

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Outer Ring Road Growth Corridor – Amendment to Special Development Regulation for the Hyderabad Outer Ring Road Growth Corridor in G.O.Ms.No.470 MA&UD Dept., Dated.09.07.2008 - Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 440

Dated.26.10.2013

Read the following:-

- Ref:
1. G.O.Ms.No.470 MA&UD(I2) Dept., Dt.09.07.2008
 2. G.O.Ms.No.528 MA&UD(I2) Dept., Dt.31.07.2008
 3. G.O.Ms.No.420 MA&UD(I2) Dept., Dt.08.11.2012.
 4. G.O.Ms.No.168 MA&UD(M) Dept., Dt.07.04.2012
 5. G.O.Ms.No.245 MA&UD(M) Dept., Dt.30.06.2012
 6. From MC, HMDA Lr.No.1288/plg/ORRGC/HMDA/2011, Dt.03.09.2012.
 7. From MC, HMDA Lr.No.8038/ORRGC/PIng/H/2012, Dt.12.12.2012.
 8. Govt Memo No.22058/I2/2012-2, dt:07.05.2013.
 9. Representation from CREDAI Hyderabad dt:20.06.2013 & 12.07.2013
 10. From MC, HMDA Lr.No.2387/ORRGC/PIng/HMDA/2011, Dt.23.07.2013.
 11. The AP Gazette NO.322, dt:16.05.2013.

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In the G.O.1st read above, Government have issued Special Development Regulations, which are applicable for the area to the extent of one kilometer on either side from the edge of Outer Ring Road along with approval of Master Plan for Hyderabad Outer Ring Road Growth Corridor.

2. In the G.O.4th read above, Government have issued the Andhra Pradesh Building Rules, 2012 and in the G.O.5th read above, the Government issued certain amendments to the Andhra Pradesh Building Rules so as to provide affordable housing stock of EWS/LIG housing and to mobilize additional financial resources for redevelopment/improvement/rehabilitation of slums under Rajiv Awas Yojana and to facilitate all types of housing activity across the State.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, in his letters 6th & 7th read above has informed that there is a discrepancy in between special development regulations issued in GO 1st read above and Common Building Rules i.e., Andhra Pradesh Building Rules, 2012 issued vide GO 4th read above in respect of Group Housing Schemes and Social Housing requirements, Outer Ring Road Buffer Zone, Common Building Line, Restrictions of building activity in certain areas, other requirements for buildings and compliance of National Building Code, Minimum abutting road width and grant of Transferable Development Rights. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has therefore requested the Government to issue amendment to the GO 1st read above in order to develop the Outer Ring Road Growth Corridor in a special way with special regulations.

4. Government after careful examination of the proposals submitted by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in his letters 6th & 7th read above have proposed to make an amendment to G.O.Ms.No.470, MA&UD(I2) Dept., Dt.09.07.2008 i.e., Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (1 KM belt on either side of the Outer Ring Road).

5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad accordingly, issued draft variation in local news papers calling for objections and suggestions from the general public and the same was published in the Extraordinary issue of Andhra Pradesh Gazette No.322, Part-I, dated.16.05.2013. No objections and suggestions have been received by the Government and Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad from the public within the stipulated period of 15 days.

6. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in his report 10th read above reported that, the General Secretary of CREDAI, Hyderabad in his letter dt:20.06.2013 requested for two weeks time to go through the notification and to give objections and suggestions vide Ir dt:12.07.2013. Even two weeks time lapsed by 04.07.2013. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has further submitted that, the General Secretary, CREDAI has submitted certain objections & suggestions on G.O.Ms.No.470, MA&UD Dept., dated 09.07.2008 vide Ir dt:12.07.2013. The objections and suggestions are essentially for relaxations on setbacks, minimum size of plots, building lines, access to service roads and modification relating to permitting uses of work centres, etc., The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad also informed that, the present amendments are confined to the bringing building rules in Outer Ring Road Growth Corridor (ORRGC) on par with the A.P. Common Building Rules issued in G.O.Ms.No.168, MA&UD Dept, dated:07.04.2012, and bringing clarity in the provisions. In the above circumstances, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has submitted that the objections and suggestions submitted by the General Secretary, CREDAI may not need any consideration at this stage. Government have examined the said objection that as the present amendments are confined to the bringing building rules in ORRGC on par with the A.P. Common Building Rules issued in G.O.Ms.No.168, MA&UD Dept, dated:07.04.2012, and bringing clarity in the provisions as such the objection submitted by the General Secretary, CREDAI may not need any consideration at this stage.

7. Government after careful examination of the matter and the above recommendation of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the light of the draft variation memo dt:07.05.2013 for amendment to the Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (1 KM belt on either side of the ORR) issued in G.O.Ms.No.470 MA&UD(I2) Dept., Dt.09.07.2008. as amended in G.O.Ms.No.528 MA&UD(I2) Dept., Dt.31.07.2008 decided to confirm the draft variation memo dt:07.05.2013 and issue amendment duly disposing the objection received from the General Secretary, CREDAI, Hyderabad. Accordingly, Government hereby issue the following amendment to the Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor issued in G.O.Ms.No.470 MA&UD(I2) Department, Dated.09.07.2008 as amended in G.O.Ms.No.528 MA&UD(I2) Dept., Dt.31.07.2008.

A M E N D M E N T

In the said regulations:-

1.For the regulation 5 (iii) the following shall be substituted, namely:-

“ 5 (iii) Group Housing Schemes and Social Housing requirements:

In respect for Group Housing Project (which include apartment block/blocks, row housing, cluster housing, mixed housing units, gated developments and residential enclaves) is permitted in sites 4000 Sq.m and above and out of the total site area:

- (a) The Developer shall set apart 3% of the land and give to Hyderabad Metropolitan Development Authority free of cost for capitalization towards provision of Mater Plan facilities. This condition shall apply only to sites located outside Greater Hyderabad Municipal Corporation limits. The owner/ Developer has the option of paying 1.5 times the basic value of such land to Hyderabad Metropolitan Development Authority in lieu of such land to be given to Hyderabad Metropolitan Development Authority.
- (b) The developer shall provide Economically Weaker Section (EWS) and Lower Income Group (LIG) Housing and any other requirements as stipulated in the Andhra Pradesh Building Rules, 2012 issued in G.O.Ms.No.168, MA&UD Dept., Dated.07.04.2012, as applicable to the Greater Hyderabad Municipal Corporation area and as amended from time to time”.

2. regulation 5A shall be omitted.

- 3 for the regulation 6, the following shall be substituted, namely:-

“6. ORR Buffer Zone:

All properties abutting the ORR shall mandatorily have an open buffer (minimum building setback) of 15 mtrs from the ROW outer edge. Access will not be allowed onto the service roads of the ORR directly. No projections, permanent, semi permanent structures will be allowed within this buffer zone. No hoardings, billboards, Uni-poles and related advertising structures, telecom towers, transformers, machinery, dish antennae or related structures shall be allowed within this buffer zone. No stairs (temporary or permanent), ramps for parking or other purposes shall be permitted within the buffer zone. The area within this buffer zone shall be considered part of the mandatory open space for layouts and setbacks for proposed buildings. The area within the buffer zone shall be planted and maintained with at-least two rows of thick foliage trees”.

- 4 for the regulation 7, the following shall be substituted, namely:-

“ 7.Common Building Line:

(i) All sites abutting the **Radial roads** within the ORRGC shall have building line as specified in the AP Building Rules,2012 and as amended from time to time. Direct access to the radial roads shall be allowed only through service roads through designated points only where service roads exists along the radial road”.

5. for the regulation 8, the following shall be substituted, namely:-

“8. Restrictions of building activity in certain areas:

All the restrictions on building activity in certain areas as mentioned in the A.P Building Rules, 2012 as amended from time to time shall be applicable”.

6. for the regulation 9, the following shall be substituted, namely:-

“9. Other requirements for buildings and compliance of National Building Code provisions for amenities and facilities in all buildings, compliance by owner for ensuring construction is undertaken as per sanctioned plan, occupancy certificate, enforcement, licensing of real estate companies, developers, builders, town planners, engineers & other technical personnel mandatory as published in the AP Building Rules, 2012 shall be applicable”.

7. for the regulation 10, the following shall be substituted, namely:-

“10.The minimum abutting road width and all round open space for all high rise buildings (18 mtrs and above in height) shall be applicable as per the A.P Building Rules, 2012”.

8. for the regulation 15, the following shall be substituted, namely:-

“15. Grant of Transferable Development Rights: Grant of Transferable Development Right (TDRs) and other concessions in the form of certificates will be considered by the Competent Authority as per the Andhra Pradesh Building Rules, 2012. However, no concession shall be given in the buffer zone along ORR as stipulated in regulation 6 of Special Development for Hyderabad Outer Ring Road Growth Corridor”.

9. after regulation 28 the following shall be added, namely:-

“29(a): For all the building activities in ORR Growth Corridor, AP Building Rules, 2012 will be applicable except those regulations which are inconsistent with these Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor.

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(b) Except any conflict between this regulations and A.P Building Rules, 2012 the competent authority shall follow A.P Building Rules, 2012 and further amendments issued from time to time”.

8. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and all concerned authorities shall take necessary action accordingly.

9. The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad, is requested to publish the same in the Extraordinary issue of Andhra Pradesh Gazette.

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

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

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

The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad

Copy to:

The Special officer and Competent Authority,
Urban Land Ceiling, Hyderabad (in name cover)
The District Collector, Ranga Reddy District.
The Law(A) Department
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER