

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department – Development of planned Layouts with sufficient road widths - Amendment to HMDA Layout Rules - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (Plg.III) DEPARTMENT

G.O.Ms.No.106

Dated: 06.07.2020
Read the following:-

1. G.O.Ms.No.288 MA Dated: 03.04.2008 ;
 2. G.O.Ms.No.287 MA Dated: 03.04.2008
 3. G.O.Ms.No.33 MA Dated: 24.01.2013
 4. From HMDA in F.No.2842/Policy/HMDA/Plg/2019
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Development of Hyderabad city has been spectacular since the formation of Telangana State in June 2014. With 24/7 power supply, unencumbered land availability, peaceful ambience, educated work force, suitable round the year ambient weather conditions and a stable Government, more and more companies and Industries are making Hyderabad as their base. As a result of this, the growth in real estate sector has been phenomenal whether institutional or residential.

2. As a natural outcome of this, number of residential avenues including apartments, layouts and gated communities are being set up in Hyderabad Urban Agglomeration i.e. within and around ORR in HMDA area in recent years. The urban population in Telangana stand at 42.6% of the total population and is likely to touch 50% in next couple of years.

3. There's also an aspiration among the locals residents of Telangana those from middle and upper middle class and salaried employees to own a plot within ORR where they can settle down after retirement. As a result, a number of layouts have come up and are coming up in HMDA area.

4. As per the layout rules in force issued vide G.O.Ms.No.288 MA dt.03.04.2008, G.O.Ms.No.287 MA Dated 03.04.2008 and G.O.Ms.No.33 MA dated 24.01.2013, the layout shall have an approach from existing public or private road of width not less than 9 metres (30 feet) which shall be black topped. As per the said layout rules, the approach road for approval of any layout is 30 feet irrespective of the extent of the layout. It is observed that during the last 4 years, HMDA has approved many layouts and out of which more than 63% layouts are in sites of the above 5 acres. Even in smaller sized Layouts and layouts with Apartments, the number of dwelling units have increased and in today's times, almost every house has atleast one personal vehicle.

5. All this implies that flow of traffic has increased manifold or will increase exponentially once these layouts are ready and occupied. This is resulting / will result in near future into regular traffic congestion during peak hours in mornings and evenings and will be causing lot of inconvenience to public including the occupants in these layouts.

6. The State Government has consulted transportation & traffic experts as well as Urban Planners who in a unanimous policy advocacy have strongly recommended to ensure proper road network with sufficient width of roads for free movement of vehicles and to avoid traffic congestion in future. The minimum road width as recommended by them and as being followed in all well laid out townships and planned development is atleast 100 feet. The State Government accordingly acknowledges the immediate need to have a system in place which ensures the required approach road width for approval of layouts presently or create a mechanism whereby it is ensured in near future.

7. Therefore, Government after careful examination of the matter and keeping in view of the future growth in traffic volume hereby issue the following orders:

"The minimum width of the approach road for approval of a layout in HMDA area shall be 100 feet.

In case the existing road width is less than 100 feet, the applicants have to either from the 100 feet road up to their site (and including their site for the portion affected) or alternatively (i) they shall leave the land required for widening the existing road to 100 feet from their site (equal on either side) and in addition (ii) shall

pay a road impact fee i.e. the additional charges towards road formation / improvement as specified below:

S.No	Existing road width	Additional Amount to be paid
1	80 feet to less than 100 feet	50 % of development charges
2	60 feet to less than 80 feet	66 % of development charges
3	Below 60 feet (subject to a minimum of 30 feet)	100 % of development charges
4	In case of non high rise residential apartments (less than 18 mtrs height) and having more than 100 flats - 50% of (land) development charges	

8. The above arrangement is applicable in following case:

- (i) The above charges are applicable to all applications pending for approval i.e., which will be issued after this date / new layout applications for approval of Draft Layouts including layout with housing (open /gated)
- (ii) The above charges are not applicable to final layout applications, where the draft layouts were approved earlier.
- (iii) In cases where the layout has an approved Master plan road width of 100 feet or more but the actual road width is less, the road impact fee will be 50% of the applicable category in para 7 above. For eg, if the actual road width is between 60-80 feet, the road impact fee will be 50% of 66% i.e., 33% and so on.
- (iv) The above charges are over and above the regular development charges and the road impact fee shall be kept in a 'special escrow account' meant for road development to such layouts in order to utilise the said amount to meet the expenditure towards land acquisition for road formation and the actual road formation in due course of time.

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

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad

Copy to:

The P.S to Principal Secretary to Chief Minister
The PS to Secretary to Government MA&UD Department
The OSD to Hon'ble Minister M (MA&UD)
SF/SC.

//FORWARDED BY ORDER//


SECTION OFFICER

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