

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

The guidelines to be followed for submission of online common application for Industrial Building Permission & Change of land use proposals under TS-iPASS

I. CHECK LIST REQUIRED DOCUMENTS WHILE SUBMISSION OF INDUSTRIAL BUILDING PERMISSION

1. Site Plan to the scale of 1:200 duly showing setbacks, Tot-lot area, Parking area and internal circulation pattern, Building Plans / Section / Elevation / Utilities Plan etc., to the scale of 1:100 as per the G.O.Ms.No.168 MA, dt. 07.04.2012 by licensed architect
2. Minimum approach road :
 - a) 12.00 mts. BT road as per rule 4 (a) of Table-II (B2) for non High Rise buildings as per G.O.Ms.No.168 MA, dt.07.04.2012.
 - b) 9.00 mts BT road for solar power generation units as per G.O.Ms.No.5 MA, dt:07-01-2017.
3. **Before applying for the building permission, please check land use as per notified master plan of proposed land for setting up of Industry.**
4. **Permissible setbacks & height stipulations for Non-High Rise building :(Below 18 mts)**

TABLE – I

| Sl. No. | Plot size (in Sqm) Above-Up to | Parking provision | Height (in m) Permissible Up to | Building Line or Minimum Front setback to be left (in m) | | | | | Minimum setbacks on remaining sides (in m) |
|----------|--------------------------------|---------------------------------|---------------------------------|--|------------------------|-------------------------|-------------------------|------------|--|
| | | | | Abutting Road Width | | | | | |
| | | | | Up to 12 m | Above 12m & up to 18 m | Above 18 m & up to 24 m | Above 24 m & up to 30 m | Above 30 m | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1 | Less than 50 | | 7 | 1.5 | 1.5 | 3 | 3 | 3 | - |
| 2 | 50-100 | - | 7 | 1.5 | 1.5 | 3 | 3 | 3 | - |
| | | | 10 | 1.5 | 1.5 | 3 | 3 | 3 | 0.5 |
| 3 | 100-200 | - | 10 | 1.5 | 1.5 | 3 | 3 | 3 | 1.0 |
| 4 | 200-300 | Stilt floor | 7 | 2 | 3 | 3 | 4 | 5 | 1.0 |
| | | | 10 | 2 | 3 | 3 | 5 | 6 | 1.5 |
| 5 | 300 – 400 | Stilt floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 1.5 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 2.0 |
| 6 | 400-500 | Stilt floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 2.0 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 2.5 |
| 7 | *500 – 750 | Stilt floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 2.5 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 3.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |
| 8 | 750 – 1000 | Stilt + one Cellar floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 3.0 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 4.0 |
| 9 | 1000-1500 | Stilt + 2 Cellar floors | 7 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 4.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 5.0 |
| | | | 18** | 3 | 4 | 5 | 6 | 7.5 | 6.0 |
| 10 | 1500-2500 | Stilt + 2 Cellar floors | 7 | 3 | 4 | 5 | 6 | 7.5 | 4.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 5.0 |
| | | | 18** | 3 | 4 | 5 | 6 | 7.5 | 6.0 |
| 11 | Above 2500 | Stilt + 2 or more Cellar floors | 7 | 3 | 4 | 5 | 6 | 7.5 | 5.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 6.0 |
| | | | 18** | 3 | 4 | 5 | 6 | 7.5 | 7.0 |

For requirement of **High Rise Buildings** as per rule 7 (x) Table-IV as per G.O.Ms.No.168 MA, dt.07.04.2012 (above 18 mts.)

TABLE - II

| Height of building (in meters) | | Minimum abutting road width required (in meters) | Minimum all-round open space on remaining sides (in meters)* |
|--|--------------|--|--|
| Above | Up to | | |
| 1 | 2 | 3 | 4 |
| - | 21 | 12 | 7 |
| 21 | 24 | 12 | 8 |
| 24 | 27 | 18 | 9 |
| 27 | 30 | 18 | 10 |
| 30 | 35 | 24 | 11 |
| 35 | 40 | 24 | 12 |
| 40 | 45 | 24 | 13 |
| 45 | 50 | 30 | 14 |
| 50 | 55 | 30 | 16 |
| After 55.0 m 0.5 m additional setback for every 5m of height shall be insisted | | | |

5. **Tot-lot** : For industrial plots above 750sq.m, in addition to (iii) and (iv) above, 5% of the site area to be developed as organized open space and be utilized as greenery, tot lot or soft landscaping etc., and shall be provided over and above the mandatory setbacks. Such organized open space could be in more than one location and shall be of a minimum width of 3m with a minimum area of 15sq.m at each location

For industrial plots above 4000sq.m, minimum of 10% of site area shall be earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. and shall be provided over and above the mandatory setbacks. Such open space shall be open to sky with a minimum width of 3m. This may be in one or more pockets with minimum area of 50sq.m at each location

6. **Green Belt / Strip** : For Plots above 300sq.m, a minimum 1m wide continuous green planting strip in the periphery on remaining sides are required to be developed and maintained within the setback in addition to the tot-lot requirements.

7. Transfer of setbacks :

- (i) In case of plots 300 - 750sq.m, it is permitted to transfer up to 1m of setback from any one side to any other side without exceeding overall permissible plinth area. The transfer of setback from front setback is not allowed
- (ii) In case of plots above 750sq.m, it is permitted to transfer up to 2m of setback from any one side to any other side without exceeding overall permissible plinth area, subject to maintaining of a minimum 2.5m setback on other side and a minimum building line. The transfer of setback from front setback is not allowed.

8. **Block to Block distance** : The Building setbacks shall be as per the type of housing & requirements given above for the said type of housing and as per Table - I and Table - II. The open space to be left between two blocks also shall be equivalent to the setback mentioned in Column -10 of Table- I and Column - 4 of Table- II as the case may be.

9. **Parking** : **22% of parking area on total built up area including visitors parking**

10. **In case of HT Electricity Tower lines** : The land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan.

Wherever the road is not feasible below the HT line, green belt can be provided below the HT line and this will be in addition to 10% open space to be provided as per rules and for such cases, TDRs as applicable to road widening cases shall be given.

11. **Fire NOC** : If the height of the proposed industrial building exceeds 15 mts structural drawings and designs certified by a Licensed Structural Engineer, Soil test report , ground water analysis certificate (issued by a qualified Geologist), NOC issued by Fire Services Department before releasing the plans from HMDA.
12. **Airport NOC & Fire NOC** : In case of building height is more than 18.00 mts. , it requires NOC from Fire Service Dept., Airport Authority of India, Structural Designs certified by a Licensed Structural Engineer, Soil test report , ground water analysis certificate (issued by a qualified Geologist)
13. **Environmental Clearance** : If the total built up area is more than 20000 Sq.mtrs. or if the site area is more than 50 Hectares, it requires Environment Clearance from State Environmental Impact Assesment Authority (SEIAA).
14. **No building / development activity shall be allowed in the bed of water bodies.**
15. **NOC from Irrigation & Revenue Dept. (in case of water body)** : If the site is 100 mts. distance from the water body and 50 mts. from the Nala, it requires NOC from Irrigation Dept. (not below the rank of E.E.) and Revenue Dept. (Collector / Joint Collector).
16. **For existing buildings** : If a building is already existing in the site a copy of the previous approved building plan along with proceedings / to submit the plans by showing the existing buildings as per the ground position i.e., setbacks, height of the building etc.
17. **NALA clearance** : Agriculture to Non-Agriculture conversion certificate issued by the revenue authority (RDO) OR if not available submit the same before releasing the plans from HMDA.
18. **Road affected portion** : If the site is affected under proposed master plan roads, the affected area shall be indicated in the submitted site plans and also mention the same in the detailed area statements.
19. **Location plan** : If the site is a part of survey number, the applicant has to show the site location in the Survey Numbers plan which is to be certified by the inhouse surveyor who are deputation to the HMDA
20. **OWNERSHIP DOCUMENTS:-** (Mandatory ownership is to be established)
 - I. **If the land is purchased:** 1. Copy of registered sale deed (ensure back & back which will disclose registration process).
 - II. **If land is inherited** - 1. Copy of pattadar pass book and title deed
2. Copy of mutation proceedings or extract of mutation register in case the land is transferred.
3. Extract of latest pahani.
 - III. **If TSIIC lands** - Conveyance deed executed by authorized person from TSIIC
 - IV. **If the land allotted by Governments (ceiling surplus lands etc)** - copy of allotment order / G.O. issued by the Government and subsequent proceedings issued by Revenue Department as indicated in the allotment order / G.O. & NOC from Dist. Collector as per G.O.Ms.No. 474, dt. 23-08-2013.
21. **Initial processing charges for Industrial Building Permission as per the Proceeding No.2419/P8/Plg/HMDA/2012, dated:23.11.2012 to be paid along with application as follows :**

a) **Upto 18 Mtrs. Height.**

| | | |
|---|---|-----------------|
| 1. Plot / site area upto 500 Sq.Mtr. | : | Rs. 10,000/- |
| 2. 750 Sq.mtrs to 1000 Sq.mtrs | : | Rs. 15,000/- |
| 3. 1000 Sq.mtrs to 2000 Sq.mtrs | : | Rs. 25,000/- |
| 4. 2000 Sq.mtrs to 4000 Sq.mtrs | : | Rs. 50,000/- |
| 5. 4000 Sq.mtrs to 10000 Sq.mtrs | : | Rs. 1,00,000/- |
| 6. 10000 Sq.mtrs to 20000 Sq.mtrs | : | Rs. 2,00,000/- |
| 7. 20000 Sq.mtrs to 40000 Sq.mtrs | : | Rs. 3,50,000/- |
| 8. 40000 Sq.mtrs to 80000 Sq.mtrs | : | Rs. 5,00,000/- |
| 9. 80000 Sq.mtrs to 200000 Sq.mtrs | : | Rs. 7,50,000/- |
| 10. Plot / site area 50 acres and above | : | Rs. 10,00,000/- |

b) Above 18 Mtrs Height.

| | | |
|--|---|-----------------|
| 1. Plot / site area 2000 Sq.mtrs to 4000 Sq.mtrs | : | Rs. 1,00,000/- |
| 2. 4000 Sq.mtrs to 10000 Sq.mtrs | : | Rs. 1,50,000/- |
| 3. 10000 Sq.mtrs to 20000 Sq.mtrs | : | Rs. 3,00,000/- |
| 4. 20000 Sq.mtrs to 40000 Sq.mtrs | : | Rs. 5,00,000/- |
| 5. 40000 Sq.mtrs to 80000 Sq.mtrs | : | Rs. 7,50,000/- |
| 6. 80000 Sq.mtrs to 200000 Sq.mtrs | : | Rs. 10,00,000/- |
| 7. Plot / site area 50 acres and above | : | Rs. 12,00,000/- |

22. If proposed land is not manufacturing use zone, change of land use to be obtained from Govt. and to file separate application for CLU.

Procedure for obtaining change of land use, please check on this link -----

<http://220.227.252.234/Downloads/townplanning/CLU.pdf>

If any additional requirements for approval of industrial building permission, please refer the National Building Code of India and G.O.Ms.No.168 MA, dt.07.04.2012.