

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development – HUDA – Outer Ring Road – Comprehensive Master Plan for 1 km belt on either side of the proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) and Special Development Regulations – Approved - Orders- Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No.

Dated: 09-07-2008

Read the following.

1. G.O.Ms.No. 391 MA & UD (I₁) Dept. dt.23.06.1980
2. Govt. Lr.No.26378/I₁/2005, dt.24.12.2005.
3. From the V.C. HUDA. Lr.No.15299/Plg/ H/05, dt.19-04-2006.
4. G.O.Ms.No.274, MA & UD (I₁) Department dated.20.04.2007.
5. G.O.Ms.No.287, MA & UD (I₁) Department dated.03.04.2008.
6. G.O.Ms.No.288, MA & UD (I₁) Department dated.03.04.2008
7. Government Memo No.26379/I₁/2005, dt.18-04-2007.
8. From the V.C. HUDA. Lr.No.15299/Plg/ORR/H/05,dt.30-05-2008.

ORDER:

The appended notification shall be published in an Extra-ordinary issue of the Andhra Pradesh Gazette dated:11-07-2008.

The Commissioner of Printing, Hyderabad is requested to supply 50 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, Stationary & Stores Purchase, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad
The Vice Chairman, Hyderabad Airport Development Authority, Hyderabad
The Project Director, O.R.R. Tarnaka, Hyderabad
The Commissioner, M.C.H., Hyderabad
The District Collector, R.R. District, Hyderabad
The District Collector, Hyderabad District, Hyderabad
The PR & RD Department
The TR & B Department.

//FORWARDED BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

Whereas the Hyderabad Urban Development Authority has taken up the development of proposed Outer Ring Road with a total length of 162 Kms and as the development of access controlled Outer Ring Road is likely to trigger large scale development along the Outer Ring Road Corridor, it was decided to undertake preparation of Comprehensive Development Plan with hierarchical road net work and frame Special Development Regulations for the areas falling under 1 Km belt on either side of Outer Ring Road so as to promote planned development and curb haphazard and ribbon development along the Outer Ring Road.

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And whereas, Hyderabad Urban Development Authority has prepared Comprehensive Plan and Special Development Regulations for the areas falling within the 1 Km belt on either side of the proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) by modifying the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and fresh Master Plan for the areas falling in extended HUDA area in Brahmanapally, Koheda, Pasumamla Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages to the extent of area covered by 1 Km stretch on either side of the proposed Outer Ring Road and submitted the same to the Government for approval.

And whereas, Government, after consideration of the matter, proposed to approve the Comprehensive Master Plan and Special Development Regulations as prepared by HUDA for the areas falling within the 1 Km belt on either side of the proposed Outer Ring Road in the form of modifications to the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and fresh Master Plan for the areas falling in extended HUDA area in Brahmanapally, Koheda, Pasumamla, Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages in exercise of the powers conferred under section 12(2) of Andhra Pradesh Urban Area (Development) Act, 1975 read with rule 13(A) of Urban Development Authority (Hyderabad) Rules 1977 and section 9(1) of Andhra Pradesh Urban Areas (Development) Act, 1975.

Accordingly, a notification has been published in the Extraordinary issue of A.P. Gazette No.232, part-I dated 20-04-2007, as required under Andhra Pradesh Urban Areas (Development) Act, 1975 inviting objections and suggestions on the Comprehensive Master Plan and Special Development Regulations for the 1 Km belt on either side of the Outer Ring Road i.e., Hyderabad Outer Ring Road Growth Corridor.

And whereas, in response to the above notification, a number of objections/suggestions have been received from public with regard to certain land uses, road widths/alignments and on Special Development Regulations, these objection/suggestions were referred to and examined by the V.C., HUDA. After examining the above objections/suggestions, the V.C., HUDA has submitted the modified Master Plan and Special Development Regulations along with a report on the objections/suggestions to Government for approval.

Now, therefore, Government, after careful examination of the modified Draft Master Plan and Special Development Regulations submitted by V.C., HUDA and in exercise of the powers conferred by sub-section (2) of Section 12 and sub-section 1 of section 9 of A.P. Urban Areas (Development) Act, 1975 (Act-1 of 1975), hereby approve the Master Plan for Hyderabad Outer Ring Road Growth Corridor along with the Special Development Regulations specified in the Annexure to this order in the form of modifications to the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and in the form Master Plan for the areas falling in the newly extended HUDA area in Brahmanapally, Koheda, Pasumamla, Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages.

The said Comprehensive Hyderabad Growth Corridor Development Plan and Special Development Regulations can be seen in the Office of the Vice-Chairman, Hyderabad Urban 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

**Special Development Regulations for the
Hyderabad Outer Ring Road Growth Corridor,
1 KM Belt on either side of the ORR**

1. Short Title, Applicability & Commencement:

These regulations may be called “Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (ORR-GC)” and shall come into force from the date of notification in the Andhra Pradesh Gazette.

These regulations shall be applicable to all areas coming under the jurisdiction of the growth corridor (1 Km on either side of the outer edge of the Outer Ring Road Right-Of-Way).

These regulations shall apply to all development and building activity in the said area. All existing regulations, by-laws, orders that are in conflict or inconsistent with these Regulations shall stand modified to the extent of the provisions of these regulations for the said area.

All other regulations not mentioned here specifically will be read as per and with the earlier regulations in force.

2. Definitions:

- (i) **‘Competent Authority’** means: the Vice Chairman of the Hyderabad Urban Development Authority (HUDA) / Hyderabad Airport Development Authority (HADA)
- (ii) **Enforcement Authority** means the Commissioner of Greater Hyderabad Municipal Corporation (GHMC) or the Executive Authority of the Gram Panchayat in case of areas outside GHMC/Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.
- (iii) **ORR** means Outer Ring Road
- (iv) **ORR GC** means Outer Ring Road Growth Corridor. (‘One Kilometer’ on either side from the outer edge of the ORR Right of Way) and as per the areas given in Annexure.
- (v) **SDZ** means Special Development Zone of the ORRGC.
- (vi) TDRs mean Transferable Development Rights.
“Transferable Development Right” (TDR) means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Master Plan/Statutory Plan or in road widening or covered in recreational use zone, etc. and applicable only after such lands are vested with the local body/ Urban Development Authority as the case may be. The award would be in the form of a TDR Certificate issued by the Competent Authority.
- (vii) **High-Rise building** means a building 18 meters or more in height. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 18 m including stilt floor/parking floor stand excluded from the definition of high-rise buildings.

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- (vii) **Height of building** means height measured from the abutting road and in case of undulated terrain height can be considered as average of the corresponding ground level or formation level of proposed site.
- (viii) **'Sanctioning Authority'** means: the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority /Cyberabad Development Authority or the Commissioner of Greater Hyderabad Municipal Corporation (GHMC)

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

3. Special Development Zone (SDZ)

- (i) The Land Use of this entire zone is classified as Multipurpose Use Zone excluding the areas specifically earmarked for Roads, Open Space and Recreational, Transportation and Public Utilities and Amenities Zone. The uses permissible shall be given in Table 1.

No expansion of existing industries and no new industries shall be permitted. Warehousing, loading unloading, steelyards, whole sale open stocking, market yards, construction material stocking shall be permitted only in specified transportation zone. Existing industrial estates may remain part of the ORR GC as long as the industries are non-polluting and as certified by the State Pollution Control Board. No new polluting activity (industrial or otherwise) shall be permitted in the SDZ of the ORRGC.

For areas covered under G.O.Ms.No.111 MA dated 08.03.1996 (protection of Catchment area of Osmansagar and Himayatsagar lakes), the restrictions on building and development activity imposed in the said Government order would be applicable.

Table 1 The categories of zoning shall be as follows:

Sr. No	Name	Constituent Uses permissible
1.	Special Development Zone	<ul style="list-style-type: none">Residential (new growth as well as existing settlements)Commercial (Commercial activity shall be allowed at all locations only on roads 18 mtrs wide and above).Social InfrastructureInstitutionalWork Centres excepting industriesAny other non polluting non hazardous use not specified.
2	Open Space , Recreational, Water Body	Regional Parks, green buffers, lakes, nallahs, reserve forests, plantation zones.
3	Transportation & Circulation	Roads, Parking areas, truck terminals, warehousing, whole sale market yards, stockyards of various materials including constructions material, loading unloading areas, any other specific non conforming uses.
4	Public Utilities and Amenities Zone	ities and amenities like police station, fire electric sub stations and other public utilities.

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- (ii) The ORRGC is characterised by two SDZs. SDZ 1 means the area within or inside the ORR (towards the City side) and within the ORRGC. SDZ 2 means the area outside the ORR (away from the City side) and within the ORRGC
- (iii) The same regulations shall apply to all areas abutting the radial roads connecting the ORR but falling within the ORR GC area only.
- (iv) No change of land use shall be allowed within the ORRGC.

4. Development on Independent plots

Minimum developable independent plot size for Apartment Complexes and all other non-residential uses shall be 1000 sq mtrs with a minimum abutting road width of 12.2 Meters.

5. Layout Development

- i) The minimum layout size for residential plotted development shall be 4 hectares. The lands covered by such a scheme shall be contiguous and approachable by an existing black topped road 12.2 mtrs wide and where such a road does not exist the developer shall first provide the same at own cost.
- (ii) Owners of sites less than 4 hectares have to come together and jointly apply as one contiguous parcel of land so as to conform to the minimum land area or allowed to undertake development as given in (ii) below.

The layout proposals shall provide for the following:

- (a) Comply with the hierarchy of road network requirements subject to a minimum internal road width of 9 mtrs;
- (b) Earmark minimum of 10 % of total area for parks, playgrounds, open spaces, out of which minimum 5 % shall be local level open spaces and remaining minimum 5 % shall be area-level open spaces. The Competent Authority has the discretion to combine two or more area-level open spaces to form one large contiguous area-level open space and to this effect exchange of the areas earmarked for plots with the above.
- (c) Reservation of 5% of total area for EWS Housing.
- (d) Reservation of 5% of total area to be given free of cost to HUDA/HADA for disposal for residential/commercial use
- (e) Earmark 2.5% for social infrastructure such as schools, dispensary/hospital, public utilities spaces, shopping centres and other community spaces which is part of the saleable area;
- (f) Earmark specific sites for bus stands, auto stands, garbage collection points, etc.
- (g) 5 % of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm
- (h) 5 % of the total land is earmarked for Middle Income Group (MIG) Housing with maximum plot size upto 200 sqm
- (i) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (f) and (g) 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 (b) to (d) to HUDA/HADA free of cost through a gift deed.
- (k) HUDA/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 is developed at any one side of the periphery (if there is no such existing road) for the convenience of accessibility of other sites and lands located in the interior.
- ii) For lands less than 4 hectares in size, apartments, cluster housing, residential enclaves, row housing, high-rise residential buildings will be permitted. In such type of developments in sites 4000 sq m and above:
 - (a) At least 5 % of the total dwelling units shall be developed for EWS dwelling units with a minimum plinth area of 20 sq m for each unit
 - (b) At least 5% of the total dwelling units shall be developed for LIG dwelling units with a maximum plinth area of 40 sq m for each unit;
 - (c) At least 5% of the total 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.

The remaining provisions of G.O.Ms.No. 86 MA dt. 3.32006 shall be applicable in such cases.

6. ORR Buffer Zone

All properties abutting the **ORR** will 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 setback. No hoardings, billboards, Uni-poles and related advertising structures, telecom towers, transformers, machinery, dish antennae or related structures shall be allowed within this setback. No stairs (temporary or permanent), ramps for parking or other purposes shall be permitted within the common building line. The area within this common building shall be considered part of the mandatory open space. The area within the Common Building line shall be planted and maintained with at-least two rows of thick foliage trees.

7. Common Building line

- i) All sites abutting the ORR and **Radial roads** within the ORRGC shall have a common building line (minimum setback) of 10 mtrs. Parking shall be allowed within this minimum front setback and this area shall be considered as part of the mandatory open space. Direct access to the radial roads shall be allowed only through service roads through designated points only and not directly on to the ORR or Radial Road. No property shall open directly onto the ORR or radial road.
- ii) All sites abutting 36 mtrs wide roads shall have a common building line of 7 mtrs (minimum setback).
- iii) All sites abutting 30 mtrs wide roads shall have a common building line (minimum setback) of 9 mtrs.

8. Restrictions of building activity in certain areas:

- (i) No building/ development activity shall be allowed in the bed of water bodies like rivers, streams, or nallahs, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikham lands.

(ii) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no building activity other than recreational use shall be carried out within:

- (a) 30 meters from the boundary of Lakes of area 10 Ha and above;
- (b) 9 meters from the boundary of lakes of area less than 10 Ha / kuntas / shikham lands;
- (c) 9 meters from the boundaries of Canal, Vaagu, etc.
- (d) 2 meters from the defined boundary of Nallah.

the above shall be in addition to the mandatory setbacks.

Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake / kunta shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept.

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

- (a) the space to be left in and around the Canal / Vaagu (including the actual Canal / Vaagu bed width and alignment) shall be minimum 15 m. This may be developed as Green Buffer/recreational and/or utilised for road of minimum 9m width, wherever feasible.
- (b) In case of above, in addition to development of recreational/green belt along the foreshores, a ring road or promenade of minimum 12.2 m may be developed, wherever feasible.
- (c) The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India, 2005.
- (d) Notified Wetlands shall not be allowed to leveled or built upon. The mixed use shall not be applicable in such areas.
- (e) For Building activity within the restricted zone near the airport or within 500 m distance from the boundary of Defence areas / Military establishments, necessary clearance from the concerned Airport Authority / Defence Authority / shall be obtained. For sites located within the Air Funnel zone, prior clearance from the Airport Authority shall be obtained.
- (f) In case of sites in vicinity of High Tension Electricity transmission lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3 m (10 ft.) shall be maintained between the buildings and the High Tension electricity lines, and 1.5 m for Low Tension Electricity lines.
- (g) In case of sites in the vicinity of oil/gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.

9. Other requirements for buildings and compliance of National Building Code provisions for amenities and facilities in all high rise 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 given in the GO Ms no 86 MA dtd 3.3.2006 and its subsequent amendments shall be complied with.

10. The minimum abutting road width and all round open space for all high rise buildings (18 mtrs and above in height) shall be as follows:

Table 2 Height and Setbacks for High-Rise Buildings within ORR-GC

Height of building	Minimum abutting road width required (in meters)	Minimum open space on remaining sides (in meters)
18 metres & Up to 21 mtrs	12.2	8
Above 21 mtrs. & up to 24 mtrs	12.2	9
Above 24 mtrs & up to 27 mtrs	18	10
Above 27 mtrs & up to 30 mtrs	18	11
Above 30 mtrs & up to 35 mtrs	24	12
Above 35 mtrs & up to 40 mtrs	24	13
Above 40 mtrs & up to 45 mtrs	24	14
Above 45 mtrs & up to 50 mtrs	30	15
Above 50 mtrs	30	17

- *For all buildings more than 50 mtrs height for every 3 mtrs height or part thereof, there shall be an additional setback of 0.5 mtrs on each of the remaining sides.*
- *For all buildings less than 18 mtrs height the minimum setbacks given in GO Ms No. 86 MA dt. 3.3.2006 and its subsequent amendments shall be applicable.*
- *Subject to maintaining the Common Building line, Tower and Podium type building, U-Shaped building and Stepped type high-rise buildings may be allowed. These shall comply with the remaining provisions of G.O.Ms. No. 86 MA dated 03.03.2006.*
- *In case of two or more high rise building blocks in a site, the space between two blocks shall be half the height of the taller building subject to 12.2 metres whichever is less. The space between two high rise blocks, or space between a block and the boundary of the site, can be used as driveway/access for fire fighting vehicles. Such driveway shall be minimum 6 m wide and suitably paved. Rest of the area shall be developed with greenery/landscaping.*

11. These regulations impose no specific restrictions on Gramakantam Areas. All **Gramakantams / Abaadi** areas will follow the provisions of GO Ms no 86 MA dt. 03.03.2006.

12. Recreation Zone

Recreational zone is earmarked as regional parks, green buffer zones along nallahs and abutting water bodies, bio conservation zone, afforestation zone wherein no construction shall be allowed except such of which are incidental to the main use.

13. Public Utilities and Amenities Zone

This zone shall be used as multipurpose spaces especially reserved for city level infrastructure & public utilities and amenities like police station, fire station, electric sub stations and other public utilities.

14. Transportation Zone

This zone shall be used as truck parking lots, bus terminus, warehousing, loading unloading, steelyards, whole sale open stocking, market yards/whole sale market yards, parking areas, stockyards of various materials including constructions material, loading unloading areas, and accessory uses/facilities for the main use.

In respect of zones mentioned in regulations 12 to 14 above, development may be allowed as a joint-development project/ Public-Private Partnership project and on terms and conditions approved by the Competent authority..

15. Grant of Transferable Development Rights

Grant of Transferable Development Right (TDRs) and other concessions in the form

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of certificates will be considered by the Competent Authority as given in the provisions of G.O.Ms. 86 MA&UD Deptt. Dt. 03.03.2006 and amendments issued from time to time.

16. Special Impact Fees Applicable in the ORR GC

With a view to ensuring development of ORR and related facilities Special Impact Fees is levied in the ORRGC on buildings. For this purpose, buildings are categorized as follows:

**(A) FOR BUILDING HEIGHTS UPTO 15 Meters
(Rate in Rupees per sq m of built up area)**

Use	Building Height	Zone A		Zone B		Zone C	
		SDZ 1	SDZ 2	SDZ 1	SDZ 2	SDZ 1	SDZ 2
Residential and all other non-commercial uses	Upto 10 metres	150	100	100	80	80	60
	Above 10 meters and upto 15 metres	200	150	150	100	100	80
Commercial, ITES	Upto 10 metres	300	200	200	150	150	100
	Above 10 meters and upto 15 metres	400	300	300	200	200	150

(B) FOR BUILDING HEIGHTS ABOVE 15 METRES

Stretch of ORRGC		Rate of Special Impact Fee leviable
Zone A (From Muttangi Junction on NH9 to Bongalur Junction, on Nagarjuna Sagar Highway)	SDZ 1	1.50 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
	SDZ 2	1.40 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
Zone B (From Bongalur Junction, on Nagarjuna Sagar Highway to Shamirpet – Upparpalli Junction, on Karimnagar Highway)	SDZ 1	1.30 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
	SDZ 2	1.20 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
Zone C (From Shamirpet – Upparpalli Junction, on Karimnagar Highway to Muttangi Junction on NH9)	SDZ 1	1.10 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
	SDZ 2	Same as rates Table in Rule 17 of GOMs No. 86 MA dt 3.3.06

Note:

- (a) No other Impact fees shall be levied.
 - (b) The above charges are applicable to the total built up area (in sq metres)
 - (c) The above charges are not leviable to parking areas in stilt, cellar and upper floors of building.
 - (d) The above rates are telescopic.
 - (e) SDZ 1 means the area within or inside the ORR (towards the City side) and within the ORRGC. SDZ 2 means the area outside the ORR (away from the City side) and within the ORRGC
 - (f) The above rates in Category (A) of the Table shall not be applicable to buildings in Gramakantam/ Aabadi areas
 - (g) Alternatively, the owner may be allowed to utilize TDR given in Rule 15 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the impact fee for the proposed additional built up area that is permissible under these Rules provisions. The government may revise the above rates from time to time.
 - (h) The above provisions shall not be applicable for Government Departments and public agencies like the Urban Development Authority, Andhra Pradesh Industrial Infrastructure Corporation, local bodies, Hyderabad Metropolitan Water Supply and Sewerage Board, APHB, AP CPDCL, etc.
 - (i) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the competent authority and shall be utilised only towards Outer Ring Road capital infrastructure. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund is utilised accordingly.
- (i) Development charges & Processing fee shall be as being charged in HUDA/HADA area currently.

17. **Development Deferment Charge:**

With a view to discourage owners of sites for keeping the sites vacant/undeveloped, a Charge called Development Deferment Charge shall be levied by the local body/gram panchayat at the following rates:

- (a) 1st year grace period from the date of notification of these Regulations
- (b) 2nd Year from the date of notification Rs. 2/- per sq mtr of land per year.
- (c) 3rd Year from the date of notification Rs. 5/- per sq mtr of land per year.
- (d) from the date of operationalisation of traffic on ORR 10/- per sq mtr of land per year.

18. **Incentives for large projects**

Incentives for large projects are as follows:

- (a) **Large integrated townships**
 - i. **40-100 acres-** 10% discount on rates as given in regulation 16 above
 - ii. **100-200 acres-** 20% discount on rates as given in regulation 16 above
 - iii. **Above 200 acres-** 25% discount on rates as given in regulation 16 above
- (b) **IT/ITES projects, Education Institutions/Universities, Hospitals**
 - i. For all projects above 50 acres there shall be a 20% discount on rates as given in regulation 16 above
 - ii. For all projects above 100 acres- 30 % discount on rates as given in regulation 16 above

19. Reservation of land for special purposes to be handed over to HUDA

All projects 10 acres and above shall necessarily reserve 5% land and hand it over to HUDA for special purposes. In respect of layouts this shall not be applicable and the conditions mentioned in Regulation 5 (ii) (c) shall be applicable.

20. Transportation and Roads

The road circulation network hierarchy within the ORRGC is proposed to be 9m, 12.2m, 18m, 24m, 30m, 36m, 45m. The main spinal roads will be the 30m and 36 m wide roads. Splay at all road junctions shall be mandatorily provided as prescribed in Annexure III.

- (i) Bus bays shall be earmarked on the detailed and micro level circulation plan.
- (ii) Separately parking areas for para-transit vehicles shall be earmarked within the road ROW preferably utilising part of the 3m wide footpaths for single row parallel parking.
- (iii) One lane may be used as a dedicated bus way for public transport in the six lane divided carriageway of the main 30 mtrs wide spinal roads.
- (iv) Storm water drains shall be provided as part of the road ROW while development of the site/layout/township.
- (v) All roads shall be developed as per cross section details given in (Horizontal and Vertical sections and dimensions).

(vi) Restriction of development in areas earmarked as major Junctions

The land within the junction shall be kept as open. Only open recreational uses, parks and greenery shall be permissible. No building activity excepting ancillary structures to recreational open space shall be allowed within the area earmarked as road junctions.

21. Parking requirements

Shall comply with the requirements as given in G.O.Ms.No.86 M.A. & U.D. Department, dated 03.03.2006 and its subsequent amendments.

22. Footpaths

- (i) All footpaths have to be provided as given in the road cross sections given in Annexure
- (ii) The footpaths shall not be encroached upon by stairs, amenities, and other structures at any place and shall be summarily removed by the competent authority on notice.

23. Special features for Physically Challenged/Special persons/senior citizens

- (i) All public buildings to have ramps of appropriate slope as per NBC
- (ii) All footpaths to have ramps of appropriate slope/gradient as per NBC and at a distance of every 200 mtrs.
- (iii) The competent authority shall monitor these and enforce implementation and also propose specific guidelines from time to time.

24. Urban Design and Architectural Control

For certain areas as well as sites abutting major roads of 30 mt and above, the competent authority/Sanctioning Authority may enforce urban design and architectural/facade control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets/plans approved by the Competent Authority shall be complied with. Signage control and street landscape, street furniture design regulation shall be designed and implemented/exercised/managed by the competent authority within the ORRGC. The guidelines shall be as given by the competent authority and/or based on the National Building Code of India, 2005.

Hoardings, Billboards, Uni-poles and related advertising structures, telecom towers, machinery, dish antennae or related structures shall be allowed on the main roads of only 30 mtrs and above. For signage regulation the competent authority shall have the discretion and may frame guidelines for the same. The same may be the case for street/public space landscaping, street furniture design.

Regulation of all such Hoardings, Billboards, Uni-poles and related advertising structures and the revenue accrued from these shall vest with the Competent Authority only and kept in the escrow account mentioned in Regulation 16 (i) . The sharing of revenue from these between the local body and the competent authority shall be as decided by the Government.

25. Digital Plans

In an endeavor to make the approval and archiving process digital it is proposed that all building, layout, townships drawings be submitted in digital format after georeferencing it (preferably in .shp, .tab, .dxf file formats). This shall be undertaken by using the accurate GPS/DGPS technology and utilising the services of professionally and technically qualified land surveyors. The digital drawings shall include all cross sections and engineering details and the whole dataset shall be submitted in a CD format to the competent authority. The same shall be overlaid on the latest satellite data for instant updation and proper urban management later on. This digital set shall be over and above the hard copies as per currently prescribes format which are mandatory for plan approval process.

26. Special Unit for approval of cases in ORRGC:

A Special Unit shall be constituted for dealing with applications for permission to develop/undertake building constructions in the ORRGC and enforcement in the ORRGC as per the procedure prescribed by the Competent Authority.

27. Grounding of the Circulation network:

The Competent Authority shall undertake the marking of the proposed circulation network within the ORRGC area on ground and complete the same within three months from the date of issue of these Regulations.

28. Directions by Government

- (i) Government may issue separate orders constituting a Committee for examining development related issues of Growth Corridor.
- (ii) Government may issue guidelines for implementation issues relating to the Growth Corridor and these Regulations from time to time.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER