and conservation measures, etc. Adequate and ample lighting and natural ventilation for the dwelling units and blocks shall be ensured while designing the buildings/blocks.

9. Sustainable building and construction practices:

In such Schemes since affordability is the key factor, low cost construction techniques, sustainable building and construction practices shall be ensured. The management of the Scheme or colony shall be under a single management for ensuring the upkeep of the public facilities and amenities, greenery and plantation/foliage/ rain water harvesting

structures, open space protection and utilization, etc. The Association shall be responsible for managing the corpus fund and maintenance issues.

DR.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

Provisions of Barrier Environment Stipulated in G.O.Ms.No.345
MA & UD Dept, Dt.30.06.2006

1. Definitions:

- 1.1 **Non-ambulatory Disabilities:-** Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheel chairs.
- 1.2 **Semi-ambulatory Disabilities:-** Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3 **Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4 **Sight Disabilities:-** Total blindness or impairments affecting sight to the extent that the individual functioning in public areas, is insecure or exposed to danger.
- 1.5 **Wheel Chair:-** Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm X 750 mm.

2. SCOPE:

These bye-laws are applicable to all buildings and facilities used by public. It does not apply to private & public residences.

3. SITE DEVELOPMENT:

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

4.1 Access Path/Walk Way:

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor materials shall be made suitably to attract or to guide visually impaired persons (Limited to coloured for material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Parking: For parking of vehicles of handicapped people the following provisions shall be made:

- a) Surface parking for two cars spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.

- b) The width of parking bay shall be minimum 3.6 meter.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

4. BUILDING REQUIREMENTS:

The specified facilities for the building for physically handicapped persons shall be as follows:

Approach to plinth level
Corridor connecting the entrance/exit for the handicapped
Stairways
Lift
Toilet
Drinking water

5.1 Approach to plinth level:- Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach:- Ramp shall be finished with non slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9.0 meter having 800 mm high hand rail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

5.1.2 Stepped Approach:- For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high hand rail on both of the stepped approach similar to the ramped approach.

5.1.3 Exit/Entrance Door:- Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheel chair use. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm X 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I) finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should be level to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped:- The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information

connecting the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) Guiding floor materials, shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 12500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 12:12
- d) Hand rails shall be provided for ramps/slope ways.

5.3 Stair ways:- One of the stair-ways near the entrance/exit for the handicapped shall have the following provisions.

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (Square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 30 mm on the top and bottom of each flight of steps.

5.4 Lifts:- Wherever lift is required as per bye-laws, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity by Bureau of Indian Standards.

Clear internal depth	:	1100mm
Clear internal width	:	2000mm
Entrance door width	:	900mm

- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 mm X 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 meter/sec.
- d) The interior of the cage shall be provided with a device that audibly indicate the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets: One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

- a) The minimum size shall be 1500 X 1750 mm.
- b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 50 mm from the floor.

5.6 Drinking Water: Suitable provision of drinking water shall be made for handicapped near the special a toilet provided for them.

5.7 Designing for Children: In the buildings meant for the pre-dominant use of the children, it will be necessary to suitable alter the height of the handrail and other fittings and fixtures etc.

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT:

HYDERABAD URBAN DEVELOPMENT AUTHORITY- Regulations- Hyderabad Urban Development Authority Zoning Regulations 1981- Addition of a regulation for Conservation of Historical Buildings and areas in Hyderabad City under section 59 of Andhra Pradesh Urban Areas (Development)Act 1976- Orders -Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT.

G.O.Ms No.542,M.A

Dated.14th Decembner,1995

Read:

From the Vice Chairman, Hyderabad Urban Development Authority,
Letter No. 1841 /Plg/H/94, dt.18.8.1995.

ORDER :

The Government hereby accord their approval to the Hyderabad Urban Development Authority for addition of a new regulation to the existing Hyderabad Urban Development Authority Zoning Regulations 1981 for the Conservation of Historical Buildings and areas in Hyderabad City with no financial commitment on Government or Hyderabad Urban Development Authority as annexed to this order.

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

C.ARJUNA RAO
PRINCIPAL SECRETARY TO
GOVERNMENT

To

The Vice Chairman, Hyderabad Urban Development Authority, Sec'bad.
The Commissioner and Special Officer, Municipal Corporation of Hyderabad.
The Managing Director, Tourism Development Corporation, Hyderabad
The Director of Town and Country, Planning, Hyderabad
The Commissioner for Land Revenue, Hyderabad
The District Collector, Hyderabad
The District Collector, Ranga Reddy District, Hyderabad
Copy to Sri, Siddiqui
Copy to Sri. P.J.J.Raju
Copy to Sri. Scrutiny cell of Law Department

//FORWARDED BY ORDER/

SECTION OFFCIER

ANNEXURE

Under sub-section (1) of section 59 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act No.1 of 1975) the Hyderabad Urban Development Authority with the previous approval of the Government hereby makes the following amendment to the Hyderabad Urban Development Authority Zoning Regulations 1981 by addition of a new regulation, for conservation of Historical areas and the buildings thereon in Hyderabad City with no financial commitment on the Government or Hyderabad Urban Development Authority.

AMENDMENT

In the said Zoning Regulations, after zoning regulation No.12, the following regulation shall be added namely:-

CONSERVATION OF LISTED BUILDINGS,AREAS,ARTEFACTS,STRUCTURES AND PRECINCTS OF HISTORICAL AND/OR AESTHETICAL AND/ OR ARCHITECTURAL AND/ OR CULTURAL VALUE (HERITAGE BUILDINGS AND HERITAGE PRECINCTS) INCLUDING ROCK FORMATIONS:

1. Applicability: This regulation will apply to those buildings, artifacts, structures and /or precincts of historical and /or aesthetical and /or architectural and /or cultural value (hereafter referred to as Heritage Buildings and Heritage Precincts) which will be listed in notifications(s) to be issued by the Government.

The Authority shall invite public objections and suggestions in three local daily newspapers before finalizing the list. Restrictions on Heritage Buildings and Heritage Precincts shall be in force with effect on and from the date of first notification.

2. Restriction on Development /Redevelopment /Repairs, etc:

(i) No Development or redevelopment or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said Heritage buildings or Heritage Precincts shall be allowed except with the prior written permission of the Vice-Chairman, Hyderabad Urban Development Authority. The Vice-Chairman, Hyderabad Urban Development Authority shall act on the advice of /in consultation with the Heritage Conservation Committee to be appointed by Government (hereafter called "the said Heritage Conservation Committee):

Provided that in exceptional cases, for reasons to be recorded in writing, the Vice-Chairman, Hyderabad Urban Development Authority may over rule the recommendation of the Heritage Conservation Committee.

Provided further that the power to overrule the recommendations of the Heritage Conservation Committee shall not be delegated by the Vice-Chairman, Hyderabad Urban Development Authority to any other officer.

(ii) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Vice-Chairman, Hyderabad Urban Development Authority shall take into consideration the recommendations of the Heritage Conservation Committee.

3. Preparation of list of Heritage Buildings and Heritage Precincts: The said list of buildings, artifacts, structures and precincts of historical, and/or aesthetical, and/or architectural and/or cultural value including rock formations to which this regulation applies shall not form part of the Regulation for the purpose of Section 59 of the Andhra Pradesh Urban Areas(Development) Act, 1975. Modifications to the list shall not amount to modification to Zoning Regulations. This list may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Vice-Chairman, Hyderabad Urban Development Authority or from the said Heritage Conservation Committee, or by Government suo moto, provided that before the list is supplemented, altered, deleted or modified, objections and suggestions from the public be invited and duly considered by the Vice-Chairman, Hyderabad Urban Development Authority and/or by Government.

4. Power to Alter, Modify or Relax Regulations: With the approval of Government and after consultation with the said Heritage Conservation Committee, the Vice-Chairman, Hyderabad Urban Development Authority shall have the power to alter, modify or relax the provisions of other Regulations of the Hyderabad Urban Development Authority Zoning Regulations 1981 (hereafter referred to as "the said Regulations") if it is needed for the conservation, preservation or retention of historical, aesthetical, cultural or architectural quality of any Heritage building or Heritage Precinct including rock formations.

5. Permission to demolish or to make major alterations to Heritage Buildings may be granted only in exceptional cases by the Vice-Chairman, Hyderabad Urban Development Authority after obtaining the opinion of Heritage Conservation Committee and after inviting public objections and suggestions in three local daily newspapers.

6. Grant of Transferable Development Rights in cases of loss of Development Rights: If any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprives the owner/lessee of any unconsumed Floor Space Index the said owner/lessee shall be compensated by grant of Development Rights Certificate (hereafter referred to as "Transferable Development Rights") subject to the regulations as provided in Appendix 'F'. The Transferable

Development Rights from Heritage Building may be consumed in the same municipal ward from which it originated. The extent of Transferable Development Rights Certificates to be granted may be determined by the Vice Chairman, Hyderabad Urban Development Authority, in consultation with the Heritage Conservation Committee and will not be awarded unless sanctioned by the Government.

7. Maintaining Sky Line: Buildings included in Heritage Precincts shall maintain the sky line in the precinct (without any high-rise development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said listed Heritage buildings/Heritage precincts and rock formations by Municipal Administration and Urban Development Department. The development within shall be in accordance with the guidelines framed by Vice Chairman, Hyderabad Urban Development Authority in consultation with Heritage Conservation Committee.

8. Repair fund: Buildings included in the said list shall be repaired by the owners/lessees of the said buildings themselves or occupiers of the old building. With a view to give monetary help for such repairs a separate fund may be created, which would be kept at the disposal of Vice-Chairman, Hyderabad Urban Development Authority, who will make disbursement from the funds in consultation with Heritage Conservation Committee. Provision for such fund may be made through the budget of the Authority.

9. Grading of the Heritage Buildings/Heritage Precincts: Heritage Buildings/Precincts may be graded into three categories. The meaning of these Grades and basic category for development permissions are as follows:

Listing does not prevent change of ownership or usage. However such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

Grade-I	Grade-II	Grade-III
<p>A. Definition:</p> <p>Heritage Grade-I Comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution. They have been and are, the prime land marks of the City.</p>	<p>Grade-II (A&B) Comprises of buildings of regional or local importance, possessing special architectural or aesthetic merit, cultural or historical value, though of a lower scale than in Heritage Grade-I. They are local land marks, contributing to the image and identity of the City. They may be the work of master craftsmen,</p>	<p>Heritage Grade- III comprises of buildings, and precincts of importance for town scape including rock formations they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of life style of a particular community</p>

<p>B. Objective Heritage Grade-I richly deserves careful preservation</p> <p>c. Scope for changes No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging, the life of the buildings or precincts or any art of features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original</p> <p>D. procedure Development permission for the changes would be given by Vice Chairman</p>	<p>or may be models of proportion and ornamentation, or designed to suit particular climate.</p> <p>Heritage Grade-II deserves intelligent conservation</p> <p>Grade-II (A) internal changes and adaptive reuse will be generally allowed. But external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II</p> <p>Grade-II (B) In addition to above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that the extension / additional building is in harmony with (and does not detract from) existing heritage buildings or height and façade.</p>	<p>or region and, may, also be distinguished by setting on a street line, or special character of the façade and uniformity of height, width and scale.</p> <p>Heritage Grade-III deserves protection of unique features and attributes</p> <p>External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions additional buildings in the same plot or compound provided that extension/ additional building is in harmony with and does not detract from he existing Heritage building/precinct especially in terms of height and /or façade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction required to consume the permissible floor space index and no option other than reconstruction is available.</p> <p>Development permission</p>
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<p>Hyderabad Urban Development Authority on the advice of the Heritage Conservation Committee to be appointed by State Government.</p> <p>E. Vistas/ Surrounding Development All development in areas surrounding Heritage Grade –I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I</p>	<p>Development permission for the changes would be given by Vice-Chairman, Hyderabad Urban Development Authority in consultation with a subcommittee of the Heritage Conservation Committee.</p>	<p>would be give for changes by Vice Chairman, Hyderabad Urban Development Authority itself but in consonance with guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.</p>
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APPENDIX - "F"
(Regulation No.13)

REGULATIONS FOR THE GRANT OF TRANSFERABLE DEVELOPMENT RIGHT TO OWNERS/LESSEES OF HERITAGE BUILDINGS/HERITAGE PRECINCTS AND CONDITIONS FOR GRANT OF SUCH RIGHTS.

1. As provided in Regulation 13(6), Development Rights of the owner/lessee of Heritage buildings who suffers loss of Development Rights due to any restrictions imposed by the Vice-Chairman, Hyderabad Urban Development Authority or Government under Regulations 13 shall be eligible for award of Transferable Development Rights (TDR) in the Floor Space Index (FSI) to the extent and on the conditions set out below. Such award will entitle the owner of the Heritage Building to Floor Space Index in the form of a Development Rights Certificate (DRC) which he may use himself or transfer to any other person.
2. A Development Rights Certificate will be issued only on the satisfactory compliance with the conditions prescribed in this Appendix.
3. If a holder of a Development Rights Certificate intends to transfer it to any other person he will submit the Development Rights Certificate to the Vice-Chairman, Hyderabad Urban Development Authority with an appropriate application for an

endorsement of the new holders name i.e. transferee on the said Certificate. Without such an endorsement by the Vice-Chairman, Hyderabad Urban Development Authority himself, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.

4. A holder of a Development Rights Certificate who desires to use the Floor Space Index credit certified therein on a particular plot of land shall attach to his application for development permission valid Development Rights Certificate's to the extent required.

5. Development Rights Certificates may be used:-
On any plot in the same ward as that in which they have originated or in any ward in the suburbs except as specified in clause (6) below:

6. A Development Right Certificate shall not be valid for use on receivable plots in the areas listed below:-

- a) Recreation zones, parks, playgrounds as notified in Master Plan/Zonal Development Plans.
- b) Open spaces earmarked in layouts.
- c) Any heritage building.
- d) Any Heritage Precinct except with the prior approval of the Heritage Conservation Committee and subject to compliance with the regulations of the particular precinct.

7. The uses that will be permitted for utilization of the Development Rights Certificates on account of transfer of development rights will be as under:-

Zone in which designated /reserved plot is situated	Uses to be permitted in receiving areas
1. Residential	Only residential uses and in Residential Zones only
2. Commercial (C-2)	Commercial (C-2) uses if the plot where the Floor Space Index is to be utilized is situated In C-2 zone. Residential only in Residential Zones.
3. Commercial (C-1)	Commercial (C-1) if the plot where the Floor Space Index is to be utilized is situated in C-1 zone. Residential in Residential Zones.
4. Industrial (I-1), (I-2), (I-3)	Residential only in Residential Zones.

8. Development Rights Certificates may be used on one or more plots of lands whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but not so as to exceed in any plot a total built-up Floor Space Index higher than that prescribed in clause 9 below in this Appendix.

9. The Floor Space Index of a receiving plot shall be allowed to be exceeded by not more than 1.0 in respect of a Development Rights available in respect of a Heritage Building.

10. With an application for development permission, where an owner/lessee seeks utilization of Development Rights, he shall submit the Development Right Certificate to the Vice-Chairman, Hyderabad Urban Development Authority, who shall endorse thereon in writing in figures and words, the quantum of the Development Right Certificate proposed to be utilized, before granting development permission, and when the development is complete, the Vice-Chairman, Hyderabad Urban Development Authority shall endorse on the Development Right Certificate in writing, in figures and words, the quantum of Development Rights actually utilized and the balance remaining thereafter, if any, before issue of occupation certificate.

11. A Development Rights Certificate shall be issued by the Vice-Chairman, Hyderabad Urban Development Authority himself as a certificate printed on bond paper in an appropriate form pre scribed by Vice-Chairman, Hyderabad Airport Development Authority. Such a certificate will be a transferable "negotiable instrument" after due authentication by the Vice-Chairman, Hyderabad Airport Development Authority. The Vice-Chairman, Hyderabad Urban Development Authority shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilization of Development Rights Certificates.

C. ARJUNA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT,
Sd/- SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Hyderabad Urban Development Authority – Heritage Buildings and Heritage Precincts in
Hyderabad City – Final Authentication – Issued.

G.O.Ms.No.102 M.A.,
March, 1998

Dated: 23

Read the following:-

1. G.O.Ms.No.542, M.A.,dated:14-12-1995.
2. G.O.Ms.No.416, M.A.,dated:12-8-1996.
3. G.O.Ms.No.417, M.A.,dated:12-8-1996.
4. Government D.O.Lr.No.269/11/94, dt:19-4-96.
5. From VC, HUDA,Lr.No.8316/Policy/Plg/HUDA/96, Dt:23-9-97.

* * *

ORDER:

In the government order 3rd read above, the Government have constituted an expert committee called the “Heritage Conservation Committee” in order to prepare supplementary list of Heritage building , Precincts, areas, Artefact, Structures of Historical, Asthetica, Architectural or Cultural value for their conservation etc. as per the regulation 13 of Hyderabad Urban Development Authority zoning regulation, 1981 and Vice Chairman, Hyderabad Urban Development Authority was also requested to notify list of such buildings and precincts so as to protect them. While notifying the list of Heritage buildings and precincts in 4 (four) daily new papers, 60 days time was given inviting public objections and suggestions as required under the Zoning Regulations. The Heritage Conservation Committee has examined the objections / suggestions received within the stipulated time in its meetings held on 10-4-97, 7-6-97 and 28-6-97 and agreed to recommend for deletion of certain buildings and retention of certain buildings. The committee has also suggested for the change in gradation of buildings. Based on the recommendations of Heritage Conservation Committee, Hyderabad Urban Development Authority has furnished a list of 13 buildings for deletion from the list.

1. As a result out of 150 buildings, the total number of Heritage buildings remains 137 and they are graded as follows:

Grade – I	..	24 Nos.
Grade – II(A)	..	10 Nos.
Grade – II(B)	..	40 Nos.
Grade – III	..	57 Nos.

131Nos.

has

2. As regards the objection on Heritage Precincts, the Committee after examination over-ruled the objections received and recommended for retention of 9 (nine) Heritage Precincts.
3. Keeping in view the decision taken / recommendation made by the Heritage Conservation Committee , Vice Chairman, Hyderabad Urban Development Authority has requested the Government to approve and notify the final list of Heritage buildings (Numbering 137) and Heritage Conservation Committee decided to accept the proposal.
4. The Government after careful examination of matter and keeping in view the recommendation of the Expert committee i.e., Heritage Conservation Committee decided to accept the proposal.
5. Accordingly, the Government direct that out of total number of 150 buildings, 13 buildings be deleted from the list duly retaining the balance 137 buildings.
Similarly 9
Heritage Precincts shall also be retained.
6. The appended notification will be published in the A.P.Gazette.

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

N.S.HARIHARAN
PRINCIPAL SECRETARY TO

GOVERNMENT

To,
The Commissioner, Printing, Stationary & Stores Purchase, Hyd.
Vice Chairman, Hyderabad Urban Development Authority
All the members of Heritage Conservation Committee.

Copy to Information & Public Relation Department for publication.
Copy to P.S. to Minister (Mpl. Admn.)
Copy to P.S. to Chief Secretary to Govt.
Copy to Law (E) Department.

// Forwarding : By order //

Section Officer

NOTIFICATION

Under Regulation no.13(1) of Hyderabad Urban Development Authority Zoning Regulation, 1981 made under sub-section (1) of section 59 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I1975), the Government of Andhra Pradesh, after inviting public objection and suggestions in the local daily newspaper and after duly considering the, hereby publish the following list of Heritage Buildings as in Annexure-I and Heritage Precincts as in Annexure-II.

ANNEXURE – I

Sl. No.	NAME OF BUILDING	LOCATION	GRADE
1.	2.	3.	4.
1.	Parsi Dharmasala	Paradise,Secunderabad, New 66	I
2.	Clock Tower Secunderabad	Near Garden Restaurant	I
3.	Amberpet Burj	Amberpet,2-2-361	I
4.	Nizamia Observatory	Punjagutta,7-1-78	I
5.	Clock Tower Sultan Bazar	Sultan Bazar	I
6.	Gate Portion, Dewan Devdi Two Gates	One opp. Madina Building & One along Chatta Bazar Road. 22-7-250,22-7-297	I
7.	Kaman Chatta Bazar	Chatta Bazar,Bes. 22-8-332	I
8.	a. Charkaman b. Machilikaman c. Kalikaman d. Sher-E-Basti-Kil-Kaman	Gulzar House,Bes.21-2-237/1 Gulzar House,Bes.21-2-66 Gulzar House,Bes.22-6-2/7 Gulzar House,.,21-7-218	I
9.	Gate Portion	Lad Bazar, 20-4-1113/1	I

Shahi Jilu Khana

10.	Aliabad Sarai	Aliabad Both sides 20-6-620 to 660 & 23-5-1 to 23-5-42	I
11.	Puranapul Bridge	Puranapul between 13-3-35 & 21-5-40	I
12.	Gate Portion of devdi Akram Ali Khan	Karwan raod	I
13.	a. Gate portion of Dargah Nooruddin Shah b. Ancient Gateway Kukatpally	Darussalam road Bes.5-5-197/1 Kukatpally	I
14.	Osmania Arts College	Osmania University Campus	I
15.	a. Malwala Palace Main Courtyard b. Secondary Courtyard and Residential quarters	Near Charminar 23-1-100 & 101 Near Charminar	I
16.	Pavilion in Bhagwandas Garden	Karwan	I
17.	I.Prakash building	Shivaji nagar new 529	I
18.	Manji Begum ki Haveli	Shali Banda road	I

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1.	2.	3.	4.
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19.	Mushk Mahal	Attapur	I
20.	Allauddin's Building	Begumpet	I
21.	Devdi Mehdi Nawaj Jung	Banjara Hills	I
22.	Gandhi Medical College	Bashir Bagh	I
23.	Golden Threshold	Nampally Station road new 6	I
24.	Ameen Manzil	Saidabad	I
25.	Spanish Mosque	Begumpet	II-A

26.	(Jama Masjid) St.Mary's Cathedral	Secunderabad	II-A
27.	St.John's Church	East Marredpally	II-A
28.	Sitaram Bagh Temple	Sitaram Bagh road,13-1-1	II-A
29.	a. Jhamsingh Temple (Gate Portion)	Jhamsingh Area	II-A
	b. Mosque (Near Jhamsingh Temple)	Jhamsingh Area	
30.	Public Garden Mosque (Osmania Mosque)	Public Garden	II-A
31.	St.George's Church	Abids	II-A
32.	Jama Masjid	Charminar, Bes.no.22-5-26	II-A
33.	Darush Shifa & Mosque	Darush Shifa, Bes.22-8-361	II-A
34.	Air and Land Warfare Building	Secunderabad	II-A
35.	a. Chow Mahalla (Main Palace)	Khilwat	II-B
	b. Other Palaces remain in	Khilwat	(except Afzal Mahal building which will Gr-I)
36.	Dargah yousufain	Nampally	II-B
37.	Afzal Gunj Mosque	Afzal Gun,Bes.no.15-6-93/1	II-B
38.	Dargah Hazrath Shujaddin	Idi Bazar	II-B
39.	Moghulpura Tombs	Moghulpura,Bes.23-1-8461	II-B
40.	Dargah Syed Shah Mir Mahmoodwahi	Himayathsagar Road, Over looking Mir Alam Tank	II-B
41.	Qila Kohna & Mosque	Sarooranagar	II-B
42.	Clock Tower & Police Station, James Street	James Street, Secunderabad	II-B
43.	Hyderabad Public School	Begumpet,1-11-88	II-B
44.	Paigah Palace (Vikhar-UI-Umar Palace)	Begumpet	II-B
45.	Vikhar Manzil	Prakashamnagar 1-8-507,(Res.Part)	II-B

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1.	2.	3.	4.

46.	Devdi Nazir Nawaz Jung. Patigadda Colony	Patigadda Colony, Secunderabad	II-B
47.	Erram Manzil	Punjagutta	II-B
48.	King Koti complexes		
	a. Hospital	King Koti	II-B
	b. Usman Mansion (Demolished)	King Koti	
	c. Nazri Bagh	King Koti	
49.	Residency Complex	Sultan Bazar	II-B
50.	Mahbub Mansion	Malakpet	II-B
51.	Asmangarh Palace	Dilsukhnagar road,16-2-741	II-B
52.	Purani Haveli Complex	Purani Haveli,Bes.22-3-947	II-B
53.	Shahi Khilwat Khana	Khilwat	II-B
54.	Baradari of Nawab Khursheed Jah Bahadur	Shah Gunj,20-3-1060	II-B
55.	a.Falaknuma Palace (Main Palace)	Falaknuma	II-B
	b.Other Palaces (Falaknuma Palace)	Falaknuma	
56.	Devdi Iqbal-ud-doula (Shah Gunj)	Shah Gunj 2-3-1132	II-B
57.	Victoria Memorial	Saroornagar	II-B
58.	Bella Vista (Administrative Staff College)	Raj Bhavan road 6-3-644	II-B
59.	Dhanrajgirji Complex	Panmandi Gyanbagh	II-B
60.	Nizam College	Gunfoundry,New 77	II-B
61.	Osmania General Hospital	Afzal Gunj	II-B
62.	City College	City College road	II-B

63.	Director of Industries	Chirag Ali Lane	II-B
64.	Princess Esin Women's Education centre	Purani Haveli 22-3-643	II-B
65.	Monty's Hotel	Park lane, New 98	II-B
66.	Jubilee Hall	Public Garden	II-B
67.	E.N.T.Hospital	Sultan Bazar	II-B
68.	State Central Library	Afzalgunj,15-1-582	II-B
69.	State Archaeological Museum	Public Garden	II-B
70.	Lady Hyderi Club	Basheerbagh, New 10	II-B
71.	Moazam jahi Market	Jam Bagh	II-B
72.	Aiwan-E-Ali	Moti Galli, 20-4-214	II-B
73.	Victoria Maternity Hospital	Asaf Jahi road(near High Court)	II-B

1.	2.	3.	4.
74.	High Court	Asaf Jahi Road	II-B
75.	Government Unani Hospital	Charminar,23-1-1	II-B
76.	Vilayath Manzil	Begumpet Railway Station	II-B
77.	Andhra Patrika	Bashir Bagh,New 28	II-B
78.	Homeopathic Hospital	Mahboob Chowk:20-4-223	II-B
79.	Sardar Mahal	Near Charminar	II-B
80.	Nizam Club	Public Garden Road	II-B
81.	Devdi Asmanjah	Shah Gunj	III
82.	Tomb Fakhruh Mulk	Sanathnagar Road	III
83.	Vijay Marie Church	A.C.Guards	III
84.	Puranmal Samadhi	Sitaram Bagh Road,Bes.13-1-1/	III
85.	St.Joseph's Cathedral	Gunfoundry	III
86.	Parsi Fire Temple	Tilak road no.4-1-884	III
87.	Mahbub Chowk Mosque	Mahbub chowk,Bes.20-4-857	III
88.	Azha Khana-e-Zahra	Darush Shifa	III
89.	Maharaha Chandulal Temple	Alwal	III
90.	Kishan Bagh Temple	Bahadurpura	III

91.	Clock Tower,Fateh Maidan	Public Garden	III
92.	Clock Tower, Mahabub Chowk	Mahabub Chowk,20-4-857-105	III
93.	Gate Portion, Shamraj Bahadur	Shalibanda Road,23-6-918	III
94.	Ritz Hotel	Near Adarshnagar, New 149	III
95.	D.Lakshmaiah's Residence	Shivajinagar, Near Monda Market,8-1-54	III
	D.Pentaiah's Residence	Shivajinagar,7-2-574	III
96.	Lakshmi Paper Mart's Big	James Street, New 34	III
97.	Mohanlal Malani's Res	James Street	III
98.	Raza Ali Bungalow	Opp. Thaggi Jail Near Fever Hospital,3-1-803	III
99.	Nanu Bhai G,Shah's Building	Sultan Bazar,4-4-201	III
100.	Raja Bhagwandas Building	Sultan Bazar,4-4-125/3	III
101.	Façade Baitul Ghouse	Moazamjahi Market,5-2-1019	III
102.	Façade Hifazath Hussain	Opp. Osamangunj	III
103.	Goshamahal Baradari Palace	Goshamahal Stadium,5-3-279	III
104.	Jawahar Bal Bhavan	Public Garden	III
105.	Prem Chands Residence	Sardar Patel Road, new 57	III

1.	2.	3.	4.

106.	Shyam Rao Chungi's res	Padmaraonagar, 6-1-103/1109	III
107.	Dilkusha Guest House	Raj Bhavan Road	III
108.	College of Nursing	Raj Bhavan Road	III
109.	Yousuf Tekhri	Tolichowki Road	III
110.	Khusroo Manzil	A.C.Guards	III
111.	Devdi Ranachand &	Mehdipatanam,Pr.no.10-3-14	III

Ahotichand			
112.	Asman Mahal	Lakdi-ka-pool	III
113.	Baitul Ashraf	Near Niloufar Hospital,11-4-654/3	III
114.	Devdi Bansilal	Begumbazar,14-1-370	III
115.	Devdi Imaad Jung Bahadur	Gunfoundry	III
116.	Panj Mahalla (Lingampally)	Lingampally,3-4-355	III
117.	Parawaraish bagh	Lingampally,3-4-306	III
118.	Adil Alan Mansion	Nampally Railway Station road 5-8-91	III
119.	Central Bank Building	Bank Street, Koti	III
120.	Mini Bal Bhavan	Public Garden	III
121.	Ali Manzil	Public Garden,5-9-87	III
122.	Taj Mahal Hotel(Old Block)	Abids	III
123.	Ravi Bar	Troop Bazar, New40	III
124.	Hyderabad Central Building Division's office	Mozam Jahi Market road 5-5-406	III
125.	Roshan Manzil	Opp. RAbhindra Bharathi,5-9-7/1/1	III
126.	Central Coop. Training College	Nizam College Road, New 78	III
127.	a. Mahboobia Girls High School & Junior College	Gunfoundry New 66	III
	b. Madras-E-Aliya	Gunfoundry, New 66	III
129.	Reddy Hostel	Abids	III
130.	Mahal Wanaparathi	Jambagh Road	III
131.	Baquer Bagh	Saidabad	III
132.	Devdi Nawab Shamsheerjung	Yakutpura,17-3-554	III
133.	Devdi Maharaja Kishan Pershad Bahadur	Shalibanda Road, Charminar 23-6-17	III
134.	A Majeed Khan's Residence	Purani Haveli	III
135.	Old M.C.H Office	Darush Shifa, Street no.13 D.no.4 & 1247	III
136.	Greenlands Guest House	Raj Bhavan Road	III
137.	Raj Bhavan Old Building	Raj Bhavan Road	III

ANNEXURE – II

Sl. No.	NAME	LOCATION	EXTENT
1.	2.	3.	4.
1.	Hillocks around Durgam Cheruvu Lake	Rock formation on hillocks around Durgam Cheruvu situated Behind Jubilee hills, Coop, House Building Society.	
		S.No.44: Raidurg Paigah	Ac.62-29 gts
		S.No.64(part): Madhapur	--
		S.No.63: Madhapur	Ac.11-20 gts
		S.No.46(part): Raidurg Paigah	--
		S.No.83(part): Raidurg Panmakta –	
		T.S.No.1, Block E, Ward No.9 Shaikpet	Ac.26.0 gts
2.	Rock Park	Hillock behind Dargah Hussain Shah Wali Cheruvu accessible from Old Bombay road & Khajaguda road, R.R.Dist. S.No.246L Manikonda Jagir	Ac.67-16 gts
3.	“Bear’s Nose’	Situated in the area covered by Shilparamam Crafts Village in Sy.No.64, Madhapur	--
4.	“Mushroom” Rock	Situated in the area covered by Part of the Campus of Hyderabad University. Survey No.25, Gachibowli, Serilingampally Mandal, R.R.Dist.	--
5.	“Cliff Rock”	Situated between Road no.46&45 Jubilee Hills Coop Society, Sy.No.120/403/1, Block D, Ward-9.	Ac.4-3 gts
6.	“Monster Rock”	Between Jubilee Hills Society’s Road No.71 & Road no.70(Near Filmnagar) And Journalists Colony Situated behind Plot no.77	about 2500 sq.m

Jubilee hills

1. 2. 3. 4.

- | | | |
|----|-----------------------|--|
| 7. | “Tortoise” Rock
-- | Rock formation in Nandi

Hills and B.N.Reddy colony
near Jubilee Hills Society
with road leading around it
on both sides Sy.No.5/1
Raidurg panmakhata, R.R.Dist. |
| 8. | “Toadstool” | End of Road no.35 of Jubilee
Hills Colony, next to Blue
Cross Compound |
| 9. | “Obelisk”
-- | Road No.66 in Jubilee hills

Society in front of Plot
No.1326 on footpath |

N.S.HARIHARAN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development – Approval of six Heritage Precincts
– Notification – issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 4, M.A.,

Dated the 2nd January, 2003
Read the following:-

1. G.O.Ms.No. 102, M.A., dated: 23-03-1998.
2. G.O.Ms.No. 407, M.A., dated: 06-09-2002.
3. From the Vice Chairman, Hyderabad Urban Development Authority, Letter No.8316/HCC/Policy/Plg/HUDA/96, dated: 25-09-2001 and 21-09-2002.

ORDER:

1. In the G.O. first read above, Government have issued orders notifying the list of 137 Heritage Buildings and 9 Heritage Precincts.
2. In the G.O second read above, Government have issued orders notifying the administrative building of the former Central Prison, Musheerabad, Secundrabad as Heritage Building in addition to the Heritage Buildings notified in the G.O. first read above.
3. In the reference third read above, Vice Chairman, Hyderabad Urban Development Authority, Hyderabad has stated that in accordance with the suggestions made by various expert groups and also in keeping with national policies and the State Government's special thrust on tourism development in areas around the Golconda Fort, the Chairman and various other locations of scenic and environmental significance, it is proposed to notify six Heritage Precincts in addition to 9 Heritage Precincts notified in the G.O. first read above. Further stated that under the provisions of regulation 13 of Hyderabad Urban Development Authority Zoning Regulations, 1981 as amended and as per the suggestion of the Heritage Conservation Committee a notification containing the above 6 additional Heritage Precincts was published by Hyderabad Urban Development Authority in four local daily news papers in 4 different languages on 01-05-2000 for inviting objections and suggestions from the public and the last date of receipt of responses as per the 60 days time limit was 29-06-2000.
4. Further stated that the matter was discussed by Heritage Conservation Committee and the Committee issued a set of development guidelines which were communicated by them to concerned local bodies clarifying that in respect of the six Heritage Precincts only major development activities beyond specified size and height need to be referred to HUDA and Heritage Conservation Committee.

5. The Vice Chairman, Hyderabad Urban Development Authority has further stated that 106 objections and suggestions were received in this matter and after perusing the objections and suggestions the Heritage Conservation Committee resolved that none of the objections and suggestions call for any change in the notification of the above six Heritage Precincts.

6. The Vice Chairman, Hyderabad Urban Development Authority has requested to approve the six additional Heritage Precincts.

7. Government after careful examination of the matter have decided to notify the additional Heritage Precincts proposed by the Hyderabad Urban Development Authority in addition to 9 Heritage Precincts notified in G.O. first read above appended to this Notification and as recommended by Heritage Conservation Committee.

8. The appended notification will be published in the extraordinary issue of the Andhra Pradesh Gazette.

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

A.K.Goyal,
Principal Secretary to Government

To,
The Commissioner of Printing, Hyderabad.
The Vice Chairman, Hyderabad Urban Development Authority, Hyderabad.
All the members of Heritage Conservation Committee.

Copy to:
The Commissioner, Information and Public Relations Department.
The Private Secretary to Principal Secretary to Chief Minister.
The Private Secretary to Minister for Municipal Administration.
The Private Secretary to Chief Secretary.
The Law (E) Department.
The Private Secretary to Principal Secretary. MA & UD Department.
The M.A. & U.D (OP) Department.
Sf/Sc

// Forwarded By Order //

Section Officer

APPENDIX
NOTIFICATION

Under Regulation No.13 (1) of the Hyderabad Urban Development Authority Zoning Regulations,1981 made under sub-section (1) 59 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act, 1 of 1975), the Government of Andhra Pradesh hereby publish the following list of Heritage Precincts (in addition to the 9 Heritage Precincts notified vide G.O.Ms.No 102 M.A., dated 23-03-1998). The Schedule of Boundaries and justification for the Notification of the following Heritage Precincts is annexed to this notification.

- (a) Heritage Precinct No.10 - Chairman Area.
- (b) Heritage Precinct No.11 - Golconda Fort Area.
- (c) Heritage Precinct No.12 - Falaknuma Palace & Surrounding Area.
- (d) Heritage Precinct No.13 - Kasu Brahmananda Reddy park and Valley upto Hotel Banjara Residency.
- (e) Heritage Precinct No.14 - Park on Road No.1 Banjara Hills and Valley.
- (f) Heritage Precinct No.15 - Additional areas around Durgam Cheruvu Lake.

ANNEXURE

(Annexure to G.O.Ms.No 4, M.A., dated 02-01-2003)

Schedule of Boundaries and justification to the Heritage Precincts

(A) Heritage Precincts No.10 – Chairman Area.

(Justification: Historic core consisting of parts of the former walled city and including many historic localities, street facades, structures and buildings)

North: The boundary of Heritage Precincts No.10 starts from the North Western corner of City College and proceeds eastwards along the southern bank of Musi River upto North-Eastern corner of Azakhana Zohra.

East: Starting from the Northern – Eastern corner of Azakhana Zohra and passing towards the Southern direction along the eastern boundary of Town Survey ward Nos.213,216 and 217, reaches th4e South- Eastern corner of Mirjumla Tank.

South: Starting from the South- Eastern corner of Mirjumla Tank and passing towards Western direction along the Southern boundary to Town Survey ward No.217 upto the intersection of Block No. of T.S ward No.217 and Block-F of T.S ward No.218, it takes a turn towards south and passing along the Eastern block boundary of F.E and D of T.S ward No.218 reaches the existing road coming from Aliyabad Chowrasta and taking turn towards the Western direction and passing along the Sorthern ward boundruy of T.S. ward No.218 and 226, it crosses the Charminar – Barkas road at aliyabad Chowrasta. Thereafter the boundary starts from the South- Western corner of Block No.1 to T.S ward No.226 towards Northern, reaches South – Eastern corner of ward boundary of

227 and taking turn towards the Western direction and passing along the Southern boundary of T.S.Ward No.234 meets the Dood Bowli darwaza crossing.

West: Starting from Dood Bowli Darwaza it proceeds towards the northern direction along the western boundary of T.S ward No.234 and Ward No.233 and meets the existing road from Charminar to Puranapul. Taking a turn towards the eastern direction along the same road and then passing along the western boundaries of T.S Ward No.230 and 229, it reaches the North western corner of City College.

In Heritage Precinct No.10 Town Survey Ward Nos 215,216,217,227,228,229,230,233 and 234 are completely included whereas ward No.218(Block Nos.A,B,C,D,E and F) and ward No.226 (Block Nos. H,I,J,K,L) are partly included, as described above.

(B) Heritage Precinct No.11 Golconda Fort & surrounding including Tombs & Shekhpel Sarai.

(Junction: Archaeological Monuments of National importance with potential for declaration as World heritage Sites, lakes and other man made and natural heritage)

The complete Golconda Fort area (within the outer walls) covering the whole of Municipal Ward No.9 of Municipal Corporation of Hyderabad and also the Qutub Shahi Tombs and the Shekpet Sarai forming part of Municipal Ward No.8, Block No.1 of Municipal Corporation of Hyderabad, upto the South West of Old Bombay Road.

(C) Heritage Pecinct No.12 – Falaknuma Palace and surroundings:
(Justification: Major Architectural Land Mark & hillock)

North: The boundary of Heritage Precinct No.11 starts from North- Western corner of block No.F of Ward No.261 and proceeds in the Eastern direction along the Northern boundary of ward No.261, Block-, till the intersection of the boundary of Ward No.261, Block No.F with the road Charminar to Barkas on the North- Eastern corner.

East: Starting from the intersection of boundary of ward No.261, Block No.F with the road from Charminar toBarkas on the North- Eastern corner, it passes towards the southern direction along the boundary of Ward No.261 covering Blocks F & G and again meets the road from Charminar to Barkas and South-Eastern side.

South: Starting from the road from Charminar to Barkas on South- Estern side it proceeds towards west along the boundary of Blocks G,H and I of Ward No.261 and meets the Municipal boundary on Southern- western side and from there it proceeds in the northern direction along the municipal boundary of ward no.261, Block- F on the South-Western side.

West: Starting from the meeting point of Municipal boundary of Ward No.261 Block-F, it proceeds in northern direction along the Western boundary of Ward No.261, Block-F till the North- Western corner of Block No.Fof Ward No.261. In Heritage Precinct No.12 the Town Survey Ward No.261, Block F.G.H & L are include.

(D) Heritage Precinct No.13 – Chiran Palace (Kasu Brahmananda Reddy Park and the valley extending upto Banjara Lake.

(Justification: National Park and Major natural Valley & Lake)

North: The boundary of Heritage Precinct No.13 starts from the junction of road No.2 Banjara Hills with the road No.1 Jubilee Hills at the North- West corner of Chiran Palace and proceeds towards the East upto the junction of Road No.9 Banjara Hills and proceeding towards eastern direction along Road No.9 till the intersection point of Road No.11 it takes a turn towards the South- Eastern and later Eastern direction and passes along Road No.11 upto the intersection of Road No.11 and Road No.1

East: Starting from the intersection point of Road No.13 and Road No.1 of Banjara Hills, it proceeds towards the southern direction along Road No.1 upto the junction with Road No.13.

South: Starting from the junction of Road No.1 and Road No.13 of Banjara Hills it proceeds towards the Western direction along Road No.13 and continues till it meets Road No.12 on South- Western corner. After that it proceeds along the Road No.12 and it reaches the junction at the South- Eastern corner of Chiran Palace. Thereafter the boundary proceeds along the Southern compound wall of the Chiran Palace till the junction of Journalists Colony.

West: Starting from the junction of Journalists colony road with Road no.1, Jubilee Hills the boundary proceeds along with Western compound wall of the Chiran Palace upto the junction of Road no.2 Banjara Hills with the Road no.1, Jubilee Hills.

The following town survey wards and block are included in the above mentioned area (a peripheral belt containing the new road and the green belt along the Chiran Palace walls shall be excluded).

Town Survey Ward No.9, Block-H, Town Survey Ward no.10, Block-G (partly), Town Survey Ward No.11, Block-H & S (completely) and N.O.P.R. & U (partly).

(E) Heritage Precinct No.14 – Tank & Park between Road No.1 & 3 Banjara Hills:

(Justification: Natural features)

North: The boundary of Heritage Precinct- 16 starts from the intersection of Road no.3 and 2 of Banjara Hills on North-Western corner and proceeds towards the Eastern direction along the Northern boundary of Road no.3 and reaches the

North-Eastern corner to grave-yard at the intersection of Road no.3 and 1 of Banjara Hills.

East: Starting from the intersection of Road no.8 and 1 Banjara Hills on the North-Eastern side, it proceeds towards the southern direction and passes along the Eastern boundary of Road no.8 and 1 Banjara Hills on the North-Eastern side, it proceeds towards the southern direction and passes along the Eastern boundary of Road no.1 upto the intersection of Road no.1 and 4.

South: Starting from the intersection of Road no.1 and 4 of Banjara Hills on the South-Eastern side it proceeds in the Western direction along the Southern boundary of Road no.4 till the intersection point of Road no.4 & 5. Then taking a turn towards the northern direction and passing along the Southern boundary of Road no.5 it reaches the intersection point of Road no.5 with Road no.3.

West: Starting from the intersection point Road no.5 with Road no.3 of Banjara hills on South-Western side it proceeds in the Northern direction along the Western boundary of Road no.3 upto the intersection of Road no.3 and 2. The following Town Survey Wards and Blocks are included: T.S.Ward No.11, Block-B, T.S.Ward No.89, Block-K & L.

(F) Heritage Precincts No.15 – Additional areas around Durgam Cheruvu Lake:

(Justification : Lake and Natural features)

In additional to the areas already notified under Heritage Precinct no.1 in G.O.Ms.No.102 M.A., dated:23-03-1998 the following additional areas in the vicinity of Durgam Cheruvu Lake are notified as Heritage Precinct.

Village	Survey Nos.
Guttalabegampet	62,49,50
Raidurg Panmaktha	5/1,5/2,5/3,5/4,83
Raidurg Paigah	44,46
Madhapur	45 to 61,61

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

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Department – Hyderabad Urban Development Authority Area – Declaration of additional 14 buildings as Heritage Buildings – Final Notification – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.185

Dated:22.4.2006
Read the following.

1. G.O.Ms.No.102 MA&UD(I1) Dept., dt. 23.3.1988
2. From the V.C.,HUDA., Lr.No.8316/Plg/HCC/H/1996, dt.30-11-2005
3. From the V.C., HUDA., Lr.No.8316/Plg/HCC/H/1996, dt. 22-1-2006

ORDER:

In the G.O., first read above, orders were issued notifying 137 Buildings as Heritage Buildings and 9 areas as Heritage Precincts in Hyderabad Urban Development Authority area.

In the letters 2nd and 3rd read above, the Vice-Chairman, Hyderabad Urban Development Authority has reported that 20 additional buildings have been identified to notify them as additional Heritage Buildings and after taking the opinion of Heritage Conservation Committee, news paper notifications were issued on 31-5-2005 and 28-6-2005 inviting public objections and suggestions as required under Heritage Regulations. He has further informed that after issue of newspaper notifications certain objections / suggestions have been received and after careful consideration of the same it is proposed to declare only 16 Buildings as Heritage Buildings and requested the Government to issue necessary orders notifying the above 16 Buildings as Heritage Buildings.

After receipt of above proposals from Vice-Chairman, Hyderabad Urban Development Authority certain objections have also been received by the Government with a request not to declare certain buildings as Heritage Buildings and the same have been examined and after careful consideration of the matter Government have decided to declare only 14 Buildings (i.e., except Imdad Building – Abids, Hyderabad and St. Lukes Hindustani Church Building Complex, Chirag Ali lane, Hyderabad) as Heritage Buildings. Accordingly Government hereby issue the following Notification which will be published in the A.P. Extraordinary Gazette dated. 25-4-2006.

NOTIFICATION

In exercise of the powers conferred under Regulation No. 13(1) of the Hyderabad Urban Development Authority Zoning Regulations, 1981 made under sub-section 1 of

section 59 of the Andhra Pradesh Urban Areas (Development) Act, 1975 Government hereby notify the following buildings as Heritage Buildings in addition to the Heritage Buildings already notified earlier.

S.No.	Name of the Building	Location	Grade
1	St. Georges Grammar School Complex,	Abids, Hyderabad	II B
2	Old Jail Complex	Monda Market, Secunderabad	II B
3	P. Ramachandra Pillai Memorial Hall	Mehboob College, Secunderabad	II B
4	C.V. Padma Rao Memorial Hall	Mehboob College, Secunderabad	II B
5	Muthiala Raman Memorial Hall	Mehboob College, Secunderabad	II B
6	Wesly Church Complex	Secunderabad	II B
7	St. Mary's Presbytery, St.Anns School	Secunderabad	II B
8	Mr.Krishna Reddy's Building	OPP. Crescent Hospital, Mehdipatnam	III B
9	Bhoiguda Kamaan	Mangalhaat, Hyderabad	I B
10	IAS' Officers Association Building	Green Lands, Hyderabad	II B
11	Mittika Sher	Near Sher-E-Batil Kamaan, Hyderabad	I B
12	Nampally Sarai	Nampally, Hyderabad	II B
13	Sheik Faiz Ki Kaman	Yakutpura, Hyderabad	I B
14	Ghode ki Qabar	Near Gyanbagh Panmandi Hyderabad	I B

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

T.CHATTERJEE,
PRINICPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad

The Commissioner, Municipal Corporation of Hyderabad, Hyderabad

Copy to:

The Commissioner, I&PR Department, Hyderabad

P.S., to Special Secretary to C.M.,

P.S., to M(MA)

P.S., to Secy, MA&UD

// Forwarded By Order//

SECTION OFFICER.