

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

**Municipal Administration and Urban Development Department – Amendments to Special Development Regulations of Hyderabad Outer Ring Road Growth Corridor – Orders – Issued.**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT**

**G.O.MS.No. 9**

**Dated: 05-01-2016**  
**Read the following:**

- 1) G.O.Ms.No.470, MA&UD, dt:09.07.2008.
- 2) G.O.Ms.No.528, MA&UD, dt:31.07.2008.

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After the formation of State of Telangana various Real Estate development agencies have been representing to the Government that some of the existing building rules framed by the State are not conducive to reach the real estate growth potential of urban areas in the State. They therefore requested in the interest of and to facilitate ‘ease of doing business’ to simplify the existing building rules, give some concessions and remove certain bottle necks in the existing building rules to promote investment in Real Estate Sector in the State of Telangana.

Government after careful examination of the matter have felt that there is a need to take some steps to reform real estate sector in ‘Ease of Doing Business’ to encourage this sector to provide employment and economic growth. Therefore, to encourage the real estate sector to provide employment and economic growth Government hereby issues the following amendment to the Special Development Regulations of Hyderabad Outer Ring Road Growth Corridor Master Plan which were issued in G.O.Ms.No.470, MA, dt:09.07.2007 and G.O.Ms.No.528, MA&UD, dt:31.07.2008.

**AMENDMENT - 1**

In the Regulation 16, the rates of Special Impact Fee prescribed in Table-A for building heights upto 15 m and in Table-B for building heights above 15 m shall be substituted with the following:

**(A) FOR BUILDING HEIGHTS UPTO 15 METERS**  
**(Rate in Rupees per Sqm of built up area)**

Use	Building height	Zone-A		Zone-B		Zone-C	
		SDZ1	SDZ2	SDZ1	SZ2	SDZ1	SDZ2
Residential and all other non commercial uses	Upto 10 m	75	50	50	40	40	30
	Above 10 m and upto 15 m	100	75	75	50	50	40
Commercial, ITES	Upto 10 m	150	100	100	75	75	50
	Above 10 m and upto 15 m	200	150	150	100	100	75

**(B) FOR BUILDING HEIGHTS ABOVE 15 METERS**

Stretch of ORRG		Rate of Special Impact Fee leviable
Zone A (from Muttangi Junction on NH9 to Bongulur Junction on Nagarjuna Sagar Highway)	SDZ 1	1.25 times the rate given in Table-VI of Rule 21 of G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.7, MA, Dated: 05.01.2016.
	SDZ 2	1.20 times the rate given in Table-VI of Rule 21 of G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.7, MA, Dated: 05.01.2016.
Zone B (from Bongulur Junction on Nagarjuna Sagar Highway to Shamirpet – Upparpalli Junction, on Karimnagar Highway)	SDZ 1	1.15 times the rate given in Table-VI of Rule 21 of G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.7, MA, Dated: 05.01.2016.
	SDZ 2	1.10 times the rate given in Table-VI of Rule 21 of G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.7, MA, Dated: 05.01.2016.
Zone C (from Shamirpet – Upparpalli Junction, on Karimnagar Highway to Muttangi Junction on NH9)	SDZ 1	1.05 times the rate given in Table-VI of Rule 21 of G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.7, MA, Dated: 05.01.2016.
	SDZ 2	Same as rates given in Table-VI of Rule 21 of G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.7, MA, Dated: 05.01.2016.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad for Publication of the Notification in the next issue of Gazettee and furnish 1000 copies.

The Commissioner & Director of Municipal Administration, Hyderabad.

The Director of Town & Country Planning, Hyderabad,

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad,

All Vice Chairmen of Urban Development Authorities,

All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad, Hyderabad,

The Chairman & Managing Director, TSTRANSCO, Hyderabad,

The Commissioner & Inspector General of Registration & Stamps, Telangana Hyderabad.

Copy to:

The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.

The Director General, Disaster Response & Fire Services, Hyderabad

The Law Department,

The Revenue (R&S) Department,

The Energy Department.

The P.S to Special Chief Secretary to Government, MA&UD Dept.,

The P.S to Principal Secretary to C.M

All the Section of MA&UD

SF/SC.

**//FORWARDED ::BY:: ORDER//**

**SECTION OFFICER.**