

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.

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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;

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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

ANNEXURE

(G.O. Ms. No.363, MA &UD (I₁) Department, Dated: 21.08.2010)

**REVISED DEVELOPMENT PLAN (MASTER PLAN) OF ERSTWHILE
MUNICIPAL CORPORATION OF HYDERABAD AREA (HMDA CORE AREA)**

ZONING AND DEVELOPMENT PROMOTION REGULATIONS:

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
 - (a) Commercial along notified commercial roads
 - (b) Strip commercial along roads as earmarked in the master plan.
 - (c) Areas earmarked as Commercial use in the Master Plan
- (3) Multiple Use Zone, including
 - (a) Areas covered in Transit-Oriented-Development (TOD) zone.
- (4) Public and Semi - Public Use Zone, including
 - (a) Sites specifically earmarked as InFANS
- (5) Work Center Use Zone
- (6) Open Space Use Zone
 - (a) Parks
 - (b) Playgrounds, Exhibition grounds
 - (c) Green buffer zone
- (7) Water Bodies Use Zone
 - (a) River
 - (b) Streams, Nalahs, Storm Water Drains
 - (c) Lakes, Kuntas
- (8) Transportation Use zone
 - (a) Roads
 - (b) Railways
 - (c) Airports
 - (d) Bus depots, Terminals, Workshops
 - (e) Truck terminals, Warehouses
 - (f) Parking areas/Parking lots/Parking complex
- (9) Special Reservation Use zone
 - (a) Sites specifically earmarked as heritage conservation-buildings and precincts/areas
 - (b) Rocks & hillocks/Natural heritage
 - (c) Defence/Military lands
 - (d) Burial grounds, Cremation grounds etc
 - (e) 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. If there is any 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 ○ 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 	<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 ○ 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

<p>minimum 18 meters width.</p> <ul style="list-style-type: none"> ○ 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. with service station ○ 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 	<ul style="list-style-type: none"> ○ 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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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 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 as follows:

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 	<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

<ul style="list-style-type: none"> ○ Polytechnic and higher technical/professional institutes ○ 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 commodities and incidental uses ○ Warehousing ○ Wholesale business establishments 	<ul style="list-style-type: none"> ○ All other industries and uses not mentioned in Col I ○ All kinds of hazardous industries/activities.

(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 	<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"> ○ Fire stations/fire posts ○ Guest house ○ Helipads ○ Hostels ○ Jails ○ Libraries ○ L P gas godowns ○ Monuments ○ Museums/art galleries ○ Offices ○ 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 ○ Bus passenger terminals ○ Clinics and laboratories/ hospitals /dispensary/health/primary centers ○ Computer units/IT/ITES 	<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"> ○ Electronics industries ○ Guest houses 	
<ul style="list-style-type: none"> ○ L.P.Gas godowns ○ Office buildings ○ Open air theatre ○ Petrol/Diesel/Gas filling station ○ Police station ○ Post offices ○ Public facilities & utilities 	
<ul style="list-style-type: none"> ○ 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/ ○ Swimming pools 	<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

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 • Residential dwelling units for essential staff 	<ul style="list-style-type: none"> • All other uses not mentioned in col I

and watch and ward <ul style="list-style-type: none"> • 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.

II. 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.

(2) 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/individual 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.

(3) 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 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.

(4) 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

(5) 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.

(6) 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.

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

SECTION OFFICER