

**BEFORE THE NATIONAL GREEN TRIBUNAL,
SOUTHERN ZONE BENCH AT CHENNAI**
Appeal No. 82 of 2021

Mahesh Mamindla
& another

...Appellants

-vs-

State of Telangana
& others

...Respondents

TYPED SET OF PAPERS FILED BY THE SECOND RESPONDENT

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Certified to be the true copies of the respective Originals

Dated at Chennai on this the 16th day of April, 2022


Counsel for Sixth Respondent

1

**BEFORE THE NATIONAL GREEN TRIBUNAL,
SOUTHERN ZONE BENCH AT CHENNAI**

Appeal No. 82 of 2021

Mahesh Mamindla
& another

...Appellants

-VS-

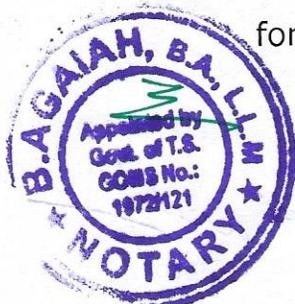
State of Telangana
& others

...Respondents

REPLY AFFIDAVIT FILED BY SIXTH RESPONDENT

I, Mohammed Majid Shareef, S/o. Late Mohammed Hasan Shareef, aged about 58 years, Chief General Manager of M/s. Hyderabad Growth Corridor Limited, having address at Khajaguda road, Adjacent to ORR, Nanakramguda, Hyderabad, Telangana State, do hereby solemnly affirm and states as follows:

1. I am presently working as Chief General Manager of 6th Respondent Company herein and as such I am well acquainted with the facts of the case and have been authorized to file this reply affidavit on behalf of 6th Respondent.
2. I respectfully submit that all the allegations, averments and statements contained in the Appeal are denied, except those specifically admitted herein.
3. I respectfully submit that the above appeal is filed by the Appellants challenging the Stage-I and Stage-II Forest Clearance granted by MoEF& CC and working permission granted by Principal Chief Conservator of Forest, Government of Telangana. All other permission granted to 2nd respondent for erection and installation of 400 KV Overhead DC transmission lines from Kethireddipally 400 KV SS to 400 KV Rayadurg GIS along the ORR, Shamshabad Division, Telangana and passing through forest area admeasuring 6.7076 ha. having length of 1.458 kms and width of 46 metres situated within Chilkur Reserve Forest land proposed to be diverted for the said project.



Majid Shareef
Chief General Manager (Technical)
Hyderabad Growth Corridor Limited,
HYDERABAD



4. I respectfully submit that the 2nd respondent is erecting 400kV Overhead line from 400kV Kethireddypally SS to 400kV Rayadurg GIS to supply uninterrupted and quality power to meet the power demand (500MW) in IT SEZ and realty sector in and around Hitech city, Madhapur and Financial Dist, Gachibowli under Rayadurg System Improvement Scheme as per the directions of Government of Telangana on priority basis. The total project costs about Rs.1500Cr, introducing many new systems of first of its kind with proven technology such as 400kV Gas Insulated substation, 400KV Underground cables, 400kV Overhead line on Monopoles, HTLS Conductor etc. In this scheme, 1No. 400/220/132/33kV Gas-Insulated-Substation (GIS) is under erection at Rayadurg (Gachibowli). This is a compact Substation with latest technology. This line has to be brought in a unique way, as it is first of its kind in India which is having several combinations in one 400kV line. This 400kV Line which is the only incoming source to Rayadurg GIS is designed in 3 models (sections):

- (i) Kethireddypally to TSPA, Himayatsagar-27KM- Overhead line on conventional towers designed in- view of open space available with minimum right of way problems.
- (ii) TSPA to Gachibowli flyover along outer side of ORR- 11.4KM-Over Head line on Monopoles designed to have less right of way.
- (iii) Gachibowli flyover to Rayadurg GIS -3KM-400KV Underground cable.

5. I respectfully submit that pursuant to the above project, the 2nd respondent proposed this respondent for erection of 400kV line from TSPA Junction to Gachibowli flyover to lay the line along the Outer Ring Road. Therefore, vide letter No. Lr.No. Dir (Projects) / TSTRANSCO/ CE/400kV/ F.Rayadurg. Line/D.No.630/A/18 dated 07.09.2018 (**ANNEXURE-1**) 2nd respondent sought permission to this respondent for laying 400kV line on Monopoles along the ORR service road and main carriageway from TSPA Junction to Gachibowli wherein the above permission was rejected vide letter no. Lr.No.CGM(T)/DGM(Ele)/HGCL/8025/2018-19 dated 08.02.2019




 Chief General Manager (Technical)
 Hyderabad Growth Corridor Limited
 HYDERABAD

(ANNEXURE-2) on reason that the monopoles cannot be erected in Green belt i.e., ORR buffer zone as per regulations issued by the Government vide G.O. Ms. No. 440 dated 26.10.2013 (ANNEXURE-3) where it does not permit erection of any type of poles even in buffer zone of ORR. Later vide letter no. Lr.No. Dir(Projects)/ TSTRANSCO/CE/ 400kV/F.Rayadurg.Line / D.No.1279 / 18 dated 18.02.2019 (ANNEXURE-4), the 2nd respondent had again requested permission for erection of Monopoles in Green belt between ORR and Service road which is earmarked for Metro Rail corridor and hence the proposals were once again rejected on 26.03.2019 (ANNEXURE-5).

6. I respectfully submit that vide letter dated 28.05.2019 (ANNEXURE-6) the 2nd respondent proposed for permission with alternate route for monopoles and by letter dated 20.07.2019 the 2nd respondent submitted a revised plan and proposed for laying of overhead line from TSPPA junction to Gachibowlas alternate route on the other side of ORR after service road to this respondent (ANNEXURE-7).

7. I respectfully submit that a notice was issued by this respondent on 13.09.2019 to the 2nd respondent with respect to the terms and condition to be followed (ANNEXURE-8). Accordingly, the approval was given for laying of line in the open space along ORR vide Lr.No.113/CGM(T)/HGCL/DGM-1/ UTILITY PERMISSIONS/2016-17, dt.18-01-2020 (ANNEXURE-9) on payment requisite amount of Rs.4.09 Crores by 2nd respondent with completion period of 180 days. In view of importance of the line owing to ever growing power demand for IT corridor and as there is no alternate route, 2nd respondent seriously persuaded both this respondent and State Government to give permission. As per the repeated requests from 2nd respondent, as per the State Government direction, this respondent gave special permission to 2nd respondent to lay the Over Head line beyond the embankment slope of ORR Main Carriage Way (other side of Metro corridor) within the right of way of ORR duly allowing some relaxations to the 2nd respondent in G.O.Ms.470 MA&UD(I1) Dept., dt.09.07.2008 (ANNEXURE-10)



[Signature]
 Chief General Manager (Technical)
 Hyderabad Growth Corridor Limited
 HYDERABAD

reiterated in G.O.MS.440 dt.26.10.2013 for erection of monopoles along ORR and that the current project is not executed in the Buffer Zone. The Monopoles are laid within the RoW of Outer Ring Road and that the line works are taken-up in the lands which belong to this respondent within the Outer Ring Road and other Government Departments only with their due approvals. Accordingly, Monopole works along ORR commenced and completed.

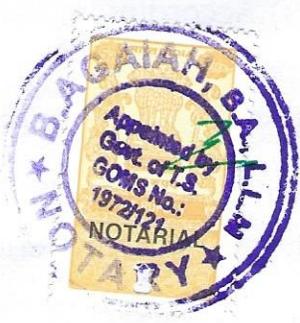
8. I respectfully submit that with respect to the forest clearance and working permission given, the respective authorities will be the appropriate parties to respond.

9. Therefore, it is most respectfully prayed that this Hon'ble Tribunal may kindly be pleased to dismiss the above appeal and pass such further or orders as this Tribunal may deem fit and proper in the case and thus render justice.

Megharaj
Chief General Manager (Technical)
Hyderabad Growth Corridor Limited
HYDERABAD
BEFORE ME

Solemnly affirmed at Hyderabad
On this the 16 day of April,
2022 and signed his name
In my presence

ADVOCATE::HYDERABAD



ATTESTED
B. Agaiyah
B. AGAIAH, B.A., LL.M.
ADVOCATE / NOTARY
Indra Reddy Allwyn Colony,
Miyapur, R.R. Dist, G.O.M.S. No. 1972/121
My Commission Expires on 15-11-2026





TRANSMISSION CORPORATION OF TELANGANA LIMITED

(Govt. of Telangana State Undertaking)

Vidyut Soudha, Khairatabad, Hyderabad-500 082., PABX : 23396000

(CIN No: U40102TG2014SGC094248) www.tstransco.in

From :
Director (Projects),
TSTRANSCO,
Vidyut Soudha,
Hyderabad-500082



To :
The Metropolitan Commissioner,
HMDA,
Block 'A', District Commercial Complex
Tarnaka, Hyderabad-500007.



Lr.No.Dir (Projects) / TSTRANSCO/CE/ 400kV/ F. Rayadurg Line./D.No. 630/A Dt: 07.09.2018.

Sir,

Sub: TSTRANSCO-Execution of 400kV line from TSPA Junction to ORR Junction - Along ORR through HMDA Green Belt Area-Approval-Requested-Reg.

Ref: T.O.O.(CE-400kV), Ms.No.79, Dt:13.04.2018

<<<>>>

Govt. of Telangana has envisaged Telangana State Industrial Project Approval & Self certification System (TS-iPASS) and hence rapid Industrialization is expected in & around Hyderabad area. The anticipated load growth due to IT corridor to an extent of 500MW is expected in the vicinity of Gachibowli and Rayadurg area.

Further it is to inform that the Hyderabad city load has reached to 3000MW in May-2018.

In order to meet the huge anticipated load growth around Rayadurg area, TSTRANSCO have envisaged the construction of 400/220/132kV Rayadurg GIS substation and connected network.

With the construction of Rayadurg GIS, a reliable power can be catered directly to five 220kV Substations and four 132kV Substations which in turn improves the system voltage.

Contd....2

- 2 -

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As a part of Rayadurg network, 400kV DC line has to be laid on Monopoles (base width of 2 to 3 mtrs) for a length of about 10.406kMs along the ORR (between service road and main road) from TSPA junction to ORR junction (Gachibowli flyover) as incoming source to the 400kV Rayadurg GIS substation.

The contract for the above works is awarded and TSTRANSCO have programmed to take up survey works.

In view of the above, it is requested to issue permission for laying of 400kV line on Monopoles along the ORR (between service road and main road) from TSPA junction to ORR junction (Gachibowli fly over). The route map of the above line is herewith enclosed.

Yours faithfully,



Director (Projects)

HYDERABAD GROWTH CORRIDOR LIMITED

Lr. No.CGM(T)/ DGM(Ele)/ HGCL/ 8025 / 2018-19,

Dated:08-02-2019

To,
The Director (Projects),
TSTRANSCO,
Vidyut Soudha,
Hyderabad-500082.

Sir,

Sub:HGCL – ORR Project – Permission for Execution of 400KV line from TSPA junction to ORR junction- along ORR through HMDA Green Belt Area- Requested-Rejected- Reg.

Ref: (i) Lr No. Dir(Projects)/TSTRANSCO/CE/400KV/F.Rayadurg line/D.No. 630/A/18, Dt:07.09.2018.

(ii) G.O.Ms.No.440 Dt:26.10.2013.

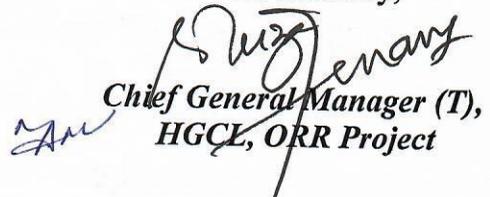
* * *

With reference to your letter cited above, it is to inform that, the permission for laying 400KV line on Monopoles along the ORR between service road & main carriageway from TSPA junction to Gachibowli is not acceptable. Provision was already made for Metro Rail Corridor along Outer Ring Road between service road & Main carriage way and moreover in that area there is no extra space for laying even underground cables also along the service road. The survey of Metro Express Corridor for running the metro rail from Gachibowli/ Rayadurg to airport along ORR in metro rail corridor has been completed by metro rail authorities and preparation of DPR is under progress.

Further, the G.O. Ms.No.440 dated: 26.10.2013 of Municipal Administration & Urban Development Dept. states that, "Poles, Uni-poles, telecom towers, transformers shall not be permitted within the ROW and buffer zone of ORR."

In view of the above, the request for laying power lines/cables besides service road or between service road and main carriage way is hereby rejected.

Yours sincerely,


Chief General Manager (T),
HGCL, ORR Project

ANNEXURE-3

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.

=====

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/Plng/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/Plng/HMDA/2011, Dt.23.07.2013.
 11. The AP Gazette NO.322, dt:16.05.2013.

* * *

1. 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.

(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



TRANSMISSION CORPORATION OF TELANGANA LIMITED

(Govt. of Telangana State Undertaking)

Vidyut Soudha, Khairatabad, Hyderabad-500 082., PABX : 23396000
(CIN No: U40102TG2014SGC094248) www.tstransco.in

From :
Director (Projects),
TSTRANSCO,
Vidyut Soudha,
Hyderabad-500082

To :
The Metropolitan Commissioner,
HMDA,
Block 'A', District Commercial Complex
Tarnaka, Hyderabad-500007.

Lr.No.Dir (Projects)/CE/400kV/F.Rayadurg Line./D.No. 1279 /18,Dt: 18 .02.2019.

Sir,

Sub: TSTRANSCO-Execution of 400kV line from TSPA Junction to ORR Junction - Along ORR through HMDA Green Belt Area - Approval- Requested-Reg.

- Ref: 1. T.O.O.(CE-400kV), Ms.No.79, Dt:13.04.2018.
2. Lr.No.Dir (Projects)/ TSTRANSCO/CE/ 400kV/F. Rayadurg Line/ D.No. 630/A/18, Dt: 07.09.2018.
3. Lr.No. CGM(T)/DGM(Elec.)/HGCL/8025/2018-19, Dt:08.02.2019.

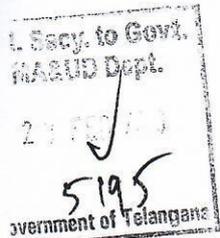
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Please refer letter cited under reference (2), wherein it was informed that TSTRANSCO have envisaged the construction of 400/220/132kV Rayadurg GIS substation and connected network to meet the huge anticipated load growth around Rayadurg area.

As a part of the above scheme 400kV double circuit line from 400kV Kethireddypally SS to 400kV Rayadurg GIS is taken up and this line comprises of a reach from AP 41(TSPA junction) to AP 75 [ORR junction (Gachibowli flyover)] on Monopoles along the ORR (between service road and main road). It was also requested to accord permission for laying of 400kV line on Monopoles along the ORR.

In response, Chief General Manager (T), HGCL, ORR Project vide ltr. dt: 08.02.2019 have informed that the permission for laying 400kV line on Monopoles along the ORR between service road & main carriageway from TSPA junction to Gachibowli is not acceptable as provision was already made for Metro Rail Corridor along Outer Ring Road between service road & Main carriage way.

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In this regard, it is to inform that Govt. of Telangana has envisaged Telangana State Industrial Project Approval & Self certification System (TS-iPASS) and hence rapid Industrialization is expected in & around Hyderabad area. There is an extensive additional requirement of power to the extent of 500MW due to IT corridor and Financial district in the vicinity of Gachibowli and Rayadurg area.

With the construction of Rayadurg 400kV GIS, a reliable power can be catered directly to five 220kV Substations and four 132kV Substations which in turn improves the system voltage.

Government of Telangana is regularly monitoring progress of the works of Rayadurg System Improvement Scheme and instructed TSTRANSCO to complete the project by December'2019.

All the works of 400kV Rayadurg GIS and connected 400kV/220kV/132kV lines are fast progressing. The double circuit line from 400kV Kethireddypally SS is the only source to 400kV Rayadurg GIS.

The above DC line is executed through conventional towers from 400kV Kethireddypally SS to AP41(26.52kM) as there was corridor available for erecting conventional towers. But for the reach from AP 41 to AP 75(ORR Junction):11 kMs the only corridor available is along the ORR in the Green belt corridor of HMDA and is taken up with Monopoles, which require less corridor compared to conventional towers. And the balance reach of 3kM is under execution through 400kV XLPE UG Cable as the route is passing along the heavy traffic area of GHMC.

In view of the above, it is once again requested to issue permission for laying of 400kV line on Monopoles along the ORR (between service road and main road) from TSPA junction to ORR junction (Gachibowli fly over).

Yours faithfully,


DIRECTOR (PROJECTS)

- 1 - ANNEXURE-5

**HYDERABAD
GROWTH CORRIDOR LIMITED**

Lr. No.CGM(T)/ DGM(Ele)/ HGCL/ 8025 / 2018-19,

Dated:26-03-2019

To,
The Director (Projects),
TSTRANSCO,
Vidyut Soudha,
Hyderabad-500082.

Sir,

Sub:HGCL – ORR Project – Permission for Execution of 400KV line from TSPA junction to ORR junction- along ORR through HMDA Green Belt Area- Approval Requested-Rejected- Reg.

- Ref: (i) Lr No. Dir(Projects)/TSTRANSCO/CE/400KV/F.Rayadurg line/D.No. 630/A/18, Dt:07.09.2018.
(ii) G.O.Ms.No.440 Dt:26.10.2013.
(iii) Lr. No.CGM(T)/ DGM(Ele)/ HGCL/ 8025 / 2018-19, Dt:08-02-2019.
(iv) Lr No. Dir(Projects)/CE/ 400KV/F.Rayadurg line/D.No. 1279/18, Dt:18.02.2019.

* * *

With reference to your letter^{1st} cited above, it was informed that, the permission for laying 400KV line on Monopoles along the ORR between service road & main carriageway from TSPA junction to Gachibowli is not acceptable, and the request has been rejected vide this office letter in reference 3rd cited.

In response, Director Projects/ TSTRANSCO has one again requested vide reference 4th cited above, to issue permission for laying of 400Kv lines on Monopoles along ORR in the green belt corridor of HMDA (between service road and Main road) on TSPA junction to Gachibowli flyover.

As per the request once again joint inspection carried out from TSPA junction to Gachibowli flyover with TSTRANSCO officials for reconsideration. Gachibowli to Nanakramguda the ROW is 75m and Nanakramguda to Shamshabad the ROW is 125m and in this corridor the 4m utility corridor also not available on both sides of service roads. Further, the corridor between service road and main carriage way is not

Conti..

-14-

green belt corridor, it is metro rail corridor. The green belt corridor is on either side of ORR 15m buffer zone beyond ROW of ORR. This land does not belong to HMDA but it is a private property. The metro rail corridor works are also in progress like DPR preparation, and in balance corridor erection of Monopoles not feasible. However, the growth corridor regulations issued by the Govt. vide GO.Ms.No.440 Dt:26.10.2013, does not permit erection of any type of poles even in buffer zone of ORR.

In view of the above, the request for laying of 400kv lines on Monopoles from TSPA junction to ORR junction between service road and main carriage way is hereby rejected.

Yours sincerely,


Chief General Manager (T),
HGCL, ORR Project


mm/ell

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22/4/19 - 15-

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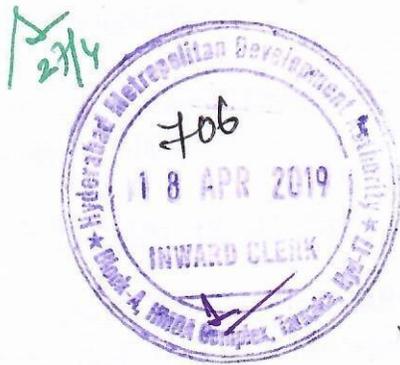
GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

Letter No.3945/Plg.II(2)/2019

Dated: 09.04.2019

Gm-2
DAM-Elec

From
The Director (Planning),
Municipal Administration &
Urban Development Department,
"D" Block, Telangana Secretariat,
HYDERABAD



To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
Hyderabad (we)

Sir,

Sub: MA&UD Dept., - TSTRANSCO - Execution of 400KV line from
TSPA Junction to ORR Junction - Along ORR through HMDA
Green Belt Area - Approval - Reg.

Ref: Letter from TS TRANSCO Lr.No.Dir (Projects)/CE/400KV/
F.Rayadurg Line/D.No.1279/18, Dated 18.02.2019.

&&&&

I am directed to enclose herewith a copy of the reference cited and request
you to take necessary action in the matter as per rules in vogue.

Yours faithfully,

for Director (Planning)

A/Gm(Cecy)
2/15



TRANSMISSION CORPORATION OF TELANGANA LIMITED

From:
The Superintending Engineer,
400KV/Metro/Const,
Erragadda,
Hyderabad.

To:
The Chief General Manager (T),
HGCL, ORR Project.

Lr.No.SE/400KV/Const/Metro/Erg/Hyd/Tech/ADE(T)/F.Raidurg/D.No.259/19, Dt:28-05-2019

Sir,

Sub:- TSTRANSCO - 400KV/Const/Metro – Execution of 400KV line from TSPA Junction to ORR Junction – Along ORR through HMDA Area (Alternative route LHS from TSPA) – Permission – Requested – Reg.

- Ref:- 1) T.O.O.(Chief Engineer-400KV), Ms.No.79, Dt: 13-04-2018.
2) Lr.No.Dir (Projects)/TSTRANSCO/CE/400KV/F.Raidurg Line/D.No.630/A/18, Dt:07-09-2018.
3) Lr.No.Dir (Projects)/CE/400KV/F.Raidurg Line/D.No.1279/18, Dt:18-02-2019.
4) Lr.No.CGM(T)/DGM(Ele)/HGCL/8025/2018-19, Dt: 08-02-2019.

* * * * *

It is to submit that, the route approval was accorded for erection of 400KV Twin HTLS line on Monopole for a length of 10.4 KM from AP-41 to AP-75 (TSPA junction to Gachibowli flyover) in the open space between ORR and service road towards Hyderabad city under Raidurg System Improvement Scheme.

Accordingly, permission requested from HMDA vide ref 2nd & 3rd cited above for laying of line in the above corridor. But, permission was denied by CGM/HGCL vide ref 4th cited above informing that corridor is meant for Metro rail project from Nanakramguda to Shamshabad Air port. Stating that, it is not possible to accommodate both Metro rail and 400KV line within 25mt wide existing corridor due to technical constraints.

In the above circumstances, the alternate route was proposed from TSPA Junction to Gachibowli flyover other side of the ORR i.e., LHS from TSPA, the same was submitted for according the permission which is under process in your office. Mean while, we are proceeding to conduct the detailed survey from TSPA to Gachibowli for designing the monopole foundation duly considering the available corridor. The detailed tower footing drawings/designs will be submitted soon after completion of detailed survey i.e., before commencement of works. As, the required drawings/designs of monopole footing for each tower will take time.

Hence, it is once again requested to issue the route permission from TSPA to Gachibowli please. As the necessary details will be submitted after completion of detailed survey. The detailed survey in proposed route will be commenced from 29-05-2019.

Yours faithfully,


**SUPERINTENDING ENGINEER,
400KV/Const/Metro/Erg/Hyd.**

Copy Submitted to,
The Chief Engineer/400KV/Vidyut Soudha/Hyd.

Copy to,
The Executive Engineer/400KV/Constn-II/Metro/Hyderabad.
The Divisional Engineer(T)/Director Projects/Vidyut Soudha/Hyd.

DGM-2

31/5
AGM (SK)
01/6/19



- 22

1107
29-5-19

TRANSMISSION CORPORATION OF TELANGANA LIMITED

From:
The Superintending Engineer,
400KV/Metro/Const,
Erragadda,
Hyderabad.

To:
The Chief General Manager (T),
HGCL, ORR Project.

Lr.No.SE/400KV/Const/Metro/Erg/Hyd/Tech/ADE(T)/F.Raidurg/D.No.259/19, Dt:28-05-2019

Sir,

Sub:- TSTRANSCO - 400KV/Const/Metro – Execution of 400KV line from TSPA Junction to ORR Junction – Along ORR through HMDA Area (Alternative route LHS from TSPA) – Permission – Requested – Reg.

- Ref:- 1) T.O.O.(Chief Engineer-400KV), Ms.No.79, Dt: 13-04-2018.
2) Lr.No.Dir (Projects)/TSTRANSCO/CE/400KV/F.Raidurg Line/D.No.630/A/18, Dt:07-09-2018.
3) Lr.No.Dir (Projects)/CE/400KV/F.Raidurg Line/D.No.1279/18, Dt:18-02-2019.
4) Lr.No.CGM(T)/DGM(Ele)/HGCL/8025/2018-19, Dt: 08-02-2019.

* * * * *

It is to submit that, the route approval was accorded for erection of 400KV Twin HTLS line on Monopole for a length of 10.4 KM from AP-41 to AP-75 (TSPA junction to Gachibowli flyover) in the open space between ORR and service road towards Hyderabad city under Rayadurg System Improvement Scheme.

Accordingly, permission requested from HMDA vide ref 2nd & 3rd cited above for laying of line in the above corridor. But, permission was denied by CGM/HGCL vide ref 4th cited above informing that corridor is meant for Metro rail project from Nanakramguda to Shamshabad Air port. Stating that, it is not possible to accommodate both Metro rail and 400KV line within 25mt wide existing corridor due to technical constraints.

In the above circumstances, the alternate route was proposed from TSPA Junction to Gachibowli flyover other side of the ORR i.e., LHS from TSPA, the same was submitted for according the permission which is under process in your office. Mean while, we are proceeding to conduct the detailed survey from TSPA to Gachibowli for designing the monopole foundation duly considering the available corridor. The detailed tower footing drawings/designs will be submitted soon after completion of detailed survey i.e., before commencement of works. As, the required drawings/designs of monopole footing for each tower will take time.

Hence, it is once again requested to issue the route permission from TSPA to Gachibowli please. As the necessary details will be submitted after completion of detailed survey. The detailed survey in proposed route will be commenced from 29-05-2019.

Yours faithfully,


**SUPERINTENDING ENGINEER,
400KV/Const/Metro/Erg/Hyd.**

Copy Submitted to,
The Chief Engineer/400KV/Vidyut Soudha/Hyd.

Copy to,
The Executive Engineer/400KV/Constn-II/Metro/Hyderabad.
The Divisional Engineer(T)/Director Projects/Vidyut Soudha/Hyd.

AGM(EK)

31/5/19

ANNEXURE-7

TRANSMISSION CORPORATION OF TELANGANA LTD.

1488

22/07/19

GM-I

DGM(E)

From
The Superintending Engineer
400KV/Constn,
Metro circle, Erragadda
Hyderabad.

To
The Chief General manger
HGCL, Nanakramguda,
Hyderabad

Lr.No.SE/400KV/Const/Metro/Hyd/ADE(T)/F.K'Pally -RDG.Line/D.No.471/2019, Dt. 20.07-2019

Sir,

Sub:- SE/400KV/Const/Metro/hyd:-Rayadurg System Improvement Scheme-Execution of 400KV DC line from Kethireddipally 400KV SS to proposed 400KV Rayadurg GIS-Alternate route for Monopole-Revised plan -Submitted. Reg.

- Ref:- 1) T.O.O(CE-400KV),MS.No.79, Dt.13.04.2018
2) Memo.No.CE/400KV/SE-1/D1-A4/400KVQMDK-KTR-RDG/D.No. 1260 /2017, Dt.27.11.2017
3) Lr.No.Dir(Projects)/TSTRANSCO/CE/400KV/F.Rayadurg Line/D.No.630/A/18, Dt.07.09.2018
4) Lr.No.CGM(T)/DGM(Elec)/HGCL/8025/2018-19,Dt.08.02.2019
5) Lr.No.Dir(Projects)/TSTRANSCO/CE/400KV/F.Rayadurg Line/D.No.1279/18, Dt.18.02.2019
6) Lr.No.2178/HMR/CE@/Phase-II/Corres/2018, Dt.23.04.2019
7) Lr.No.CE/400KV/SE-II/D1-A4/Rayadurg/D.No.310/19, dt.01.06.2019

It is to submit that TSTRANSCO proposed for erection of 400KV Twin HTLS line on Monopole for a length of 10.4KM from AP41 to AP75(APPA junction to Gachibwli) in the open space between ORR and service road towards Hyderabad city in the part of erection 400KV DC line from Kethireddipally 400KV SS to proposed 400KV Rayadurg under Rayadurg System Improvement Scheme. Accordingly permission requested from HMDA vide ref.3rd cited above for laying of line in the above corridor. But permission was denied by CGM/HRDCL vide ref.4th cited above informing that corridor is meant for Metro rail. Again requested HMDA vide ref.5th cited above to reconsider in view of importance of laying of subject cited line.

As Metro rail authorities informed that accommodation of both Metro rail and 400KV line in the same corridor is technically not feasible it is proposed for laying of above line from TSPPA junction to Gachibowli in alternate route in the other side of ORR after service road.

The route plan was already handed over to HGCL wing.After joint inspection with GM/HGCL after duly incorporating the changes proposed during inspection, the final route map for a length of 6.63KM in HMDA land is here with enclosed.The details of line length and area of HMDA land affected under 12.5mtr corridor given in the annexure enclosed.

It is requested to arrange to accord permission from HMDA and also intimate any charges to be made for utilisation of corridor for arranging payment.

Encl: Google Map-3pages.
Annexure

Yours faithfully,


SUPERINTENDING ENGINEER,
400KV/CONST/METRO/HYDERABAD.

Copy submitted to the Chief Engineer/400KV/TStranSCO/VS/Hyd:-For favor of information please
Copy to Executive Engineer/400KV/Const-2/Metro/Hyd

AGM(SK)/AEE(G)

DGM-I (P)
plz. put up immediately today
on top priority

400kV Twin HTLS Tr. Line on Twin monopole from AP 41 to AP 75 (ORR) junction							
S.No	Reach	Span Length in mtrs	HMDA Length in mtrs	carridor width in mtrs	Land Details	Total HMDA Area in sq mtrs	Others area in sq mtrs
1	AP 41 - AP 43	323	323	12.5	HMDA	4037.5	
2	AP 43-AP 44	230	230	12.5	60% HMDA, 40%TSPA	1725	1150
3	AP 44 -AP 45	230	115	12.5	1/2 SPAN HMDA(60%),1/2 span forest	862.5	2012.5
4	AP 45-AP 51	1355	0	12.5	FOREST	0	16937.5
5	AP 51-AP 52	230	230	12.5	60% HMDA, 40% Praviate land	1725	1150
6	AP 52-AP 54	296	296	12.5	60% HMDA, 40% Grey Hounds	2220	1480
7	AP 54- AP 70	2796	0	12.5	Endonment & Musi	0	34950
8	AP 70 -AP 71	172	86	12.5	1/2 SPAN HMDA	1075	
			51.6	12.5	1/2 SPAN HMDA(60%)	645	430
9	AP 71-AP 86	2542	2542	12.5	HMDA	31775	
10	AP 86- AP 88	430	430	12.5	60% HMDA, 40% Praviate land	3225	2150
11	AP 88- AP 91	614	614	12.5	HMDA	7675	
12	AP 91- AP 95	810	0	12.5	220 KV Carridor	0	10125
13	AP 95- AP 96	100	100	12.5	HMDA	1250	
14	AP 96- AP 104	1613	1613	12.5	HMDA	20162.5	
TOTAL		11741	6630.6			76377.5	70385

Am
EE / 400KV

SP
S: PERINTENDING ENGINE
400KV/CONSTRUCTION/METRO CIRCLE/TSTR
ERRAGADDA, HYDERABAD-500 045



HYDERABAD GROWTH CORRIDOR LIMITED

Lr. No.: 113/CGM(T)/HGCL/DGM-1/UTILITY PERMISSIONS/2016-17

Date: 13-09-2019

To
The Chief Engineer,
400KV/TSTRANSCO,
Vidyut Soudha,
Khairatabad,
Hyderabad – 500004

Sir,

Sub: HGCL – ORR Project – Laying of 400 KV over head line on monopoles from TSPA Junction to ORR Junction along ORR through HMDA Green Belt Area – Permission – Reg.

- Ref:**
- 1) Lr. No. SE/400KV/Cost/Metro/Erg/Hyd/Tech/ADE(T)/ F.Raidurg/ D.No.259/19, dated: 28-05-2019
 - 2) Lr. No. SE/400KV/Const/Metro/Hyd/ADE(T)/ F.K'Pally-RDG.Line/D.No.471/2019, dated: 20-07-2019
 - 3) Lr. No. 113/CGM(T)/HGCL/DGM-I/Utility Permissions/2016-17, dated: 26-07-2019
 - 4) Lr. No. SE/400KV/Const/Metro/Hyd/ADE(T)/F.K'Ply-RDG/ D. No. 533/19, dated: 08-08-2019
 - 5) Note orders of MD, HGCL, dated: 28-08-2019

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It is to inform that as per the request made vide reference 4th cited is examined and permission for laying of 400 KV over head line on monopoles from TSPA Junction to ORR Junction along ORR i.e. about 6630mts is in principle agreed subject to the following terms and conditions.

1. The TSTRANSCO shall setup Electrical lines, towers maintain them permanently at their own cost .
2. The TSTRANSCO shall be solely responsible for any damage to the road / drains / road furniture etc. Cost shall be borne by the TSTRANSCO for maintenance of the work during the lease period. Electrical lines shall be laid abutting the drain in non BT surface only in the utility corridor.
3. Electrical lines shall be shifted at their own cost and risk whenever HGCL requires improve / widen the road. No compensation will be paid and no ROW shall be provided by the HGCL for the same.
4. As and when new roads / grid roads / rectification of the existing roads required to be taken up across electrical lines, The TSTRANSCO, shall make all protective arrangements at their own cost and HGCL / HMDA will not be responsible for any damage to electrical lines.
5. The applicant shall not without permission in writing from HMDA /HGCL undertake any work shifting, repairs or alterations to the said utility.

-95-

6. The Permission granted is on lease basis for a period of 20 years from the date of grant of permission and shall not in any way be deemed to convey to the applicant any ownership right or interest in route / land / property.
7. Notwithstanding conditions herein, the permission granted may be cancelled at any time for breach of any condition and applicant shall neither be entitled to any compensation nor for any loss caused to it.
8. TSTRANSCO shall not claim exclusive right on the right of way and HGCL reserved the right to grant permission to subsequent user to use the ROW.
9. The TSTRANSCO shall take all safety precautions and provide the safety measures like barricading, danger lighting, flagmen and other necessary caution boards while executing the work and during the maintenance.
10. Laying of power lines shall be laid under close supervision of Departmental Officers / Engineers of HMDA / HGCL without damaging the existing utilities and cables of the other Departments.
11. The layout of the electrical lines, the height and spacing of towers shall be fixed in consultation with HMDA/HGCL Engineer, so that the minimum level of height at road level is maintained.
12. Deviations in Chainages of road permitted for laying electrical line shall not be allowed and permission shall be deemed to be cancelled if any of the above conditions are violated.
13. If HGCL is required to do some emergency works or any other authorized cutting the TSTRANSCO will provide an observer within 24 hours. HGCL shall not be responsible for any damage of any kind to the electrical installation be it natural or otherwise.
14. In case of requirement for purpose of development / widening of road etc, permission granted will be revoked and HGCL shall not in any manner be liable for disruption of services, loss etc,.
15. While laying the Electrical line if any sheet rock / boulders are encountered the same shall be removed by chiselling operations only. Blasting operations is strictly prohibited.
16. The work should not interfere with operation of ORR and ensure that the traffic should not be interrupted. The TSTRANSCO shall carry out the work in due consultation with the Engineers of HMDA/HGCL or their authorized representatives.

-96-

17. The work shall be completed within 180 days period from the date of according permission. Failing to complete the work the permission accorded stands cancelled and no further work will be allowed. The permission charges and the deposit amount will be forfeited.
18. No future repair will be permitted in this reach by way of excavation in the ORR.
19. The work has to carried out as per the schedule permitted by the Engineers of HMDA / HGCL.
20. After termination / expiry of the permission period, HGCL reserved the right to further extend the lease period or deny the extension. The extension, if any shall be on revised terms and condition stipulated by HGCL.
21. The estimated amount is tentative it may increase or decrease subject to the detail estimate worked out by HMDA/HGCL Engineer.

Therefore you are requested to :

1. Pay an amount of Rs. 4,09,94,500/- (Rupees Four crores Nine lakhs Ninty Four Thousand Five Hundred only/-) through DD drawn in favour of Managing Director, HGCL, Payable at Hyderabad (towards premium charges for Rs. 9,94,500/- and restoration charges for Rs. 4,00,00,000/-).
2. Furnish Bank Guarantee for a period of one year for an amount of Rs. 40,99,450/- (Fourty lakhs Ninety Nine Thousand Four Hundred and Fifty only/-) drawn in favour of Managing Director, HGCL payable at Hyderabad towards performance security deposit against improper filling / un satisfactory compaction / damages caused to other underground installation etc., the BG furnished towards performance security deposit will be refunded after completion of work satisfactory.
3. Depute concerned officer to this office along with the Non Judicial Stamp Paper of Rs. 100/- to conclude the lease agreement with the prescribed terms and conditions of Hyderabad Growth Corridor Limited for executing the above work.

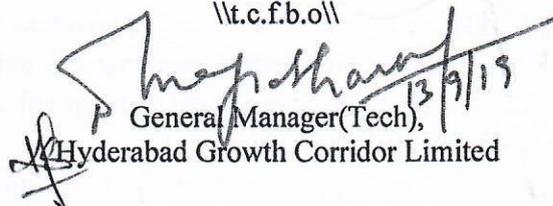
Yours sincerely,

Sd/-

**Chief General Manager(Tech),
Hyderabad Growth Corridor Limited**

Copy submitted to the Managing Director, HGCL for favour of information

\\t.c.f.b.0\\


P General Manager(Tech),
Hyderabad Growth Corridor Limited

HYDERABAD GROWTH CORRIDOR LIMITED
Insert text here

Monopole
Rayadurg Line
General

Lr.No.113/CGM(T)/HGCL/DGM(T)-1/utility permissions/2016-17 Dated: 18-01-2020

To
The Superintending Engineer,
400KV/Metro/Const,
Erragadda, Hyderabad - 500018

Sir,

Sub: HGCL-ORR Project - Construction of Balance work of Eight lane Access Controlled Express way as Outer Ring Road to Hyderabad City, India, in the stretch from Gachibowli to Shamshabad Phase-1 - Permission for Laying of 400 KV over head line on monopoles from TSPA Junction to ORR Junction along ORR through HMDA Green Belt Area - Permission Accorded - Reg.

- Ref:
- 1) T/o Lr. No.: 113/CGM(T)/HGCL/DGM-1/UTILITY PERMISSIONS/2016-17, Dated: 13-09-2019
 - 2) Lr. No. SE/400KV/Const/Metro/HydADE(T)/F.K'Ply-RDG/D.No.533/19, Dated: 08-08-2019
 - 3) T/o Lr. No.: 113/CGM(T)/HGCL/DGM-1/UTILITY PERMISSIONS/2016-17, Dated: 26-07-2019
 - 4) Lr. No. SE/400KV/Const/Metro/Hyd/ADE(T)/F.K'Pally-RDG.Line/D.No.471/2019, dated: 20-07-2019
 - 5) Lr. No. 3945/Plg-II(2)/2019 dt: 9-4-2019 from the Director (Planning) MA&UD.
 - 6) Lr. No. 3945/Plg-II(2)/2019 dt: 9-4-2019 from the Director (Planning) MA&UD.
 - 7) Lr. No. CGM(T)/DGM(Elec)/HGCL/8025/2018-19, dt. 26.03.2019
 - 8) Lr. No. Dir(Projects)/CE/400KV/F. Rayadurg Line/D. No. 1279/18, dt. 18.02.2019
 - 9) G.O Ms No. 440, MA&UD dt. 26.10.2013

Access by this
M.O

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With reference to the letter vide reference 8th cited, your request is examined and permission is accorded for Laying of 400 KV over head line on Monopoles from TSPA Junction to ORR Junction along ORR through HMDA Green Belt Area by maintaining the stipulated conditions mentioned in the letter vide reference 3rd cited.

Therefore you are requested to contact the following HGCL Official for taking further necessary action and to take up the work under the supervision of HGCL.

Yours faithfully,

[Signature]
18/1/2020

General Manager(Tech),
Hyderabad Growth Corridor Limited
Endt.No.EE/400KV/Const-1/Metro

Contact Details:
M Chandra Sekar, DGM(T),HGCL: 9849909821
G Sanjay Kumar, AGM(T),HGCL: 9849909847
Sri Gowri, AE(T),HGCL: 9154032790

F.No. D.No. 173 /Dt: 10/2/2020

copy for warded to AEE/400kv/SD-3/const Metro/Hyd for taking necessary action.

Copy submitted to the CGM(T), HGCL for favour of information
Copy to the O&M Contractor for information

[Signature]
Executive Engineer

ANNEXURE-10

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

ANNEXURE to G.O.Ms.No. 470 MA&UD (I₁) Deptt. Dt. 09-07-2008

**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 Infrastructure • Institutional • Work Centres excepting industries • Any 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.

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- (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.

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(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:

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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

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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

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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.

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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

**BEFORE THE NATIONAL
GREEN TRIBUNAL,
SOUTHERN ZONE BENCH AT
CHENNAI**
Appeal No. 82 of 2021

Mahesh Mamindla
& another
...Appellants

-vs-

State of Telangana
& others
...Respondents

**REPLY AFFIDAVIT FILED BY
THE 6TH RESPONDENT**

**M/s. T. SAI KRISHNAN
COUNSEL FOR 6TH RESPONDENT**