

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department- Hyderabad Airport Development Authority – Master Plan for the Hyderabad Airport Development Area- Approved- Orders-Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I<sub>1</sub>) DEPARTMENT**

**G.O.Ms No. 287**

**Dated: 3<sup>rd</sup> April 2008  
Read the following:**

1. G.O.Ms. No. 352 MA&UD (I) Dept., dated 30-7-2001
2. Government Letter No. 10057/ I (1)/2006 -1, dated 27-5-2006
3. Government Letter No. 16683/ I (1)/2006 -1, dated 21-9-2006
4. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated 5.12.2006
5. Government Letter No. 16683/ I (1)/2006 -1, dated 18-12-2006
6. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated 8.12.2006
7. Government Letter No. 16683/ I (1)/2006 -1, dated 18-12-2006
8. From VC, HADA, Letter No. 14853/P8/MP/HADA/2002, dated 21-12-2006
9. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated 29.10.2007
10. Government Letter No. 16683/ I (1)/2006 -1, dated 4-1-2008
11. From VC, HADA, Letter No. 248/P8/MP/HADA/2002, dated: 03-04-2008

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The appended Notification shall be published in the Extra-ordinary issue of the Andhra Pradesh Gazette, dated 04-4-2008.

2. The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad is requested to supply 100 copies to the Government.

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

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

To  
The Commissioner of printing, Hyderabad  
The Vice-Chairman, Hyderabad Airport Development Authority (HADA), Hyderabad  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad  
The District Collector, Ranga Reddy District  
The Notified Area Committee, Shamsabad Airport

**Copy to:**

P.S. to Special Secretary to Chief Minister  
PS to Minister for Municipal Administration  
Principal Secretary, MA&UD Dept.  
Principal Secretary, PR & RD Dept.  
Airport Director, Rajiv Gandhi International Airport, Shamsabad  
Law (A) Department  
The Director, GMR-HIAL  
Sf/Sc

//FORWARDED BY ORDER//

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

Whereas Government in G.O.Ms. No 352 MA&UD (I) Department., dated 30-7-2001 have declared the area comprised within the jurisdiction of Shamsabad and surrounding villages in Ranga Reddy District to be a Special Development Area called as Hyderabad Airport Development Area;

2. And whereas, the Vice-Chairman, Hyderabad Airport Development Authority prepared the Master Plan along with Report, and Development Promotion Regulations covering the Area mentioned in G.O.Ms. No. 352 MA&UD (I) Department., dated 30-7-2001 as required under Section 6 of the Andhra Pradesh Urban Areas (Development) Act, 1975 and the same were notified by the Vice-Chairman, Hyderabad Airport Development Authority in the newspapers calling for objections and suggestions from the public;

3. And whereas, the objections and suggestions received were examined by the Vice-Chairman, Hyderabad Airport Development Authority and after considering the same he has forwarded the Draft Master Plan Report and Development Promotion Regulations to the Government for approval as required under Section 8 of the Andhra Pradesh Urban Areas (Development) Act, 1975;

4. And whereas, Government, after careful examination of the matter and in exercise of the powers conferred under sub-section (1) of Section 9 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act 1 of 1975), hereby approve the Master Plan, Report and Development Promotion Regulations of the Hyderabad Airport Development Authority as prepared and modified and the same are available in the Office of the Vice-Chairman, Hyderabad Airport Development Authority, Hyderabad. The gist of the Report and the approved Hyderabad Airport Development Authority Development Promotion Regulations are appended to this Notification as Annexure-I & II.

5. The Vice-Chairman, Hyderabad Airport Development Authority shall publish a notice in prominent places and in at least three local daily newspapers indicating the fact of the final approval of the Master Plan for Hyderabad Airport Development Authority and the place and time where a copy of the Master Plan can be inspected and the Master Plan shall come into operation from the date of publication of the said Notice in newspapers.

6. The said Master Plan, Report and the Hyderabad Airport Development Authority Development Promotion Regulations can be seen in the Office of the Vice-Chairman, Hyderabad Airport Development Authority, Hyderabad during the office hours till such time these are printed and made available for public.

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

**SECTION OFFICER**

## ANNEXURE- I

### **GIST OF REVISED MASTER PLAN FOR THE HYDERABAD AIRPORT DEVELOPMENT AREA**

#### **1. BACKGROUND:**

The State Government has taken the strategic initiative for establishment of the Hyderabad International Airport at Shamsabad over an extent of about 5000 acres. The site is located about 21 kilometers southwest of Hyderabad city and near the National Highway No 7 to Bangalore. The development of the said International Airport is envisaged in 2 Phases, viz., Phase I expected to be completed by end of 2006 and Phase II by 2010. The development comprises the main Airport Complex and the appurtenant activities like cargo complex, free trade zone, hotels and related activities, etc.

With a view to promoting and securing planned development of the areas in and around the proposed international airport at Shamsabad, the State government have declared the area as a special development area under the aegis of the Andhra Pradesh Urban Areas (Development) Act, 1975 and constituted a statutory authority called the Hyderabad Airport Development Authority (HADA) for this purpose. The HADA Board consists of the Principal Secretary to Government, Municipal Administration & Urban Development Department as the Chairman, the Managing Director of APIIC ,and the Vice Chairman, HADA, The Director, Hyderabad International Airport Ltd. and the Managing Director, HMWS&SB as members.

#### **2. JURISDICTION:**

The jurisdiction of HADA is about 458 sq. kms and covers 70 Revenue villages and 19 hamlets all falling in Ranga Reddy District. The villages and hamlets are: Doddi, Rallagudem, Umadanagar, Kothwalguda, Sathamrai, Agargudem, Pashambanda, Shamshabad, Pardiguda, Maqta Bahadur Ali, Galwaguda, Ananthreddiguda, Chinnagollapalli, Peddagollapalli, Kothaguda, Hamidullahnagar, Cherlaguda, Poshettyguda, Rasheedguda, Thondapalli, Oothpally, Amapally, Hariguda, Kishenguda, Inderguda, Devatala Bowli, Shankarapur, Golconda Khurd, Sayeedguda, Bahadurguda, Golconda Kalan, Sanghiguda, Nanalpur, Jukal, Natteguda, Madanpally, Muchintal, Palmakul, Rayannaguda, Peddagutta, Kacharam, Malkaram, Kavliguda, Ramanapuram , Sultanpalli, K.B. Doddi, Narkhoda, Kavvaguda, Gandiguda, Shazadi Begum, Langerguda, Pedda Shapur, Burugukunta, Gouliguda, Jalpalli, Papaiah Kumandan, Pahadi Sharif, Mamidipalli, Nadergul, Kurmalguda, Doswada (Sriram Nagar), Manneguda, Turkayamjal, Manimuthyala Kunta, Laxmiguda, Mailardevpally, Gagan Pahad, Madannaguda, Sikandarguda, Almasguda, Mankhal, Tukkguda, Sardar Nagar, Baghmankhal, Raviryal, Deverammacheru, Srinagar, Mallkdanguda, Inamguda, Kongra Khurd, Adibatla, Ferozguda, Kongrakalan, Bonguloor, Mangalpalli, Patelguda and Khadirabad.

The jurisdiction of HADA extends from Mailardevpally area along the Inner ring Road (Old Kurnool Road stretch) on the North; to Palmakul village (border of Mahboobnagar district) along the National Highway to Bangalore on south-east; to Mankhal village along the State Highway to Sri sailam on the south; to Turka Yamjal and Mangalapalli Villages on East; and to Dosawada (Sri Ramnagar) near the Himayatsagar on the West.

HADA area is located about 21 km south of Hyderabad City

1. Total Area: 458.96 sq. km
2. Total number of Revenue Villages: 70
3. Total number of settlements: 107 (70 Village settlements + 37 hamlets)

4. Number of Mandals covered: 7 All partly are covered Mandals, viz., Shamsabad, Rajendernagar, Maheshwaram, Ibrahimpatnam, Saroornagar, Moinabad and Hayatnagar respectively.
5. Entire HADA area falls within Ranga Reddy District
6. Population: 1,02,989 ( As per 1981 Census)  
1,47,172 (As per 1991 Census)  
1,54,646 (As per 2001 Census)

Population increase of HADA was only about 5% in the last decade.

7. Mailardevpally with a population of 21,210 is the settlement with largest population and the highest density in the HADA area. It is part of Greater Hyderabad Municipal Corporation (GHMC).
8. Only Shamsabad is a classified Class IV Town as per the Census, but it's civic status is still that of a Gram Panchayat. A portion of Shamsabad covered in the Airport area has been constituted as Notified Area Committee.
9. Population of Shamsabad: 11,172 (1981)  
15,394 (1991)  
18,737 (2001)

10. The population trend of other important villages in HADA area are:

| Sl. No. | Village        | Population |      |       |
|---------|----------------|------------|------|-------|
|         |                | 1981       | 1991 | 2001  |
| 1       | Raviral        | 2219       | 2921 | 3232  |
| 2       | Nadergul       | 4935       | 6089 | 5534  |
| 3       | Narkhuda       | 2520       | 3234 | 2616  |
| 4       | Pedda Shapur   | 2466       | 3144 | 2616  |
| 5       | Jukal          | 1709       | 2043 | 1355  |
| 6       | Palmakole      | 3351       | 4757 | 3926  |
| 7       | Turka Yamjal   | 3690       | 6230 | 2151  |
| 8       | Mailardevpally | 2529       | 9945 | 21210 |
| 9       | Gaganpahad     | 1887       | 3908 | 5386  |
| 10      | Mamidpally     | 4600       | 5478 | 3494  |
| 11      | Mankhal        | 6066       | 7701 | 3598  |
| 12      | Tukkuguda      | 2843       | 3223 | 4309  |
| 13      | Pahadi Sharif  | 2565       | 2853 | 3506  |

11. HADA Area and its economy presently is predominantly agriculture based.

Percentage of cultivable area to total area: 59%

Percentage of irrigated area to total cultivable area: 47%

12. Existing Work Force: Total workers: 51.29%  
Male: 56.35%  
Female: 45.83%

The Work Force is predominantly agriculture (primary Sector ) based which is above 90% while in secondary sector it is below 8% while the tertiary sector work force is a marginal 2%.

In the Draft Master plan a total work force of 1.25 lakhs is assumed.

13. Number of Villages covered in the prohibited zone of the Catchment area of Himayatsagar lake: 40 (45% of HADA area)

## 14. Existing Land Use of HADA Area ( May, 2002):

| Sl. No.      | Land Use             | Extent in Ha    | Percentage    |
|--------------|----------------------|-----------------|---------------|
| 1            | Dry Agriculture      | 21990.60        | 47.91%        |
| 2            | Wet Agriculture      | 8040.80         | 17.51%        |
| 3            | Layout Plots area    | 3277.00         | 7.14 %        |
| 4            | Vacant land          | 2809.00         | 6.12 %        |
| 5            | Industrial           | 600.30          | 1.30 %        |
| 6            | Forest Land          | 1256.10         | 2.73 %        |
| 7            | Poultry sites        | 703.00          | 1.53 %        |
| 8            | Institutional        | 259.00          | 0.56 %        |
| 9            | Settlements          | 1170.10         | 2.55 %        |
| 10           | Garden/Orchard       | 560.30          | 1.22 %        |
| 11           | Brick Kilns          | 73.70           | 0.16 %        |
| 12           | Residential Colonies | 547.40          | 1.19 %        |
| 13           | Transportation       | 71.50           | 0.15 %        |
| 14           | Public Utilities     | 2106.60         | 4.60 %        |
| 15           | Hillocks             | 680.40          | 1.48 %        |
| 16           | Water Bodies         | 1770.90         | 3.85 %        |
| <b>TOTAL</b> |                      | <b>45896.00</b> | <b>100.00</b> |

## 15. Draft Master Plan Proposed Land Use:

| Sl. No.                            | Proposed Land Use                                 | Extent in Hectares | Percentage of Urbanisable area |
|------------------------------------|---|--------------------|--------------------------------|
| 1.                                 | General Development Promotion Zone ( <b>DPZ</b> ) | 18,360             | 65.33                          |
| 2.                                 | Recreational Use (including water bodies)         | 2546               | 9.06                           |
| 3.                                 | Institutional & Special Reservation Zone          | 3126               | 11.12                          |
| 4.                                 | Work centers                                      | 1719.61            | 6.11                           |
| 5.                                 | Transportation Zone                               | 2349.87            | 8.39                           |
| <b>Sub-total: Urbanisable area</b> |   | <b>28101.48</b>    | <b>100(61.22)</b>              |
| 6.                                 | <b>Bio-Conservation Zone (BCZ)</b>                | <b>17794.52</b>    | <b>(38.77)</b>                 |
| <b>Total</b>                       | <b>HADA Area</b>                                  | <b>45896</b>       | <b>100</b>                     |

## 16. Circulation network:

The following highways pass through the HADA area:

|  |              |
|--|--------------|
| National Highway No 7 to Bangalore:            | 20 km length |
| State Highway to Sri Sailam:                   | 15 km length |
| State Highway to Nagarjunasagar:               | 17 km length |
| Inner Ring Road (stretch of Old Kurnool road): | 3 km         |

Other major village roads passing through HADA area are:

|   |               |
|---|---------------|
| Shamsabad-Narkhoda- Hayatabad Road:                 | 26 km. Length |
| Lakshmiguda-Jalpally-Mamidpally Road:               | 7 km length   |
| Pahadi Sharif- Raviral- Kongara- Mangalapalli Road: | 12 km length  |
| Mankhal- Maheshwaram Road:                          | 5 km length   |
| Pedda Shapur-Jukal-Chowdaryguda-Narkhoda Road:      | 16 km length  |
| Himayatsagar –Shamsabad Road :                      | 12 km length  |
| Kongara – Adibhatla- Nadergul Road:                 | 8 km length   |

### 3. SALIENT FEATURES OF THE MASTER PLAN OF HADA AREA:

The HADA entrusted the task of preparation of the Master Plan of HADA area to HUDA. The total population of HADA area is about 1.54 lakhs as per the 2001 Census, while the population estimate for the Plan period of 2021 is estimated for about 20 lakhs.

- i) The aspects that were taken into consideration in the approach to preparation of the Master plan were:
- *The HADA Master Plan is under preparation with emphasis on being a totally development friendly plan. The Development Regulations would be simple and development friendly by allowing all activities in all zones except those which are industrial, hazardous and any other restrictions, with emphasis on adequate road network and setbacks and urban design parameters. All development regulations aspects as well as land use zoning and permitting of activities would be simplified and liberalized so that people/developers have wide choice and freedom to develop all types of activities and uses except objectionable uses.*
  - *To ensure in the Master plan that the activities around the proposed International Airport are complementary and integrated to the Airport and its environs;*
  - *To ensure safety of the Airport operations by judiciously planning appropriate land uses and zoning of the areas and activities so as to be in harmony with the Airport and not hinder the activities of the Airport;*
  - *To facilitate for proper access to and from the proposed airport with Hyderabad as well as other parts of the State;*
  - *To promote and encourage Airport related support activities especially hospitality based, tourism and related activities;*
  - *To make provisions for promotion of planned townships to cater to the service population and other support activities of the proposed Airport, hardware park and other major activities. The developments are envisaged through the sector concept of development which would be self contained. All new developments would be facilitated through land pooling schemes and through licensed developers who would facilitate the on site or internal development and facilities.*
  - *Keeping in view the restrictions along the Airport Funnel Zones as well as prohibition of polluting development activities in the Catchment area of Himayatsagar Lake, propose land uses and zoning regulations that would address the limitations and restrictions;*
  - *Propose a rational network that would serve the area as well as improve accessibility with Hyderabad including integration with the Hyderabad mass rapid transit system, the proposed Outer Ring Road and the Regional Network;*
  - *There would be a limited Conservation Zone in the Plan. All areas of HADA except the Catchment area (which is earmarked as Bio-conservation Zone) would be allowed for development. In the areas falling in the Air Funnel zones development restrictions on height etc. would be followed.*
  - *The Circulation network and structure would have a very clear and well defined hierarchy of network with good, straight and broad roads. Ample recreational spaces at area level would be catered for in the Plan.*

- *The Master Plan would strive for the preservation of all the lakes and kuntas and nalas and have ample green/ recreational buffer zone.*
  - *Provide for environment protection, energy conservation, water harvesting, and promote healthy living conditions.*
  - *There would be limited land acquisitions proposed mainly for open spaces and amenities development. The Plan has to self sustaining and therefore reasonable pro rata external development charges would need to be levied.*
  - *To make provisions and promote well planned residential sectors to cater to the service population and other support activities of the proposed Airport , the Hardware Park, SEZs and other Work Centres;*
  - *Proposals for declaring Special Economic zones that would complement and supplement the Airport activities.*
  - *Keeping in view the limitations in future provisions of infrastructure network like water supply, drainage and electricity, (viz., sharing the same systems as that of Hyderabad metropolitan area) plan for an incremental development strategy of the area.*
- ii) The HADA Master Plan has been prepared with emphasis on being a simple, intelligible, and a totally development - friendly plan. The development regulations are development-friendly and promotion oriented in the entire urbansiable area which comprises of about 61 % of the total HADA area. All development regulations aspects as well as land use zoning and permitting of activities have been simplified and rationalized. They are made as clear and development friendly as possible so that people/developers have wide choice and freedom to develop all types of activities and uses except objectionable industrial uses.
- iii) The areas for residential and other support socio-economic and community activities have been proposed on the Sector type development concept, which is prevalent in Chandigarh, NOIDA, Gurgaon, New Bombay, etc. A total number of 273 Sectors with rectangular grid iron pattern have been proposed, with an average size of 200 acres and population ranging from 4000 to 20,000. The proposed Sectors are categorized as General Development Promotion Zone based on location, environmental characteristics, and also dictated by the east-west configuration of the Airport and Air Funnels extending to about 34.5 km. The main public amenities, social commercial and community facilities are proposed at Central squares of 25 acres each. Totally 45 Central Squares have been proposed each serving cluster of about 4 sectors. These central squares are the focal points of support activities including area-level open spaces and greenery. Besides these, the Plan gives a wide range and choice and flexibility for sector and local level facilities.
- iv) The Circulation network is a well-defined regular pattern with Primary roads ( 5 roads of existing highways and proposed Outer Ring Road of widths ranging from 45 mt to 61 mts and Secondary road network of 32 inter-sectoral roads of 36 mts width linking the various sectors and other development areas of HADA; while the arterial roads (25 mt wide) and sub-arterial roads( 18 mt wide) define the various intra- sectors and facilitate definite hierarchy of movement and preserve the character of the various sectors. Proposal are given for extending the Hyderabad Rail system ( Multi modal transport system or MMTS) within HADA are along the Outer Ring Road from Cyberabad up to Hayatnagar through the Airport and Hardware park.

- v) The entire area falling in the prohibited zone of the Catchment area of Himayatsagar lake which is located mainly to the west of the Airport area and basically along the NH-7 and south of the Himayatsagar lake (covering about 55% of HADA area) has been designated as “Bio-Conservation Zone ” in the Master Plan so as to protect and conserve this lake Catchment area.
- vi) All new developments in the Sectors are proposed to be facilitated through public-private and private-private partnerships through Land Pooling Schemes (minimum area 40 Ha) and through licensed developers, and layout developments for interstitial areas (minimum area 4 Ha). The internal layout of the Sectors, mix and type of residential and allied developments are made flexible. Provisions for EWS housing area, setting apart areas for LIG and Lower MIG category of housing, social facilities, etc are made mandatory. The development promotion regulations are promotion oriented and location-oriented, with emphasis on private –public partnerships, and have been made pragmatic, with clear obligations on part of owners and licensed developers and incentives oriented as given in the revised Common Building Rules,2006 issued vide G.O.Ms. No. 86 MA dated 3.3.2006.
- vii) The implementation strategy lays emphasis on public-private partnerships and has a Plan financial outlay of about Rs. 5511 crores with a self –financing mechanism amongst other things with a levy of a nominal external betterment charges to help finance and implement the required infrastructure.
- viii) The Master Plan incorporates the above and provides for a framework for the facilitating of planned development. The Master Plan showing the land uses and other proposals are to be read with the Development Promotion Regulations for HADA area.

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

**SECTION OFFICER**



## ANNEXURE II

### HYDERABAD AIRPORT DEVELOPMENT AUTHORITY REGULATIONS FOR PROMOTING DEVELOPMENT, 2008

In exercise of the powers conferred under Section 6, 14, 40 to 46 and 59 of the Andhra Pradesh Urban Areas(Development) Act, 1975 the Government of Andhra Pradesh with the prior approval of the Hyderabad Airport Development Authority, hereby makes the following regulations, namely;

#### SECTION A: ADMINISTRATION & CONTROL

##### 1. Short Title, Commencement & Applicability:

1.1 These Regulations may be called the Hyderabad Airport Development Area Regulations for promoting development, 2008

1.2 They shall come into effect from the date of publication in the Andhra Pradesh Gazette.

1.3 These Regulations are to be read with the Master Plan of HADA area and are supplemental and enabling provisions to the said Master Plan.

1.4 Any approval or sanction given earlier under the provisions of any other Act or law/ or the Andhra Pradesh Gram Panchayat Raj Act, 1994 and Gram Panchayat Building Rules 2002 and prior to the coming into force of the HADA Master Plan if any competent authority/Executive Authority accords the sanction/approval of any development which is not in conformity with the regulations/rules or orders of the Government in force, such approval or sanction shall be deemed to be invalid and no such development activity or construction shall be undertaken.

1.5 They shall apply to all development activities in the HADA area, viz., area development schemes, land assemblage /land pooling schemes, layout development, sub-division of plots/land all types of building construction activity. Clearance from the District Collectorate for certain activities like petroleum storage products, cinema theater cases, etc. shall be obtained.

1.6 These development regulations supersede all existing Rules, Regulations and orders dealing with layout and building construction activity in the HADA area.

##### 2. Definitions:

In these Rules, unless the context otherwise requires, the following definitions shall apply. Words and expressions not defined shall have the meaning as in the National Building Code of India (latest edition) or standard dictionary meaning if not defined in the above Code:

- i) **Act** means the Andhra Pradesh Urban Areas (Development) Act, 1975;
- ii) **Area Development Scheme or Land Pooling Scheme** means assemblage of large chunks of contiguous lands in accordance with the provisions of these regulations for the purpose of development and building in the assigned plots/ designated uses with development of all required facilities and facilities required to be undertaken. It may be undertaken by a licenced developer or by HADA or by any public agency. It also includes corporate developments undertaken as Corporate township and includes incidental activities like residential, convenience shopping, business, institutional and research.
- iii) **Building** means any structure for whatsoever purpose and whatsoever materials constructed, and every part thereof whether used for human habitation or not. It includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a

building or anything affixed thereto or an wall enclosing or intended to enclose any land or space, and signs and outdoor display structures. Tents, pandals, shamianahs/tarpaulin shelters shall not be considered as buildings.

- iv) **"Community Amenities"** spaces means the areas set apart in a layout for a shopping area, post office, bank, fair price shop, milk booth, school, dispensary, a nursing home, child care centre, library, community hall, kalyan mandapam, police station, local office of the Electricity board, water works, local body and such other amenity as specified by the HADA.
- v) **Convenience Shopping Center** means a premises used as a Complex for a group of shops comprising of those dealing with day to day requirements of the population and as distinguished from wholesale and higher order shopping area. Each shop area shall not exceed 20sq mts. It includes:
- Food grain or ration shops, Kirana and general goods stores
  - Tobacconists and Pan shops
  - Laundry shops
  - Tailors and Darning shops
  - Groceries, confectionaries, general provision stores
  - Departmental stores
  - Bakeries and Sweets Shops
  - Hair dressing saloons and beauty parlours,
  - Cobblers and shoe shops
  - Bicycle hire, spare parts and repair shops
  - Vegetable and fruit shops
  - Milk and milk products shops
  - Medical and dental practitioners clinics and dispensaries
  - Pathological clinic/laboratories, diagnostic clinics
  - Medical shops and Pharmacies
  - Florists and goldsmiths
  - Shops dealing with ladies ornaments. Fancy and gift items. Etc
  - Newspapers, magazines stalls and circulating libraries
  - Wood, coal and fuel shops
  - Books and stationery shops
  - Cloth and garments shops
  - Plumbers, electricians, radio, TV and electronic equipment repair shops
  - Video libraries
  - Photography, Xerox shops
  - STD,ISD and local telephone booths
  - Desk Top Printing (DTP) shops
  - Professional Services establishments
  - Professional offices
  - Restaurants and eating houses
  - Building materials, hardware and paints shops
  - Tutorial classes, Computer education centers
  - LP Gas Booking Center
  - And other uses/activities as notified from time to time by the HADA
- It does not mean or construe to include mulgies or row type shops or part of a premises converted into a shop or shops. Such type of developments are discouraged in the HADA area.
- vi) **Built-up Area:** Ground area covered immediately above the plinth level of the building and is the actual covered area on ground floor including any balcony projections, porch, corridors and architectural features.
- vii) **Competent Authority means** the Vice-Chairman of the Hyderabad Airport Development Authority constituted under the provisions of the A.P. Urban Areas (Dev) Act, 1975 or any other officer designated by him.

- viii) **Collector** means the Collector & District Magistrate of the district and his office and officials;
- ix) **Corporate Township** means a site or campus developed by a corporation for their business activities and includes other activities like residential, institutional and research.
- x) **Cluster Housing** means plots or built dwelling units or housing up to 20 houses grouped around an open space;
- xi) **Development** means the carrying out of building, engineering, mining, or other operations in, or over, or under land or water, or the making of any material change, in any building or land, or in the use of any building or land, and includes redevelopment and layout and sub-division of any land; and "to develop" shall be construed accordingly;
- xii) **Development Charge** means a charge levied by HADA under the provisions of the Andhra Pradesh Urban Areas (Development) Act, 1975 and its Amendments, rules and orders.
- xiii) **External Betterment Charge** means a charge levied by HADA for ensuring off site services and amenities including capital infrastructure installations/trunk services in the area;
- xiv) **General Industry:** A premises with facilities for carrying out fabrication, processing, assembling of materials and products, manufacture of goods, etc. The list of industries in this category shall be as per the Government orders in this regard.
- xv) **Group Housing Scheme** means a housing scheme, wherein dwelling houses are not constructed in separate individual plot, but where a group of buildings are proposed in one plot with common facilities and services.
- xvi) **Layout** means the laying out a parcel of land or lands into building plots with laying of roads/streets with formation, levelling, metalling or black topping or paving of the roads and footpaths, etc. and laying of the services such as water supply, drainage, street lighting, open spaces, avenue plantation, and proposed road pattern integrated with the surrounding circulation pattern and developing the Master Plan circulation network and subject to the other conditionalities as given in these Regulations;
- xvii) **Master Plan** means the plan prepared and notified under Section 6 & 8 of the AP Urban Areas (Development) Act 1975 and sanctioned by the Government under section 10 of the said Act for the Development Area declared under Section 13 of the said Act
- xviii) **High-Rise building** means and includes all buildings or blocks whose height is 18 metres or more, measured from the average level of the central line of street on which the site abut. However, staircase room, lift rooms, chimney, and elevated tanks above the top most floor and architectural features are not included in the number of floor or height calculation for such categorization.
- xix) **Obstacle Limitation surfaces** are specifications to define the airspace around aerodromes to be maintained free of obstacles, so as to permit the intended aeroplane operations at the aerodrome to be conducted safely and to prevent the aerodromes from becoming unusable by the growth of obstacles around the aerodromes. This is achieved by establishing a series of obstacle limitation surfaces that define the limits to which objects may project into the airspace. The following obstacle limitation surfaces shall be established:
  1. Conical Surface;
  2. Inner Horizontal Surface;

3. Approach surface and inner approach surface;
4. Transitional surface;
5. Inter transitional surface;
6. Balked Landing surface.

(Reference International Civil Aviation Organization - Annex – 14 Manual)

- xx) **Owner:** Owner means the person who has the title or right to use the property, and includes a person who receive the rent for the use of land or building or would be entitled to do so if they were let. It also includes:
1. an agency or trustee who receives such rent on behalf of the owner.
  2. a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner or a General Power of Attorney;
  3. is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
  4. a mortgage in possession.
- xxi) **Permissible Uses or activities** means the activities or uses that are permissible in a given site or parcel of land and that are subject to development requirements and conditionalities as given in these Regulations;
- xxii) **Person:** Person means an individual and includes 'Govt.' or 'Corporation'.
- xxiii) **Parking Space:** An area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- xxiv) **Public Utility Building/Premises:** A premises of any public service undertaking or authority for storage, distribution, maintenance of office, etc., the public facility network, etc., and includes overhead/underground tank, pump house, sump, oxidation pond, septic tank, public toilets, electric sub-station, fire-station, telephone exchange, garbage collection point, etc.
- xxv) **Public Facilities building/Premises:** means a premises housing community, social and cultural facilities for public like police station, post office, telegraph office, library, auditorium, own hall, local community hall/kalyan mandapam, recreational club, Open Air Theater, Exhibition Center, religious building, grave yard, cremation ground, Crematorium, and includes other services like municipal ward office and their works like swimming pool, bal wadi, angan wadi, welfare center. etc.
- xxvi) **Public open spaces** means the areas set apart in a land pooling scheme or layout for parks and play grounds, duly developed and with a proper compound wall.
- xxvii) **Row Housing:** A row of houses with only front rear and interior open spaces.
- xxviii) **Road/Street alignment:** The line defining the side limits of a road/street, and demarcated as such on the ground.
- xxix) **Setback** shall mean the space to be left fully open to sky from the edge of the building to the property line or boundary of the street. No built-up space shall be provided within the setback except specifically permitted projections and other structures under these regulations.
- xxx) **Service Industry:** An industry concerned mainly with repair, maintenance, servicing and/or jobbing work with sale of operation not exceeding 20 HP and 20 Manpower, without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, etc. The list of industries in this category shall be as per the Government orders in this regard.
- xxxi) **Semi-detached Building:** A building detached on three sides with open spaces as specified in these regulations.

- xxxii) **Tourism based facilities:** means facilities accessory to tourism undertaken by public or private body and which the Tourism Department sponsors. It may have boarding and incidental and accessory facilities of up to 10% of the plot area including residential facilities for essential staff.
- xxxiii) **Transferable Development Right** 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. The award would be in the form of a TDR Certificate issued by the Competent Authority.
- xxxiv) **Village Settlement or Grama Khantam or Abadi** means all land that have been included as Abadi by the government/Collector within the site of village and includes existing village hamlets.
- xxxv) **Flatted factory** means a premises having group of non-hazardous small industrial units including service establishments housed in a single or more than one building and in multiple floors.

### **3. Development Permission/ Building Permission mandatory:**

- 3.1 No person or body shall carry out development work or undertake assemblage/ parceling of land into plots, or erect, re-erect or carry out any building construction activity or layout activity or subdivide plots/lands without first obtaining a specific land pooling scheme/ layout/land subdivision permission or building permission as the case may be, in writing from the Hyderabad Airport Development Authority, and complying with the development conditions and provisions required under these Regulations.
- 3.2 The following operational construction of the Government whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services are exempted from the purview of these Regulations except within the airport safety areas and zonal restrictions and air safety requirements (wherein explicit clearance from the Airport Authority shall be required):
- (a) Railways;
  - (b) National Highways, State Highways & Major District Roads;
  - (c) Works undertaken by the District Administration/ ZPP/MPP/Gram Panchayat;
  - (d) Airways & Airports;
  - (e) Defence;
  - (f) Posts & Telegraphs, Telephones Dept., Wireless, broadcasting, and other like forms of communications;
  - (g) Electricity;
  - (h) Any other service which the government may declare to be a service from time to time for the purpose of this clause;

Provided that such operational constructions and developments comply with the development conditions and provisions required under these Regulations and required to pay the necessary fees and charges to HADA wherever applicable.

### **4. Application for Permission:**

#### **A) For Land Pooling Scheme/Layout development:**

Every licenced developer or body who intends to carry out development work or undertake assemblage/ parceling of land into plots, or layout activity or Group Housing Scheme/Cluster Housing Scheme or subdivide or make material alterations shall apply in writing to the Vice-Chairman, Hyderabad Airport Development Authority of such intention in the Form prescribed in Annexure A and the application for any such

permission shall be accompanied by Plans and statements in original ( drawn on any durable medium) plus four prints along with copy of the ownership documents of the plot/property/ land concerned and payment of prescribed application fees and charges.

***The Application for permission for a Land pooling Scheme or layout development shall be accompanied by***

- i) a site plan drawn to scale of not less than 1:500 showing all physical details of the land, boundaries of the land, the surrounding lands, airport zoning safety & obstacle limitation surfaces and existing approach road to the land where the layout is proposed;
- ii) a Layout Plan (in required number of copies) drawn to a suitable scale preferably on 1:1000 for Land Pooling Schemes and 1: 600 for layout applications, showing boundaries of land, sub-division of the land into building plots/ uses with dimensions and area of each plot and its uses as per these regulations; width of the proposed streets/roads ;dimensions and areas of open space provided according to these regulations; dimensions and areas to be set apart for EWS housing, area for social and cultural amenities, and area to be handed over to HADA in case of a Land pooling Scheme;
- iii) Certificate of Undertaking in prescribed Form jointly by owner, licenced developer and Licenced surveyor/engineer for carrying out the development works as per standards.
- iv) A topographical plan drawn to scale with contours and indicating the proposed location of the water supply system, drainage and sewerage network and other utilities of the proposed scheme
- v) Land development schemes involving housing construction activity/civil works, the building type designs together with the details of facilities proposed to be provided shall be submitted. Such Land Pooling Schemes shall be prepared and signed by a qualified town planner

Provided that before submission of such an application, pre-application consultation shall be undertaken by the licenced developer/body with the Chief Planning Officer of HADA prior to the formal filing of an application for approval of a Land Pooling Scheme or layout development scheme. This step does not require formal application or the payment of a fee. When submitted, this Sketch Plan shall show in simple sketch form the proposed Land Pooling Scheme and layout of streets, roads, location of amenities, open spaces and other features in relation to existing conditions.

Within fifteen (15) days, the Chief Planning Officer shall inform the licenced developer wherein the plans and data as submitted or as modified do or do not meet the objectives of the master plan/these Regulations and shall inform the licenced developer as to how said objectives may be met. Any such consultation or advise by HADA shall not constitute approval or be binding on HADA.

***4.2 Application for building permission for non high-rise buildings:***

- (i) For undertaking any such building construction activity, prior technical approval of HADA is mandatory. These shall be applied to the Competent Authority in the Form prescribed in Annexure B and the application for any such permission shall be accompanied by Plans and statements in original ( drawn on any durable medium) plus four prints along with copy of the ownership documents of the plot/property/ land concerned and payment of prescribed application fees and charges.

- (ii) All building activity shall conform to the requirements specified in these regulations with regard to minimum plot area, approach road, minimum setbacks, height permissible, parts of buildings requirements, plot coverage, parking requirements, etc.
- (iii) The Application for permission for building construction shall be accompanied by a location plan showing the site in relation to surrounding land marks;
- (iv) a site plan drawn to scale of not less than 1:500 showing:
  - (a) The existing approach road or means of access with width and the proposed road widening affected area, if any;
  - (b) The boundaries, giving the dimensions of the site and of any contiguous land belonging to the owner thereof;
  - (c) All existing buildings position and other features in the site, if any;
  - (d) The position of the site in relation to neighbouring /adjoining roads/streets, if any;
  - (e) Space/ setbacks to be left about the building to secure free circulation of air, admission of light and access for scavenging purposes;
  - (f) Any existing physical features such as wells, drains, trees, etc;
  - (g) The ground area of the whole property and the built-up area;
- (v) The building proposed utilities and services plans;
- (vi) Landscaping and rain water harvesting plans
- (vii) Parking plans for sites 300 sq mts and above or having occupancy of commercial, and other non-individual residential use;
- (viii) Give general specifications of proposed construction and type of materials used, and jointly signed by the owner, the Registered Architect and civil engineer who supervises the proposed development/construction.
- (ix) The Plans of the building, elevations and Sections drawn to a scale of not less than 1:100 of all floors showing uses of all parts of the building ( on original in tracing film or any durable medium and requisite number of copies). In case of very large buildings the drawing scale may be reduced suitably. The sections should be through the longitude and transverse of the proposed building and indicate all dimensions and heights and level differences, staircase details, etc, while the elevations of all sides of the building/blocks are to be given.

#### **4.3 Application for High-rise buildings:**

In addition to the compliance of the building proposals application requirements as stated above and the compliance of the High-Rise building requirements as given in the Hyderabad Revised Building Rules,2006, applications for High-Rise buildings shall be accompanied with the following requirements:

- (a) Structural design and safety requirements duly prepared and signed by a qualified structural engineer and signed by both the architect who designs the building complex as well as the civil engineer who supervises the construction requirements.
- (b) Clearance certificate for the proposed complex from the Airport Authority
- (c) Compliance regarding fire safety requirements from the Director of Fire Services

- (d) Compliance of all building services, circulation requirements landscaping, and rain water harvesting requirements as given in these Regulations and to the satisfaction of HADA
- (e) All drawings to be signed jointly by the owner, licenced developer/builder, registered architect, licenced structural engineer, licenced civil engineer who shall be responsible for safety and facilities in the Complex and ensuring the construction of the High-Rise building complex is in accordance with the Hyderabad Revised Building Rules,2006 issued vide GOMs No. 86 MA dated 3.3.2006 and the National Building Code (latest version), and they shall submit a joint undertaking to this effect.

#### **4.4 Overall Plans to be submitted:**

At the time of application, a statement and overall Plan should be submitted stating and showing how the complete requirements are proposed to be achieved and complying with these Regulations in the given site. Further and future additions and extensions shall be as per these submitted and approved overall plan proposals only.

#### **4.5 Application scrutiny Fees to be levied by the HADA:**

HADA shall levy application scrutiny fees for all applications as follows

- a) For Land Pooling Scheme:

At the rate of Rs. 2/- per sq. mt of total land proposed for Land Pooling Scheme.

- b) For Layouts and Plot sub-division/Amalgamation:

At the rate of Rs. 4 /- per sq. mt of total land proposed for layout /plot sub-division/amalgamation

- c) For Buildings:

At the rate of Rs. 10/- per sq. mt. of built-up area, subject to a minimum of Rs. 2000.

### **5 Other Charges:**

#### **5.1** In addition to the above, HADA shall levy

- a) development charges as specified by the Government.
- b) levy and collect pro rata external betterment charges accordingly at the following rates for ensuring provisions and development of trunk infrastructure /installations:
- For layout/land pooling scheme/plot subdivisions/amalgamation: Rs 50 per sq mt of land area
  - For residential and commercial buildings : Rs 25 per sq m of built up area
  - For Group Housing Schemes/Cluster Housing/Colony type development/ Enclaves, Residential, Commercial, Office use, etc: - Rs 25 per sq mt of built up area plus Rs. 50 per sq m for remaining plot area.
  - for industrial, institutional, educational uses/buildings , recreational use/buildings and other category of uses/buildings not covered above - at the rate of Rs. 10 per sq. mt of total site area



Provided however that the external betterment charges in respect of layouts / land Pooling Schemes and Group Housing Schemes may be collected in two equated installments and paid within six months of the tentative approval.

## **5.2 Levy of impact fees and other provisions in certain areas:**

The Competent Authority with the approval of the Government may levy impact fees and other fees/ charges for lands/sites/premises abutting or in the vicinity of the Outer Ring Road or other highways/major roads indicated in the Master Plan, at the rates and procedure prescribed by the Government.

## **6 Sanction or Refusal of Permission:**

The Land Pooling Scheme or Layout plans/ building plans with drawings and specifications in accordance with these HADA Regulations may be technically approved with or without modifications or directions as are deemed necessary or refused by the Hyderabad Airport development Authority within 90 days from the date of receipt of application.

Where no orders are communicated by the HADA of sanction or refusal of the permission, the HADA shall be deemed to have permitted the proposals and the owner may go ahead with the works after intimation and paying the requisite fees and charges to HADA before undertaking such development, and provided, the same is in accordance with these regulations.

## **7 Duration of Technical Approval:**

The technical approval shall be valid as follows:

- for land pooling scheme – 3 years
- for layout development approval – 2 years
- For Group Housing Schemes/Cluster Housing/ Colony type development/ Enclaves in sites 4000 sq mt & above - 2 years
- building constructions: for plots upto 500 sq mt - 1 year
- For plots above 500 sq mt and High-Rise buildings: 2 years

during which time the land pooling scheme works/layout works/building construction shall be completed, and if not completed the permission for land pooling scheme/layout/building construction shall be revalidated on application subject to the requirements then in force.

The revalidation fees shall be 50% of the above mentioned scrutiny fees.

## **8 Revoking of Permission:**

HADA or the Collector or the Government as the case may be, may revoke any permission issued under these regulations whenever it is found that there has been any error or false statement or any misinterpretation of any material fact or regulation on which the permission was sanctioned.

## **9 Deviations during construction/undertaking up layout works:**

If during the execution of any land pooling scheme/layout or building construction any departure is made from the approved plan, the licenced developer/owner shall obtain revised approval by duly following the above- mentioned procedure

## **10 Conformity of constructions and developments to National Building Code of India:**

Recourse shall be made to the National Building Code of India (latest Edition) for all standards and specifications relating to building construction viz.,

- (a) structural design, foundations, masonry, timber, plain cement concrete, reinforced cement concrete, structural steel, etc, for ensuring structural safety including safety from seismic hazard, etc,
- (b) Quality of materials and workmanship;  
And building services, viz,.
- (c) Building Plumbing, Water Supply and Drainage (including mode of sewerage disposal system);
- (d) Electric installations.
- (e) Fire service Requirements in addition to the requirements as per the provisions of the Andhra Pradesh Fire Safety Act, 1999.
- (f) Landscaping and greenery and water harvesting measures as per the provisions of the Andhra Pradesh Land, Water and Tree Act, 2001.

## **11 Responsibilities and Duties of Licenced developer/Builder/Owner:**

The licenced developer/builder/owner who has been given approval and the technical personnel shall be wholly and severally responsible for the quality of workmanship of the building/layout development works, and/or structural safety of the building and for ensuring safety during the construction /development works, and for complying with the conditions laid down in these Regulations and the approved plans/drawings.

### **11.1 Schemes and projects to be undertaken through licenced developers and technical personnel only:**

In the case of buildings in large sites/ Group Housing Schemes, Land Pooling Schemes layout colony development schemes, Commercial Complexes, multi-storeyed buildings, institutional and industrial complexes, etc., the building/development project/Scheme shall be undertaken by the owner through licenced developer and qualified technical personnel only. 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.

All planning designing and execution/implementation of the above types of building/development shall be undertaken through licenced technical personnel only.

Where the development conditions are not compiled with, in addition to the action specified in Regulation 15, action under the provisions of Section 32 of the AP Urban Areas (Development) Act, 1975 would be taken by the Competent authority.

## **12 Sanction and release of building plans by the local authority:**

No permission shall be directly entertained or given by the local authority Prior technical approval of HADA is required for all development approvals except in cases where specifically delegated by the HADA or the Government.

The technical approvals forwarded by HADA to the local body for sanction and release to the owner shall be done within one week after collecting the prescribed fees under their Act, after which the same shall be deemed to be sanctioned by the local body.

The Local Authority shall maintain systematic records and registers of all layouts, building permissions, fees and charges collected in prescribed manner.

### 13 Responsibilities of Local Authority and HADA:

(1) HADA shall be primarily responsible for the following aspects of development:

- (a) Land Pooling Schemes and layout development schemes and the compliance of development specifications and conditions there under;
- (b) Promoting and regulating the overall developments on a planned manner and for this purpose it may issue instructions and directions to the local bodies who are required to comply with the same.
- (c) Demarcation and grounding of the various alignments of Master plan roads, Land Pooling Schemes roads and layout development roads, junction improvements, etc.
- (d) Undertaking key implementation projects,
- (e) And taking necessary steps for ensuring the overall development of the HADA area in a planned manner.

(2) The local authority concerned and their officials shall be primarily responsible for the following aspects of development:

- (a) Ensuring the building permission activity is carried out strictly in accordance with the technically approved plans;
- (b) Take immediate enforcement action on deviations and unauthorized constructions and layout developments as per these regulations and their respective laws;
- (c) Take action to arrest unauthorized constructions and unauthorized layout developments;
- (d) Not allow conversion of existing building/premises for local shops or other activities contrary to the Master plan and these Regulations;
- (e) Comply with the instructions and directions of HADA in the matters of development promotion and regulation/ Master Plan implementation aspects.

### 14 Grant of Development Permission

*Grant of Development Permission shall mean acceptance by the Competent Authority the following requirements:*

(A) In the case of Land Pooling Schemes and Layout development schemes-

- (i) The road pattern and widths of roads,
- (ii) the location of open spaces;
- (iii) the location of shopping center, and other community amenities;
- (iv) the common sewerage disposal system, water supply system, drainage system ;
- (v) the siting of bus stops, parking stands, solid waste collection points/sites & public amenities;
- (vi) the road development specifications and standards;
- (vii) the area allowed to be developed and disposed as building sites/plots;
- (viii) the type of housing to be developed with services and amenities and building requirements;
- (ix) Rain water harvesting structures, conservation measures and the surface drainage of the area;

(B) *In case of building permissions, it shall mean acceptance of the following:*

- (i) Permissible built up area,
- (ii) Height of a building and its various stories,
- (iii) Projections allowed and disallowed in open spaces
- (iv) Permissible use of land and accessory uses and utilization of built up spaces
- (v) Arrangements of staircases, lifts, corridors and parking spaces,
- (vi) the requirements of High Rise Buildings including the clearance from Airport Authority, the Director of Fire Services, and other services,
- (vii) Minimum requirements of sanitary facilities and other common facilities,
- (viii) Required ventilation and lighting
- (ix) Rain water harvesting structures and water conservation measures.

(C) *Provided that it shall not mean acceptance of correctness, confirmation, approval or enforcement of and shall not bind or render the Competent Authority liable in any way in regard to:*

- (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 and Structural Drawings
- (v) Workmanship and soundness of structure, materials used,
- (vi) quality of building services and amenities in the construction of building
- (vii) Location and boundary of plot/site
- (viii) The site/area liable to flooding as a result of not taking proper drainage arrangements as per natural lay of the land, etc.
- (ix) Other requirements or licences for the site/ premises or activity under various other laws.

## **15 Offences and Penalties:**

15.1 Any person who contravenes any of the provisions of these Regulations or any requirements or obligations imposed on him by virtue of these regulations shall be guilty of an offence and shall-

- (a) be punishable as per the provisions of the Andhra Pradesh Urban areas (Development) Act, 1975;
- (b) take suitable actions including demolition of unauthorized works, and in the event of failure to comply, take action accordingly after serving an Enforcement Notice;
- (c) take suitable action against licenced developer/technical personnel which may include prosecution or debarring him from further practice up to five years.

- (d) In the case of deviations from the approved development plan, it shall be the responsibility of the licenced developer/licenced builder to get these rectified or summarily demolish these at his own cost failing which action as mentioned at (a) to (c) would be taken by the local body/HADA as the case may be.
- 15.2 HADA or it's officers may take any or all of the above actions by issuing suitable instructions to the local body or any other body for necessary action against the unauthorised construction/layout.
- 15.3. If it is noticed that any officer of the local authority or HADA has willfully not taken effective action as required in these Regulations or issued permission in contravention of these Regulations, HADA or Collector or the Government may take necessary action against the local authority or HADA besides taking action on the said development .
- 15.4 If it is noticed that any licenced builder/developer or certificate holder of TDR has misused/abused the TDR incentive given or violated the conditions of TDR or has built over and above the permissible area/height, etc. the HADA or the Government shall take necessary criminal action against the licenced builder/developer or certificate holder of TDR besides taking action on the said development and action under these Regulations.
- 16 Power of entry and power of Competent Authority to demarcate alignments and reservations as per Statutory Master Plan:**
- (1) The Competent Authority may authorise any person to enter into any land or building with or without assistance or workmen for the purpose of :**
- a) Making any enquiry, inspection, measurement or survey or taking levels of such land or building;
  - b) Examining works under construction and ascertaining the course of public utilities and drains, etc;
  - c) Digging or boring into the sub-soil;
  - d) Setting out boundaries of intended alignment of roads, public utilities and other works;
  - e) Making such levels, boundaries, demarcations and lines by placing marks and cutting trenches;
  - f) Ascertaining whether any land or building or property is being affected in the Statutory Master Plan/ Layout Scheme/ Land Pooling Scheme road/public utilities alignments, etc.
  - g) For grounding of new alignment of roads/ road widening/ alignment of new communication network in any land and/or modifying marginally road alignments as per feasibility on ground, etc.
  - h) Ascertaining whether any land or building or property is being or has been developed in accordance with the Planning Permission and Building permission or in contravention of the provisions of the AP Urban Areas(Dev.) Act,1975 or conditions subject to which the development permission /building permission has been issued are being or have been complied; or
  - i) Doing any other thing necessary for the implementation of the Statutory Master Plan/Development Scheme/Land pooling Scheme or other provisions for the efficient administration of the said Act.

- (2) Any person who obstructs the entry of a person authorized under the above Regulation to enter upon any land or building or removes or causes to be removed any such demarcation of road alignment/ development works or any of the actions mentioned in above regulation or molests such authorized person, shall be punished with imprisonment upto six months or fine or with both.

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

- 17.1 Where any land or site or premises is affected in the statutory Master Plan road or circulation network such area so affected in the road or circulation network shall be surrendered free of cost to the Competent Authority by the owner of land. No development permission shall be given unless this condition is complied with.
- 17.2 In the case of land pooling scheme or layout development, the owner and licenced developer/builder shall incorporate in the land pooling scheme or layout all Master Plan specific land uses and amenity areas like recreational buffer zone/Sector level open space and amenity space and road network and shall develop the Master plan roads as part of the land pooling scheme or layout at his cost. However, such area of Master Plan road alignment/ recreational buffer zone/Sector level open space and amenity space shall be deducted from the total site area of the Land Pooling Scheme or layout . The proposals of the Scheme and the land utilization analysis would be taken on the remaining net area, and no fees and development charges and other charges are leviable for such Master Plan reservation areas and Master Plan circulation network.
- 17.3 In the case of building or construction site, the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Section below for such affected land in the Master Plan road alignment in the said site.
- 17.4 In any site or premises that abuts a major road alignment, where a service road is required to be developed, development permission shall be considered by the competent authority only after such a 2-lane black topped service road of 7 mt. carriageway is first developed by the owner or licenced developer/builder, or alternatively, deposits the equivalent cost to the Competent Authority as the case may be.
- 17.5 Any site or premises earmarked for amenities or specific land use like Recreational/Green Belt development/ or Afforestation tract along the foreshores of Himayatsagar lake, Sector level open space and amenity area, etc. shall be developed by the owner through a licenced developer/builder accordingly on BOOM (Build Own Operate and Maintain ) basis. In the event of the owner/developer not developing as above by giving his written consent within the time period specified after issue of a Notice by the Competent Authority, the Competent Authority has the pre-emptive right to acquire such sites/lands and compensation shall be based on the rates prevailing on the date of draft notification of the Master Plan. The owners or licenced developer/builder who develop such amenities or specific land uses would be entitled for a Transferable Development Right (TDR) as given in Section below.

**18. 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 and licenced developer/licenced builder complying with the conditions of development mentioned in Regulation 17 above, as per the following norms:

- (a) For the Master Plan road network undertaken and developed: equivalent to 25% of built up area of such area developed at his cost.

- (b) For development of the Central Squares with Sector level Amenity and open spaces undertaken and developed: equivalent to 5% of such area developed at his cost.
- (c) For conservation and development of lakes/water bodies/nalas foreshores and Recreational buffer development with greenery, etc. including the Recreation-cum-Afforestation tract earmarked all along the Himayatsagar foreshores: equivalent to 10% of built up area of such recreational buffer area developed at his cost. No TDR would be allowed for portion of any site falling in the water spread area or FTL of any lake or water body.
- (d) For utilization and undertaking cooperative/ corporate farming for horticulture/ floriculture/ Bio-technology unit/ utilization for tourism and recreation-based activities that do not pollute the environs in the Bio Conservation Zone: equivalent to 5% of built up area of the area so developed at his cost. The TDR would not be admissible in case of conventional agriculture use or cultivation sites.

The competent authority shall have the discretion in the matter of applicability of TDR. The TDR Certificate would be issued by the competent authority would be valid or utilized/ disposed only within the HADA area and as per guidelines and conditions prescribed by the Competent Authority.. A Fee at the rate of 2% of the TDR value basing on the prevailing market value shall be levied and remitted by the owner to HADA before issue of the TDR Certificate.

#### **19. Appellate Powers of the HADA Board:**

Where there is a clearly demonstrable hardship in sites or premises with regard to:

- a) compliance of these Regulations requirements,
- b) or dispute arises with regard to the decision of the Competent Authority,
- c) or the owner is aggrieved with the decision of the Competent Authority in the matter of refusal of permissions,
- d) or any other matter with regard to the implementation of the Master Plan provisions,

the owner/licenced developer may appeal to the HADA Board . The HADA Board shall frame clear and detailed guidelines and procedure in scrutinizing the cases keeping in view the character of the area, the interest of ensuring planned development as per the Master Plan in view and give it's decisions in such cases and the reasons thereof to be recorded in writing. However, the permissible height and the front setback or building line shall not be compromised. The decision and conditionalities imposed by the HADA Board shall be final and binding in such cases.

#### **20 HERITAGE REGULATIONS**

Heritage Regulations would apply to those buildings, artifacts and precincts of:

- (a) historical or cultural value
- (b) and precincts and sites of natural or environmental value in the HADA area.

In respect of (a) above, no development, or redevelopment, alteration, removal or demolition of such heritage buildings, artifacts and precincts shall be allowed except with the prior written approval of the Competent Authority.

In respect of (b) above any development in and around such sites shall be eco-friendly and not alter the environmental character of such sites. The conservation, beautification and preservation plans and development (including any recreational and allied development) of such sites shall be allowed with prior approval of the Competent Authority.

Buildings, precincts and natural sites included in the HADA Heritage List by the Competent Authority shall maintain the character, skyline as may exist in the surrounding area, so as not to diminish or destroy the value and beauty of the listed building, precinct or natural site. The development within and around the listed building, precinct or natural site shall be in accordance with the guidelines framed and incentives given under these Regulations.

Listing however does not prevent change of ownership or usage. However, such usage should be in conformity with the provisions of these Development Promotion Regulations and be in harmony with the guidelines.

The onus for ensuring the protection and preservation of such heritage structures, artifacts, precincts and natural sites shall vest with the local authority concerned and they agency or body specifically vested with it.

The tentative List of Heritage structures, artifacts, precincts and natural sites in HADA area are:

**A) Structures, artifacts and precincts of historical or cultural value:**

1. Clock Tower and Police Station building at Shamsabad Town Centre
2. Palugu Gutta heritage precinct near Hariguda settlement of Shamsabad village.
3. Mud fort remains at Narkhoda village settlement
4. Mud fort remains at Nadergul settlement
5. Mud fort remains near Ramajipur village settlement
6. Sri Rama Temple precinct at Ammapalli settlement
7. Remains of fort entrance gate at Dosawada settlement
8. Pahadi Sharif Dargah precinct
9. Narasimhaswamy temple precinct at Jannaiguda hamlet of Raviral village

**B) Precincts and sites of natural or environmental value:**

1. Himayatsagar lake and it's foreshores and vicinity earmarked for Afforestation-cum-recreation development tract and as delineated in the Master Plan.
2. All the lakes, kuntas and nalas and other water bodies identified and listed in the Master Plan and specified in the Master Plan Report.

**SECTION B:**

**LAND USE CLASSIFICATION AND ZONING OF VARIOUS DEVELOPMENTS/  
BUILDING USES/OCCUPANCIES PERMISSIBLE/PROHIBITED**

**21 Applicability of the Zoning Regulations:**

21.1 No development activity like layout, Land Pooling Scheme, building construction activity, use of any land or conversion of any land or building shall be permitted unless these are in:

- (a) Conformity with the Master Plan land use, circulation network and other provisions;
- (b) conformity with the zoning of the uses and activities as given in this Section,
- (c) Conformity with the requirements of Regulation 17, where applicable
- (d) Conformity with the building site requirements as given in these regulations.

21.2 These regulations however will not prohibit the continuance of existing uses of lands and buildings that have been lawfully established and have a valid approval prior to the coming into force of the Master Plan and these Development Promotion regulations, provided:



- (a) where the existing use is a non-conforming use (i.e., a use or activity under the provisions of the Master Plan or these regulations is not permissible), the existing activity may be allowed to continue, but no expansion of the existing use or activity shall be permissible and such non-conforming activity or use shall comply with the requirements under Regulation 14 where applicable.
- (b) no expansion of the existing use or activity shall be permissible;
- (c) the requirements under Regulation 14 where applicable are complied with.

Provided further that it will be open to the HADA or the Government to order the discontinuance or continuance subject to such restrictions and conditions as may be imposed by HADA or the Government as the case may be.

Any additions or extensions/expansion or redevelopment to such non-conforming uses or sites shall comply with the requirements of these Regulations.

### **21.3 Strict compliance of the Aircraft Act and Rules:**

- (a) All permissible activities under the Master Plan and these Regulations shall strictly conform to the provisions of the Indian Aircraft Act, 1934, the ICAO Civil Aviation Manuals and Codes.

The following shall not be allowed:

- (i) slaughter houses and open meat selling shops within 10 km radius of the Airport Reference Point.
  - (ii) Open cattle sheds and disposal of carcass and offal.
  - (iii) Solid waste/ Garbage dump yards
- (b) The local authority concerned shall be responsible for ensuring compliance of the above restrictions and prohibited activities. The airport obstacle limitation areas as stipulated by the Airport Authority should be strictly followed and the clearances obtained.
  - (c) Activities and uses/Buildings constructed within the Air Funnel area/the transitional surface area /Obstacle Limitation area of the proposed Airport need to take into account the noise level problems while designing and construction of buildings located in such areas, and the Airport Authority shall in no way be liable for damages/compensation arising of such activity/building being located in such areas. The provisions of the National Building Code of India and BIS Code shall be applicable with regard to insulation, sound-proofing, and measures to be taken for reduction of noise, etc. In case any structure or building is declared as dangerous structure/building in the vicinity of the proposed Airport, it shall be liable to dismantling without prior notice.

### **21.4 Land Use and Zoning classification:**

In these regulations, the land use shall be as per the following categories:

- I. General Development Promotion Zone (GDPZ)**
- II. Work Centers**
- III. Institutional Use and Special Reservation Zone**
- IV. Recreation Use Zone**
- V. Central Squares**
- VI Traffic Nodes and Circulation Network**
- VII Bio Conservation Zone**

The above land use zones are located and bounded as shown in the Master Plan. The various uses and activities to be permitted shall be in accordance with the Zoning Tables as given below.

- 21.5 The uses and activities listed below are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate zones by the Competent Authority and shall be subject to such restrictions and conditions as the Competent Authority may impose.
- 21.6 Incidental and accessory uses are permissible subject to a maximum 5% of the area, in addition to the normal uses, are permissible under these Regulations.
- 21.7 The activities and uses permissible are subject to the compliance of the conditionality and requirements given there under. All building and development activities shall be read with and have to comply with the development requirements given under the Sections on “Development of Land”, “Building Requirements” and “Parts of Building Requirements” together with the provisions of these Zoning Regulations. Where there is a conflict between the provisions of the zoning regulations and the building requirements regarding permissible height, etc., the provisions of zoning regulations shall prevail.
- 21.8 In an existing area/locality where an owner or two or more owners come together and develop 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 and subject to conditionalities.

#### **I. GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ):**

In this zone all types of residential, major commercial and support activities would be allowed. These are required to be undertaken through Land Pooling Schemes /Layout development schemes/Group Housing Schemes as given in these Regulations and the Hyderabad Revised building Rules,2006. Development in large blocks would be encouraged.

The building and site requirements shall conform to the Hyderabad Revised building Rules, 2006. In the areas coming under purview of GOMs No 111 MA dt 8-3-1996, the FSI shall not exceed 0.50. Only up to 2 floors or 6 m depending of total built up permissible shall be allowed.

**Table No. I**

| <b>Sl No.</b> | <b>Uses Permissible</b>  | <b>Conditionality for permitting the use/Activity</b>   |
|---------------|--|---|
| 1.            | All types of housing and residential development like row houses, semi-detached houses, detached houses, apartment blocks, cluster housing and /or a mix of the above type of housing development<br>Corporate Townships | Site or plot has to be part of a valid and approved layout or<br>In case of housing in large plots or blocks, it should be part of the approved Land Pooling Scheme or conform to the layout and building requirements of these Regulations.  |
| 2.            | Apartment Complexes  | Site has to abut an existing 9 m wide black-topped road .<br>Sites more than 4000 sq mt have to abut an existing 12.2.m wide Black-topped road.<br>Site or plot has to be part of a valid and approved layout.<br>In case of housing in large plots or blocks, it should be part of the approved Land Pooling Scheme or conform to the layout and minimum building requirements of the Hyderabad Revised building Rules,2006. |

|     |  |   |
|-----|--|---|
| 3.  | Corporate Townships  | Need to comply with the Land pooling scheme requirements. Design flexibility may be given in siting of the various accessory uses and activities. Separate plans and designs of individual blocks and building type designs required to be got approved from HADA   |
| 4.  | Dispensary/Medical Clinic, Nursing Home and general medical facilities<br>Professional Offices | <b>Site has to abut an existing 12.2 mt wide black-topped road. Shall not be allowed on major roads of 36 mts and above.</b><br><br>Can be part of residential building.  |
| 5.  | Public Facilities<br>Buildings   | Can be sited anywhere   |
| 6.  | Public Utilities<br>Buildings  | Can be sited anywhere   |
| 7.  | Schools , Colleges, Training Institutions/ Hostels   | Site has to abut an existing 12.2 mt wide black-topped road .<br><b>Permissible only in independent sites/plots.</b><br><br><b>As an encouragement for developing 'U' type building, the setbacks of sides and rear, excluding the front setback, can be reduced provided:</b><br><br><b>The area so saved is transferred to the central area/space or court yard. The minimum open space on sides and rear except front shall be 1.5 mtrs for normal buildings &amp; 6 mts in case of multi-storeyed buildings</b><br><br>• NOC from immediate neighbouring plots required                                     |
| 8.  | Parks, gardens, playgrounds  | Can be sited anywhere   |
| 9.  | Convenience Shopping Center Banks, Restaurants /Cafeteria/ Boarding and Lodging Premises       | <b>Site has to abut an existing 12.2 mt wide black-topped road .</b><br><br>Ribbon-type (mulgi-type shops) are not permissible<br>NOC from immediate neighbouring plots required.   |
| 10. | Commercial Complexes/ Shopping Malls/ Offices<br>Complex/ Hotels                               | Site should abut on minimum 18 mt road and considered only if surrounding area is non-residential in character. NOC from neighbours needed.<br>Ribbon-type (mulgi-type shops) are not permissible.<br><b>As an encouragement for developing 'U' type Commercial complexes the setbacks of sides and rear, excluding the front setback, can be reduced provided:</b><br><br>• <b>The area so saved is transferred to the central area/space or court yard.</b><br><br>• The minimum open space on sides and rear except front shall be 1.5 mtrs for normal buildings & 6 mts in case of multi-storeyed buildings |
| 11. | Kalyan Mandapam/<br>Auditorium   | Site has to abut an existing 18 mt wide black-topped road .<br><br>NOC from immediate neighbouring plots required.  |
| 12. | L.P.Gas Godown/ Gas banks  | Permissible only in independent premises; abutting road minimum 12.2 mt Black topped road; necessary approval from the Explosives dept and Collector & NOC from neighbouring plots required   |
| 13. | Computer units and ITES Complexes  | Permissible only in independent premises; abutting road minimum 18 mt Black topped road and considered only if surrounding area is non-residential in character.  |

|     |  |   |
|-----|--|---|
| 14. | Petrol/Diesel/ Gas Filling Station                             | Permissible only on roads 36 mt. and above<br>Has to meet the location and other requirements as per the Indian Road Congress Code; application needs to be applied through the Oil Company concerned & Collectorate  |
| 15  | Nursing Homes/Health Centers                                   | Minimum abutting road shall be 12.2 mt and black-topped. Site can be in independent building or can be part of a Convenience Shopping Center but has to be on separate floor and shall not be located fronting the main road.   |
| 16. | Hospitals  | Permissible on roads 18 mts and above, and considered only if surrounding area is non-residential in character. NOC from neighbours needed.<br>Need to provide for exclusive sewerage/drainage and special solid waste disposal arrangements for hospital waste.  |
| 17. | Service establishments/ industry/ Motor repair garage/workshop | <b>Minimum abutting road shall be 12.2 mt and black-topped.</b><br><b>Shall not be allowed on major roads of 36 mts and above.</b><br><b>Need to provide for exclusive sewerage/drainage and solid waste disposal arrangements.</b><br>Not allowed in residential colonies. Location has to near or can be part of a Convenience Shopping Center Site can be in independent building, but cannot be located fronting the main road.<br>The list of Service establishments permissible shall be as per Government policy and orders. |
| 18. | Cinema Theaters/ Video Parlours/Multiplex Complexes            | Minimum abutting road shall be 18 mt. and considered only if surrounding area is non-residential in character. NOC from neighbours needed.<br>Has to conform to the requirements of the AP Cinematography Act & Rules regarding siting, setbacks and other building requirements . Application has to be through the Collector, Ranga Reddy District  |
| 19. | Tourism based recreational activities                          | No restriction on location but has to take into consideration the environmental and ecological aspects without adversely affecting these.   |
| 20. | Village settlement/Village Hamlet & expansion                  | Housing and it's accessory activities permissible within settlement, but the settlement expansion and activities/uses has to comply with layout and building stipulations of the Hyderabad Revised building Rules, 2006.  |

## II. WORK CENTERS

In this zone all types of work related buildings and support activities would be allowed. These are required to be undertaken through Land Pooling Schemes /Layout development schemes as given in these Regulations. Development in large blocks would be encouraged. The building and site requirements shall conform to the Hyderabad Revised Building rules,2006.

**Table No. II**

| <b>Sl No.</b> | <b>Uses permissible</b>  | <b>Conditionality for permitting such use</b>  |
|---------------|--|--|
| 1             | General Industries/<br>Flatted factories   | Site need to be an integral part of an industrial layout/Land Pooling Scheme.<br>Site shall abut minimum road width of 12.2 mt and black-topped. Shall obtain necessary clearances from other departments like APPCB, Industries Dept., Fire Services, Inspector of factories, etc as applicable   |
| 2             | Electronics industries/<br>Industrial ancillary to the Airport and it's support activities | Site need to be an integral part of an industrial layout/Land Pooling Scheme.<br>Site shall abut minimum road width of 12.2 mt and black-topped. Can be part of Flatted factory  |
| 3             | Corporate Townships  | Maximum area for Corporate township allowed shall be 50% of total site area of the Work center Needs to be a distinct block and parcel of land separated from the Work center. Need to comply with the Land pooling scheme requirements. Design flexibility may be given in siting of the various accessory uses and activities. Separate plans and designs of individual blocks and building type designs required to be got approved from HADA |
| 4             | Office Buildings   | Same as table # 1  |
| 5             | Computer Units   | Same as Table # 1  |
| 6             | Public Facilities<br>Buildings   | Same as Table # 1  |
| 7             | Public Utilities<br>Buildings  | Same as Table # 1  |
| 8             | Dispensary/Clinic  | Same as Table # 1  |
| 9             | Godowns/Warehouses<br>/ Timber Depots  | Site shall abut minimum road width of 12.2 mt and black-topped. Can be part of Flatted factory/Guild type factory  |
| 10            | L.P.Gas Godown / Gas banks   | Permissible only in independent premises; abutting road minimum 12.2 mt Black topped road; necessary approval from the Explosives dept and Collector   |
| 11            | Service Establishments   | Same as in Table # 1   |
| 12            | Wholesale markets and establishments   | Have proper ingress and egress through service roads, with clear parking areas for loading, unloading, vehicles stands, garbage disposal units, etc.   |
| 13            | Export Promotion Zone/ Container Freight transshipment zone                                | To be facilitated either through public agencies or private land assemblage through Land Pooling Scheme<br>No permanent built up area would be allowed in the area falling in prohibited area of Catchment area/ restricted zone of the Airport.   |
| 14            | Restaurants/Cafeteria  | Same as in Table # I   |
| 15            | Petrol/Diesel Filling Station  | Same as in Table # I   |
| 16            | Banks/Dispensaries/m edical facilities   | Same as in Table # I   |

**All types of Obnoxious and Hazardous industries, Mining, Granite Crushers and quarrying activities are prohibited in the entire HADA area.**

### **III. INSTITUTIONAL/SPECIAL RESERVATION USE ZONE**

The International Airport Area and the Research Centre at Imarat and surroundings are mainly earmarked for this zone.

Besides the above all Public/government lands and other extensive areas located outside the "Bio Conservation Zone" and not earmarked for any specific uses are also covered in this Zone.

In this zone all types of institutional buildings, major public development projects and support activities would be allowed. These are required to be undertaken through Land Pooling Schemes /Layout development schemes as given in these Regulations. Development in large blocks would be encouraged. Plot subdivisions would not be allowed.

The building and site requirements shall conform to the Hyderabad Revised Building Rules,2006.

In all areas earmarked as **Plantation area** under HUDA GHEP, no conversion or development shall be permitted unless explicit approval is obtained from Executive Director, Urban Forestry Department., HUDA

**Table No. III**

| SI No. | Uses permissible  | Conditionalities for permitting such use   |
|--------|---|--|
| 1.     | In the area specifically reserved for International Airport. In addition to the Airport operations, all Airport related and support activities like Hotels, Convention Centers, hospitality-based activities, Free Trade Zone, SEZ, Residential staff quarters, etc. are permissible. | Separate plans and designs of individual blocks required to be got approved from HADA/Specified Authority.<br>For the purpose of clearance from noise pollution and air pollution point of view from the AP Pollution Control Board, the Airport activities shall be treated as industrial category of the APPCB norms.  |
| 2      | Corporate Townships   | Maximum area for Corporate township allowed shall be 50% of total site area of the Special reservation/Institutional area. Need to comply with the Land pooling scheme requirements. Design flexibility may be given in siting of the various accessory uses and activities. Separate plans and designs of individual blocks and building type designs required to be got approved from HADA |
| 3      | Office Buildings  | Same as in Table # I   |
| 4      | Public Facilities Buildings   | Same as in Table # I   |
| 5      | Public Utilities Buildings  | Same as in Table # I   |
| 6      | Schools, Hostels  | Same as in Table # I   |
| 7      | Colleges and other educational / institutions   | Same as in Table # I   |
| 8      | Medical and institutions, Hospitals   | Permissible on roads 18 mts and above. Need to provide for exclusive disposal arrangements   |
| 9      | Stadium/Sports Center   | Minimum abutting road width of 18 mt. Separate plans and designs of individual blocks required to be got approved from HADA  |
| 10     | Research Institutions   | No specific restriction on siting  |
| 11     | Tourism & recreation based activities   | Same as in Table # I   |
| 12     | Residential use incidental to main use  | Subject to 10% of total site area  |
| 13     | Integrated public housing projects  | Separate plans and designs of individual blocks required to be got approved  |
| 14     | Major Shifting Projects & Special Projects  | Separate plans and designs of individual blocks required to be got approved  |
| 15     | Truck terminals/Bus Terminals/ Bus Depots   | Separate plans and designs of individual blocks required to be got approved  |
| 16     | Parks, Playgrounds, Gardens   | No restriction on location   |
| 17     | Convenience Shopping Center<br>Banks, Restaurants/Cafeteria/<br>Boarding and Lodging Premises   | Required to be part of the above SI Nos 1,2 & 12<br>Site has to abut an existing 12.2 mt wide black-topped road .<br>Ribbon-type (mulgi-type shops) are not  |

|    |                        |   |
|----|------------------------|---|
|    |                        | permissible<br>NOC from immediate neighbouring plots required.  |
| 18 | Computer units         | Permissible only in independent premises; abutting road minimum 18 mt Black topped road;  |
| 19 | Container Freight zone | Separate plans and designs of individual blocks required to be got approved from HADA<br>No permanent built up area would be allowed in the area falling in prohibited area of Catchment area/ restricted zone of the Airport. Necessary environmental safeguards required to be taken. |

#### IV. RECREATIONAL USE ZONE

(Areas mainly within the foreshores and vicinity of water bodies and Nalas are earmarked for this zone. In addition to the restriction of height and coverage the minimum distance that needs to be maintained from the boundary of the water spread area of the water body as given in these Regulations are to be complied with)

- The maximum permissible coverage shall be restricted to 10 % of site area
- The maximum height shall not exceed 10 metres.. . In the areas coming under purview of GOMs No 111 MA dt 8-3-1996, the FSI shall not exceed 0.50 and only up to 2 floors or 6 m depending of total built up permissible shall be allowed.
- The above and the uses listed below would not be allowed in the areas earmarked in the Bio Conservation Zone.
- Rest of the area has to be landscaped with greenery, etc. and for recreation purpose

**Table No. IV**

| SI No. | Uses permissible   | Conditionality for permitting such use/activity   |
|--------|--|---|
| 1      | Public Facilities Buildings                              | Same as Table # I and subject to 10% of site area   |
| 2      | Public Utilities Buildings                               | Same as Table # I and subject to 10% of site area   |
| 3      | Theme Parks/Amusement Parks                              | Coverage restricted to 10% Rest of the area has to be landscaped with greenery, gardens. Separate Site plans and designs of individual blocks required to be got approved |
| 4      | Holiday resorts/Resort Club/<br>Guest Houses/Picnic Huts | Same as above   |
| 5      | Week-end Cottages  | Can be permitted as integral part of above. Only single stored structures allowed.  |
| 6      | Parks, Playgrounds, Gardens                              | Same as Table # I   |
| 7      | Restaurants/cafeteria                                    | Has to be part of the above SI Nos 3 to 6   |
| 8      | Hotels   | Same as Table # I   |
| 9      | Tourism based recreational activities                    | Same as Table # 1   |

#### V. CENTRAL SQUARES

- (i) These are sites of 25 acres and above, specifically earmarked in the Master Plan for development of higher order amenities and facilities catering to a cluster of 4 to 6 Residential Sectors and immediate surroundings.
- (ii) The height restriction in the Central Squares would be applicable as per the restrictions imposed by the Airport Authority. The conditions of premium on built up area would be applicable in the Central Squares for buildings with height above 5 floors or 15 mts height.

- (iii) The development of these Central Squares shall be undertaken jointly through licensed developers and as per the plan and design of the total Central Square approved by the Competent Authority. TDR would be given as specified in these Regulations for jointly undertaking the complete Central Square development.
- (iv) 60 % of the total central square area is permitted to be utilised for built up area with the activities mentioned in Table No. V below, while the remaining 40 % area left open and developed as organised public open space in a regular and continuous block. The setbacks for the blocks would be reckoned as part of this public open space.
- (v) The built up area has to be in one compact block of U-shape, etc with good interior spaces, etc. and rest of the area has to be developed as organised public open spaces with recreational activity/parks/playground and accessible to the general public. This facility may be maintained by the developer or management of the concerned City Square facility and may levy a nominal charge for using the recreational park/playground.
- (vi) Such Central squares shall be under the overall control and management of a single management body who shall be responsible for the maintenance and upkeep of the built-up areas and facilities, public safety and public conveniences/amenities.

In the Central Squares the following activities and uses with specific conditionalities are permissible:

**Table No. V**

| <b>SI No.</b> | <b>Uses permissible</b>                   | <b>Conditionality for permitting such use/activity</b>   |
|---------------|---|--|
| 1             | Public Facilities and Utilities Buildings | The area/built spaces under Public facilities and Utilities need to be a minimum 30 % of the permissible coverage. Atleast 50 % of such built up area shall be leased out to public functional agencies like Fire Services dept., local authority, Telecommunications dept., Postal dept., Police, etc. on mutually agreed terms and conditions. Only the front setback or building line needs to be maintained for normal buildings. In case these are proposed as high-rise buildings/blocks, such blocks would be permissible, in consultation with the Airport Authority.. |
| 2             | Shopping Center                           | The area under Shopping facilities need to be a minimum 30% of the permissible coverage. Only the front setback or building line needs to be maintained for normal buildings. In case these are proposed as high-rise buildings/blocks, such blocks would be permissible, in consultation with the Airport Authority and Fire Services dept..  |
| 3             | Education & Medical Facilities            | The area under education & medical facilities need to be a minimum 30% of the permissible coverage. Only the front setback or building line needs to be maintained for normal buildings. In case these are proposed as high-rise buildings/blocks, such blocks would be permissible, in consultation with the Airport Authority and Fire Services dept.  |
| 4             | Residential Apartments                    | Permissible only in the upper floors of the buildings mentioned in SI Nos 1 to 3   |



## VI. TRAFFIC NODES & CIRCULATION

**(Includes the Primary and Secondary circulation network and the proposed Truck Terminals at Tukuguda and off the Nagarjunasagar State Highway)**

All Other existing village roads (i.e., other than those that form part of the Primary and Secondary network in the Master Plan are 18 metres Right-of-Way and required to be developed with a 2-lane BT carriageway of 7 mt. with proper smoothening of alignment, improving the geometrics, junction improvements, etc.

**Table No. VI**

| SI No. | Uses permissible   | Conditionality for permitting the Use  |
|--------|--|--|
| 1      | Bus Depot/Traffic and Transportation Terminals/Truck Terminals and facilities.<br>All accessory and incidental uses, such as dormitory, cafeteria, automobile workshop, automobile spares shops, godowns/warehousing activity, etc. The above facilities will be considered as part of the Land pooling Scheme/layout development and not independently. | To be facilitated either by public agency or through private land pooling scheme/ layout development.<br>Separate plans and designs of individual blocks required to be got approved from HADA   |
| 2      | Export Promotion Zone/ Freight Container zone  | To be facilitated either by public agency or through private land pooling scheme/ layout development.<br>No permanent built up area would be allowed in the area falling in prohibited area of Catchment area/ restricted zone of the Airport. |

## VII. BIO CONSERVATION ZONE

This zone comprises of the areas that are fragile and ecologically sensitive areas that need to be preserved for environmental reasons and those areas falling in the prohibited area of the Himayatsagar Catchment, the Air Funnel Zone and the Airport Obstacle Limitation zone.

This zone consists of the following sub-categories:

- (a) Bio Conservation tract
- (b) Himayatsagar Foreshores Afforestation cum Recreation tract
- (c) Green Hyderabad Environment Project areas
- (d) Reserve Forests

### (a) Bio Conservation Tract:

Basically, agriculture, floriculture, plant nurseries, orchards, vegetable gardens, and horticulture activities only are allowed in this Zone. However, agro-based research institutes and Hi-tech agriculture activities (i.e., using agriculture bio-technology, greenhouses, plant tissue culture units, etc.); tourism based activities and recreational uses that do not pollute the environs and limited to built up areas of temporary nature up to 5% coverage with single storeyed structures may be allowed.

The above permissible activities shall be subject to the environmental safeguards and restrictions required to be undertaken.

- educational/institutional activity may be considered in the Bio Conservation zone subject to the following conditions:
  - The site should abut a 12.2 m wide road.
  - Minimum area for such activities shall be 10 acres.
  - The total covered area under buildings shall not exceed 5% of the site area. Out of the remaining area, atleast 75% area should be thickly or densely landscaped /utilized for greenery/ or afforested. The natural drainage of the area should not be altered.
  - Only structures of 2 floor height and not exceeding 6 m may be considered.
  - No incidental residential activities shall be allowed in areas coming within the G.O. Ms. 111 MA, dated 8-3-1996 and any development shall be subject to the restrictions imposed in G.O. Ms. No. 111 dated 8-3-1996.
  - Proper safeguards for disposal of the sullage and sewage shall be undertaken.

No other development activities including any type of layout is not permitted in this tract.

#### **(b) Himayatsagar Foreshores Afforestation cum Recreation tract**

- Primarily for undertaking continuous and massive afforestation /plantation and greenery and incidental recreational activities in and around the foreshores of Himayatsagar lake.
- Open recreation, Theme Parks, botanic gardens, amusement parks, and tourism department approved recreational projects are permissible with incidental temporary structures limited to a maximum of 5 % of the site area subject to clearance of environmental and pollution aspects
- Temporary picnic huts may be allowed. No other building activity shall be permissible.
- No development activity shall be permissible within the FTL or in any way affecting the said lake.
- Horticulture, floriculture and normal agricultural activities without use of artificial fertilizers allowed.

#### **(c) Green Hyderabad Environment Project (GHEP) areas**

In the areas where greenery and plantation have been undertaken under the GHEP Project, such area shall be retained as it is and no development activity shall be permitted in such areas. Prior written approval of the competent authority shall be taken for converting any such site for any type of development purpose.

#### **(d) Reserve Forests**

All areas declared as Forests and under the control of the Forest department, have been earmarked as Reserve Forests. No development activity or conversion in land use shall be permissible in these areas.

### **22 Modification to the HADA Master Plan :**

- (a) The provisions of this Regulation are supplemental and additional to the provisions of the AP Urban Areas (Development) Act, 1975. In addition to the provisions of the AP Urban Areas (Development) Act, 1975, any such modification to the Master Plan shall be examined through a Screening Committee to be appointed by the Government and such modification has to be published in three popular newspapers for public objections and suggestions.

- (b) No modification to the Master Plan shall be entertained in the areas covered by the Bio Conservation Zone and the Recreational Use zone.
- (c) Modification to the Master Plan in land uses other than the above may be examined only if the parcels of such lands conform to the Land Pooling Scheme requirements ;
- (d) cases involving dealing use or activity modifications shall conform to the site and location criteria/ requirements of these Development Promotion Regulations.
- (e) No modification relating to building requirements relaxation shall be entertained.

**SECTION C**  
**LAND ASSEMBLAGE & AREA DEVELOPMENT REQUIREMENTS**

**23 Assemblage of land requirements:**

Land development in HADA area would be promoted and facilitated in any of the following manner:

- (a) Area Development or Land Pooling Schemes
- (b) Layout development Schemes
- (c) Group Housing Schemes/Cluster Housing
- (d) Individual plot sub-division /Amalgamation

23.1 Excepting in cases of 23 (d) above, no Assemblage of land for development shall be permitted unless such a Scheme or layout development is undertaken through a licenced developer.

- (i) Land assemblage scheme/ layout development may be permitted for residential, commercial, industrial, institutional, recreational and truck terminal/traffic node and other activities like Corporate Townships, Freight Container Zone, Central squares,etc. subject to the compliance of these regulations and development specifications of HADA.
- (ii) The mandatory requirements as stated in Regulation 17 are complied with.
- (iii) Individual plot sub-division/Amalgamation would be allowed only in case of plots forming part of approved Land Pooling Schemes or layouts approved by the Competent Authority.

23.2 All land assemblage developments as mentioned above would be considered only if:

- (a) The proposed Scheme or development conforms to the Statutory Master plan and the rules/regulations and conditions governing such development requirements
- (b) All facilities and services like roads, storm water drainage, water supply, electricity, landscaping and greenery, rainwater harvesting structures, and provisions of other public utilities, are provided and developed ;
- (c) Airport zoning safety requirements are complied with where applicable.
- (d) Comply with the obligations and conditions for implementation of the Statutory Master Plan roads and other communication network system and the area of land so affected is surrendered free of cost to HADA after development. For the area so surrendered after development, the owner would be entitled for a Transferable Development Right (TDR) as given in these Regulations.

## 24 Undertaking of Land Pooling Schemes:

Land Pooling Schemes may be undertaken either by public authority or licensed private developers, provided the area of such a Scheme is not less than 20 Hectares. These shall apply to all new areas and greenfield sites. These shall be subject to the following:

- (i) The lands covered by such land pooling scheme shall be contiguous and approachable by an existing black-topped road of 18 mts (60 feet) – where such a road does not exist the developer shall first provide for the same at his own cost;
- (ii) Apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (iii) A Joint Undertaking between the owners, licensed developer, qualified technical personnel for provision and compliance of the services and facilities;
- (iv) Apply to the Competent Authority for necessary development permission as prescribed and in accordance with these Regulations;
- (v) Carry out all the development works and facilities as per specifications and standards.
- (vi) The owner and licensed developer are required to mortgage 25% of the saleable land to HADA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HADA shall be empowered to sell the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality the developer his associates and the engineer/architect shall be black-listed and not be allowed to undertake development works in the HADA area.
- (vii) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged plots.
- (viii) The owner shall hand over the specific sites stated in Regulation 25 at (c), (d) and (e) below to the Competent Authority free of cost and encumbrances before undertaking development as per the approved plans.

## 25 Any Land Pooling Scheme shall make for the following provisions:

- (a) Comply with the hierarchy of road network requirements as given in these Regulations;
- (b) Earmark at least 1/3<sup>rd</sup> of total land area for Work center which may include activities like commercial/offices/ market/ Information Technology Enabled Services (ITES) / Light industries/ Service industries/ Transportation Node activities/ Recreation based activities and Amusement.
- (c) Minimum of 10% of total area for parks, playgrounds, open spaces and properly distributed within the Scheme and shall be of regular shape;
- (d) 2.5% for social infrastructure such as schools, dispensary/hospital, public utilities spaces, shopping centres and other community spaces and earmark specific sites for bus stands, auto stands, garbage collection points, etc.. These could be planned as part of the area earmarked for Work center mentioned in (b) above;

- (e) 5 % for sale by HADA for residential/commercial use and as per location decided by the Competent Authority;
- (f) 5% reservation of land for the purpose of providing housing accommodation for EWS
- (g) 10% of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm
- (h) 10% of the total land is earmarked for Middle Income Group (MIG) Housing with maximum plot size upto 100 sqm
- (i) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (g) and (h) above. No amalgamation of plots in such blocks shall be allowed.

26 There is no restriction on the plotted area. The balance area of saleable area shall clearly give the type of housing development that would be undertaken viz., detached houses, semi-detached houses, row type houses, duplex housing, condominiums, apartment complexes, cluster housing, etc or a mix of all or combination of the above. For each of the above, separate utilities and services plans and building type designs as required under these regulations shall be got approved and development and civil works undertaken as per approved plan and conditions. The owner shall be entitled to dispose off non-reserved sites and non-mortgaged sites either as plots or as developed houses.

**27 Maintenance to be under a single body:**

The Land pooling Scheme developed shall be under the overall control and management of a single management body who shall be responsible for the maintenance and upkeep of the common facilities, greenery and the township.

**28 Layout development schemes:**

Layout provisions shall primarily apply to interstitial pockets of lands and redevelopment schemes, plots sub-divisions, and those areas not covered in land pooling schemes.

The owner of any land or groups of owners/developers who intend to sub-divide or layout the land in such areas into building plots shall:

- (a) Apply along with a licensed developer to the Competent Authority for necessary layout permission as prescribed and in accordance with these Regulations;
- (b) Apply with copies of necessary ownership documents, Revenue sketches, etc. of the site;
- (c) Carry out the layout development works as per specifications and standards.
- (d) the owner and licensed developer are required to mortgage 25% of the saleable land to HADA as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the HADA shall be empowered to sell away the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality the developer his associates and the engineer/architect shall be black-listed and not be allowed to undertake development works in the HADA area.
- (e) The owner shall hand over the specific sites stated in Regulation 30 (b), (c) and (d) below, to the Competent Authority free of cost and encumbrances.

**29 Plot sub-divisions/Amalgamation requirements:**

- (a) No plot sub-division/amalgamation shall be allowed unless these are permitted by the Competent Authority. No building permission shall be entertained unless such a sub-division permission is obtained first from the HADA.
- (b) The abutting road requirements, minimum plot size and other requirements shall be in conformity with these regulations.
- (c) However, for a plot abutting existing major roads or highways, no plot sub-division/amalgamation permission is necessary.
- (d) Such a site shall be minimum 125 sq m with a minimum frontage of 9 m and abutting road shall be 9m for residential and 12 m for other non-residential uses.
- (e) The minimum access permitted in case of sub-division of plots shall be 3.6m for residential and 6 m for non-residential plot sub-divisions.
- (f) Pro-rata open space charges (equivalent to 10 % of the total layout/colony area) is required to be paid where there are no open spaces or shortfall.

**30 Minimum area & other requirements for Layout Development:**

The minimum area for layout application shall be 4 hectares. Owners of sites less than 4 hectares have to jointly apply so as to conform to the minimum land area. The layout proposals shall provide for the following:

- (a) Comply with the hierarchy of road network requirements as given in these Regulations;
- (b) Earmark minimum of 10% of total area for parks, playgrounds, open spaces,
- (c) Reservation of 5% of total area to be given free of cost to HADA for disposal for residential/commercial use
- (d) 5% reservation of land for the purpose of providing housing accommodation for EWS.
- (e) Earmark 2.5% for social infrastructure such as schools, dispensary/hospital, public utilities spaces, shopping centres and other community spaces;
- (f) Earmark specific sites for bus stands, auto stands, garbage collection points, etc.
- (g) 10% of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm
- (h) 10% of the total land is earmarked for Middle Income Group (MIG) Housing with maximum plot size upto 100 sqm
- (i) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (g) and (h) above. No amalgamation of plots in such blocks shall be allowed.
- (j) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged sites either as plots or as developed houses/buildings. The owner shall hand over all the above reserved sites at (c) and (d) to HADA free of cost.

- (k) HADA shall have the discretion of grouping the areas surrendered for LIG/EWS Housing at one place or elsewhere and disposing the area earmarked for EWS in the layout as normal building plots.
- (l) Residential enclaves may be permitted only if a through public road of width as specified in Regulation 31 below, is developed at the periphery for the convenience of accessibility of other sites and lands located in the interior.

### 31 Hierarchy and width of roads required in Land Pooling/layout schemes:

The width of the internal roads in a land pooling/layout scheme for different purposes shall be regulated as follows:

| Road length (in Mt.)       | Width of road for normal residential plot/use (in mt.) | Width of road for commercial, Group Housing, industrial, other non-residential plot/use or for mixed use(in mt.) | Other requirements   |
|----------------------------|--|--|--|
| Up to 300                  | 9.00   | 12.2   | Utilities and services to be underground and located preferably under the footpaths and not under the main carriageway   |
| Above 300 & up to 500      | 12.2   | 15.00  | -Do-   |
| Above 500 & less than 1000 | 18.00  | 18.00  | -Do- & mountable Road Divider essential  |
| 1000 and above             | 36.00  | 36.00  | Median and Service road development essential; Utilities and services to be underground and located preferably on service roads and under the footpaths and not under the main carriageway |

### 32 Splay at Road junctions:

(A) Splay at road junctions shall be provided as prescribed below:

3.0 mt x 3.0 mt offset/splay if the width of the road is 9.00 mt or less;

4.5 mt x 4.5 mt. offset/ splay if the width of the road is above 9.00 mt but less than 18 mt

6.0 mt x 6.0 mt. offset/ splay if the width of the road is more than 18 mt in width

The area of such splay would be deemed to form an integral part of the road junction.

(B) In addition to the above splay ,on major road junctions, if the corner plots are surrendered free of cost to HADA for siting of public amenities and utilities, junction improvement, development of greenery, etc by the Competent Authority, then 100% equivalent of such site area may be given as equivalent built up area as Transferable Development Right (TDR) to such sites by the Competent Authority.

### 33 **Compliance of development works:**

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

**Grade I:** with all infrastructure facilities developed, i.e.

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

**Grade II: with provisions of incremental development works in phased manner, viz.**

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

34 The licenced developer/owner while advertising/disposing the plots/blocks shall clearly state the above status or category of the Land Pooling Scheme/layout development with break up of infrastructure costs. In the case of Grade II development the pricing shall clearly mention the infrastructure facilities provided and assurance of the time frame for completion of the full infrastructure facilities required.



**35 Development for EWS Housing:**

These shall be permitted as group Housing and not as individual plotted developments. The norms and specifications of development shall be as given by the AP Housing Corporation/Government issued from time to time.

**36 Group Housing Schemes/Group Development Schemes:**

- (i) Such type of developments shall be in accordance with the provision of the Hyderabad Revised building rules,2006.
- (ii) In such type of developments in sites 4000 sq m and above:
  - (a) atleast 10% of the total built up area dwelling units shall be developed for EWS dwelling units with a maximum plinth area of 20 sq m for each unit
  - (b) atleast 5% of the total built up area dwelling units shall be developed for LIG dwelling units with a maximum plinth area of 40 sq m for each unit;
  - (c) atleast 5% of the total built up area dwelling units shall be developed for MIG dwelling units with a maximum plinth area of 60 sq m for each unit
  - (d) The areas mentioned in (a) to (c) above, shall be allotted/disposed off only for these categories. No amalgamation of units shall be allowed.

**37 BUILDING REQUIREMENTS:**

**Restrictions of building activity in vicinity of the Airport:**

- (a) No chimneys or smoke producing factories shall be constructed within a radius of 8 km from the Airport Reference Point.
  - (b) Butcheries, meat shops and solid waste disposal sites shall not be permitted within 10 km from the Airport Reference Point.
  - (c) Activities and uses /Buildings constructed within the Air funnel area, the transitional surface area and the Obstacle limitation surface of the proposed Airport wherever permissible, after due clearance from the Airport authorities wherever applicable, need to take into account the noise levels problems while designing and construction of buildings located in such areas. The provisions of the National Building Code shall be applicable with regard to insulation, soundproofing, and other measures to be taken for reduction of noise, etc.
  - (d) In case any structure or building is declared as dangerous structure /building in the vicinity of the Airport mentioned in (c) above, it shall be liable to dismantling without prior notice.
38. The other building requirements shall comply with the provisions of the Hyderabad Revised Building Rules,2006 and its Amendments issued by the Government from time to time.
- 39 The requirements of parts of Building shall be as given in the National Building Code.
- 40 Conformity to National Building Code of India:**
- Recourse shall be made to the National Building Code of India (latest Edition) for all standards and specifications relating to building construction viz.
- (A) (i) structural design, foundations, masonry, timber, plain cement concrete, reinforced cement concrete, structural steel, earthquake resistance, etc,

- (ii) Quality of materials and workmanship;
  - (iii) Fire safety requirements, circulation, etc.
- (B) Building services, viz.,
- (i) Building Plumbing, Water Supply and Drainage (including mode of sewerage disposal system);
  - (ii) Electric installations.
- (C) For requirements of parts of building and area specifications/requirements not mentioned in these Regulations.

#### **41 Provision of Rain Water Harvesting structures**

- 41.1 It shall be mandatory to provide for rain water harvesting structures on building sites and layout sites for conservation and recharge of ground water. In the case of buildings, these could be either through terrace/roof top collection and pits or by trenches all along the site boundary.
- 41.2 In large Complexes like multi-storeyed buildings, Group Housing Schemes, Institutional campuses, etc. at least 1/3<sup>rd</sup> of the site shall be left unpaved so as to facilitate percolation. The roof drain water must be piped and lead into a water harvesting pool.
- 41.3 In case of land pooling schemes & layouts in addition to recharge pits, contour trenches may be provided to tap the water run-off, etc. Open spaces and natural depressions may be bunded and used for conserving rain water run-off percolation. Recycling of waste water for non-potable purposes shall be mandatory.

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

**SECTION OFFICER**

## ANNEXURE-A

**HYDERABAD AIRPORT DEVELOPMENT AUTHORITY  
APPLICATION FOR LAND POOLING SCHEME/LAYOUT/  
GROUP HOUSING SCHEME/APPROVAL UNDER REGULATION 4 OF THE HADA  
DEVELOPMENT PROMOTION REGULATIONS & READ WITH U/S 13 & 14 OF THE  
A.P. URBAN AREAS (DEV) ACT, 1975.**

**(Read the provisions of the HADA Development Promotion Regulations for the  
conditionalities and requirements for permitting/undertaking such development)**

**FORM - A**

To  
The Competent Authority  
Hyderabad Airport Development Authority  
Secunderabad - 500 003.

Dated :

**Sir/Madam,**

**Application for (specify-- Land Pooling Scheme/Layout/Group Housing Scheme )**

1. **I/We hereby submit application for** (specify - Land Pooling Scheme/Layout/Group Housing Scheme and permission to carryout development works in the site covered by Sy. No. \_\_\_\_\_ of \_\_\_\_\_ Village, \_\_\_\_\_ mandal, District admeasuring -----Ha/----- sq m / ----- Acres in accordance with section 13 & 14 of the A.P. Urban Areas (dev) Act, 1975.
2. **I/We Intend to undertake:** (*tick /specify which is applicable and strike out the ones not applicable.*)
  - a) Plotted layout development ;
  - b) Residential colony development with civil construction as per approved type design;
  - c) Group Housing Scheme/ Cluster Housing Scheme with blocks of proposed residential / dwelling units with civil construction as per approved type design;
  - d) A mix of ----- with civil construction as per approved type designs ;
3. I/We hereby **enclose the necessary building type designs** drawn to scale and in accordance with the provisions of HADA Development Promotion Regulations (applicable only in case of (b) to (d).
4. **The total extent of the site** for the proposed development mentioned in 2 above is \_\_\_\_\_ hectares \_\_\_\_\_ ( acres).
5. **The net area of the proposed development** after deducting the area under the following Master plan roads: (a) ----- (b) ----- (c) ----- is \_\_\_\_\_ hectares \_\_\_\_\_ ( acres).
5. **I submit the following documents & Plans and particulars** in respect of the above site proposed \_\_\_\_\_ development ( All copies of documents to be attested by a Gazetted Officer).
  - i) Ownership and one link document copy.
    - a) Latest copy of the Pahani issued by Mandal Revenue Officer ;
    - b) Record of Rights pass Book/title deed for the proposed site.
    - c) Registered documents for the proposed site.
    - d) Copy of the Registered General Power of Attorney.
    - e) Copy of the Non-Encumbrance Certificate for the past 13 years
    - f) Copy of the Link Document
    - g) An affidavit declaring the total holding of the proposed site is within Urban ceiling limits by each owner (wherever applicable).
    - h) Court orders / decrees confirming ownership/U.L.C clearance (wherever applicable).

- i) Other documents (specify \_\_\_\_\_) in support of ownership & Urban Land Ceiling Clearance aspects, where applicable
  - j) Revenue sketch of proposed site duly attested by Revenue Authorities.
- ii) **Location Plan** of site and surrounding developments/lands drawn to a minimum metric scale of 1:1000 showing surrounding roads, electricity lines, approved layouts/Land Pooling Scheme/Group or Cluster Housing Scheme, drainage, sewerage etc. within 500 metres radius.
- iii) **A detailed surveyed topographical plan** of proposed site for \_\_\_\_\_ development to a metric scale of 1:600 showing the contours of the land at 2 meters intervals, nalas, drains, wells, trees, roads, electricity lines, sewer lines, etc.
- iv) **The proposed Land Pooling Scheme Land Pooling Scheme/Layout/ Group Housing Scheme pattern** draw to a scale 1 : 600 (original in any durable medium like tracing cloth, film or reproduction tracing film, etc., & 3 sets of prints). showing the following details as per HADA Development Promotion Regulations ;
- a) **The boundaries** of the proposed site distinctly shown in red;
  - b) **The proposed plots/blocks** with clear dimensions (limited to 55 % of total site areas in case of layout applications).
  - c) **The Public Open spaces** of minimum 10% of the site area in one or more places and in centre of proposed site's blocks.
  - d) **the area to be left for 5% EWS housing; 5% for HADA** in prominent location of the site with clear approach roads to these Blocks;
  - e) **the area earmarked for 10% LIG Housing** of total land area with clear approach road of 12.2 m
  - f) **the area earmarked for 10% of total land area for MIG Housing** with clear approach road of 12.2 m
  - g) **The area for common amenities** like, Overhead Water Reservoir, common septic tank areas, electricity Sub-station, Garbage disposal points etc., at proper locations (which shall be over & above area mentioned in (c) above.
  - h) **The sites for social and community facilities** (up to 2.5%) like Community Centre/ Shopping Centre/ Educational Center/ Medical Centre
  - (i) **The proposed road network** within the site and integrating with neighboring and surrounding road network and pattern, and incorporating the alignment of the statutory Master Plan roads and developing these as required as per the HADA Development Promotion Regulations.
  - (j) **The proposed channelization of natural drains & nalas** with proper width and green belt buffer within the site as required as per the HADA Development Promotion Regulations.
  - (k) **Separate plans showing the proposed drainages, sewerage disposal system and water supply, supply system** for the project as per BIS code & standards.
  - (l) All the above plans, and details of the above proposed project and implementation are being undertaken through the following licenced technical personnel:

| Licenced Technical Personnel | Developer/Builder | Architect               | Town Planner | Civil Engineer | Structural Engineer | Real Estate Firm |
|------------------------------|-------------------|-------------------------|--------------|----------------|---------------------|------------------|
| Name                         |                   |                         |              |                |                     |                  |
| Address                      |                   |                         |              |                |                     |                  |
| Licence No.                  |                   | (Registration No. only) |              |                |                     |                  |
| Signature                    |                   |                         |              |                |                     |                  |

- (m) I/we am/are herewith **submitting the Joint Declaration & check list** jointly filled by me and the registered Architect and licenced Civil Engineer and request that our application/development project may be considered and approved.

Dated : **Signature of Owner (s) & Licenced Developer/Builder**

**Name of Owner(s) & Licenced Developer/Builder** \_\_\_\_\_

**Complete Mailing Address** \_\_\_\_\_

**Phone No** \_\_\_\_\_

#### **DECLARATION**

**(to be submitted on rS. 100/- stamp paper & NOTARISED)**

1. I/We hereby declare that I/We am/are the Owner/s of the site in Survey No. (s) \_\_\_\_\_ of \_\_\_\_\_ Village, \_\_\_\_\_ Mandal, admeasuring \_\_\_\_\_ Hectares on which the Land Pooling Scheme/layout development /Group/Cluster Housing Scheme is proposed.
2. I / We hereby affirm / declare that the site / plot / property is not declared surplus under the provisions of Urban Land ceiling Act, 1976. and is not a Government land.
3. The boundaries of the site and the areas mentioned in the layout plan are correct and true.
4. I/We hereby affirm that I/we will abide by the Land Pooling Scheme/ Group /Cluster Housing Scheme /layout approval conditions and the provisions of the HADA Development Promotion Regulations, 2003, and will execute the all works including development of the Master Plan roads at our cost and as per the specifications.
5. I/We affirm that I/we shall not sell or lease the plots of the areas earmarked for mortgage sites until the final layout is approved;
6. I /We will hand over the sites/areas/plots duly developed and earmarked for EWS housing, for HADA, for public open spaces and for social & community facilities to HADA free of cost and without encumbrances through registered Gift deed to HADA before the release of the approved plans;
7. I/We agree that if I/we do not comply with the same within the given time period from the date of approval, and HADA would be at liberty to dispose off the mortgaged plots and undertake the development works and we would not have any claim whatsoever in the matter.

Dated: **Signature/s of Owner(s) & Licenced Developer/ Builder**

## ANNEXURE-B

HYDERABAD AIRPORT DEVELOPMENT AUTHORITY  
FORM - BAPPLICATION FOR BUILDING PERMISSION / MAKE ADDITIONS & ALTERATIONS  
EXTENSIONS TO BUILDING / PLOT / UNDER REGULATION 4 OF THE HADA  
DEVELOPMENT PROMOTION REGULATIONS & READ WITH U/S 13 & 14 OF THE  
A.P. URBAN AREAS (DEV) ACT, 1975.(Read the provisions of the HADA Development Promotion Regulations for the  
conditionalities and requirements for permitting/undertaking such development)To  
The Competent Authority,  
**Hyderabad Airport Development authority,**  
**Secunderabad - 500 003**

dated:

Sir / Madam

1. **I/We hereby submit application to** construct a building / make addition / alterations / Extension to building / plot in Plot No. \_\_\_\_\_ of Sy. No. \_\_\_\_\_ of \_\_\_\_\_ village \_\_\_\_\_ Mandal, in accordance with Section 14 of the Urban Areas (Dev Act, 1975). The details of our proposed building project are as follows:

| Name of Building Project | Location | Name of Building/Complex | Usage of the proposed building/Complex |
|--------------------------|----------|--------------------------|--|
|                          |          |                          |  |

2. **I/We herewith submit the following documents, building plans & drawings** and other particulars in respect of the above proposed building/ Complex.
- Site Location Plan** draw to appropriate scale site / plot to be built upon / land to be development and surrounding physical features, adjoining neighbouring development with premises Numbers / Sy. Nos., abutting roads width, other existing road network, water supply & sewerage disposal lines and other physical features within the site / plot ( Original + 5 prints).
  - Building Plans of all floors of all blocks** drawn to appropriate scale in metric system clearly indicating all dimensions, use of each area / room, wall thickness, columns & beams thickness / dimensions giving statements of all areas, utility areas, general specifications of materials to be used in statement from in the draw.
  - Parking arrangements** within the site and in statements form.
  - Appropriate Elevation & Longitudinal sections of all proposed blocks** drawn to same scale as at (b) & giving dimensions in metric system (Original + 5 Prints)
  - Plans & Sections** if required of proposed sewerage disposal system water supply system of proposed building / blocks to suitable scale and as per ISI Code & Standards (Original + 5 Prints)
  - No Objection Certificate** for undertaking the said proposed activity mentioned at Para-1 (Where required).
  - Copy of previously approved building plan** (where required).
  - Ownership & Urban Land Ceiling Clearance documents** for proposed site:
  - Registered documents** for proposed site ;

- (j) Copy of Urban land Ceiling clearance Certificate from the Competent Authority;
- (k) An Affidavit declaring the total holding of the proposed site is within Urban Land Ceiling Limits by each owners.
- (l) One Link Document copy of ownership of site
- (m) Copy of Non-Encumbrance Certificate for the past 13 years of site
- (n) other documents (Specify) \_\_\_\_\_ in support of ownership & ULC Clearance aspects.
- (o) Site Plan / Revenue Plan with dimensions duly attested by Revenue Authority Gazetted Officer., which tallies with (i) above.
3. All the above plans, and details of the above proposed project and implementation are being undertaken through the following licensed technical personnel:

| Licensed Technical Personnel | Developer/Builder | Architect               | Town Planner | Civil Engineer | Structural Engineer | Real Estate Firm |
|------------------------------|-------------------|-------------------------|--------------|----------------|---------------------|------------------|
| Name                         |                   |                         |              |                |                     |                  |
| Address                      |                   |                         |              |                |                     |                  |
| License No.                  |                   | (Registration No. only) |              |                |                     |                  |
| Signature                    |                   |                         |              |                |                     |                  |

3. I /We herewith submitting the Declaration for this application jointly filled by me, by the Registered Architect and licensed builder/developer and licensed civil engineer .
4. I /We request that my application may be considered and approved.

Dated :

**Signature of Owner (s) & Licensed developer/builder**

**Name Of Owner (s) & licensed developer/builder:  
Complete Mailing Address & Office Stamp**

\_\_\_\_\_  
\_\_\_\_\_

**Phone No** \_\_\_\_\_

**DECLARATION IN RESPECT OF BUILDING APPLICATIONS :  
(TO BE SUBMITTED ON RS. 100/- STAMP PAPER & NOTARISED)**

1. I / We hereby affirm / declare that I / We are the owners / authorised persons of the property / site to be built upon / developed.
2. I / We hereby affirm/declare that the site / plot / property boundaries and dimensions mentioned in the site plan / building drawings, are correct & true.
3. I / We hereby affirm / declare that the site / plot / property is not declared surplus under the provisions of Urban Land ceiling Act, 1976. and is not a Government land.
4. I / We shall pay all the necessary fees & Charges leviable by HADA under the A.P. Urban Areas (Dev.) Act, 1975.

5. I / We understand / are aware that specific development conditions may be imposed by HADA while approving building permission U/S 14 of the A.P. Urban Area (Dev) Act, 1975 and we assure to comply with the same.
6. I / We affirm / declare that I/We undertake to supervise the construction in accordance with the approved building drawing with reference to the zoning Regulations/Master Plan and the building stipulations and the conditions contained in the Building permission sanction.

Dated:

**Signature of Owner (s) & Licenced Developer/Builder**

**Name of owner(s) & Licensed Developer/Builder**

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***(IN CASE OF APARTMENT COMPLEXES/COMMERCIAL COMPLEXES/ MULTI STOREYED BUILDINGS THE FOLLOWING ADDITIONAL CLAUSES TO BE ADDED AFTER CLAUSE 6 ABOVE)***

7. I/We affirm that we shall ensure structural safety and fire safety of the building as per the National Building code and B.I.S. standards and relevant Act and Rules, and also contractor all risks, Insurance Policy, up to the completion of construction of building.
8. I/we affirm that we shall be responsible for ensuring the proposed building construction shall confirm to the building permission sanction, and that all building services shall confirm to the National Building Code and B.I.S. standards.
9. I/we affirm that, the structural designs and drawings prepared duly taking the soil bearing capacity into consideration.
10. I/we shall be responsible and liable for action by the competent Authority/Government in case of any violations, deviations, any structural failure, deficiency in Fire Safety measures, deficiency in building services, etc.,
11. I/we authorized the Competent Authority to undertake summarily remove or cause to be removed any deviations or violations at any time noticed in the proposed construction and make good the laws and recover the cost of the same from the owner/developer/contractor.
12. I/we affirm that, if the owner/builder changed the services during course of construction or the Architects/structural Engineer dis-associated themselves with the ongoing project the same shall be report to the concerned Authority within (7) days along with consent letters of newly engaged Site Engineer/Structural Engineer/Architect.

**Signature of Owner (s) & Licenced Developer/Builder**

**Name of Owner (s) & Licenced Developer/Builder**