

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI**

O. A. No. 54 of 2026

Dr. Donti Narasimha Reddy

... Applicant

-Vs-

Union of India and Others

... Respondents

**COUNTER AFFIDAVIT FILED BY THE FUTURE CITY DEVELOPMENT
AUTHORITY HYDERABAD - R2**

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PLACE: CHENNAI

DATE: 15.06.2026

H. YASMEEN ALI

Standing Counsel for the 2nd Respondent



1

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI.

Original Application No.54 of 2026.

Between :

Dr. Donti Narasimha8520/ Reddy

....Applicant.

-Vs-

Union of India & Others

....Respondents.

COUNTER AFFIDAVIT FILED BY THE RESPONDENT No.2

I, K.Shashanka S/o Venkataiah, Aged about 41 years, Occ: Commissioner, Future City Development Authority (FCDA), Hyderabad, do hereby solemnly affirm and state on oath as follows:

1. I submit that, I am the deponent herein and 2nd respondent in the above OA and as such I am well acquainted with the facts of the present application and fit to depose as such:

2. I submit that, I am read over the contents of the above Original Application No. 54 of 2026 and I hereby deny all the allegations made therein except those which are specifically admitted hereunder.

3. It is humbly submitted that Future City Development Authority (FCDA) was constituted by the Government of Telangana as a Special Area Development Authority under Section 3-A of the Telangana Urban Areas (Development) Act, 1975, vide G.O.Ms.No.69, MA&UD Department, dated 12.03.2025. The Authority has been entrusted with the planning, regulation and development of the notified Future City Area in accordance with the provisions of the Act and the rules and regulations framed thereunder.

Further, the development control and planning framework applicable to



Sh. K.P.K.

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approval, building permission or any other development permission for any project of the scale and nature alleged by the Applicant. Consequently, the allegations that FCDA is undertaking, facilitating or implementing such a project are misconceived, factually incorrect, unsupported by any material on record and wholly untrue. The statements made in the paragraph to the contrary are therefore denied.

6. At the outset, it is humbly submitted that FCDA does not presently have any official or independent website. Therefore, the Applicant's reliance on information purportedly obtained from a website alleged to be associated with FCDA is wholly misconceived. The said website is neither owned, maintained nor authorised by FCDA and the information contained therein cannot be treated as an authentic record of the Authority. In this regard, FCDA has initiated action for filing a criminal complaint against the persons responsible for creating and/or operating such unauthorised website and misrepresenting the same as being associated with FCDA. A copy of the complaint is enclosed herewith for reference. It is further submitted that the tender referred to by the Applicant was issued through the Government e-Procurement platform for selection of a consultant for preparation of the Vision and Comprehensive Master Plan for the notified Future City Area, in accordance with the provisions of the Telangana Urban Areas (Development) Act, 1975 and the applicable planning regulations. The said tender pertains solely to the preparation of a statutory Master Plan and does not relate to execution of infrastructure works, township development or commencement of any development activity as alleged by the Applicant.

7. It is further humbly submitted that FCDA has not issued any tender for execution of infrastructure projects in the alleged township. The relevant tender notification issued through the Government e-Procurement platform is enclosed herewith for reference. Accordingly, the statements made by the



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(4)

Applicant on the basis of information purportedly obtained from an unauthorised website are misconceived, unsupported by authentic records and are therefore denied.

8. It is humbly submitted that no activity or project is being undertaken currently as alleged by the complainant to invite environmental clearances under 8(b) of the EIA Notification, 2006. Further in terms of Rule 3(e) of the applicable planning regulations issued vide G.O.Ms.No.168, MA & UD Department, dated 07.04.2012, "**proposals requiring Environmental Clearance shall be processed only upon submission of the requisite Environmental Clearance obtained from the competent authority**". It is further submitted that no such proposal requiring Environmental Clearance has been received by or is under consideration before the 2nd Respondent. The remaining averments are denied as being incorrect and devoid of merit.

9. It is humbly submitted that the contents of paragraph 7 are denied as factually incorrect, misconceived and unsupported by authentic records. It is submitted that FCDA does not presently have any official or independent website. Therefore, the information relied upon by the Applicant, purportedly sourced from a website alleged to be associated with FCDA, is not based on any authentic record of the Authority. As already submitted, the said website is neither owned nor authorised by FCDA and appropriate action has been initiated for filing a criminal complaint in this regard. It is further submitted that, in accordance with Rule 3(e) of the regulations appended to G.O.Ms.No.168, MA&UD Department, dated 07.04.2012, proposals requiring Environmental Clearance are considered only upon submission of the requisite Environmental Clearance obtained from the competent authority. It is submitted that no proposal of the nature and scale alleged by the Applicant, requiring prior Environmental Clearance, has been received by, approved by, or is under consideration before FCDA. It is further submitted that FCDA has



Su. P.K.

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not accorded any layout approval, township approval or other development permission in respect of the alleged project referred to by the Applicant. Consequently, the allegations regarding non-obtaining of Environmental Clearance, non-filing of an application and the references made to the PARIVESH portal, insofar as they are sought to be attributed to FCDA, are wholly misconceived, unsupported by facts and are therefore denied.

10. It is humbly submitted that the complainant is basing his complaint on a fake unauthorised website and contents therein. FCDA does not presently have any official or independent website. Therefore, the documents relied upon by the Applicant, purportedly sourced from a website alleged to be associated with FCDA, do not emanate from any official source of the Authority and cannot be treated as authentic records of FCDA. In this regard, the Authority has initiated action for filing a criminal complaint against the persons responsible for creating and/or operating such unauthorised website and misrepresenting the same as being associated with FCDA. A copy of the complaint is enclosed herewith for reference. It is further submitted that the tender referred to by the Applicant pertains solely to the selection of a consultant for preparation of the Vision and Comprehensive Master Plan for the notified Future City Area and was issued through the Government e-Procurement platform. The said tender constitutes a statutory planning exercise under the provisions of the Telangana Urban Areas (Development) Act, 1975 and does not relate to execution of infrastructure works, township development or commencement of any construction activity as alleged. A copy of the relevant tender notification issued through the Government e-Procurement platform is enclosed herewith for reference.

11. It is humbly submitted that as for the construction of FCDA Office Building at Meerkhanpet is concerned, it is submitted that the same is an administrative office building intended for the functioning of the Authority



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12. It is humbly submitted that the apprehensions of the complainant are misconceived and are denied insofar as they seek to attribute the Hyderabad Pharma City Project or the Environmental Clearance to FCDA. It is submitted that the Hyderabad Pharma City Project referred to by the Applicant is a distinct project promoted by M/s Telangana State Industrial Infrastructure Corporation Limited (TGIIC). The Environmental Clearance dated 06.09.2018 and the subsequent amendment relied upon by the Applicant pertain to the said project and were neither sought nor obtained by FCDA. FCDA is not the project proponent of the Hyderabad Pharma City Project and has no role in the grant, modification or implementation of the Environmental Clearance relied upon by the Applicant. The Environmental Clearance and the project referred to by the Applicant do not pertain to FCDA. Accordingly, the allegations made insofar as ECs sought to be attributed to FCDA, are factually incorrect, unsupported by record and are therefore denied.

13. It is humbly submitted that the newspaper reports relied upon by the Applicant do not, by themselves, establish the correctness of the allegations made in the Application. Further, the map published in the newspaper article referred to by the Applicant is not a statutory document issued by FCDA and cannot be treated as an official record of the Authority. It is further submitted that the tender referred to by the Applicant was issued by FCDA solely for selection of a consultant for preparation of the Vision and Comprehensive Master Plan for the notified Future City Area in accordance with the provisions of the Telangana Urban Areas (Development) Act, 1975. Preparation of a Master Plan is a statutory planning requirement contemplated under the Act and the said tender pertains only to the preparation of the statutory Master Plan. The tender does not relate to execution of infrastructure works, township development or commencement of any construction activity as alleged by the Applicant. A copy of the tender notification issued through the Government e-Procurement platform is



Sr R.K.

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that the subject matter of the representation pertains to the Hyderabad Pharma City Project promoted by M/s Telangana State Industrial Infrastructure Corporation Limited(TGIIC) and not to FCDA. The issues raised therein do not relate to any action, approval or proceeding of FCDA. In the absence of any representation received by FCDA and having regard to the fact that the subject matter of Annexure A11 pertains to TGIIC, the allegations made in the paragraph are denied.

16. It is humbly submitted that the Applicant has failed to establish any act, omission or violation attributable to FCDA. As already stated, FCDA has not issued any tender for execution of a development project, infrastructure works or township development as alleged. The tender issued by FCDA relates solely to the selection of a consultant for preparation of the Vision and Comprehensive Master Plan for the notified Future City Area, which is a statutory planning requirement undertaken in accordance with the provisions of the Telangana Urban Areas (Development) Act, 1975. It is further submitted that the development activities referred to by the Applicant do not pertain to FCDA and no material has been placed on record to establish any violation on the part of FCDA. The allegations made against FCDA are therefore is conceived, unsupported by facts and are denied.

17. It is humbly submitted that FCDA has neither undertaken nor authorized any land acquisition for the project as alleged by the Applicant. Further, FCDA has not accorded any layout approval, township approval or development permission in respect of the alleged project referred to in the Application. As already stated, FCDA has not granted any approval or permission for any layout, township or development activity of the nature alleged by the Applicant. In the absence of any approval, permission or action attributable to FCDA in respect of the alleged project, the contention that FCDA is attempting to create a fait accompli or frustrate any statutory



Sh. _____ J.K.

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process is wholly unfounded and is accordingly denied.

18 It is humbly submitted that the allegations relating to conversion of 30,000 acres of land, resettlement of villages, establishment of industrial uses and construction of a new city do not pertain to any project undertaken, approved or implemented by FCDA. As of today, FCDA has not undertaken any measures as to conversion or development activities are wholly erroneous. The complainant merely makes vague presumptions to that effect and is wasting precious time of this Hon'ble Tribunal through such presumptuous litigation. Accordingly, the allegations made against FCDA are without factual basis and are therefore denied.

19. It is humbly submitted that the Applicant has failed to establish any ongoing development activity, construction work or other action undertaken by FCDA in violation of any statutory provision. As already stated, FCDA has not granted any layout approval, township approval or development permission in respect of the project alleged by the Applicant, nor is FCDA undertaking any development activity of the nature attributed to it in the Application. It is further submitted that the allegations regarding environmental damage, ecological impact and continuing illegal activity are unsupported by any material attributable to FCDA. The Applicant has erroneously sought to attribute activities relating to other projects to FCDA. Accordingly, the reliefs sought against FCDA is misconceived and the allegations made are denied.

20. It is humbly submitted that the grounds alleged by the complainant are wholly based on fake website and misinformation and further given that no developmental activity is being undertaken, the grounds and the complaint thereof are bereft of any merits. As and when any developmental activity is being undertaken, appropriate statutory clearances as per rules would be




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pursued without any violation of law n force.

In view of the facts and circumstances stated above, it is therefore prayed that this Hon'ble Tribunal may be pleased to Dismiss the above Original Application No. 54 of 2026 with exemplary costs in the interest of justice and to pass such other order or orders as this Hon'ble Court may deem fit and proper in the circumstances of the case.

Sworn and signed before me
On this the 15th day of June, 2026 at Hyderabad


Deponent


ADVOCATE//

VERIFICATION STATEMENT

I, K.Shashanka S/o Venkataiah, Aged about 41 years, Occ: Commissioner, Future City Development Authority (FCDA), Hyderabad, 2nd respondent in the OA whatever facts mentioned in the counter affidavit in para no.1 to 20 are true and correct to the best of my knowledge and belief.

Hence, verified on this the 15th day of June, 2026 at Hyderabad

Counsel for the 2nd respondent


Deponent



D. SATYANARAYANA
ADVOCATE HIGH COURT OF TELANGANA
NOTARY
B.Com., LL.B
Regd. No. 16570/2025
Appointed by Government of India
21-7-796, Opp. Gate No. 8,
High Court, Ghansi Bazar, Hyderabad-500002.
Cell: 7207359641

**BEFORE THE HON'BLE
NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI.**

Original Application No.54 of 2026.

Between :

Dr. Donti Narasimha Reddy
.....Applicant.

-Vs-

Union of India & Others
.. Respondents

**COUNTER AFFIDAVIT FILED BY
THE RESPONDENT No.2**

Filed on

Filed by

ADVOCATE
COUNSEL FOR THE
RESPONDENT NO.2



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Annex I

GOVERNMENT OF TELANGANA
ABSTRACT

Special Area Development Authority - Constitution of a "Special Area Development Authority" named as "Future City Development Authority" for the development of "Future City Area" - Notification - Orders - Issued.

=====

G.O.Ms.No.69

Dated:12-03-2025.

Read the following:-

1. From the MC, HMDA, Hyderabad, Lr.No.1689/MPU/Plg/HMDA/2025, dated:11-02-2025.
2. From the DTCP, Telangana, Hyderabad, Lr.Roc.No.812/2025/Plg., dated:12-02-2025.
3. From the District Collector (PW), Rangareddy District, Lr.No.435 /2025-A2(Pts), dated:13-02-2025.
4. G.O.Ms.No.68, MA & UD (Plg.I(1)) Department, dated:12.03.2025.

<<<>>>

ORDER:

Whereas, Government have constituted Urban Development Authorities for major towns and cities in the State. The provisions of the Telangana Urban Areas (Development) Act 1975 (Act No.1 of 1975), are being used for the requirement of preparing master plan, enforcing zoning regulations and integrated planning and regulating developments in a planned manner and the Government have observed that the areas beyond the Outer Ring Road (ORR) especially the areas between Srisailem National Highway and Nagarjunsagar State Highway have become strategic, as they are closer to the Rajiv Gandhi International Airport, Shamshabad and Telangana Industrial and Infrastructure Corporation (TGIIIC) intends to develop economic and industrial clusters in these areas, termed as "Future City Area". Considering the above factors as well as proximate location of this area nearer to international airport, availability of substantial land bank and other such relevant factors, the Government have envisaged a Special Development Authority for this area. With comprehensive master planning, multi modal connectivity, modern urban amenities, other future ready projects like Radial Road along with Metro connectivity and economic & industrial clusters development by TGIIIC spread into twelve (12) zones (including the Young India Skill University & Education Hub) these areas will develop into the Future City with large potential for future growth. In this backdrop, to ensure focused development and for the purposes of achieving specific objectives like planning, coordination, supervision and in securing the planned development of the Future City Area and for matters connected therewith, there is an immediate need for a Special Development Authority named as "Future City Development Authority" for the development of "Future City Area" in Rangareddy District spread over an area of 765.28 sq kms;

2. Government vide G.O. fourth read above, have issued orders excluding thirty-six (36) villages from Hyderabad Metropolitan Development Area under clause (a) of sub-section (2) of section 3 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008) for the purpose of inclusion of the said Revenue Villages in the proposed Future City Development Authority.

3. Government, after careful examination of the matter, hereby order to constitute a "Special Area Development Authority" called as the "Future City Development Authority" as detailed in the Notification-I appended hereto for the "Future City Area", comprising of fifty-six (56) Revenue Villages, as detailed in the Notification-II appended hereto, as a special case, under section 3-A of the Telangana Urban Areas (Development) Act, 1975 (Act No.1 of 1975), in the interest of specific development objectives to the overall planned development of the State.

P.T.O.

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4. The appended notifications I & II shall be published in the Extraordinary issue of the Telangana Gazette Dated:12.03.2025
5. The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad is requested to supply 200 copies of the Extraordinary issue of the Telangana Gazette.

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

M.DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery and Stores Purchase, Hyderabad.
The Special Chief Secretary to Government, Finance Department.
The Special Chief Secretary to Government, I&C and ITE&C Department.
The Principal Secretary to Government, EFS&T Department.
The Metropolitan Commissioner, HMDA, Hyderabad.
The VC & MD, TGILC, Hyderabad.
The Commissioner, Panchayat Raj, Telangana, Hyderabad.
The Commissioner & Director of Municipal Administration, Telangana, Hyderabad.
The Director of Town and Country planning, Telangana, Hyderabad.
The District Collector, Rangareddy District.
The Executive Authorities of Gram Panchayats covering the (56) Revenue villages of Rangareddy District.
The Commissioner, Future City Development Authority, Rangareddy District

Copy to:-

The Secretary to Government, Panchayati Raj & Rural Development Department, Telangana Secretariat, Hyderabad.
The Commissioner, Information & Public Relations Department.
P.S to Spl.Secretary to Hon'ble CM.
P.S. to Minister for Industry, ITE&C.
The P.S to Chief Secretary to Government
OSD to Principal Secretary to Government, MA&UD Department.
SC/SF.

//FORWARDED BY ORDER//


SECTION OFFICER

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APPENDIX
NOTIFICATION - I

In exercise of the powers conferred by section 3-A of the Telangana Urban Areas (Development) Act, 1975 (Act No.1 of 1975), the Government of Telangana hereby constitute a "Special Area Development Authority" called the "Future City Area Development Authority" for the area specified in the Notification-II for the purposes of the said Act and shall consist of following:

FUTURE CITY AREA DEVELOPMENT AUTHORITY

1.	Honorable Chief Minister	Chairman
2.	Hon'ble Minister, MA&UD / Industries, ITE & C	Vice Chairman
3.	Chief Secretary	Member
4.	Special Chief Secretary, Finance	Member
5.	Special Chief Secretary, I&C and ITE&C	Member
6.	Principal Secretary, MA & UD	Member
7.	Principal Secretary, EFS&T	Member
8.	Metropolitan Commissioner, HMDA	Member
9.	Vice-Chairman and Managing Director, TGIIC	Member
10.	District Collector, Rangareddy	Member
11.	DTCP, Hyderabad	Member
12.	Commissioner, FCDA /CEO	Member Convener

M.DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT

//FORWARDED BY ORDER//


SECTION OFFICER

APPENDIX
NOTIFICATION - II

In exercise of the powers conferred by section 3-A read with section 13 of the Telangana Urban Areas (Development) Act, 1975 (Act No.1 of 1975), the Government of Telangana, having regard to the purposes of achieving specific objectives like planning, coordination, supervision and in securing the overall planned development of the State and other relevant considerations, hereby notify the following areas consisting of fifty-six (56) Revenue Villages comprised in (7) Mandals, spread over 765.28 sq kms in Rangareddy District, as a "Development Area" named as "Future City Area", for the purposes of the said Act.

LIST OF REVENUE VILLAGES AND MANDALS

Sl. No	Revenue Village	Name of the Mandal
(1)	(2)	(3)
1	Konapur	Amangal
2	Ramanuthula	
3	Kappapahad	
4	Pocharam	Ibrahimpatnam
5	Ramreddyguda	
6	Toolekalan	
7	Turkaguda	
8	Yeliminedu	
9	Yerrakunta	
10	Tadlakalva	
11	CherikondaPattikalwakurthy	Kadthal
12	Cherikondapattipadkal	
13	Ekrajguda	
14	Kadthal	
15	Karkalpahad	
16	Mudwin	
17	Dasarlapally	Kandukur
18	Annojiguda	
19	Debbadaguda	
20	Gudoor	
21	Gummadavalle	
22	Kandukur	
23	Kothur	
24	Gafoornagar	
25	Lemoor	
26	Madhapur	
27	Meerkhanpet	
28	Mohammadnagar	
29	Mucherla	
30	Panjaguda	
31	Rachloor	
32	Sarvaravulapalle	
33	Thimmaipalle	
34	Timmapur	
35	Mohabatnagar	Maheswaram
36	Thummaloor	
37	Agapally	Manchal
38	Nomula	
39	Mallikarjunaguda	

40	Chowderpalle	Yacharam
41	Gungal	
42	Kothapalle	
43	Kurmidda	
44	Medpalle	
45	Malkizguda	
46	Mogullavampu	
47	Nakkarta	
48	Nanaknagar	
49	Nandiwanaparthi	
50	Nazdik Singaram	
51	Thakkellapally	
52	Thatiparthi	
53	Tulekhurd	
54	Yacharam	
55	Chinthapthla	
56	Nallavelly	

M.DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT

//FORWARDED BY ORDER//


SECTION OFFICER

**GOVERNMENT OF TELANGANA
ABSTRACT**

Metropolitan Area & Urban Development Department - Future City Development Authority (FCDA) - Adoption of Building Rules, Layout Rules, Delegation of Powers, Fee Structure and Change of Land Use (CLU) - Orders - Issued.

=====

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I) DEPARTMENT

G.O.Ms.No.203

Dated:29.09.2025
Read the following:

1. G.O.Ms.No.33, MA &UD (I) Department, Dt: 24-01-2013.
2. G.O.Ms.No.106, MA &UD (Plg.1) Department, Dt: 06-07-2020.
3. G.O.Ms.No.68, MA&UD(Plg.I) Department, Dt: 12-03-2025.
4. G.O.Ms.No.69, MA&UD(Plg.I) Department, Dt: 12-03-2025.
5. Govt. Memo No.5378/Plg.III/2025, Dt: 16-06-2025.
6. From the Commissioner, FCDA, Hyderabad, Lr.Roc.No.FCDA/Plg/Development Activities/2025/004, Dt: 04-08-2025
7. Govt.Letter.No.14524/Plg.I(1)/2025, Dt: 14-08-2025.
8. From the Commissioner, FCDA, Hyderabad, Lr.Roc.No.FCDA/Plg/Development Activities/2025/004, Dt: 29-08-2025.

<<<<>>>

ORDERS:

In the G.O. 4th read above, the Government have constituted the Future City Development Authority (FCDA) as a Special Development Authority under the provisions of the Telangana Urban Areas (Development) Act, 1975. The FCDA jurisdiction comprises seven (7) Mandals covering fifty-six (56) Revenue Villages, of which thirty-six (36) villages fall under the HMDA Master Plan-2031, and the remaining twenty (20) villages were under DT&CP.

2. The Commissioner, Future City Development Authority in his letters 6th and 8th read above, submitted proposals for adoption of rules governing Layout and Building Permissions, delegation of powers, levy of fees, and processing of Change of Land Use applications to bring uniformity with HMDA and ensure streamlined development control in FCDA.

3. Government, after careful examination of the proposals, and in exercise of powers conferred under Sections 14(2), 27(1), 56, 58, 59, and 61(b) of the Telangana Urban Areas (Development) Act, 1975, hereby issue the following orders.

I. Applicability of Building and Layout Rules:

- a. The provisions of the Telangana Building Rules, 2012, as amended from time to time, shall apply to all building activity in the FCDA area.
- b. The provisions of the Layout Rules issued in G.O.Ms.No.33, MA, Dt: 24-01-2013, and subsequent amendments, shall be applicable.
- c. The provisions of G.O.Ms.No.106, MA, Dt: 06-07-2020, shall continue to be followed in the FCDA area.
- d. The Zoning Regulations as applicable to HMDA shall be extended to the FCDA jurisdiction, until a separate set of zoning regulations for FCDA are notified.
- e. The provisions of High-Rise Building Committee vide G.O.Ms.No.168, MA, Dt: 07-04-2012, shall continue to be followed in FCDA area mutatis mutandis.

II. Delegation of Powers:

- a. Executive Officers / Panchayat Secretaries of the 56 villages shall accord building permissions for residential buildings up to G+2 floors on plots not exceeding 300 sq.mts., subject to:
 - i) The plot forming part of an approved layout.
 - ii) The plot having an existing approach road.
- b. All other proposals beyond the above shall be processed and sanctioned by the FCDA.
- c. Local authorities i.e Executive Officers / Panchayat Secretaries shall enforce the sanctioned plans and take immediate action against unauthorized developments, under the directions of FCDA. FCDA shall provide required men and machinery to control unauthorized developments.

III. Fee Structure:

The fee structure presently in force in HMDA for layouts, building permissions, and development charges shall mutatis mutandis apply to FCDA jurisdiction, until a separate schedule of rates is notified.

IV. Change of Land Use (CLU):

- a. The HMDA Master Plan-2031 in respect of the 36 villages falling within FCDA jurisdiction shall be deemed to have been adopted by FCDA, until a new Master Plan for FCDA is prepared and notified.
- b. CLU applications in FCDA jurisdiction shall be processed by FCDA and submitted for Government approval.
- c. On approval by Government, the changes shall be incorporated in the HMDA Master Plan and a copy communicated to FCDA.

V. Implementation & Reporting:

- a. FCDA shall ensure strict compliance with these provisions.
 - b. FCDA shall furnish quarterly reports to Government on permissions issued, CLUs processed, and enforcement actions taken.
4. The Commissioner, Future City Development Authority, Hyderabad shall take further necessary action in the matter, accordingly.

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

Dr.K.ILAMBARITHI
SECRETARY TO GOVERNMENT

To
The Commissioner, Future City Development Authority, Hyderabad.

Copy to:

The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Director of Town & Country Planning, Telangana, Hyderabad.
PS to Secretary to Chief Minister office.
PS to Secretary to Government, MA&UD Department.
SC/SF.

//FORWARDED BY ORDER//


SECTION OFFICER

17

Government of Telangana
Future City Development Authority (FCDA)

File No.FCDA/ADMN/28/40

Date: 12.06.2026

To
The Station House Officer,
Cyber Crime, Hyderabad.

Sub: Complaint against unauthorized operation of website using the name
"Future City Hyderabad – Fourth City Telangana with the URL
<https://futurecitytg.in>" and dissemination of misleading information.

Sir,

I am directed to submit the following for taking necessary action under the relevant provisions of the Information Technology Act, 2000 and other applicable laws. It has come to the notice of this office that a website is being operated under the name "Future City Hyderabad – Fourth City Telangana" with the URL <https://futurecitytg.in>. The said website appears to be publishing information relating to Future City Hyderabad without any authorization, approval, or permission from the competent Government authority.

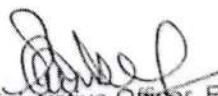
The operation of such an unauthorized website and dissemination of information in the name of "Future City Hyderabad" is likely to mislead the public, create confusion regarding official information, and adversely affect the credibility of Government communications. The unauthorized use of the name of a Government project/ authority on a digital platform may also amount to impersonation, misrepresentation, and other cyber offences attracting provisions of the Information Technology Act, 2000 and related laws.

In view of the above, it is requested that an enquiry may kindly be conducted to identify the persons/agency responsible for creating, operating, and managing the aforesaid website. Necessary action may also be taken to direct the operators to immediately remove the website/content using the name "Future City Hyderabad – Fourth City Telangana" or any other similar title that falsely represents itself as an official Government platform.

It is requested an appropriate legal action may be initiated against the persons responsible for unauthorized use of the name "Future City" and publication of information without authorization, in accordance with the provisions of the Information Technology Act, 2000, and other applicable laws.

This office shall extend all necessary cooperation and provide any additional information required during the course of investigation.

Thanking you Sir,


Administrative Officer, FCDA
12/06/2026

Enclosures:

1. Printout of the website (<https://futurecitytg.in>)
2. Mail Copy

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Lr. No.FCDA/Admn/2026
Date: .06.2026

To
The Commissioner of Police
Future City Police Commissionerate
Future City

Sir,

Sub: FCDA - Office Building at Mirkhanpet Village, Kandukur Mandal, Rangareddy District - Request for surveillance and security arrangements by the jurisdictional Police Station - Reg.

I would like to submit you that the Office Building of the Future City Development Authority (FCDA) at Mirkhanpet Village, Kandukur Mandal, Rangareddy District, has been recently constructed and is proposed to be inaugurated shortly. The Office of the Commissioner, FCDA, is expected to commence functioning from the date of inauguration.

In view of the strategic importance of the office building and the need to safeguard Government property, it is requested that necessary instructions may kindly be issued to the concerned Station House Officer having jurisdiction over the FCDA Office Building at Mirkhanpet, Kandakur (Mandal) to maintain regular surveillance of the premises and provide appropriate security arrangements.

The cooperation of the Police Department in ensuring the safety and security of the FCDA Office premises is highly appreciated.

Regards,

Commissioner
Future City Development
Authority

Digitally signed by
SHASHANKA KONDURU
Date: 03-06-2026

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Tender Consolidation View

Tender DashBoard >>

Print

Download As Pdf

Current Tender Details

Tender ID	688106	Enquiry/IFB/Tender Notice Number	FCDA/Plg./RFP/2025/007, dt.23.03.2026
Name of Work	Preparation of Vision and Comprehensive Master Plan 2047 for Future City Development Authority FCDA Area Telangana India		
Tender Category	Services	Tender Evaluation Type	Lumpsum
Tender Type	OPEN - NCB	Estimated Contract Value	0
Bid Submission Start Date & Time	23/03/2026 01:30 PM	Bid Submission Closing Date	10/04/2026 05:00 PM

Enquiry Particulars

Department Name	FUTURE CITY DEVELOPMENT AUTHORITY
Circle/Division	FUTURE CITY DEVELOPMENT AUTHORITY-MA & UD, telangana secreteriat Hyderabad
Tender ID	688106
Enquiry/IFB/Tender Notice Number	FCDA/Plg./RFP/2025/007, dt.23.03.2026
Name of Project	Future City Development Authority
Name of Work	Preparation of Vision and Comprehensive Master Plan 2047 for Future City Development Authority FCDA Area Telangana India
Package number	N/A
Period of Completion/ Delivery Period (In Months)	9
Bidding Type	OPEN
Bid Call (Numbers)	1
Tender Category	SERVICES
Type of Work	Consultancy
Currency Type	(INR)
Default Currency	Indian Rupee - INR
Estimated Contract Value	0
Evaluation Type	Lumpsum
Evaluation Criteria	Based on Weightage

Pre Bid Meeting

20

Pre Bid Meeting	Not Applicable
-----------------	----------------

Tender Dates

Bid Submission Start Date & Time	23/03/2026 01:30 PM
Bid Submission Closing Date & Time	10/04/2026 05:00 PM
Bid Validity Period (In Days)	90

Tender Inviting Authority Particulars

Officer Inviting Bids	Commissioner, FCDA
Bid Opening Authority	Commissioner, FCDA
Address	HGCL Office Building Nanakramguda Hyderabad
Contact Details	9963480140
Email	peshi.fcda@gmail.com

Transaction Fee Details

Transaction Fee Payable to 'TSTS ' payable at Hyderabad (As per G.O.Ms No 4,Dtd 17.02.2015 IT&C Dept)	11600(INR)
---	------------

Bid Security Details

Bid Security(INR)	Bid Security In Favour Of	Mode of Payment	EMD Applicable
Rs.50000.00	Commissioner, FCDA	Online Payment,Challan Generation,BG	Applicable

Process Fee Details

Process Fee	Process Fee Payable To
11800.00(INR)	Commissioner FCDA

Decrypter List

Department User Name	Department Name	Phone Number	Email	Designation	Certificate serial No	Certificate Expiry
SHASHANKA KONDURU	FUTURE CITY DEVELOPMENT AUTHORITY	9866009776	commissioner.fcda@gmail.com	commissioner	1901c7b	18/09/2026 01:37 PM
SATYANARAYANA GILAKATTULA	FUTURE CITY DEVELOPMENT AUTHORITY	9154796656	comm-fcda-maud@telangana.gov.in	EE	1901e8e	18/09/2026 03:51 PM

Tender Documents

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S.No	File Name	File Description	File Size (in Bytes)	Uploaded Date
1	new RFP.pdf	RFP Document	1694729	23/03/2026 01:16 PM

Required Tender Documents Details

S.No	Documents Required from Contractor	Stage	Optional
1	AS PER RFP	COMMON	Mandatory

General Terms and Conditions / Eligibility

As Per RFP

General Technical Terms and Conditions (Procedure)

As Per RFP

Legal Terms & Conditions

As Per RFP

Procedure for Bid Submission

Show Procedure for Bid Submission

Stages

S.No	Stage Name	Evaluation Opening date	Dependent Stage Name	Weightage	View Details
1	Technical Stage	10/04/2026 05:01 PM		80	View Action
2	Financial Stage	04/05/2026 11:00 AM	Technical Stage	20	View Action

Previous

Dashboard | Enquiry Creation | Tenders Under Creation | Assign Tender Activities | Bid Evaluation | Department Tender Report | Initiation of Corrigendum | Recall Tender | Add Area | Add Store | Create Component Schema | Item Master Management | Component Master Management | My Procurements | Refund EMD | Decrypt key | Bank Account Details | Transfer Process eMudhra | Service Request |

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REQUEST FOR PROPOSAL

Consultancy Services for
Future City Development Authority
Vision and Comprehensive Master Plan 2047

FUTURE CITY DEVELOPMENT AUTHORITY
[Email address]

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Letter of Invitation
Request for engagement of consultancy services for preparation of
Future City Development Authority – Vision and Comprehensive
Master Plan 2047

Tender Notice No:

Date: 23-03-2026

1. The Government of Telangana has conceived the development of a new city - Future City Development Authority with a dedicated area of 765 Sq Kms. Envisioned to serve as a model for next-generation urban growth by attracting private investment and creating an ecosystem that integrates industry, advanced manufacturing, higher education, and cutting-edge research and innovation hubs.
2. To be planned with net-zero principles at its core, the city will be designed not only to decongest the existing urban fabric of Hyderabad but also to act as a strategic extension of its economic and knowledge landscape. Future City Development Authority is particularly positioned to support the rapid expansion of Global Capability Centres (GCCs), which have established Hyderabad as a global hub for technology, finance, healthcare, pharma, bio tech, manufacturing, and retail. By fostering stronger linkages between GCCs, industry, academia, and innovation ecosystems, the city will create a vibrant environment for global talent, entrepreneurship, and high-value employment.
3. With state-of-the-art infrastructure, sustainable planning, and sector-specific clusters, Future City is poised to become a flagship urban development project in India, setting new benchmarks for economic resilience, environmental responsibility, and quality of life.

Table 1: Information Sheet

Sno	Tender details	Description
1.	Department Name	Future City Development Authority (FCDA)
2.	RFP Notice No.	FCDA/Plg./RFP/2025/007, Dt:23.03.2026
3.	RFP Subject	Consultancy services for the preparation of Future City - Vision and Comprehensive Master Plan 2047
4.	Financial Proposal	Consultancy Charges to be quoted by the Consultant.
5.	Period of Completion	Total: 09 Months
6.	Form of Contract	Lumpsum
7.	Proposal Type	Full Technical and Financial Proposal under QCBS Process
8.	RFP Category	Consultancy Services
9.	Proposal Fee	50,000 INR (Non-refundable)
10.	Proposal Fee Payable	In favour of Commissioner, FCDA
11.	Processing Fee Payable to	INR.10,000+ GST @ 18% (As per Government Guide lines).

		Charges payable to Service Provider. All the bidders have to pay the transaction fee through electronic gateway payment system to TGTS, by each participating Bidder at the time of Bid submission.
12	Start Date (Downloading)	23.03.2026 from 01.00 PM (IST)
13	Last Date & Time for Downloading Documents	10.04.2026 till 05:00 PM (IST)
14	Last Date & Time for Submission of Bids	10.04.2026 till 05:00 PM (IST) (along with D.D for Rs.50,000 drawn in favour of Commissioner, FCDA (Non refundable)
15	Technical Bid Opening	10.04.2026 till 05:01 PM (IST)
16	Consortium	Allowed (Lead + 2 Partner) NB: Lead Member shall have highest shareholding
17	Price Bid Opening	Will be intimated by FCDA
18	Currency of payment	All payments to be made by the Bidder will be in INR only
19	Officer Inviting Bids/ Contract Person	Commissioner, FCDA, Hyderabad
20	Address / E-mail ID	Commissioner, Future city Development Authority, HGCL Office Building, Nanakramguda, Hyderabad, Telangana-500104, India Email id: peshi.fcda@gmail.com
21	Contact Details / Telephone, Fax	+91 9963480140

4. The Commissioner, FCDA, invites RFP from eligible bidders for 'Preparation of Future City - Vision and Comprehensive Master Plan - 2047' as per the terms and conditions laid down in this RFP. Interested applicants are requested to submit their responses before 16.03.2026 till 05:00 PM (IST).
5. You are requested to participate in the RFP and submit your application for the aforesaid project in accordance with this RFP Document. In case the Applicants need any further information about the Project, they are requested to contact the FCDA Office, as per the terms of this RFP, at the address or email mentioned below.
Contact Person:
Mrs. Sneha. K
Designation: Planning Officer,
O/o Commissioner, FCDA,
Future City Development Authority,
Hyderabad, Telangana, India.
Contact no.: +91 9963480140
Email id: peshi.fcda@gmail.com
6. FCDA, Govt. of Telangana., shall not be responsible for any costs or expenses or liabilities incurred by the Applicants in connection to the preparation and delivery of the Application. FCDA, GoT., reserves all the rights to cancel, terminate, change or modify this procurement process and/or requirements of Application stated in this RFP, at any time without assigning

any reason or providing any notice and without accepting any liability for the same. Please note that, the FCDA reserves the right to annul, accept or reject all or any of the Applications without assigning any reason whatsoever.

The RFP includes the following documents:

- Section 1 - Letter of Invitation & Data Sheet
- Section 2 - Instructions to the Bidder
- Section 3 - Technical Proposal & Financial Proposal - Standard Forms
- Section 4 - Terms of Reference
- Section 5 - Draft Form of Contract

Yours sincerely,
Sd/-
Commissioner,
FCDA

Enclosure: Copy of RFP

Disclaimer

1. The information contained in this Request for Proposal (RFP) document, or subsequently provided to Applicants (Firms / Consortium), whether verbally or in documentary or any other form by or on behalf of Future City Development Authority (hereinafter referred to as FCDA/ the Authority) or any of its employees or applicants, is provided to Applicants on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.
2. This RFP is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in the formulation and submission of their applications pursuant to this RFP.
3. This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Future City Development Plan, FCDA, 2047. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require, and may be relied on at the Applicant's own risk.
4. This RFP may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this RFP and obtain independent advice from appropriate sources. Information provided in this RFP to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. FCDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
5. FCDA and its employees / advisors make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this RFP Process.
6. FCDA also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this RFP.

7. FCDA may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this RFP.
8. The issue of this RFP does not imply that FCDA is bound to select an Applicant or appoint the Selected Applicant, and FCDA reserves the right to reject all or any of the Applications without assigning any reasons whatsoever.
9. The Application will be rejected for award if it is determined that the Applicant recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive or coercive practices in competing for the contract in question.
10. A Firm / Consortium will be declared ineligible, either indefinitely or for a stated period of time, to be awarded a contract if it at any time FCDA determines that the Firm / Consortium has engaged in corrupt or fraudulent practices in competing for or in executing, a contract;
11. FCDA will have the right to require that, a provision be included requiring applicants to permit FCDA to inspect their place of execution of the Services and/or Project, and the consultant's accounts and records.
12. FCDA will have the right to require that, a provision be included requiring applicants to permit FCDA to inspect their physical records relating to the performance of the contract and to have them audited by authorized officials of FCDA.
13. The Consultant shall not be under any declaration of ineligibility or debarment by any Government Instrumentality, including for corrupt and fraudulent practices. Furthermore, the applicant shall be aware of the provisions on ineligibility and debarment, including fraud and corruption stated in the specific clauses in the RFP and Contract.
14. The Data Sheet indicates how long Applicants' Proposals must remain valid after the submission date. During this period, Applicants shall maintain the availability of professional staff nominated in the Proposal. FCDA will make its best effort to complete the Bid process within this period. Should the need arise, however, FCDA may request Applicants to extend the validity period of their Proposals. FCDA shall not be bound to compensate the applicants for any further expenses incurred in lieu of such delay, if any.
15. Applicants who agree to such extension shall confirm that they maintain the availability of the professional staff nominated in the Proposal, or in their confirmation of extension of validity of the Proposal, applicants could submit CV of new staff, being proposed in replacement, who would be considered in the final contract, after the evaluation of the CV. Applicants who do not agree have the right to refuse to extend the validity of their Proposals.
16. Confidentiality: Information relating to evaluation of Proposals and recommendations concerning awards shall not be disclosed to any of the Applicants who submitted the Proposals or to any other persons not concerned with the process, until the selected Applicant has been issued an LOA by the Authority. No privileged information

submitted by any of the participating applicants to FCDA shall be shared with any third party except as required by law.

17. Right of Rejection: FCDA reserves right to reject any or all Proposals, to waive any minor deficiencies in such Proposals, to request new Proposals, to revise the RFP prior to the Proposal Due Date (FCDA may at its discretion extend the Proposal Due Date for the submission of Proposals), to proceed to do the work otherwise, withdraw this RFP, not award the work, or not award a portion of work at any time).
18. The receipt of Proposals shall not in any way, obligate the FCDA to enter into a consultancy agreement, or any other contract of any kind with the consultant. All submitted copies of the Proposals shall become the property of FCDA.

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Definitions

1. "Employer/Client" means Future City Development Authority (FCDA) and its representatives.
2. "Consultant" means any entity or person that may provide or provides the Services to the Client under the Contract.
3. "Contract" means the Contract signed by the Parties and all the attached documents listed in its Clause 1, that is, the General Conditions (GC), the Special Conditions (SC), and the Appendices.
4. "Data Sheet" means such part of the Instructions to applicants used to reflect specific assignment conditions.
5. "Employer's Representative" means the person / personnel of consultant appointed by the client to act as the Employer's representative to oversee the activities of consultant from time to time and as directed by FCDA.
6. "Day" means calendar day.
7. "Government" means the Government of Telangana.
8. "Information to applicants" (Section 3 of the RFP) means the document, which provides applicants with all information needed to prepare their Proposals.
9. "LOI" means the Letter of Invitation extended by the Client to the prospective Bidders.
10. "Personnel" means professionals and support staff provided by the Consultant Associate(s) and their associates and assigned to perform the Services or any part thereof. "Local Personnel" means such professionals and support staff who at the time of being so provided had their domicile inside the Government's country.
11. "RFP" means the 'Request for Proposal' prepared by the Client for the selection of applicants.
12. "Services" means the work to be performed by the Consultant pursuant to the Contract.
13. "Associate (s)" means any person(s) or entity with whom the Consultant delivers/provides any part of the Services.
14. "Terms of Reference" (ToR) means the document included in the RFP as Section 5 which explains the objectives, scope of work, activities, tasks to be performed, respective responsibilities of the Client and the Consultant, and expected results and deliverables of the assignment.

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1. Data Sheet

1.1. Brief description of the selection process

- 1.1.1 The Authority invites the consulting firms (both national and international) to undertake and perform the duties and functions set forth and there-upon shortlist the qualified firms ("Shortlisted Applicants") in accordance with pre-determined criteria.
- 1.1.2 This RFP enables them to submit their respective Technical Proposal and Financial Proposal, each in a separate sealed cover in accordance with the terms of this RFP. All the Technical Proposals so received shall be opened and pursuant to the evaluation thereof, the Authority shall shortlist, who have applied, on the basis of their technical scores as per the Proposal.
- 1.1.3 The Financial Proposals in respect of these Applicants shall be opened and the order of priority as among these Applicants shall be determined on the basis of a weighted evaluation. Quality cum Cost Based Selection (QCBS) will be the criteria where technical and financial scores shall be assigned respective weights of 80:20. The entire procedure for selection of the successful Applicant under this RFP, hereinafter referred to as the "Selection Process".
- 1.1.4 The proposal will be rejected for award if it determines that the Consultant recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive or coercive practices in competing for the contract in question.
- 1.1.5 A firm will be declared ineligible, either indefinitely or for a stated period of time, to be awarded a contract if it at any time determines that the firm has engaged in corrupt or fraudulent practices in competing for or in executing, a contract; and either permanently or for a set period.
- 1.1.6 The client will have the right to require that, a provision be included requiring applicants to permit FCDA to inspect their accounts and records relating to the performance of the contract and to have them audited by authorized representatives of FCDA.
- 1.1.7 Applicants and their associates shall not be under a declaration of ineligibility for corrupt and fraudulent practices. Furthermore, the Applicants shall be aware of the provisions on fraud and corruption stated in the specific clauses in the General Conditions of Contract.
- 1.1.8 Applicants shall furnish information on commissions and gratuities, if any, paid or to be paid to agents relating to this proposal and during execution of the assignment if the Consultant is awarded the Contract, in the Financial Proposal.
- 1.1.9 The Data Sheet indicates how long Applicants' Proposals must remain valid after the submission date. During this period, Applicants shall maintain the availability of Professional staff nominated in the Proposal. The Client will make its best effort to complete negotiations within this period. Should the need arise, however, the Client may request Applicants to extend the validity period of their proposals.

- 1.1.10 Applicants who agree to such extension shall confirm that they maintain the availability of the Professional staff nominated in the Proposal, or in their confirmation of extension of validity of the Proposal, Applicants could submit CV of new staff, being proposed in replacement, who would be considered in the final contract, after the evaluation of the CV. Applicants who do not agree have the right to refuse to extend the validity of their Proposals.

Table 2: Data Sheet

1.	Name of the Assignment	Consultancy services for the “Preparation of Future City Development Authority- Vision and Comprehensive Master Plan 2047”
2.	Name of the Client, Address and Contact Details	Commissioner, Future City Development Authority, HGCL Office Building, Nanakramguda, Hyderabad, Telangana-500104, India Email: peshi.fcda@gmail.com Ph: +91 9963480140
3.	Method of Selection	Quality and Cost Based Selection (QCBS) 80:20
4.	Bid Validity	90 days
5.	Project Duration	09 months
6.	Form of Contract	Lumpsum
7.	RFP Category	Consultancy Services
8.	Consortium	Allowed (Lead + 2 Partner) NB: Lead Member shall have highest shareholding
9.	Proposal Fee	50,000 INR (Non-refundable)
10.	Proposal Fee Payable	In favour of Commissioner, FCDA
11.	Processing Fee Payable to	INR.10,000+ GST @ 18% (As per Government Guide lines). Charges payable to Service Provider All the bidders have to pay the transaction fee through electronic gateway payment system to TGTS, by each participating Bidder at the time of Bid submission.
12.	Issue of RFP Document	23.03.2026 from 01.00 PM (IST)
13.	Last Date & Time for Downloading Documents	10.04.2026 till 05:00 PM (IST)
14.	Last Date & Time for Submission of Bids	10.04.2026, till 05:00 PM (IST) (along with D.D for Rs.50,000 drawn in favour of Commissioner, FCDA (Non refundable) at O/o. Commissioner, Future City Development Authority, HGCL Building, Nanakramguda, Hyderabad, Telangana-500104, India
15.	Date of Technical Bid Opening	10.04.2026 at 05:01 PM(IST)
16.	Date of Price Bid Opening	Will be intimated by FCDA

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17.	Date of Contract Negotiations with the Preferred Bidder	Will be notified to bidders
18.	Date of Letter of Award	Will be notified to bidders
19.	Date of Signing of Contract Agreement	Will be notified to bidders
20.	Date of Commencement of Services	Will be notified to bidders
21.	Currency of payment	All payments to be made by the Bidder will be in INR only
22.	Officer Inviting Bids/ Contract Person	Commissioner, FCDA, Hyderabad
23.	All Correspondence / Proposals shall be submitted in – language	English Only
24.	Short listed bidders may associate with other short listed Applicants	No.
25.	Amounts payable by the Client to the Consultant under the contract to be subject to local taxation:	Yes
26.	Consultant to state local cost in the national currency (INR)	Yes
27.	Financial Proposal to be submitted in sealed envelope	Yes
28.	The minimum technical score required to pass	'75' from a maximum of 100 Points
29.	32. Inputs to be provided by the Client The Client shall provide the following baseline inputs and facilitation support to the Consultant: <ol style="list-style-type: none"> 1. Bharat Future City Conceptual Master Plan 2. Village Maps of the 20 villages falling within FCDA jurisdiction 3. Indicative Land Use Plans (ILUPs), as available, for villages within FCDA jurisdiction 4. Approved HMDA Master Plan land use and zoning details pertaining to the 36 villages which were previously part of HMDA and now fall under FCDA jurisdiction 5. Introduction letters to concerned departments and agencies for coordination purposes 6. Facilitation support for stakeholder consultations and inter-departmental coordination 	
30.	The expected date of commencement of consulting services:	Will be notified to bidders
31.	The Consultancy is to be completed within 9 Calendar Months from the date of commencement of the consulting services. The firm shall initiate the services within one month from of signing of the Contract Agreement.	

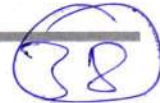
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2. Instructions to the Bidder

2.1 General terms

- 2.1.1 FCDA will select a consulting Firm / Consortium (the Consultant), in accordance with the terms of this RFP. Applicants are advised that the selection of consultant shall be on the basis of an evaluation by FCDA through the selection process specified at Clause 2.9. Applicants shall be deemed to have understood and agreed that no explanation or justification for any aspect of the selection process will be given and that FCDA decisions are without any right of appeal whatsoever.
- 2.1.2 The Applicants shall submit the Proposals online through Procurement Portal at www.tender.telangana.gov.in. The Applicants shall also submit one original and one copy in hard format of the uploaded documents at FCDA office before the Proposal Due Date and time of submission.
- 2.1.3 The Applicant shall submit the Proposal in the form and manner specified in this RFP. Online submission of Proposals must be submitted as per the date and time mentioned in this document. It is the responsibility of the Applicant to submit the Bid before the last date and time on the online portal, and FCDA shall not be responsible for any delay due to any of the technical/server issues. FCDA may not entertain any request for extension.
- 2.1.4 The Proposal shall be submitted as per the Forms given in relevant sections herewith. Upon selection, the Applicant shall be required to enter into a contract with FCDA in the form specified in this RFP (the "Contract").
- 2.1.5 Applicants should familiarize themselves with local conditions and take them into account in preparing their Proposals.
- 2.1.6 During the Bid process, FCDA will timely provide, at no cost to the Applicants, the information and data inputs reasonably required to prepare the Proposals, and provide relevant project data and reports related to the Assignment, as available with FCDA. However, for avoidance of doubt, it is hereby clarified that the aforesaid data/information provided pursuant to the RFP, is only indicative and solely for the purposes of rendering assistance to the Applicants towards preparation of their Proposals. The Applicants are hereby advised to undertake their own due diligence and verification of data / information, to their complete satisfaction.
- 2.1.7 Applicants shall bear all costs associated with the preparation and submission of their proposals, and their participation in the Selection process, and presentation including but not limited to postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by FCDA or any other costs incurred in connection with or relating to its Proposal. FCDA is not bound to accept any Proposal, and reserves the right to annul the selection process at any time prior to Contract award, without thereby incurring any liability to the Applicants.

- 2.1.8 FCDA requires that the Consultant provides professional, objective, and impartial advice and at all times hold FCDA interests' paramount, avoid conflicts with other assignments or its own interests, and act without any consideration for future work.
- 2.1.9 The Consultant shall not accept or engage in any assignment that may place it in a position of not being able to carry out the assignment in the best interests of FCDA and the Project.
- 2.1.10 The bidding process shall be governed by, and construed in accordance with, the Laws of India and the courts in Hyderabad shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with this bidding process.
- 2.1.11 Details related to timelines and submission of deliverables at each stage is given in the TOR.
- 2.1.12 The Proposal shall be valid for a period of not less than 90 (ninety) days from the PDD.
- 2.1.13 **Number of Proposals:** No Applicant shall submit more than one Application for the Project. An Applicant applying individually or as a member of a Consortium shall not be entitled to submit another Application either individually or as a member of any Consortium, as the case may be.
- 2.1.14 Visit to FCDA and verification of information: Applicants are encouraged to submit their respective Proposals after visiting the office of FCDA, and ascertaining for themselves the availability of documents and other data with FCDA, Applicable Laws and regulations or any other matter considered relevant by them.
- 2.1.15 **Right to reject any or all Proposals:** Notwithstanding anything contained in this RFP, FCDA reserves the right to accept or reject any Proposal and to annul the selection process and reject all Proposals, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof. Without prejudice to the generality of above, FCDA reserves the right to reject any Proposal if:
- a. At any time, a material misrepresentation is made or discovered, or
 - b. the Applicant does not provide, within the time specified by FCDA, the supplemental information sought by FCDA for evaluation of the Proposal. Such misrepresentation / improper response by the Applicant may lead to the disqualification of the Applicant. If such disqualification/ rejection occurs after the Proposals have been opened and the highest-ranking Applicant gets disqualified/ rejected, then FCDA reserves the right to consider the next best Applicant, or take any other measure as may be deemed fit in the sole discretion of FCDA, including annulment of the selection process
- 2.1.16 **Acknowledgement by applicant**
1. It shall be deemed that by submitting the Proposal, the Applicant has:
 - Made a complete and careful examination of the RFP;
 - Received all relevant information requested from FCDA;



- Accepted the risk of inadequacy, error or mistake in the information provided in the RFP or furnished by or on behalf of FCDA or relating to any of the matters referred to in **Clause 2.1.4** above;
 - Satisfied itself about all matters, things and information, including matters referred to in **Clause 2.1.14** hereinabove, necessary and required for submitting an informed Application and performance of all of its obligations thereunder;
 - Acknowledged that it does not have a Conflict of Interest; and
 - Agreed to be bound by the undertaking provided by it under and in term hereof.
2. FCDA shall not be liable for any omission, mistake or error on the part of the Applicant in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to RFP or the Selection Process, including any error or mistake therein or in any information or data given by the FCDA or its applicants.

2.2 Fraud and corrupt practices

- 2.2.1 The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the selection process. Notwithstanding anything to the contrary contained in this RFP, FCDA will reject a Proposal without being liable in any manner whatsoever to the Applicant, if it determines that the Applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice (collectively the "Prohibited Practices") in the selection process.
- 2.2.2 Without prejudice to the rights of FCDA under this Clause, hereinabove and the rights and remedies which FCDA may have under the LOA or the Agreement, if an Applicant or Consultant, as the case may be, is found by FCDA to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Selection Process, or after the issue of the LOA or the execution of the Agreement, such Applicant or Consultant shall not be eligible to participate in any tender or RFP issued by FCDA during a period of 2 (two) years from the date such Applicant or Consultant, as the case may be, is found by FCDA to have directly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.
- 2.2.3 **For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:**
- a) "**Corrupt practice**" means the
 - i. Offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Selection Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of FCDA who is or has been associated in any manner, directly or indirectly with the Selection Process or the LOA or has dealt with matters concerning the Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of FCDA, shall be deemed to constitute influencing the actions of a person connected with the Selection Process); or



- ii. Save as provided herein, engaging in any manner whatsoever, whether during the Selection Process or after the issue of the LOA or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the LOA or the Agreement, who at any time has been or is a legal, financial or technical consultant/ adviser of FCDA in relation to any matter concerning the Project;
or
- b) **“Coercive practice”** means impairing or harming or threatening to impair or harm, directly or indirectly, any persons or property to influence any person’s participation or action in the Selection Process or the exercise of its rights or performance of its obligations by the Authority under the Contract;
- c) **“Undesirable practice”** means
 - i. Establishing contact with any person connected with or employed or engaged by FCDA with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Selection Process; or
 - ii. having a Conflict of Interest; and
- d) **“Restrictive practice”** means forming a cartel or arriving at any understanding or arrangement among Applicants with the objective of restricting or manipulating a full and fair competition in the Selection Process.

2.3 Clarifications and Amendments in RFP document

- 2.3.1 Applicants may request clarification on any of the points contained in RFP documents up to the number of days indicated in the Data Sheet before the Proposal Due Date. Any request for clarification must be sent in writing by e-mail to FCDA address indicated in the Data Sheet.
- 2.3.2 FCDA will respond by e- mail to such requests. Explanation of the query will be sent without identifying the source of inquiry to all invited applicants who intend to submit proposals.
- 2.3.3 FCDA reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring FCDA to respond to any question or to provide any clarification.
- 2.3.4 At any time before the Proposal Due Date, FCDA may for any reason, whether at its own initiative or in response to a clarification requested by an invited firm, modify the RFP documents by amendment. Any such amendment shall be issued in writing through addenda. Addenda shall be published on the e-procurement website.
- 2.3.5 FCDA may at its discretion extend the Proposal Due Date for the submission of Proposals.

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2.4 Procedure for Submission

- 2.4.1 The applicants are required to submit the proposal in two parts. The proposal shall be written in English only.
- a. **Part-1: Technical Proposal; and**
 - b. **Part-2: Financial Proposal**
- 2.4.2 The Applicant shall submit his response through on e-procurement platform at www.tender.telangana.gov.in. The Applicant would be required to register on the e-procurement market place www.tender.telangana.gov.in and submit their applications online. The Applicants shall also submit one original and one copy in hard format of the uploaded documents at FCDA office before the Proposal Due Date and time of submission.
- 2.4.3 The Applicants shall submit their eligibility and qualification documents, etc., in the formats prescribed in the RFP document, displayed in e-procurement web site. The Applicant shall upload the scanned copies of all the relevant certificates, documents etc., in support of their technical and financial criteria in the e-procurement web site.
- 2.4.4 The Applicants shall duly affix signatures and authenticate the statements, documents, certificates, uploaded by him owing responsibility for their correctness / authenticity.
- 2.4.5 The Applications will be evaluated based on the certificates / documents uploaded online only towards the eligibility criteria furnished by the Applicants. The detailed procedure for bid submission is described in RFP document.
- 2.4.6 Registration with e-procurement platform: For registration and online Application submission, Applicants may contact Help Desk of M/s. Vupadhi Techno Services Pvt Ltd., 1st Floor, Ramky Grandiose, Sy. No. 136/2 & 4, Gachibowli, Hyderabad., www.tender.telangana.gov.in.
- 2.4.7 Digital Certificate authentication: The Applicant shall authenticate the RFP Applications with his digital certificate for submitting the Applications electronically on e-procurement platform and the Applications not authenticated by digital certificate of the Applicant will not be accepted on the e-procurement platform.
- 2.4.8 All the Applicants need to obtain Digital Certificates from TGSTS. For obtaining Digital Signature Certificate, Please Contact:
Telangana State Technology Services Limited (TGSTS)
HACA Bhavan, 2nd Floor Tank bund road
Nampally Road
Hyderabad – 500 004
Phone: 040 2322 6970
- 2.4.9 Applicants need to register on the electronic procurement market place of Government of Telangana i.e. www.eprocurement.gov.in. Upon registration on the e-procurement market place they will be provided with a user ID and password by the system using which they can submit their Applications online.

- 2.4.10 While registering on the e-procurement market place, Applicants need to scan and upload the required documents as per the requirement on to their profile.
- 2.4.11 The Applicants shall be required to furnish a declaration online stating that the soft copies uploaded by them are genuine.

2.5 Pre-Bid Meeting

- 2.5.1 A pre-bid meeting will be held as mentioned in Data Sheet in Hyderabad as a way to express the vision and priorities of the Project, Project limits, Terms of Reference, available datasets with FCDA and evaluation criteria and an opportunity for interested Firms/Consortium to ask questions about the same. An option to attend the pre-bid meeting online will also be provided.
- 2.5.2 Applicants to raise queries as per Data Sheet and the Authority shall respond to the queries received before the last date. The Authority will not respond to any queries after the last date. The venue for the pre-bid meeting will be communicated on the e-procurement platform.
- 2.5.3 During the course of Pre-bid Meeting, the Applicants will be free to seek clarifications and make suggestions for consideration of FCDA. FCDA shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive RFP Process.
- 2.5.4 Any responses to the questions raised during the meeting prepared by the Authority after the meeting, may be transmitted, without identifying the source of the questions, to all Applicants. Any modification to the RFP that may become necessary as a result of the pre-bid meeting shall be made by the Authority exclusively through the issue of an addendum and not through the minutes of the pre-bid meeting or responses to questions raised in the meeting.

2.6 Bid Process Fee

- 2.6.1 The non-refundable processing fees of INR. 10,000/- +18 % GST has to be paid through electronic gate way payment system to TGSTS., by each participating Applicant at the time of Application submission. Proposals unaccompanied with the aforesaid RFP Processing Fee shall be liable to be rejected by FCDA.

2.7 Part A technical Proposal

- 2.7.1 While preparing the Technical Proposal, applicants are expected to examine the submission documents / format / enclosures etc., comprising this RFP in detail. Material deficiencies in providing the information requested may result in rejection of the proposal.
- 2.7.2 **During preparation of the Technical Proposal, applicants must give particular attention to the following:**
- a. The estimated person-months for the assignment are stated in the Data Sheet and in the Terms of Reference for information. The proposal evaluation, shall however, be based on the number of professional staff months estimated by the firm. RFP specifies the minimum number of positions and their person-months.

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They will not be changed. Bidders may add more as desired. However, additional positions will not be considered in evaluation.

- b. It is desirable that the majority of the key professional staff proposed should preferably be permanent staff. The permanent staff would be considered those employed/working with the firm for at least one year. More weightage will be given to the personnel employed for a greater number of years with the firm.
- c. Alternative professional staff shall not be proposed and only one Curriculum Vitae (CV) must be submitted for each position, and proposed professional staff must, have the minimum experience indicated in the data sheet.
- d. A good working knowledge of the local language specified in the data sheet is preferred for key professional staff on this assignment. Reports must be in English language only.

2.7.3 The Technical Proposal must provide the following information, using but not limited to the formats from **TECH 1 to TECH 8**.

- a. Any comments or suggestions on the ToR
- b. The description of the approach and methodology including extent surveys and studies proposed to be undertaken
- c. Presentation of work plan for performing the services, illustrated with bar charts of activities.
- d. Composition of the proposed team, tasks assigned to each professional and the duration of their input.
- e. Project Management and Team Organisation to deliver high quality study.
- f. Recently signed CVs in blue ink on each page by the authorized representative submitting the proposal. Key information should include years with the firm and degree of responsibility held in various assignments. Photocopy or unsigned CVs shall not be evaluated.
- g. Time estimates of the total staff inputs (professional and other support staff) for the services, supported by bar chart diagrams showing the time proposed by each professional staff member.
- h. Any other information requested in data sheet and/or applicants' desires, provided relevant to proposed study.

2.7.4 The Technical Proposal must not include any financial information.

2.8 Part B- Financial proposal

2.8.1 In preparing the Financial Proposal, applicants are expected to take into account the requirements and conditions of the RFP documents. The preparation of Financial Proposal should follow Standard Forms.

2.8.2 It should list all costs associated with the Assignment, including

- a) remuneration to the staff and
- b) rentals/fixed rates/reimbursable such as subsistence (per diem, housing), transportation (for mobilization and demobilization), services and equipment (vehicles, office equipment, furniture, and supplies), office rent, insurance, printing of documents, and surveys (traffic, home interview, etc), training, software key, etc as components of this assignment.

- 2.8.3 The Financial Proposal should clearly identify and include all the taxes, duties, fees, levies and other charges imposed under the applicable law, on the applicants, and their personnel, and include as part of their offer, and show only Service Tax separately.
- 2.8.4 Applicants have to express the price of their services in the Local currency (Indian Rupees) only. For the purpose of conversion of any foreign currency to INR, the rates as specified in the Data Sheet should be used.

2.9 Submission, receipt and opening of proposals

- 2.9.1 All the Applicants shall produce one original and one copy in hard format of the uploaded documents only for the purpose of evaluation. These documents are to reach FCDA office on the Proposal Due Date. (Please take into account the delays caused due to courier services).
- 2.9.2 In case of any discrepancy between the online submission and physical documents submitted at FCDA office, the online submission shall prevail.
- 2.9.3 The original proposal shall be prepared in indelible ink. It shall contain no inter-lineation or overwriting, except as necessary to correct errors made by the firm itself. The person who signs the Proposals must initial any such corrections.
- 2.9.4 Each of the proposals, along with their relevant enclosures should be bound, paginated, with an index of submission on the first page. Technical and Financial Proposals both would be bound separately. Unbounded submissions are liable to be treated as non-responsive
- 2.9.5 An authorized representative of the firm shall initial all pages of original Technical and Financial Proposals. The representative's authorization shall be in the form of a written power of attorney accompanying the Proposal, or in any other form demonstrating that the representative has been duly authorized to sign. The (original) signed Technical and Financial Proposals shall be marked "ORIGINAL".
- 2.9.6 Consultant must submit one original and one (1) copy of technical and Financial Proposal. The Technical Proposal (1 original + 1 copy) must be in one envelope (Cover-1), while the Financial Proposal (1 original + 1 copy) will be in a separate cover and sealed (Cover-2). The envelopes must be clearly marked on top as
"Part-1: Technical Proposal" and
"Part-2: Financial Proposal"
- 2.9.7 The two separate envelopes containing the technical and Financial Proposals, should be placed in one cover and addressed to Commissioner, FCDA (as per the detailed address given in Data Sheet) and labelled "Proposal for Consultancy Services for Preparation of Future City - Vision and Comprehensive Master Plan 2047"
- 2.9.8 The completed proposals must be uploaded on e-procurement website and the uploaded documents should be delivered / submitted on or before the submission time and date as stated in the data sheet. The client shall not be responsible for misplacement, losing or pre-matured opening, if the outer envelope is not sealed and / or marked as stipulated.

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2.9.9 After the deadline for submission of proposals, the outer envelope and Cover-1 marked as "Part-1: Technical Proposal" shall be opened in the presence of the applicants / their Authorized Representatives who choose to attend on the date and time indicated in the data sheet. The Part – 2: Financial Proposals shall remain sealed and deposited separately.

2.10 Selection process

2.10.1 FCDA has adopted QCBS selection process and for evaluation of the Proposals. The Bids shall comprise of the Processing fee (Transaction Fees), Technical and Financial Proposals. The Technical Proposal and Financial Proposal shall also be submitted online in the relevant sections. The Technical Bids will be first evaluated as specified in the RFP will be carried out. Based on this technical evaluation, a list of technically qualified Applicants shall be prepared. Only the Financial Proposals of technically qualified Applicants will be opened. Proposals will finally be ranked according to their combined technical and financial scores as specified in this RFP.

2.10.2 **The following procedure shall be adopted in evaluating the proposals:**

2.10.3 TECHNICAL PROPOSAL:

The Evaluation Committee appointed by the FCDA shall carry out evaluation of Technical Proposals. The evaluation criteria are point / marks system based as specified in the data sheet. Each responsive proposal shall be attributed a technical score. The Technical Proposal should score at least 75% to be considered responsive for financial evaluation.

2.10.4 FINANCIAL PROPOSAL:

After the evaluation of Technical Proposal is completed, the Client may notify those applicants whose Technical Proposals were considered non-responsive / not qualifying as per RFP Terms of Reference, indicating that their Financial Proposals will be returned unopened after completing the selection process.

2.10.5 The Client shall simultaneously notify the applicants that have secured the minimum qualifying mark, indicating the date and time set for opening the Financial Proposals. The opening date should allow Applicants sufficient time to make arrangements for attending the financial bid-opening meeting. The notification may be sent by a registered letter, or electronic mail.

2.10.6 Financial Proposals shall be opened in the presence of the applicants / authorized representatives who choose to attend. The name of the consultant, the technical scores, and the proposed prices shall be read aloud and recorded when the Financial Proposals are opened. The Client shall prepare minutes of the financial bid opening.

2.10.7 The evaluation committee will

- a. correct any computational or arithmetical errors, and
- b. adjust the prices if they fail to reflect all inputs included for the respective activities or items in the Technical Proposal.

In case of discrepancy between

- i. A partial amount (sub- total) and the total amount, or
- ii. Between the amount derived by multiplication of unit price with quantity and the total price, or
- iii. Between words and figures, the former will prevail.

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- 2.10.8 In case of discrepancy between the Technical and Financial Proposals in indicating quantities of input, the Technical Proposal prevails and the evaluation committee shall correct the quantification indicated in the Financial Proposal so as to make it consistent with that indicated in the Technical Proposal, apply the relevant unit price included in the Financial Proposal to the corrected quantity, and correct the total Proposal cost.
- 2.10.9 The price bid to be considered for evaluation shall exclude Goods and Service Tax, but shall include all the other taxes, if any.

The Evaluation Committee shall consider the evaluated financial offer and/or total proposal cost and the score on price quote will be calculated in the following manner.

$$Sf = 100 \times Fm/F$$

in which,

- **Sf** is the 'Financial Score' of the Financial Proposal being evaluated.
- **Fm** is the computed lowest Financial Proposal (inclusive of all taxes but excluding Service Tax).
- **F** is the Computed Price of the bidder under evaluation (inclusive of all taxes but excluding Service Tax).

The weights given to the Technical and Financial Proposals are:

$$T = 0.8 (80\%)$$

$$F = 0.2(20\%)$$

Proposals will be ranked according to their combined Technical Scores (**St**) and Financial Scores (**Sf**) using the weights indicated above.

T = the weight given to the Technical Proposal;

P = the weight given to the Financial Proposal; and

S = Score

$$(T + P = 1)$$

$$S = St \times T + Sf \times P$$

The percentage marks allocated to the lowest evaluated Financial Proposal will be 100 and to the other bids will be as calculated as above.

- 2.10.10 On completion of Evaluation of Technical and Financial Proposals, final ranking of the proposals will be determined by giving weightage to Technical and Financial Proposal, as specified in the Data Sheet. The firms will be ranked based on their weighted score. The firm achieving the highest combined technical and financial score will be invited for the contract negotiations.
- 2.10.11 **Negotiations**
Prior to the expiration of period of validity of proposal, the FCDA shall notify the successful firm who submitted the highest scoring proposal in writing through registered letter or email and invite them to negotiate the contract.
- 2.10.12 Negotiations normally take two to five days. The invited consultant will, as a pre-requisite for attending negotiations, confirm availability of all nominated expert's / key personnel and satisfy other pre negotiation requirements as the FCDA may specify. The aim is to reach agreement on all points, and initial a draft contract by the conclusion of negotiations.

- 2.10.13 Negotiations shall commence with a presentation on Technical Proposal on the proposed methodology (work plan), staffing and any suggestions, which may have been made to improve the ToR. These will be discussed. Agreement must then be reached on the final ToR; the staffing that shall indicate staff months, logistics and reporting. These documents then can be incorporated in the contract as "description of services". Special attention shall be paid to clearly defining the required inputs and facilities required from the client to ensure satisfactory implementation of the assignment. The client shall prepare minutes of negotiations, which will be signed by the client and consultant.
- 2.10.14 It is the responsibility of the Consultant, before starting financial negotiations, to contact the local tax authorities to determine the local tax amount to be paid by the Consultant under the Contract. The financial negotiations will include a clarification (if any) of the firm's tax liability in the Client's country, and the manner in which it will be reflected in the Contract; and will reflect the agreed technical modifications in the cost of the services. Unless there are exceptional reasons, the financial negotiations will not involve any discussions on neither the remuneration rates for staff nor other proposed unit rates.
- 2.10.15 Changes agreed upon shall then be reflected in the Financial Proposal, using proposed unit rates (no negotiation of the unit rates, including the man month rates).
- 2.10.16 The negotiations shall be concluded with a review of the draft Contract. The FCDA and the firm will finalize the agreed contract.
- 2.10.17 If negotiations fail, the FCDA will invite the second ranked consultant, whose proposal received the second highest score, to negotiate the contract.
- 2.10.18 **Award of contract**
After completion of negotiations with the applicants, the Client shall award the Contract to the selected Consultant by Issuing a Letter of Intent.
- 2.10.19 The successful firm with whom the contract is signed is expected to commence the assignment on the date and at the location specified in the data sheet.
- 2.10.20 **Confidentiality**
Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the applicants who submitted the proposals or to other persons not officially concerned with the process, until the winning firm has been notified that it has been awarded the contract.
- 2.10.21 **Right for rejection**
FCDA reserves right to reject any or all proposals, to waive any informality in such proposals, to request new proposals, to revise the RFP prior to, and including, the pre-proposal meeting date, to proceed to do the work otherwise, withdraw this RFP, not award the work, or not award a portion of work at any time. The receipt of proposals shall not in any way, obligate the FCDA to enter into a consultancy agreement, or any other contract of any kind with the consultant. All submitted copies of the proposals shall become the property of FCDA.

2.10.22 Technical evaluation criteria

There is a scoring system to evaluate the Technical Qualifications. The minimum threshold score to be obtained by the Applicant is 75% of the Technical Evaluation score. Only Applicants who score 75% and above, their financial bids will be opened.

Table 3: Abstract of technical evaluation criteria

S. No.	Criterion	Marks
1	Specific experience of the applicants related to the assignment	25
2	Approach and Methodology	30
3	Key Professional Staff	40
4	Financial Turnover	5
Total		100

2.10.23 Basic eligibility criteria.

Table 4: Eligibility Criteria

S no	Criteria
1	Experience in Master Planning and Vision/Perspective Planning The bidder shall have demonstrated experience in the preparation of Master Plans, along with Vision Plans or Perspective Plans, for large-scale urban or regional development areas covering a minimum of 500 sq. km within India. The experience should include the formulation of spatial development frameworks, investment strategies, and long-term growth directions to guide sustainable urban or regional development.
2	Experience in Global Projects The bidder shall have demonstrated experience in preparing and delivering at least one Master Plan or Regional Development Plan for a city or metropolitan region outside India, covering a minimum area of 100 sq. km.
3	Financial Capacity The Lead Member of the consortium must have an annual financial turnover of minimum ≥ INR 100 Crores (or equivalent foreign currency) for any 3 years during the last 5 years

2.10.24 Detailed criteria, sub sub-criteria and point system for evaluation of Technical Proposals are:

Table 5 Detailed technical criteria evaluation with grades

Sl. No.	Criteria / Sub-criteria	Marks	Total Marks
1	Specific experience of the applicants related to the assignment:		25
(a)	Experience in Large-Scale Regional Planning		20
	<ul style="list-style-type: none"> Demonstrated experience in preparing master plan and Vision/ Perspective Plans for investment / urban development regions with a minimum area of 500 sq. km in India. 		
	2 projects in India. (Each project 5 marks)	10	
	2 projects outside India for a global city (Each project 5 marks)	10	
2	Expertise in Sustainability and Climate Integration		
	<ul style="list-style-type: none"> Proven experience in projects that integrate Net Zero principles, climate resilience, and sustainable land use development strategies into statutory or strategic master plans. 		
	Two projects (Each project 2.5 marks)	5	5

2	Adequacy of the proposed work plan and methodology in responding to ToR:		30
(a)	Appreciation of Project Area, Comments on ToR and understanding of the assignment. For FCDA: Must show understanding of Hyderabad's southern periphery context, FCDA's aspiration as a Global City, and integration of sectoral hubs (Life Sciences, GCCs, Wellness, Mobility Valley etc.).	10	
(b)	Approach and Methodology for overall scope of work. For FCDA: Must demonstrate polycentric development, 15-minute city design, equitable housing integration, Net Zero transitions (energy, mobility, water, buildings), and climate-adaptive planning.	10	
(c)	Work Plan, Activity Schedule and Staffing Schedule. For FCDA: Must include GIS/RS-based base mapping, growth scenario modelling, climate risk & resilience mapping, infrastructure benchmarking, and digital readiness assessment.	10	
3	Qualification and Competence of the Key Personnel for this assignment		40
(a)	International and National Experts: In addition to core FCDA roles, FCDA requires expertise in Climate & Net Zero Planning and Urban Resilience & Sustainability Planning to align with the Authority's Net Zero mandate.	40	
4	Financial Turnover		5
(a)	Average annual turnover of Lead Member should be minimum \geq INR 100 Cr. in last 3 years, evidenced by audited accounts and statutory auditor certificate.		
	For Annual Turnover of 100-150	2	
	For Annual Turnover of 150-200	3	
	For Annual Turnover of 200 and above	5	

2.10.25 Key Professionals

All the personnel shall have working knowledge of English and all the reports shall be written in English.

- a) Each Key Staff proposed shall be associated with only one applicants / consortium / JV and if the same member is proposed by two firms, the CV of the person so proposed will not be considered for evaluation in both the firms.
- b) Association of two short-listed firms/entity is not permitted.
- c) Estimated number of professional person-months required for the assignment:
 - o 7 Person-months for International Key Professionals/Personnel, and
 - o 102 Person-months of National Key Professionals/Personnel, including FCDA special additions
 - o 150 Person-months of Technical Support Staff.
- d) Local Language is Telugu/Hindi.

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2.10.26 Minimum required criteria for key professional is:

Table 6 Minimum required criteria for key professionals

Sl. No.	Position	Minimum Professional Experience	Qualification & Specific Expertise	Person-Months	Marks
International Key Professionals					
1	International Urban Specialist	20 years	Graduate/PG in Urban & Regional Planning/Studies. Experience in large-scale urban and regional planning assignments of similar magnitude and nature.	3	2
2	International Transportation Specialist	20 years	Graduate in Transportation/Engineering. Experience in integrated transportation planning, mobility corridors, and sustainable systems.	2	1
3	International Climate & Net Zero specialist	10 years	Postgraduate in Environmental Planning or Sustainability. Experience in low-carbon urban frameworks, GHG assessments, climate-resilient planning, and Net Zero strategies aligned with global standards	2	1
National Key Professionals					
4	Team Leader-cum-Urban and Regional Planner	20 years	PG/PG Diploma in Planning/Development Studies. Experience as Team Leader for regional/metropolitan/greenfield plans (≥ 1 million population).	9	3
5	Urban Designer / Urban Planner	15 years	Master's in Architecture/Urban Design or PG in Planning. Experience in public realm, place-making, and sustainable layouts.	9	2
6	Socio-Economic Development Specialist	15 years	Master's in Planning/Social Sciences/Economics. Experience in socio-economic analysis of large-scale development projects.	6	1
7	Urban Economist	15 years	Master's in Economics. Expertise in economic development and city-region growth strategies.	6	1
8	Traffic & Transportation Specialist	15 years	Master's in Transport Engineering/Planning with Civil Engg. background. Transport modelling and corridor planning.	9	2
9	Environmental Specialist	15 years	Master's in Environmental Planning/Science/Engg. Experience in EIAs, EMPs, and safeguard policies.	6	1

10	Housing Expert	15 years	Master's in Planning /Architecture. Experience in housing, rehabilitation, equitable housing policies.	6	1
11	Water Supply Specialist	15 years	Engineering degree with Public Health specialization. Experience in integrated water supply and sanitation projects.	4	1
12	Waste Water Specialist	15 years	Engineering degree with Public Health specialization. Experience in wastewater and drainage planning for metropolitan cities.	4	1
13	Solid Waste Management Specialist	10 years	Master's in Planning/Env. Engg./Sciences. Experience in metropolitan waste management systems.	3	1
14	Power & smart energy Specialist	15 years	Degree in Electrical Engineering. Experience in urban/industrial power planning and renewable integration.	6	1
15	Tourism–Heritage Sector Specialist	10 years	Master's in Planning/Tourism. Experience in heritage tourism, cultural precincts.	3	0.5
16	Financial Analyst cum-Resource Mobilisation Expert	15 years	MBA/Finance. Experience in PPPs, project structuring, and bid process management.	5	1.5
17	GIS Engineer	10 years	Master's/PG in GIS/Remote Sensing/Planning. Experience in GIS base mapping, Smart City spatial databases, digital twins.	9	0.5
18	Community Engagement Specialist	10 years	Master's in Sociology/Social Work/Journalism. Experience in participatory planning and stakeholder consultations.	5	0.5
FCDA-Specific Additions					
19	Climate & Net Zero Planner	15 years	PG in Environmental/Urban Planning. Specialist in low-carbon city planning, Net Zero transition (energy, mobility, buildings, water), climate risk mapping, and sustainability frameworks.	6	1
20	Urban Resilience & Sustainability Planner	15 years	PG in Urban/Regional/Infrastructure Planning. Expertise in resilience-based land use, disaster risk-sensitive urban design, and sustainable infrastructure integration.	6	1
Total person-months of key professionals				109	24

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2.10.27 Technical support professionals

Table 7: Technical support staff requirement

Sl. No.	Position	Qualification	Person-Months	Marks
1	Urban & Regional Planners – 3 Nos (9 months)	PG/PG Diploma in Planning/Development Studies	27	3
2	Architect Planners / Designers – 3 Nos (7 months)	Master's in Architecture/Urban Design	21	2
3	Transport Planners / Engineers – 2 Nos (6 months)	Master's in Transport Engg./Planning with Civil Engg.	12	2
4	Socio-Economic Planners – 2 Nos (4 months)	PG/PG Diploma in Planning/Sociology/Economics/Development Studies	8	1
5	GIS Engineers – 4 Nos (9 months)	Master's/PG Diploma in GIS/RS/Planning	36	3
6	AI & Data Analytics Specialists – 2 Nos (5 months)	Masters in AI, Data analytics	10	2
7	Urban Resilience & Sustainability Planner (9 months)	Masters in Sustainable development/ urban management/ disaster management/	9	1
8	Other Support Professionals – 3 Nos (9 Months)	Degree in Engg. with specialization in Public Health Engineering	27	2
TOTAL			150	16

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3. Proposal – Standard forms

3.1 Technical Proposal

Table 8: Standard formats for technical proposal

Form TECH 1	Technical Proposal Submission Form
Form TECH 2	Firm/Consortium's Profile and Experience
Form TECH 3	Comments and Suggestions on the (a) Terms of Reference (b) on data services, and facilities to be provided by the employer; and (c) Appreciation of Assignment.
Form TECH 4	Description of the methodology and work plan for performing the assignment.
Form TECH 5	Team and tasks assignment
Form TECH 6	Format of Curriculum Vitae of Proposed Key Professional Staff.
Form TECH 7	Staffing Schedule
Form TECH 8	Work Schedule

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FORM TECH 1: TECHNICAL PROPOSAL SUBMISSION FORM

Location, Date

To:

Commissioner

Future City Development Authority
Nanakramguda,
Hyderabad, Telangana-500104, India

Dear Ma'am/Sir

Subject: Hiring of Consultancy Services for "Preparation of Future City Development Authority - Vision and Comprehensive Master Plan 2047": Technical Proposal.

We, the undersigned offer to provide the consulting services for the above in accordance with your Request for Proposal dated [date], and our Proposal. We are hereby submitting our Proposal which includes this Technical Proposal, and a Financial Proposal sealed under a separate envelope.

If negotiations are held during the period of validity of the Proposal. i.e., before [Date] we undertake to negotiate on the basis of the proposed staff. Our Proposal is binding upon us and subject to the modifications resulting from contract negotiations.

We understand you are not bound to accept any Proposal you receive.

We remain,

Yours Sincerely,

Authorized Signature (in Full and Initials)

Name and Title of Signatory:

Name of Firm:

Address:



FORM TECH 2: FIRM'S / CONSORTIUMS' PROFILE AND EXPERIENCE

A. Consultant's Organization

(Provide not more than 5 pages by each member of Consortium)

B. Applicants Experience (Relevant Services carried out in the last ten (10) Years that best illustrate qualifications, using the format below, provide information on each reference assignment for which your firm/ Consortium (Not exceeding more than 40 pages)

Assignment Name:		Country:	
Location within Country:		Professional Staff Provided by Your Firm/ Entity (Profiles).	
Name of Employer:		No. of Staff:	
Address:		No. of Staff-Months: Duration of Assignment:	
Start Date (Month/ Year):	Completion Date (Month/ Year):	Approx. Value of Services (in Current US\$/INR):	
Name of Associated Applicants, if any:		No. of Months of Professional Staff, provided by Associated Applicants:	
Name of Senior Staff (Project Director/ Coordinator, Team Leader) involved and functions performed:			
Narrative Description of Project:			
Description of Actual Services Provided by Your Staff:			

Firm's Name: _____

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FORM TECH 3: Comments and Suggestions on the RFP

COMMENTS AND SUGGESTIONS OF APPLICANTS ON THE TERMS OF REFERENCE AND ON DATA, SERVICES, AND FACILITIES TO BE PROVIDED BY THE EMPLOYER AND APPRECIATION OF ASSIGNMENT

A. On the Terms of Reference:

- 1.
- 2.
- 3.
- 4.
- 5.

B. On the Data, Services, and Facilities to be provided by the Employer

- 1.
- 2.
- 3.
- 4.
- 5.

C. Appreciation of Assignment

- 1.
- 2.
- 3.
- 4.
- 5.

FORM TECH 4: APPROACH & METHODOLOGY

DESCRIPTION OF THE APPROACH AND METHODOLOGY AND WORK PLAN FOR PERFORMING THE ASSIGNMENT

1. Technical Approach and Methodology.

In this chapter, the applicants explain their understanding of the objectives of the assignment, approach to the services, methodology for carrying out the activities and obtaining the expected output, and the degree of detail of such output. The applicants shall highlight the problems being addressed and their importance, and explain the technical approach they would adopt to address them. The applicants shall also explain the methodologies they propose to adopt and highlight the compatibility of those methodologies with the proposed approach.

2. Work Plan.

In this chapter, the applicants shall propose the main activities of the assignment, their content and duration, phasing and interrelations, milestones, and delivery dates of the reports. The proposed work plan shall be consistent with the technical approach and methodology, showing understanding of the ToR and ability to translate them into a feasible working plan. A list of the final documents, including reports, drawings, and tables to be delivered as final output, shall be included here. The work plan should be consistent with the Work Schedule of Form TECH-8.

3. Organization and Staffing.

In this chapter, the applicants shall propose the structure and composition of the team. The applicants shall list the main disciplines of the assignment, the key expert responsible, and proposed technical and support staff.

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FORM TECH 5: TEAM COMPOSITION AND TASKS' ASSIGNMENT

1. Key Personnel and Managerial Staff

S. No.	Name	Position	Task
1			
2			
3			
4			
5			
6			
7			
-			
-			
-			
-			
11			

2. Technical Support Staff

S. No.	Name	Position	Task
1			
2			
3			
4			
5			

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FORM TECH 6: FORMAT OF CURRICULUM VITAE (CV) FOR PROPOSED PROFESSIONAL STAFF

Proposed Position: _____

Name of Firm: _____

Name of Staff: _____

Profession: _____

Date of Birth: _____

Years with Firm/ Entity: _____ **Nationality:** _____

Membership of Professional Associations:

- 1.
- 2.
- 3.

Detailed Tasks Assigned: _____

Key Qualifications:

[Give an outline of staff member's experience and training most pertinent to tasks on assignment. Describe degree of responsibility held by staff member on relevant previous assignments and give dates and locations.]

Education

[Summarize college/ university and other specialized education of staff member, giving names of schools, dates attended, and degrees obtained.]

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Employment Record:

[Starting with present position, list in reverse order every employment held. List all positions held by staff member since graduation, giving dates, names of employing organizations, titles of positions held, and locations of assignments. For experience in last ten years, also give types of activities performed and Employer references, where appropriate.]

Languages:

[For each language indicate proficiency: excellent, good, fair, or poor, in speaking reading and writing]

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and my experience.

Date:

[Signature of staff member or authorized representative of the Firm] Day/Month/Year



FORM TECH 7: STAFFING SCHEDULE FOR KEY PROFESSIONALS AND TECHNICAL SUPPORT PERSONNEL

S. No.	Name	Position	Months (in the Form of a Bar Chart)															Number of Months
			1	2	3	4	5	6	7	-	-	-	17	18				
																		Sub Total (1)
																		Sub Total (2)
																		Sub Total (3)
																		Sub Total (14)
																		Sub Total (15)

Signature _____

(Authorized Representative)

Full Name: _____

Title: _____

Address: _____

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FORM TECH 8: WORKS SCHEDULE

A. Field Investigation and Study Item

S. No.	Item of Work / Task / Sub-Task	Month-wise Program (in form of Bar Chart) (1 st , 2 nd , etc. are months from the start of assignment)							
		1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th

B. Completion and Submission of Reports

S. No.	Report*	Programme (Date)
1	Inception Report	
2	Reports	

*As indicated in ToR and may be additionally added by applicants based on Approach and Method as required for the Assignment. (Applicants will indicate as per the requirement)

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3.1 Financial Proposals – Standard forms

Financial Proposal Standard Forms shall be used to prepare the Financial Proposal according to the instructions provided in the RFP.

1. Form FIN 1: Financial Proposal Submission Form
2. Form FIN 2: Summary of Costs
3. Form FIN 3: Breakdown of Cost
4. Form FIN 4: Breakdown of Remuneration
5. Form FIN 5: Breakdown of Reimbursable Expenses
6. Form FIN 6: Breakdown of Miscellaneous Expenses.

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FORM FIN 1: FINANCIAL PROPOSAL SUBMISSION FORM

[Location, Date]

To:

The Commissioner

Future City Development Authority
Nanakramguda,

Hyderabad, Telangana-500082, India

Ladies/ Gentlemen

**Subject: Hiring of Consultancy Services for “Preparation of
Future City - Vision and Comprehensive Master Plan 2047”: Financial Proposal.**

We, the undersigned, offer to provide the consulting services for the above in accordance with your Request for Proposal dated [Date], and our (Technical and Financial Proposal). Our attached financial proposal is for the sum of (Amount in words and figures), which is inclusive of all taxes excluding service tax. Amount of Service Tax we have estimated at [Amounts(s) in words and figures].

Our financial proposal shall be binding upon us subject to the modifications resulting from contract negotiations, up to expiry of the validity period of the Proposal, i.e., [Date].

We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely “Prevention of Corruption Act 1988”.

We understand that you are not bound to accept any Proposal you receive.

We remain,

Yours Sincerely,

Authorized Signature: [in Full and initials]

Name and Title of Signatory:

Name of Firm:

Address:

FORM FIN 2: SUMMARY OF COSTS

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S.No	Description	Local Currency (INR)
1	Remuneration	
2	Reimbursable Expenses	
3	Miscellaneous Expenses	
4	Taxes Assessed and payable on fees/services provided by foreign Personnel, including duties on equipment imported, if any	
5	TOTAL COSTS (excluding GST but inclusive of all taxes)	
6	GST	
7	TOTAL COSTS (inclusive of all Taxes)	

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FORM FIN 3: BREAKDOWN OF COST

Sl. No.	Cost Component	Local Currency (INR)
1	Remuneration	
2	Reimbursable	
3	Miscellaneous Expenses	

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FORM FIN 4: BREAKDOWN OF REMUNERATION

Sl. No.	Name	Position	Staff Months	Remuneration		
				Indicate Currency (INR)	Rate (INR)	Amount (INR)
1						
2						
3						
-						
-						
1						
2						
-						
-						
-						
Total Remuneration in INR						

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FORM FIN 5: BREAKDOWN OF REIMBURSABLE EXPENSES

Sl. No.	Description	Unit	Quantity	Unit Price (INR)	Amount (INR)
1	Return Flights between _____ and _____	Trip			
2	Miscellaneous Travel Expenses	Trip			
3	Subsistence Allowance	Day			
4	Local Transportation Costs*				
5	Office Rent/ Accommodation, Clerical Assistance, etc.				
6	Surveys (cost of each survey listed in Table 11 of Section- 4.21 of RFP, along with quantities is to be followed. In addition, applicants may add additional surveys and investigation, if needed)				
Total Reimbursable Expenses (INR)					

**Applicants to add more rows as required.*

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FORM FIN 6: BREAKDOWN OF MISCELLANEOUS EXPENSES

Sl. No.	Description	Unit	Quantity	Unit Price (INR)	Total Amount (INR)
1	Office Supplies, Utilities and Communication				
2	Drafting reproduction of reports				
3	Office Furniture and Equipment: Computers, etc.				
4	Software				
5	Training				
6	Office and establishment set up				
Total Miscellaneous Expenses (INR)					

Note: Add more rows as needed.

4. Terms of Reference

4.1 Introduction

- 4.1.1 The Government of Telangana intends to prepare a Comprehensive Master Plan for the Future City Development Authority (FCDA), constituted as a Special Development Authority under the Telangana Urban Areas (Development) Act, 1975. The Authority's jurisdiction covers about 765 square kilometres, comprising **7 mandals and 56 revenue villages**. Of these, **36 villages** were earlier part of the Hyderabad Metropolitan Development Authority (HMDA) Master Plan 2031, while 20 villages outside HMDA boundary have been newly brought under FCDA.
- 4.1.2 The FCDA region is a diverse urban and peri-urban landscape with existing settlements, expanding industrial corridors, ecologically sensitive areas, and growing infrastructure systems. Yet large tracts remain outside any statutory framework, leading to fragmented pressures on land use and infrastructure. The Comprehensive Master Plan is therefore intended to consolidate ongoing initiatives, provide regulatory certainty, and establish a long-term strategy for growth. It should embed principles of climate resilience, Net Zero readiness, and inclusive development, ensuring that the FCDA region evolves as an organised and sustainable urban region under the guidance of the Municipal Administration and Urban Development Department (MA&UD).

4.2 Need for Preparation of a Master Plan

- The FCDA occupies a strategic position between two major planning regimes. To the northern part of FCDA area has HMDA Master Plan 2031 defines the regional structure of corridors, transport networks, and metropolitan centres. The central part of FCDA area has, the industrial cluster which is being developed as a flagship industrial centre, anchored in key sectors such as life sciences, electronics, and advanced manufacturing.
- 4.2.1 Southern part of FCDA area is predominantly rural with no statutory land use plan. Without a statutory plan, the region risks uncoordinated growth, jurisdictional overlaps, and loss of ecological balance. A dedicated Master Plan is therefore essential to ensure continuity between HMDA's metropolitan framework and Industrial cluster specialised development, while also defining a clear trajectory for FCDA's own urbanisation.
- 4.2.2 The Authority's role extends beyond residential layouts or community facilities. The proposed Master plan should act as the balancing framework, ensuring that the industrial momentum of Industrial cluster is matched by adequate housing, social amenities, and environmental safeguards. At the same time, the plan must provide flexibility for future expansion of Industrial cluster, so that industrial growth progresses in tandem with civic infrastructure and ecological conservation.
- 4.2.3 By phasing development in line with infrastructure readiness, environmental thresholds, and resource capacities, the Master Plan will create conditions that are predictable for governance, attractive to investors, and stable for communities. In this way, FCDA can steer the region towards becoming a globally competitive and climate-resilient urban system.

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4.3 Aspirations for FCDA master plan

4.3.1 The Authority draws inspiration from global planning and sustainable urban development models, with the aspiration for the FCDA Master Plan to guide Hyderabad's southern periphery into a **polycentric, technology-driven, climate-resilient, and inclusive urban region**. Rather than concentrating activity in a single core, the city will evolve as interconnected hubs combining specialised economic clusters, mixed-use neighbourhoods, and ecological systems.

The aspirations are consolidated under seven thematic pillars

- **Economic Resilience** – Diversified clusters, SEZs, logistics, digital infrastructure.
- **Equitable Growth** – Inclusive housing, integration of village populations, universal access to education, healthcare, and social amenities.
- **Net Zero Readiness** – Renewable energy backbone, EV/hydrogen-ready mobility, carbon accounting.
- **15-Minute City** – Compact, walkable, mixed-use neighbourhoods, supported by seamless public transport grids.
- **Barrier-Free and Women-Safe City** – Universal accessibility and gender-responsive planning embedded into statutory codes and regulations. The Master Plan will mandate barrier-free streets, public buildings, and transit systems, and adopt CPTED (Crime Prevention Through Environmental Design) principles in land use, open spaces, and building design. DCRs will require accessible sanitation, step-free access, active frontages, and safe lighting standards. Periodic gender and accessibility audits will be institutionalised to ensure compliance and continuous improvement.
- **Biophilic and Resilient Systems** – Integrating forests, lakes, floodplains, and biodiversity corridors as structuring determinants, sponge city and climate adaptation principles.
- **Circular Economy** – Zero-waste strategies, decentralised waste management, water reuse, industrial symbiosis, and recycling of construction waste.

These aspirations will be translated into statutory instruments zoning codes, DCRs, and building bye-laws ensuring that resilience, inclusivity, sustainability, and safety are enforceable through regulations rather than remaining aspirational.

4.4 Integration framework

4.4.1 Positioned around the Hyderabad Metropolitan Development Authority (HMDA) area and the industrial hub, the FCDA functions as the unifying framework ensuring coordinated spatial growth, infrastructure continuity, and balanced development across Hyderabad's southern corridor making integration framework very important for FCDA master plan.

4.4.2 **Regional Linkages:** The HMDA Master Plan 2031 defines the metropolitan growth structure through the Outer Ring Road (ORR), proposed Regional Ring Road (RRR), radial corridors, and identified growth centres. The FCDA Master Plan will align its transport and land-use systems with these regional networks to achieve seamless connectivity and spatial consistency.

- 4.4.3 **Mobility Integration:** State-level initiatives such as Metro Rail extensions, regional transit corridors, and multimodal transport systems will be integrated within the FCDA's transport strategy to enhance accessibility and support the movement of goods, people, and services across jurisdictions.
- 4.4.4 **Integration with Industrial cluster:** The project is strategically positioned alongside a major industrial cluster that abuts a reserve forest and is envisioned as a premier hub for high-value industries and innovation. With dedicated focus areas spanning life sciences, electronics, defence technology, and advanced manufacturing, the cluster integrates key state-led initiatives such as the Life Sciences Hub, Mobility Valley, GCC and Electronics Clusters, Financial and Social Tech Districts, and Knowledge Corridors. Together, these components establish the cluster as the economic anchor of the southern growth corridor.
- 4.4.5 **Indicative Land Use Plans (ILUPs):** Apart from the HMDA Master Plan area, three Indicative Land Use Plans (ILUPs) have already been prepared for Nandivanaparthi, Nallavelly, and Mudwin villages. The consultants shall review these ILUPs in detail and incorporate relevant components within the FCDA Master Plan to ensure alignment and avoid any overlap or inconsistency in land use zoning or infrastructure proposals.
- 4.4.6 The FCDA Master Plan should ensure that development around Industrial cluster is spatially compatible, with coordinated land use, shared infrastructure, and supporting residential and social amenities. It should also define clear transitional zones and planning interfaces to enable cohesive urban expansion while maintaining environmental safeguards.
- 4.4.7 **Integration Matrix:** A comprehensive matrix should map the interlinkages between HMDA's regional strategies, Industrial cluster's framework, and FCDA's statutory plan, ensuring a unified development model for the southern metropolitan corridor that is both functional and sustainable.
- 4.5 Methodology and Approach**
- 4.5.1 The preparation of the FCDA Master Plan will have follow a robust, multi-layered methodology that integrates advanced technical assessments with participatory planning processes. It combines traditional spatial planning tools with modern digital technologies to ensure alignment with ongoing state-level initiatives and emerging regional priorities. The approach may consist of the following interlinked components:
- 4.5.2 Situational Assessment and Data Collection Stage1:**
This stage should establish a evidence-based baseline for planning. This may include comprehensive socio-economic profiling, demographic analysis, infrastructure benchmarking, land and real-estate studies, and environmental and climate mapping to capture existing development patterns and constraints of the region. A regulatory review shall simultaneously assess applicable Government Orders (GOs), statutory plans, and sectoral strategies to ensure institutional alignment and identify gaps or overlaps.

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Table 9: Data Collection and Thematic Analysis Framework

Activity	Thematic Area	Parameters / Scope
Activity 1: Data Collection & Base Map Preparation	Socio-Economy & Demographics	Population, households, literacy, migration, workforce by sector, and employment characteristics.
	Land Use & Built Form	Existing land use, built-up extent, densities, settlement hierarchy, approved layouts, and areas of non-conforming use.
	Transport & Mobility	Regional linkages, road/rail hierarchy, traffic volumes, transit coverage, and freight corridors.
	Physical Infrastructure	Water supply, sewerage, stormwater, solid waste, power, ICT/digital network coverage, capacity, and condition.
	Social Infrastructure	Health, education, recreation, and community/cultural facilities inventory and their spatial distribution.
	Environment & Natural Systems	Physiography, geology/slope, drainage, lakes, wetlands, forests, floodplains, and environmentally sensitive zones.
	Land Management & Real Estate	Cadastral boundaries, ownership, land market trends, land values, and transaction patterns.
	Ongoing/Proposed Projects	Industrial parks, logistics hubs, corridors, housing schemes, and sanctioned developments.
	Data Acquisition & Processing	Compilation from authenticated departmental sources, field verification, Drone/DGPS surveys, and geo-rectification of village/revenue maps and satellite imagery.
	GIS Integration	Integration into an compliant geo-database as the authoritative base for all subsequent analyses.
Activity 2: Thematic Analysis & Policy Synthesis	Policy & Governance	Institutional roles, statutory linkages, applicable GOs, and coordination mechanisms within FCDA's jurisdiction.
	Demographics & Social Dynamics	Growth and migration trends, housing demand, inclusion, and social equity analysis.
	Economy & Employment	Regional economic base, sectoral composition (agriculture, manufacturing, services, IT, logistics, tourism), and competitiveness.
	Land & Real Estate	Development trends, absorption rates, land market behaviour, and implications for zoning and regulation.
	Transport & Connectivity	Passenger and freight movement analysis, multimodal integration, and linkages with ORR, proposed RRR, and radial networks.
	Infrastructure & Services	Adequacy and performance of utilities (water, sanitation, power, ICT, waste) benchmarked to national standards.
	Environment & Blue-Green Systems	Ecosystem health, climate exposure (flood, heat, drought), and integration of natural drainage and lakes as ecological assets.

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	Heritage & Conservation	Inventory and evaluation of built heritage, cultural landscapes, and conservation priorities.
	Spatial Structure & Land Use	Existing spatial distribution, growth corridors, compatibility/conflicts of use, and potential development zones.
	Integration with Related Studies	Incorporation of findings from DPRs, industrial and mobility plans, and regional initiatives for policy coherence.

4.5.3 Stage 2: Analysis and Assessment of Current Situation

The consultant should develop a verified geo-database, an integrated analysis to identify key issues, opportunities, and constraints that shape FCDA’s development trajectory. The outcome will need to be a comprehensive baseline analytical framework comprising maps, metrics, and insights highlighting spatial opportunities, development pressures, and infrastructure priorities. The analysis should form the foundation for the preparation of statutory land-use plan, zoning framework, and phased investment strategies.

4.5.4 Data Quality and Assurance:

All datasets should be compiled from verified departmental sources, validated through field checks and Drone/DGPS mapping. Village and revenue maps will be geo-rectified, and high-resolution satellite imagery should be used to ensure accuracy. The resulting in a GIS base geo-database that will serve as the authoritative base for all planning analyses.

4.5.5 FCDA Facilitation:

FCDA will provide all necessary indicative land-use plans, approved layouts, and village maps; issue introduction letters to line departments; and facilitate surveys, stakeholder consultations, and data coordination.

4.6 Base Map preparation

4.6.1 A high-resolution, geo-referenced Base Map will serve as the spatial foundation for all analytical and planning exercises. The base map will adhere to international mapping standards and combine multiple data sources for spatial accuracy and interoperability.

Key Tasks:

- **Imagery Procurement:** Cloud-free, ortho-rectified multispectral satellite imagery (Cartosat-3, WorldView, or equivalent) with ≤0.5 m resolution for the FCDA area, referenced to WGS 84 / UTM Zone 44N.
- **Elevation & Contour Mapping:** Contour generation at 1m intervals using LiDAR or stereo-satellite data, validated with DGPS benchmarks for ±15 cm vertical accuracy.
- **Drone & DGPS Surveys:** UAV mapping (≤10 cm GSD) for built-up and industrial areas, supported by DGPS ground verification and geo-rectified village/revenue maps.
- **Integration & Standards:** Consolidation of physical, environmental, and infrastructure layers into a geo-database following ISRO–NRSC standards.

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Outputs:

- **Orthorectified imagery mosaic and contour maps** at 1:10,000 scale;
- **Integrated GIS Layers:** The consultants shall prepare integrated GIS layers covering settlements, transport networks, utilities, water bodies, administrative boundaries, and other spatial datasets as detailed in Appendix-1.
- Metadata and QA documentation conforming to *Formulation of GIS Based Master Plan for Amrut Cities – Design & Standards, published by Town & Country Planning, Organisation, Mohua, 2016.*

4.7 Advanced Thematic Studies

4.7.1 The consultant is expected to go beyond conventional land use and demographic assessments, incorporating advanced thematic analyses such as growth simulations, land suitability evaluation, ecosystem and natural capital accounting, infrastructure gap assessment, and climate risk analysis to ensure a comprehensive and future-ready planning framework.

- **Land Suitability & Carrying Capacity Analysis** using GIS, UAV-LiDAR, or other suitable methods to define thresholds for sustainable population and infrastructure growth.
- **Vulnerability & Resilience Mapping** to assess risks from floods, droughts, and heat stress in conjunction with socio-economic vulnerabilities.
- **Growth Scenario Simulations** applying models like UrbanSim, SLEUTH, Digital Twin environments or any other suitable models, to test alternate futures under industrial expansion and climate stress.
- **Ecosystem Services & Natural Capital Accounting** quantifying forests, wetlands, and water bodies for biodiversity, flood mitigation, and carbon sequestration.
- **Equity & Inclusivity Mapping** through accessibility analysis and participatory tools to identify service gaps and promote gender-sensitive planning.
- **Infrastructure Benchmarking & Service Gap Analysis** comparing existing provision with CPHEEO/MoHUA/URDPFI standards and recent data.
- **Digital Readiness Assessment** evaluating ICT infrastructure, broadband penetration, and institutional capacity for smart governance.
- **Climate Risk & Low-Carbon Transition Frameworks** based on IPCC pathways, including sectoral carbon foot printing and decarbonisation strategies.

4.8 Vision, Goals and Development Concept:

4.8.1 The vision formulation process should synthesize the technical, socio-economic, environmental and other advance thematic findings of earlier stages to establish a clear strategic direction for the FCDA area.

4.8.2 It should define the desired urban character, scale, and structure for 2047, outlining how the Authority will evolve from a cluster of rural settlements into a resilient, net zero, and innovation led city region.

The process shall involve:

- Integrating analytical outcomes into a cohesive narrative that aligns physical growth with environmental and infrastructural capacities;
- Defining the city's purpose and positioning, balancing Hyderabad's metropolitan expansion under HMDA with the emerging industrial and technological ecosystem of the Industrial Hub;
- Translating aspirations into spatial intent, identifying the long-term growth structure, urban hierarchy, and mobility spine; and
- Establishing principles for inclusivity and resilience, ensuring existing villages, ecological assets, and community networks remain embedded within the urban transformation.

- 4.8.3 The resulting Vision 2047 should set out the overarching development direction that the subsequent master plan stages will translate into statutory land use, infrastructure, and investment frameworks.

4.9 Net Zero Urban Model

- 4.9.1 At the heart of the Vision 2047 is a Net Zero Urban Model that integrates environmental sustainability with physical planning and infrastructure systems. Rather than treating energy, water, and waste as post-planning considerations, the vision embeds resource efficiency into the spatial structure itself.

Key principles include:

- **Distributed renewable energy systems**, enabling every growth node and building cluster to generate and manage part of its own energy demand;
- **Circular water and waste loops**, where treatment, reuse, and recycling are spatially planned within urban clusters;
- **Low-carbon mobility and accessibility**, emphasizing electric public transport, pedestrian networks, and compact development;
- **Ecological resilience**, through flood-buffered land use, green corridors, and conservation-based zoning;
- **Integrated energy infrastructure planning**, wherein existing high-tension (HT) lines and trunk electrical infrastructure are mapped as critical layers in the Master Plan. These corridors are not only essential for energy distribution but also influence adjoining land uses. Their integration with distributed net-zero energy sources will ensure balanced load management, enhance grid stability, and guide zoning and development controls around HT line buffers.

- 4.9.2 These principles will directly inform the design of zoning regulations, infrastructure planning, and development controls in the subsequent Master Plan stages.

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4.10 Green Blue Infrastructure:

4.10.1 The Master Plan shall incorporate a comprehensive **Green–Blue Infrastructure Protection Framework**, aimed at conserving and enhancing the region’s natural hydrological and ecological systems. All water bodies and associated natural assets shall be **mapped, classified, and integrated** into the land use design through appropriate zoning, ecological buffers, and multifunctional green spaces. The objective is to create a resilient landscape capable of absorbing floods, recharging groundwater, and mitigating the impacts of climate change.

Key Components include:

- **Water Bodies:** All lakes, ponds, tanks, and streams shall be mapped and systematically **classified as primary, secondary, and tertiary systems**, ensuring graded levels of protection. Buffer zones shall be demarcated for each category, and these water bodies shall be integrated with the overall urban drainage and stormwater management network.
- **Flood Pathways:** Natural drainage channels, floodplains, and stormwater corridors shall be delineated, preserved, and incorporated within the open space system to enable natural flow and prevent encroachments.
- **Forests:** Existing Forest areas, plantations, and urban woodlands shall be geo-referenced and linked through **ecological corridors** to strengthen biodiversity and contribute to the regional green cover.
- **Grazing Lands:** Common and grazing lands shall be **identified, mapped, and retained within the Master Plan** to sustain ecological balance, groundwater recharge, and community-based ecosystem functions.
- **Sponge Parks:** Flood-prone and low-lying areas shall be designed as sponge parks—multifunctional green landscapes that retain excess stormwater, reduce flood risks, and simultaneously provide recreational and ecological value.

4.10.2 The framework shall ensure that the **classification, mapping, and protection measures for all natural assets** are fully aligned with the environmental regulations, thereby reinforcing the Master Plan’s climate resilience objectives.

4.11 Inclusion and Village Transition

4.11.1 Given that FCDA’s jurisdiction is composed entirely of existing revenue villages, inclusivity should form the foundation of the vision framework. The approach shall emphasize transformation through integration retaining community structures while guiding physical and economic evolution.

- **Settlement Consolidation:** Existing villages will be identified as Urban Nuclei, forming the first tier of planned development through infrastructure upgradation and public-space improvements.
- **Phased Integration:** Expansion areas will be planned through land readjustment and pooling models, ensuring equitable participation of landowners.
- **Local Livelihood Linkages:** Planning will promote mixed-use environments that support rural economies transitioning toward services, manufacturing, and green jobs.
- **Social Infrastructure Inclusion:** Schools, health centres, and public amenities will be spatially distributed to enhance social cohesion and access across all settlements.



- 4.11.2 This inclusive transition ensures that growth is people-centered and equitable, enabling FCDA to evolve organically from within its existing social and economic landscape.

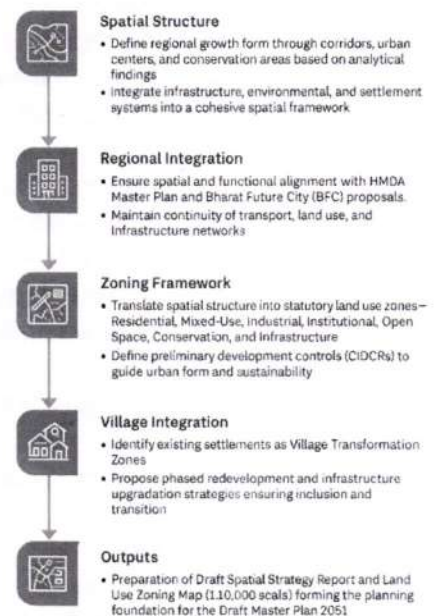
From Vision to Master Plan

- 4.11.3 The Vision 2047 and Development Concept should provide the conceptual and strategic base upon which the Draft Master Plan 2047 will need to be structured. Through this structured progression, the vision evolves from a conceptual statement into a robust, data-driven, and implementable Master Plan, ensuring that FCDA's transformation is sustainable, inclusive, and regionally synchronized with HMDA and Industrial Hub.

4.12 Spatial Strategy & Landuse Zoning Framework

- 4.12.1 This stage involves formulating the spatial structure and zoning framework for the FCDA Master Plan based on the analytical studies and visioning exercise. The consultant will define the regional growth pattern, identify urban centres, corridors, and conservation areas, and establish the statutory Land Use Zoning Framework. This will include delineation of land use categories, development controls, and integration of existing villages as transformation zones. The outcome will be a Draft Spatial Strategy Report and Land Use Zoning Map (1:10,000 scale) forming the spatial foundation for the Draft Master Plan 2047.

Formulation of Spatial Strategy and Draft Land Use Zoning Framework



4.13 Implementation strategy

- 4.13.1 The consultants shall prepare an Implementation Strategy outlining the framework for phased and coordinated execution of the FCDA Master Plan 2047. The strategy shall focus on institutional arrangements, financing approaches, and performance monitoring systems required for implementing the Master Plan.

- **Phasing Framework:** Propose a structured sequence for implementation, identifying short-, medium-, and long-term phases based on infrastructure readiness, regulatory requirements, and development potential.
- **Financing Mechanisms:** Develop a comprehensive financing framework that supports phased implementation through sustainable and diversified funding sources. The framework shall integrate land-based mechanisms such as land pooling, land reconstitution, and TDR, along with corridor-based investment models, dedicated infrastructure funds, escrow or credit-pooling systems, and asset-monetization or cross-subsidy approaches.

- **Institutional and Governance Structure:** Define the implementation roles of FCDA, sectoral departments, and parastatal agencies, and recommend mechanisms for inter-agency coordination and financial oversight.
- **Monitoring and Evaluation:** Establish measurable goals and Key Performance Indicators (KPIs), timelines, and milestones, and propose a digital monitoring framework for tracking implementation progress and plan compliance.

4.13.2 Implementation Strategy Report with an Implementation Matrix detailing actions, responsible agencies, indicative timelines, funding mechanisms, and monitoring indicators.

4.14 Infrastructure & Capital Investment Plan (CIP)

4.14.1 The Capital Investment Plan will translate the FCDA Master Plan into a phased and financially sustainable roadmap for infrastructure development. It will need to prioritise sectoral investments across transport, water supply, sanitation, solid waste, energy, ICT, and social infrastructure, ensuring alignment between physical growth and financial capacity.

4.14.2 The plan shall assess multiple financing models — including Public-Private Partnerships (PPP), state-funded capital investments, multilateral or institutional loans, and private sector participation — alongside green financing instruments such as bonds, climate funds, and ESG-linked capital. Land-based tools like value capture, impact fees, and TDRs will also be explored to generate internal revenue.

4.14.3 Each investment component will undergo cost–benefit and fiscal sustainability analysis, with projects prioritised by economic return, social impact, and environmental performance. The CIP will define a phased implementation framework that links capital planning with institutional capacity and regulatory reforms, ensuring that FCDA evolves as a financially resilient and self-sustaining urban system.

4.15 Policy Integration and Governance Framework

4.15.1 The Policy Framework will be developed to guide the operationalization of the FCDA Master Plan through coordinated, sustainable, and investment-ready development policies. The consultant shall formulate sectoral and cross-sectoral policies addressing land management, infrastructure delivery, environmental safeguards, social inclusion, and institutional governance.

4.15.2 Given the region's integration with the Industrial Hub and its proximity to major corridors—radial roads, Regional Ring Road (RRR), metro extensions, and logistics networks—the framework will identify strategic policy interventions around these corridors to promote transit-oriented, mixed-use, and high-value development. It will also ensure that Industrial cluster's ongoing initiatives such as industrial clusters, innovation districts, and green infrastructure are seamlessly embedded into the Master Plan's spatial and regulatory framework. The outcome will be a Policy Integration and Governance Framework linking spatial planning with implementation, financing, and institutional mechanisms to achieve cohesive and resilient regional development.

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4.16 Draft Master Plan 2047

- 4.16.1 All the above stages, along with any additional inputs received during the course of the study, will culminate in the preparation of the Draft Master Plan. The draft will be developed as a GIS-based plan, fully integrated with AutoCAD, and will be shared with the Authority for detailed review and consultation. The Consultant will organize a workshop and walkthrough session to present the draft proposals, spatial strategies, and zoning framework for feedback from FCDA and other stakeholders.
- 4.16.2 Following the approval of the preferred development strategy, the Consultant will formulate the final spatial structure and preliminary land use plan, building upon the Vision Plan prepared during the initial stages. The Draft Master Plan will incorporate all comments and feedback received from the reviewing authorities.
- 4.16.3 The final submission will include a comprehensive Master Plan document, accompanied by all plans and drawings in GIS and AutoCAD formats. The study area will be mapped and digitized at a 1:10,000 scale, based on the interpretation of high-resolution satellite imagery provided by FCDA. The complete digital database, with metadata and spatial attributes, will serve as the authoritative reference for future planning, monitoring, and implementation activities within the FCDA jurisdiction.

4.17 Stakeholder Consultations & Public participation

- 4.17.1 The Draft Master Plan will be published for public comments and participation in accordance with statutory provisions. Structured participatory consultations should be organized with key stakeholder groups, including community representatives, industries, elected officials, civil society organizations, academia, and technical experts. Special emphasis will be placed on incorporating feedback from village communities, women's groups, and marginalized populations, ensuring that the plan is inclusive, transparent, and representative of diverse interests.

Following the consultation process, the Consultant will be required to review and address all comments and suggestions received, and undertake the necessary revisions to the Master Plan prior to its submission for statutory approval.

4.18 Approval, Notification & Publication

- 4.18.1 The revised Draft Master Plan will be submitted to the FCDA and subsequently to the Government of Telangana for statutory approval under the Telangana Urban Areas (Development) Act, 1975. Upon review and incorporation of any required modifications, the plan will be approved and formally notified through publication in the State Gazette, thereby attaining statutory status for implementation within FCDA's jurisdiction.

4.19 Implementation Roadmap, M&E

- 4.19.1 A detailed Implementation Roadmap and a Monitoring & Evaluation (M&E) Framework shall be prepared to guide the phased execution of the Master Plan, defining institutional responsibilities, investment priorities, performance indicators, and mechanisms for periodic review and plan updates.

4.19.2 All datasets and drawings will be provided to FCDA in GIS and AutoCAD formats, ensuring interoperability and ease of future updates. The plan will need to be prepared at 1:10,000 scale, supported by metadata, quality assurance documentation, and complete digital deliverables.

4.20 Stage Framework for FCDA Master Plan Preparation for 9 months

4.20.1 The preparation of the FCDA Master Plan follows a structured 12-stage framework spread across nine Months . Each stage builds on the previous one, moving from inception and data consolidation to technical studies, stakeholder engagement, and final statutory notification.

FCDA Master Plan Activity Timeline

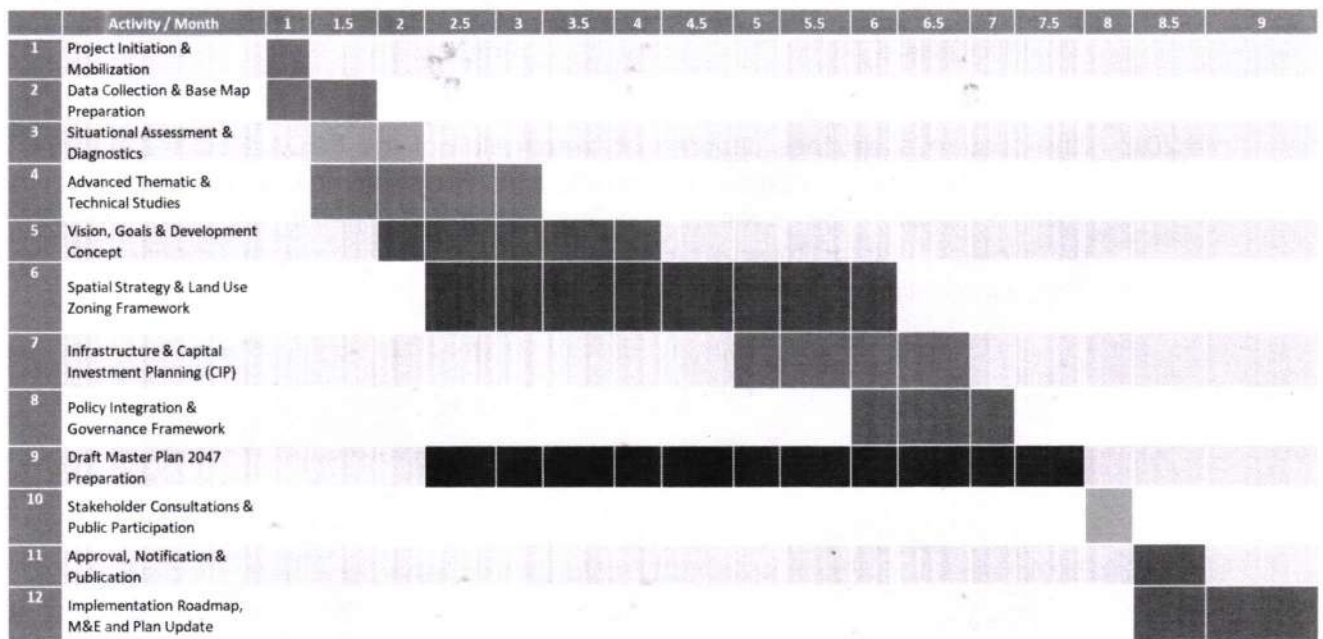


Table 10 : Stage Framework for FCDA Master Plan Preparation (9 - month Schedule)

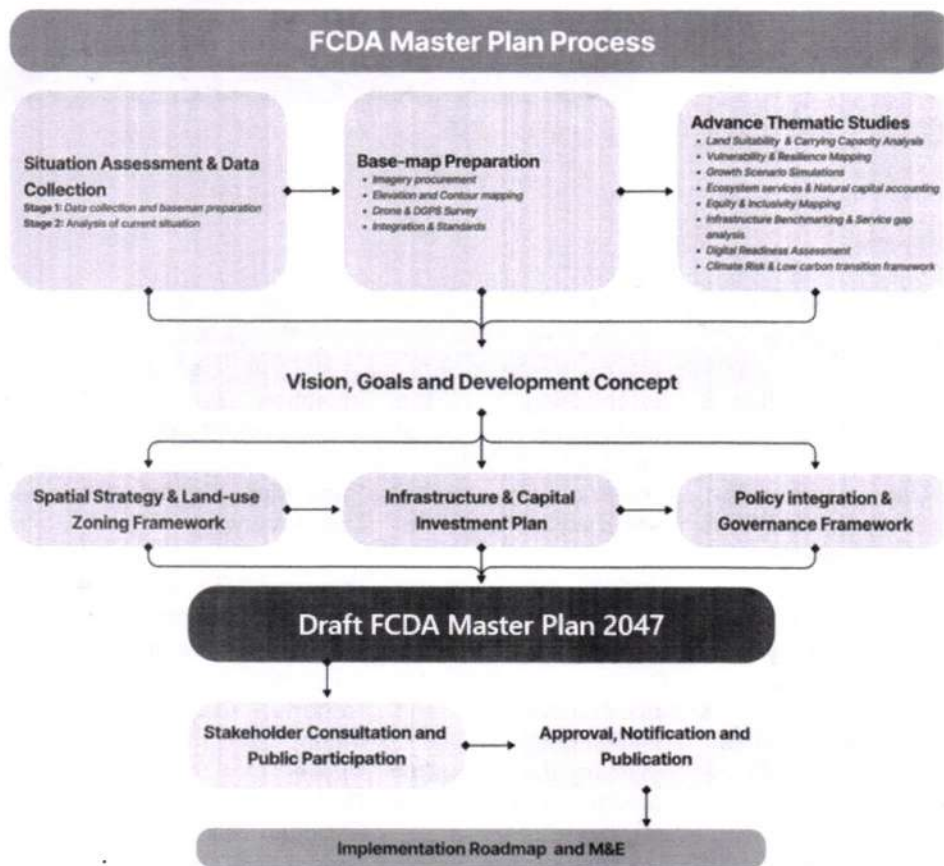
Stage No.	Stage Title	Core Focus	Main Deliverables	Indicative Duration
1	Project Initiation & Mobilization	Establishing the institutional and technical foundation.	Inception Report, Workplan, QA/QC Framework.	0.5 month
2	Data Collection, Compilation & Base Map Preparation	Creating the spatial and analytical baseline.	Base Map, Spatial Database, Data Inventory.	1 month
3	Situational Assessment & Diagnostic Analysis	Understanding existing conditions, gaps, and opportunities.	Diagnostic Report & Analytical Maps (Socio-economic, Land, Infra, Environment).	1 month
4	Advanced Thematic & Technical Studies	Deep technical assessments and simulations.	Thematic Atlases, Scenario Reports, Carrying Capacity Maps.	1 month
5	Vision, Goals & Development Concept	Framing the long-term direction and structure of growth.	Vision Document, Development Concept Plan, Structure Plan.	0.5 month
6	Spatial Strategy & Land Use Zoning Framework	Translating the vision into statutory spatial form.	Draft Land Use Plan, Zoning Regulations, DCR Manual.	1 month

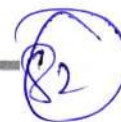


7	Infrastructure & Capital Investment Planning (CIP)	Ensuring readiness of physical, social, and digital infrastructure.	Infrastructure Strategy Report, Capital Investment Plan.	0.5 month
8	Policy Integration & Governance Framework	Aligning institutional mechanisms and ongoing initiatives.	Policy Integration Note, Governance Framework Matrix.	0.5month
9	Draft Master Plan 2047 Preparation	Compiling the statutory draft for consultation.	Draft Master Plan 2047 (GIS + AutoCAD), Written Statement.	1.5 month
10	Stakeholder Consultations & Public Participation	Conducting statutory/public consultations on the Draft Plan.	Consultation Report, Record of Objections/Suggestions, Revised Draft Inputs.	0.5 month
11	Approval, Notification & Publication	Formal approval and gazette notification.	Approved / Notified Master Plan 2047.	0.5 month
12	Implementation Roadmap, M&E and Plan Update	Operationalization and long-term monitoring.	Implementation Framework, M&E Dashboard, Revision Protocol.	0.5 month

4.20.2 The sequential process adopted for preparation of the FCDA Master Plan 2047 to ensure systematic progression from data acquisition to statutory plan formulation and implementation. The overall workflow integrates spatial analysis, stakeholder participation, and institutional coordination across all twelve stages mentioned above. The same is illustrated in the following flow chart.

Figure 1: Flow of Master Plan





4.21 Surveys and Studies

4.21.1 To support these stages, a comprehensive set of surveys and studies shall be undertaken as necessary to build the technical foundation for spatial and policy recommendations.

Table 11 Type of Surveys and Studies

Sl. No.	Surveys / Studies	Description / Key Components	Unit	Minimum Quantity
1	Base Map Preparation	High-resolution Drone, DGPS, and LiDAR surveys, integrated with cadastral maps and georectification. Creation of 1:10,000 scale GIS-compliant base maps, thematic layers, and climate & hazard overlays for terrain and flood contour mapping.	Area (sq. km)	765
2	Existing Land Use Mapping (ELUM)	Preparation of ELUM using satellite imagery, validated through field verification, and digitised as per AMRUT / URDPFI standards.	Area (sq. km)	765
3	Infrastructure and Utility Mapping	Thematic mapping and analysis of key existing physical systems: Water supply & recycled water systems; Water resources (surface & groundwater); Sewerage & stormwater systems; Power networks & HT lines; Solid waste systems; Smart mobility infrastructure.	Lump sum	–
4	Socio-Economic and Demographic Studies	Household-level and spatial socio-economic profiling; assessment of livelihoods, workforce, housing demand, and demographic trends to inform land use and infrastructure projections. Survey to follow stratified sampling methodology across settlement typologies.	Percentage	1% (approx. 2,000 households)
5	Climate and Environmental Studies	GIS/remote sensing-based studies including climate risk and vulnerability assessments (heat, flood, drought, pollution); natural capital accounting & ecosystem services valuation for forests, lakes, wetlands, and biodiversity corridors.	Lump sum	–

6	Traffic and Transportation Study	Comprehensive mobility assessment of the planning area covering major regional corridors, key settlement connections, village road networks, freight movement patterns, junction performance, public transport assessment, and future mobility strategy aligned with proposed growth structure.	No of Junctions / Corridors	Traffic Volume Count for major Junctions & Key transport corridors across the Planning area
7	Stakeholder Consultations and Engagements	Multi-tier consultation framework including village-level consultations (one in each revenue village), district-level institutional consultations, city-level stakeholder workshops, and international online consultations for best practice inputs.	Number	56 (village) + 15 (district-level institutions) + 12 (city-level) + 5 (international)

4.22 Milestones and Timelines

4.22.1 The following schedule aligns major milestones with their expected completion timeline and deliverables, ensuring measurable progress and structured review at each stage.

Table 12: Deliverables and Duration

Sl. No.	Milestone / Deliverable	Duration (Months)
1	Project Initiation & Inception — Inception Report, Work Plan, QA/QC Framework	D + 1
2	Data Collection, Base Map & Situational Assessment — Spatial database, analytical maps, diagnostic report & advance studies	D + 3
3	Thematic Studies, Vision & Development Concept — Thematic atlases, development concept, structure plan	D + 4
4	Spatial Strategy & Zoning Framework — Draft land use plan, DCR manual, and infrastructure strategy	D + 6
5	Draft Master Plan & Consultations — Draft Master Plan 2047 (GIS + AutoCAD), public consultation report	D + 8
6	Finalisation & Implementation Framework — Approved Master Plan 2047, business/rolling plan, implementation roadmap	D + 9

4.23 Team Composition and Inputs

4.23.1 The project is expected to be implemented by a multidisciplinary team of international, national, and technical experts, ensuring both global best practices and local contextual relevance. The estimated manpower input is 161 person-months across categories.

Table 13: Team composition & Inputs (Persons - Months)

Sl. No.	Position	Person-Months
International Experts		
1	International Urban management Specialist	3
2	International Transportation & Mobility Expert	2

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3	International Climate & Net Zero Specialist	2
National Key Professionals		
1	Team Leader – Urban & Regional Planner	9
2	Urban Designer / Planner	9
3	Socio-Economic Development Specialist	6
4	Urban Economist	6
5	Transport & Mobility Specialist	9
6	Environmental / Climate Risk Specialist	6
7	Housing & Inclusive Growth Expert	6
8	Water Supply Specialist	4
9	Wastewater Specialist	4
10	Solid Waste & Circular Economy Specialist	3
11	Power & Smart Energy Specialist	6
12	Tourism, Heritage & Culture Specialist	3
13	Financial Analyst & Resource Mobilisation Expert	5
14	GIS & Digital Twin Engineer	9
15	Community Engagement Specialist	5
16	Climate & Net Zero Planner	6
17	Urban Resilience & Sustainability Planner	6
Technical Support Professionals		
1	Urban & Regional Planners – 3Nos (9 months)	27
2	Architect Planners / Designers – 3 Nos (7 months)	21
3	Transport Planners / Engineers – 2 Nos (6 months)	12
4	Socio-Economic Planners – 2 Nos (4 months)	8
5	GIS Engineers – 4 Nos (9 months)	36
6	AI & Data Analytics Specialists – 2 Nos (5 months)	10
7	Urban Resilience & Sustainability Planner	9
8	Other Support Professionals – 3 Nos (9 Months)	27
Total	Technical Support Professional	150

4.24 Payment Schedule

4.24.1 Payments will be linked to deliverable-based milestones to ensure accountability and timely submission at every stage of the project.

Sl. No.	Milestone / Deliverable	Duration (Months)	
1	Project Initiation & Inception — Inception Report, Work Plan, QA/QC Framework	D + 1	10 %
2	Data Collection, Base Map & Situational Assessment — Spatial database, analytical maps, diagnostic report & advance studies	D + 3	20 %
3	Thematic Studies, Vision & Development Concept — Thematic atlases, development concept, structure plan	D + 4	10 %
4	Spatial Strategy & Zoning Framework — Draft land use plan, DCR manual, and infrastructure strategy	D + 6	25 %
5	Draft Master Plan & Consultations — Draft Master Plan 2047 (GIS + AutoCAD), public consultation report	D + 8	25 %
6	Finalisation & Implementation Framework — Approved Master Plan 2047, business/rolling plan, implementation roadmap	D + 9	10 %
			100 %

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5. Draft form of contract

DRAFT FORM OF CONTRACT

Consultancy Contract Agreement

Between

Future City Development Authority

and

(Name of Consultant)

Dated

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I. FORM OF CONTRACT

This CONTRACT (hereinafter called the "Contract") is made on the _____ day of the month of _____, 2024, between, on the one hand, _____ (hereinafter called the "Employer") and, on the other hand, _____ (hereinafter called the "Consultants")

*[*Note: If the Consultants consist of more than one entity, the above should be partially amended to read as follows" (hereinafter called the "Employer") and, on the other hand, a joint venture consisting of the following entities, each of which will be jointly and severally liable to the Employer for all the Consultant's obligations under this Contract, namely, _____ and _____ (hereinafter called the "Consultants."]*

WHEREAS

- (a) the Employer has requested the Consultants to provide certain consulting services as defined in the General Conditions of Contract attached to this Contract (hereinafter called the Services");
- (b) the Consultants, having represented to the Employer that they have the required professional skills, and personnel and technical resources, have agreed to provide the Services on the terms and conditions set forth in this Contract;

NOW THEREFORE the parties hereto hereby agree as follows:

- 1. The following documents attached hereto shall be deemed to form and integral part of this Contract:
 - (a) The General Conditions of Contract (hereinafter called "GC");
 - (b) The Special Conditions of Contract (hereinafter called "SC");
 - (c) The following Appendices;

[Note: If any of these Appendices are not used, the words "Not Used" should be inserted below next to the title of the Appendix on the sheet attached hereto carrying the title of that Appendix.]

Appendix A: Description of the Services

Appendix B: Reporting Requirements

Appendix C: Key Personnel and Sub-consultants

Appendix D: Minutes of the Contract Negotiations Meeting/Correspondence/others

Appendix E: Breakdown of Contract Price in Local Currency

Appendix F: Services and Facilities Provided by the Employer

Appendix G: Payment Schedule

- 2. The mutual rights and obligations of the Employer and the Consultants shall be as set forth in the Contract, in particular:
 - (a) The Consultants shall carry out the Services in accordance with the provisions of the Contract; and
 - (b) The Employer shall make payments to the Consultants in accordance with the provisions of the Contract.

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IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

FOR AND ON BEHALF OF
[NAME OF EMPLOYER]
By _____ (Authorized Representative)

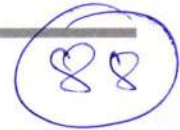
FOR AND ON BEHALF OF
[NAME OF CONSULTANTS]
By _____ (Authorized Representative)

[Note: *If the Consultants consist of more than one entity, all these entities should appear as signatories, e.g., in the following manner:]*

FOR AND ON BEHALF OF EACH OF
THE MEMBERS OF THE CONSULTANTS

[NAME OF MEMBER]
By _____ (Authorized Representative)

[NAME OF MEMBER]
By _____ (Authorized Representative)
Etc.



II. GENERAL CONDITIONS OF CONTRACT

1. GENERAL PROVISIONS

1.1 Definitions

Unless the context otherwise requires, the following terms whenever used in this Contract have the following meanings:

- (a) "Applicable Law" means the laws and any other instruments having the force of law in the Government's country (or in such other country as may be specified in the Special Conditions of Contract (SC)), as they may be issued and in force from time to time;
- (b) "deleted";
- (c) "Contract" means the Contract signed by the Parties, to which these General Conditions of Contract (GC) are attached, together with all the documents listed in Clause 1 of such signed Contract;
- (d) "Contract Price" means the price to be paid for the performance of the Services, in accordance with Clause 6;
- (e) "Foreign currency" means any currency other than the currency of Government;
- (f) "GC" means these General Conditions of Contract;
- (g) "Government" means the Government Employer's Country;
- (h) "Local Currency" means the currency of the Government;
- (i) "Member," in case the Consultants consist of a joint venture of more than one entity, means any of these entities; "Members" means all of these entities; "Member in Charge" means the entity specified in the SC to act on their behalf in exercising all the Consultants' rights and obligations towards the Employer under this Contract;
- (j) "Party" means the Employer or the Consultants, as the case may be, and Parties means both of them;
- (k) "Personnel" means persons hired by the Consultants or by any Sub-consultant as employees and assigned to the performance of the Services or any part thereof;
- (l) "SC" means the Special Conditions of Contract by which these General Conditions of Contract may be amended or supplemented;
- (m) "Services" means the work to be performed by the Consultants pursuant to this Contract, as described in Appendix A; and



- (n) "Sub-consultant" means any entity to which the Consultants subcontract any part of the Services in accordance with the provisions of Clauses 3.5 and 4.

1.2 Law Governing the Contract

This Contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Applicable Law.

1.3 Language

This Contract has been executed in the language specified in the SC, which shall be the binding and controlling language for all matters relating to the meaning or interpretation of this Contract.

1.4 Notices

Any notice, request, or consent made pursuant to this Contract shall be in writing and shall be deemed to have been made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail, telex, telegram, or facsimile to such Party at the address specified in the SC.

1.5 Location

The Services shall be performed at such locations as are specified in Appendix A and, where the location of a particular task is not so specified, at such locations, whether in the Government's country or elsewhere, as the Employer may approve.

1.6 Authorized Representatives

Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Employer or the Consultants may be taken or executed by the officials specified in the SC.

1.7 Taxes and Duties

Unless otherwise specified in the SC, the Consultants, Sub-consultants, and their Personnel shall pay such taxes, duties, fees, and other impositions as may be levied under the Applicable Law, the amount of which is deemed to have been included in the Contract Price, excluding Service Tax.

2. COMMENCEMENT, COMPLETION, MODIFICATION, AND TERMINATION OF CONTRACT

2.1 Effectiveness of Contract

This Contract shall come into effect on the date the Contract is signed by both parties or such other later date as may be stated in the SC.

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2.2 Commencement of Services

The Consultants shall begin carrying out the Services thirty (30) days after the date the Contract becomes effective, or at such other date as may be specified in the SC.

2.3 Expiration of Contract

Unless terminated earlier pursuant to Clause 2.6, this Contract shall terminate at the end of such time period after the Effective Date as is specified in the SC.

2.4 Modification

Modification of the terms and conditions of this Contract, including any modification of the scope of the Services or of the Contract Price, may only be made by written agreement between the Parties and shall not be effective until the consent of the Bank or of the Association, as the case may be, has been obtained.

2.5 Force Majeure**2.5.1 Definition**

For the purposes of this Contract, "Force Majeure" means an event which is beyond the reasonable control of a Party, and which makes a Party's performance of its obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances.

2.5.2 No Breach of Contract

The failure of a Party to fulfill any of its obligations under the contract shall not be considered to be a breach of, or default under, this Contract insofar as such inability arises from an event of Force Majeure, provided that the Party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.

2.5.3 Extension of Time

Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result of Force Majeure.

2.5.4 Payments

During the period of their inability to perform the Services as a result of an event of Force Majeure, the Consultants shall be entitled to continue to be paid under the terms of this Contract, as well as to be reimbursed for additional costs reasonably and necessarily incurred by them during such period for the purposes of the Services and in reactivating the Service after the end of such period.

2.6 Termination

2.6.1 By the Employer

The Employer may terminate this Contract, by not less than thirty (30) days" written notice of termination to the Consultants, to be given after the occurrence of any of the events specified in paragraphs (a) through (d) of this Clause 2.6.1.and sixty (60) days" in the case of the event referred to in (e):

- a) if the Consultants do not remedy a failure in the performance of their obligations under the Contract, within thirty (30) days of receipt after being notified or within any further period as the Employer may have subsequently approved in writing;
- b) if the Consultants become insolvent or bankrupt;
- c) if, as the result of Force Majeure, the Consultants are unable to perform a material portion of the Services for a period of not less than sixty (60) days; or
- d) if the consultant, in the judgment of the Employer has engaged in corrupt or fraudulent practices in competing for or in executing the Contract.

For the purpose of this clause: "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value to influence the action of a public official in the selection process or in contract execution. "fraudulent practice" means a misrepresentation of facts in order to influence a selection process or the execution of a contract to the detriment of the Borrower, and includes collusive practice among consultants (prior to or after submission of proposals) designed to establish prices at artificial non-competitive levels and to deprive the Borrower of the benefits of free and open competition.

- e) if the Employer, in its sole discretion and for any reason whatsoever, decides to terminate this Contract.

2.6.2 By the Consultants

The Consultants may terminate this Contract, by not less than thirty (30) days" written notice to the Employer, such notice to be given after the occurrence of any of the events specified in paragraphs (a) and (b) of this Clause 2.6.2:

- a) if the Employer fails to pay any monies due to the Consultants pursuant to this Contract and not subject to dispute pursuant to Clause 7 hereof within forty-five (45) days after receiving written notice from the Consultants that such payment is overdue; or
- b) if, as the result of Force Majeure, the Consultants are unable to perform a material portion of the Services for a period of not less than sixty (60) days.

2.6.3 Payment upon Termination

Upon termination of this Contract pursuant to Clauses 2.6.1 or 2.6.2, the Employer shall make the following payments to the Consultants:

- a) Remuneration pursuant to Clause 6 for Services satisfactorily performed prior to the effective date of termination;

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- b) except in the case of termination pursuant to paragraphs (a) and (b) of Clause 2.6.1, reimbursement of any reasonable cost incident to the prompt and orderly termination of the Contract, including the cost of the return travel of the Consultant's personnel and their eligible dependents.

3. OBLIGATIONS OF THE CONSULTANTS

3.1 General

The Consultants shall perform the Services and carry out their obligations hereunder with all due diligence, efficiency, and economy, in accordance with generally accepted professional techniques and practices, and shall observe sound management practices, and employ appropriate advanced technology and safe methods. The Consultants shall always act, in respect of any matter relating to this Contract or to the Services, as faithful advisers to the Employer, and shall at all times support and safeguard the Employer's legitimate interests in any dealings with Sub-consultants or third parties.

3.2 Conflict of Interests

3.2.1 Consultants Not to Benefit from Commissions, Discounts, etc.

The remuneration of the Consultants pursuant to Clause 6 shall constitute the Consultants' sole remuneration in connection with this Contract or the Services, and the Consultants shall not accept for their own benefit any trade commission, discount, or similar payment in connection with activities pursuant to this Contract or to the Services or in the discharge of their obligations under the Contract, and the Consultants shall use their best efforts to ensure that the Personnel, any Sub-consultants, and agents of either of them similarly shall not receive any such additional remuneration.

3.2.2 Consultants and Affiliates Not to be Otherwise Interested in Project

The Consultants agree that, during the term of this Contract and after its termination, the Consultants and their affiliates, as well as any Sub-consultant and any of its affiliates, shall be disqualified from providing goods, works, or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services.

3.2.3 Prohibition of Conflicting Activities

Neither the Consultants nor their Sub-consultants nor the Personnel shall engage, either directly or indirectly, in any of the following activities.

- (a) During the term of this Contract, any business or professional activities in the Government's country which would conflict with the activities assigned to them under this Contract: or
- (b) after the termination of this Contract, such other activities as may be specified in the SC

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3.3 Confidentiality

The Consultants, their Sub-consultants, and the Personnel of either of them shall not, either during the term or within two (2) years after the expiration of this Contract, disclose any proprietary or confidential information relating to the Project, the Services, this Contract, or the Employer's business or operations without the prior written consent of the Employer.

3.4 Insurance to be Taken Out by the Consultants

The Consultants (a) shall take out and maintain, and shall cause any Sub-consultants to take out and maintain, at their (or the Sub-consultants", as the case may be) own cost but on terms and conditions approved by the Employer, insurance against the risks, and for the coverage, as shall be specified in the SC; and (b) at the Employer's request, shall provide evidence to the Employer showing that such insurance has been taken out and maintained and that the current premiums have been paid.

3.5 Consultants' Actions Requiring Employer's Prior Approval

The Consultants shall obtain the Employer's prior approval in writing before taking any of the following actions:

- a. entering into a subcontract for the performance of any part of the Services,
- b. appointing such members of the Personnel not listed by name in Appendix C ("Key Personnel and Sub-consultants"), and
- c. any other action that may be specified in the SC.

3.6 Reporting Obligations

The Consultants shall submit to the Employer the reports and documents specified in Appendix B in the form, in the numbers, and within the periods set forth in the said Appendix.

3.7 Documents Prepared by the Consultants to Be the Property of the Employer

All plans, drawings, specifications, designs, reports, and other documents and software submitted by the Consultants in accordance with Clause 3.6 shall become and remain the property of the Employer, and the Consultants shall, not later than upon termination or expiration of this Contract, deliver all such documents and software to the Employer, together with a detailed inventory thereof. The Consultants may retain a copy of such documents and software. Restrictions about the future use of these documents, if any, shall be specified in the SC.

4. CONSULTANTS' PERSONNEL

4.1 Description of Personnel

The titles, agreed job descriptions, minimum qualifications, and estimated periods of engagement in the carrying out of the Services of the Consultants' Key Personnel are

described in Appendix C. The Key Personnel and Sub-consultants listed by title as well as by name in Appendix C are hereby approved by the Employer.

4.2 Removal and/or Replacement of Personnel

- a) Except as the Employer may otherwise agree, no changes shall be made in the Key Personnel. If, for any reason beyond the reasonable control of the Consultants, it becomes necessary to replace any of the Key Personnel, the Consultants shall forthwith provide as a replacement a person of equivalent or better qualifications.
- b) If the Employer finds that any of the Personnel have (i) committed serious misconduct or has been charged with having committed a criminal action, or (ii) have reasonable cause to be dissatisfied with the performance of any of the Personnel, then the Consultants shall, at the Employer's written request specifying the grounds thereof, forthwith provide as a replacement a person with qualifications and experience acceptable to the Employer.
- c) The Consultants shall have no claim for additional costs arising out of or incidental to any removal and/or replacement of Personnel.

5. OBLIGATIONS OF THE EMPLOYER

5.1 Assistance and Exemptions

The Employer shall use its best efforts to ensure that the Government shall provide the Consultants such assistance and exemptions as specified in the SC.

5.2 Changes in the Applicable Law

If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties which increases or decreases the cost of the services rendered by the Consultants, then the remuneration and reimbursable expenses otherwise payable to the Consultants under this Contract shall be increased or decreased accordingly by agreement between the Parties, and corresponding adjustments shall be made to the amounts referred to in Clauses 6.2, as the case may be.

5.3 Services and Facilities

The Employer shall make available to the Consultants the Services and Facilities listed under Appendix F.

6. PAYMENTS TO THE CONSULTANTS

6.1 Lump-Sum Remuneration

The Consultant's total remuneration shall not exceed the Contract Price and shall be a fixed lump-sum including all staff costs, Sub-consultants' costs, printing, communications, travel, accommodation, and the like, and all other costs incurred by the Consultant in carrying out the Services described in Appendix A. Except as provided in Clause 5.2, the Contract Price may only be increased above the amounts stated in Clause 6.2 if the Parties have agreed to additional payments in accordance with Clause 2.4.

6.2 Contract Price

The price payable in local currency is set forth in the SC.

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6.3 Payment for Additional Services

For the purpose of determining the remuneration due for additional services as may be agreed under Clause 2.4, a breakdown of the lump-sum price is provided in Appendix E.

6.4 Terms and Conditions of Payment

Payments will be made to the account of the Consultants and according to the payment schedule stated in the SC. Unless otherwise stated in the SC, the first payment shall be made against the provision by the Consultants of a bank guarantee for the same amount, and shall be valid for the period stated in the SC. Any other payment shall be made after the conditions listed in the SC. Any other payment shall be made after the conditions listed in the SC for such payment have been met, and the Consultants have submitted an invoice to the Employer specifying the amount due.

6.5 Interest on Delayed Payments

If the Employer has delayed payments beyond fifteen (15) days after the due date stated in the SC, interest shall be paid to the Consultants for each day of delay at the rate stated in the SC.

7. SETTLEMENT OF DISPUTES**7.1 Amicable Settlement**

The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation.

7.2 Dispute Settlement

Any dispute between the Parties as to matters arising pursuant to this Contract that cannot be settled amicably within thirty (30) days after receipt by one Party of the other Party's request for such amicable settlement may be submitted by either Party for settlement in accordance with the provisions specified in the SC.

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III. SPECIAL CONDITIONS OF CONTRACT

Number of GC Clause* Amendments of, and Supplements to, Clauses in the General Conditions of Contract Clause*

- 1.1 (a) The words "in the Government's country" are amended to read "in India"]
- 1.2 The Member in Charge is _____]
- 1.3 The language is English.
- 1.4 The addresses are:

Employer: **Future City Development Authority**
 HGCL office, Khajaguda Road, Adjacent to ORR
 Nanakramguda
 Hyderabad,
 Telangana-500104, India

Attention:

Consultants: _____

Attention: _____

Facsimile:

- 1.5 The Authorized Representatives are:

For the Employer :

For the Consultants :

**Clauses in brackets are optional; all notes should be deleted in final test.*

- 1.6 The Consultants and the personnel shall pay the taxes, duties, fees, levies and other impositions levied under the existing, amended or enacted laws during life of this contract and the client shall perform such duties in regard to deduction of such tax as may be lawfully imposed.
- 2.1 The date on which this Contract shall come into effect is approval of the Contract and receipt by consultants of initial payment and by Employer of bank guarantee (see Clause 6.4) etc.
- 2.2 The date for the commencement of Services is **the date of signing of the contract.**
- 2.3 The period of services shall be **9 months.**
- 3.1 The risks and coverage shall be:
- (1) Third Party motor vehicle liability insurance as required under Motor Vehicles Act, 1988, in respect of motor vehicles operated in India by the Consultants or their Personnel or any Sub-consultants or their personnel, for the period of Consultancy;
 - (2) Third Party liability insurance, with a minimum coverage for Rs. 500,000 for the period of Consultancy;

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- (3) Employer's liability and workers' compensation insurance in respect of the personnel of the Consultants and of any Sub-consultant, in accordance with the relevant provisions of the Applicable Law, as well as, with respect to such Personnel, any such life, health, accident, travel or other insurance as may be appropriate;
- (4) Professional liability insurance, with a minimum coverage of equal to total contract value for this consultancy; and
- (5) Insurance against loss of or damage to (i) equipment purchased in whole or in part with funds provided under this contract, (ii) the consultant's property used in the performance of the Services, and (iii) any documents prepared by the Consultants in the performance of the Services.

3.2 The Consultants shall not use these documents for purposes unrelated to this Contract without the prior written approval of the Employer.

3.3 The amount (of Fee) in local currency is: INR_____ + GST in INR.....

3.4 The account details are:.....

Payments shall be made as given in Appendix G.

Payment shall be made within 30 days of receipt of the invoice and the relevant documents specified in Clause 6.4 of General conditions of the contract, and within 45 days in the case of the final payment.

5. DISPUTE SETTLEMENT

5.1 (i) Any dispute, controversy, or claim arising out of or relating to this contract, or the breach, termination or invalidity thereof shall be settled by arbitration in accordance with following provisions:

5.2 (ii) Each dispute submitted by a Party to arbitration shall be heard by a sole arbitrator or an arbitration panel composed of three arbitrators, in accordance with the following provisions:

- a) Where the Parties agree that the dispute concerns a technical matter, they may agree to appoint a sole arbitrator or, failing agreement on the identity of such sole arbitrator within thirty (30) days after receipt by the other Party of the proposal of a name for such an appointment by the Party who initiated the proceedings, either Party may apply to the President, Institution of Engineers India, New Delhi, for a list of not fewer than five nominees and, on receipt of such list, the Parties shall alternately strike names there from, and the last remaining nominee on the list shall be the sole arbitrator for the matter in dispute. If the last remaining nominee has not been determined in this manner within sixty (60) days of the date of the list, the President, Institution of Engineers India, New Delhi, shall appoint, upon the request of either Party and from such list or otherwise, a sole arbitrator for the matter in dispute.

- b) Where the Parties do not agree that the dispute concerns a technical matter, the Employer and the Consultants shall each appoint one arbitrator, and these two arbitrators shall jointly appoint a third arbitrator, who shall chair the arbitration panel. If the arbitrators named by the Parties do not succeed in appointing a third arbitrator within thirty (30) days after the latter of the two arbitrators named by the Parties has been appointed, the third arbitrator shall, at the request of either Party, be appointed by Secretary, the Indian Council of Arbitration, New Delhi.
- c) If, in a dispute subject to Clause 7.2 (ii) (b), one Party fails to appoint its arbitrator within thirty (30) days after the other Party has appointed its arbitrator, the Party which has named an arbitrator may apply to the Secretary, Indian Council of Arbitration, New Delhi, to appoint a sole arbitrator for the matter in dispute, and the arbitrator appointed pursuant to such application shall be the sole arbitrator for that dispute.

5.3 Rules of Procedure

Arbitration proceedings shall be conducted in accordance with procedure of the Arbitration & Conciliation Act 1996 of Indian unless the Consultant is a foreign national/firm, where arbitration proceedings shall be conducted in accordance with the rules of procedure for arbitration of the United Nations Commission on International Trade Law (UNCITRAL) as in force on the date of this Contract.

5.4 Substitute Arbitrators

If for any reason an arbitrator is unable to perform his function, a substitute shall be appointed in the same manner as the original arbitrator.

5.5 Qualifications of Arbitrators

The sole arbitrator or the third arbitrator appointed pursuant to paragraphs (a) through (c) of Clause 7.2 of General Conditions of contract (ii) hereof shall be an internationally recognized legal or technical expert with extensive experience in relation to the matter in dispute.

5.6 Miscellaneous

- a) proceedings shall, unless otherwise agreed by the Parties, be held in Hyderabad;
- b) the English language shall be the official language for all purposes;
- c) the decision of the sole arbitrator or of a majority of the arbitrators (or of the third arbitrator if there is no such majority) shall be final and binding and shall be enforceable in any court of competent jurisdiction, and the Parties hereby waive any objections to or claims of immunity in respect of such enforcement.

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APPENDICES

APPENDIX – A: DESCRIPTION OF THE SERVICES

[Give detailed descriptions of the Services to be provided, dates for completion of various tasks, place of performance for different tasks, specific tasks to be approved by Employer, etc.]

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APPENDIX - B: REPORTING REQUIREMENTS

The Project shall be completed within a period of 9 months from the commencement date. The time line for mile stones/deliverables identified shall be as follows:

Sl. No.	Milestone / Deliverable	Duration (Months)
1	Project Initiation & Inception — Inception Report, Work Plan, QA/QC Framework	D + 1
2	Data Collection, Base Map & Situational Assessment — Spatial database, analytical maps, diagnostic report & advance studies	D + 3
3	Thematic Studies, Vision & Development Concept — Thematic atlases, development concept, structure plan	D + 4
4	Spatial Strategy & Zoning Framework — Draft land use plan, DCR manual, and infrastructure strategy	D + 6
5	Draft Master Plan & Consultations — Draft Master Plan 2047 (GIS + AutoCAD), public consultation report	D + 8
6	Finalisation & Implementation Framework — Approved Master Plan 2047, business/rolling plan, implementation roadmap	D + 9

D = Commencement date

APPENDIX – C: KEY PERSONNEL AND SUB-CONSULTANTS

List under:

- C-1 Titles [and names, if already available], detailed job descriptions and minimum qualifications and experience of Personnel to be assigned to work in India, and staff-months for each.
- C-2 Same as C-1 for Key foreign Personnel to be assigned to work outside the India.
- C-3 List of approved Sub-consultants (if already available); same information with respect to their Personnel as in C-1 or C-2.
- C-4 Same information as C-1 for Key local Personnel

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**APPENDIX - D: MINUTES OF THE CONTRACT NEGOTIATIONS MEETING /
CORRESPONDENCE / OTHERS**

APPENDIX – E: BREAKDOWN OF CONTRACT PRICE IN LOCAL CURRENCY

**List here the elements of cost used to arrive at the breakdown of the lump-sum price—
local currency portion:**

1. Monthly rates for Personnel (Key Personnel and other Personnel).
2. Reimbursable expenditures

This appendix will exclusively be used for determining remuneration for additional services.

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APPENDIX – F: SERVICES AND FACILITIES PROVIDED BY THE EMPLOYER

The Employer will provide the following inputs:

- (a) XXXXXXXXXXXXXXXXXXXX
- (b) XXXXXXXXXXXX
- (c) XXXXXX
- (d) XXXXXX
- (e) XXXXX
- (f) XXXXX
- (g) XXXX

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APPENDIX G
FORM OF BANK GUARANTEE FOR ADVANCE PAYMENTS

(Reference Clause 6.4 of Contract)

(To be stamped in accordance with Stamp Act if any, of the country for issuing bank)

Ref: _____

Bank Guarantee: _____

Date: _____

Dear Sir,

In consideration of M/s. _____ (Hereinafter referred as the "Employer", which expression shall, unless repugnant to the context of meaning thereof include its successors, administrators and assigns) having awarded to M/s. _____ (hereinafter referred to as the "Consultant" which expression shall unless repugnant to the context of meaning thereof, include its successors, administrators, executors and assigns), a Contract by issue of Employer's Contract Agreement No. _____ dated _____ and the same having been unequivocally accepted

by the Consultant, resulting in a Contract valued at _____

for

_____ (Scope of Work) (hereinafter called the "Contract") and the Employer having agreed to make an advance payment to the Consultant for performance of the above Contract amounting to _____ (in words and figures) as an advance against Bank Guarantee to be furnished by the Consultant.

We _____ (Name of Bank) having its Head Office at _____ (hereinafter referred to as the Bank), which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators executors and assigns) do hereby guarantee and undertake to pay the Employer immediately on demand an or, all monies payable by the Consultant to the extent of _____ as aforesaid at any time up to _____ @ _____ without any demur, reservation, contest, recourse or protest and/or without any reference to the Consultant. Any such demand made by the Employer on the Bank shall be conclusive and binding notwithstanding any difference between the Employer and the Consultant or any dispute pending before any Court, Tribunal, Arbitrator or any other authority. We agree that the guarantee herein contained shall be irrevocable and shall continue to be enforceable till the Employer discharges this guarantee.

The Employer shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee, from time to time to vary the advance or to extend the time for performance of the Contract by the Consultant. The Employer shall have the fullest liberty without affecting this guarantee, to postpone from time to time the exercise of any powers vested in them or of any right which they might have against the Employer and to exercise the same at any time in any manner, and either to enforce or to forbear to enforce any covenants, contained or implied, in the Contract between the Employer and the Consultant any other course or remedy or security available to the Employer. The bank shall not be relieved of its obligations under these presents by any exercise by the Employer of its liberty with reference to the matters aforesaid or any of them or by reason of any other act or forbearance or other acts of omission or commission on the part of the Employer or any other indulgence shown by the Employer or by any other matter or thing whatsoever which under law would but for this provision have the effect of relieving the Bank.

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The Bank also agrees that the Employer at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor, in the first instance without proceeding against the Consultant and notwithstanding any security or other guarantee that the Employer may have in relation to the Consultant's liabilities.

Notwithstanding anything contained herein above our liability under this guarantee is limited to _____ and it shall remain in force upto and including _____ @ _____ and shall extend from time to time for

such _____

period (not exceeding one year), as may be desired by M/s.

_____ on whose behalf this guarantee has been given.

Date this _____ day of _____ 20 _____ at _____

WITNESS

(Signature)

(Signature)

(Name)

(Name)

Designation

(Official Address)

(With Bank Stamp)

Attorney as per Power of

Attorney

No. Dated

Strike out, whichever is not applicable.

The date will be fixed as indicated in clause 6.4 of S.C.C.

The stamp papers of appropriate value shall be purchased in the name of bank which issues the "Bank Guarantee".

The bank guarantee shall be issued either by a bank (Nationalized/ Scheduled) located in India or a foreign bank through a correspondent bank (scheduled) located in India or directly by a foreign bank which has been determined in advance to be acceptable to the Employer.

APPENDIX – H: PAYMENT SCHEDULE

The payment schedule will be as follows:

Sl. No.	Milestone / Deliverable	Duration (Months)	
1	Project Initiation & Inception — Inception Report, Work Plan, QA/QC Framework	D + 1	10 %
2	Data Collection, Base Map & Situational Assessment — Spatial database, analytical maps, diagnostic report & advance studies	D + 3	20 %
3	Thematic Studies, Vision & Development Concept — Thematic atlases, development concept, structure plan	D + 4	10 %
4	Spatial Strategy & Zoning Framework — Draft land use plan, DCR manual, and infrastructure strategy	D + 6	25 %
5	Draft Master Plan & Consultations — Draft Master Plan 2047 (GIS + AutoCAD), public consultation report	D + 8	25 %
6	Finalisation & Implementation Framework — Approved Master Plan 2047, business/rolling plan, implementation roadmap	D + 9	10 %
			100 %

D = Commencement date

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GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – Andhra Pradesh Building Rules, 2012 – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.168

Dated: 07.04.2012

Read the following:

1. G.O.Ms.No.483 M.A & U.D. Department, dated 24-08-1998
2. G.O.Ms.No.541 M.A & U.D. Department, dated 17-11-2000
3. G.O.Ms.No.33 M.A & U.D. Department, dated 03-03-2001
4. G.O.Ms.No.86 M.A & U.D. Department, dated 03-03-2006
5. G.O.Ms.No.171 M.A & U.D. Department, dated 19-04-2006
6. G.O.Ms.No.623 M.A & U.D. Department, dated 01-12-2006
7. G.O.Ms.No.17 M.A & U.D. Department, dated 10-01-2007
8. G.O.Ms.No.678 M.A & U.D. Department, dated 07-09-2007
9. G.O.Ms.No.736 M.A & U.D. Department, dated 03-10-2007
10. G.O.Ms.No.744 M.A & U.D. Department, dated 04-10-2007
11. G.O.Ms.No.279 M.A & U.D. Department, dated 01-04-2008
12. G.O.Ms.No.281 M.A & U.D. Department, dated 01-04-2008
13. G.O.Ms.No.302 M.A & U.D. Department, dated 15-04-2008
14. G.O.Ms.No.569 M.A & U.D. Department, dated 23-08-2008
15. G.O.Ms.No.249 M.A & U.D. Department, dated 16-03-2009
16. G.O.Ms.No.450 M.A & U.D. Department, dated 13-10-2010
17. G.O.Ms.No.34 M.A & U.D. Department, dated 22-01-2011
18. G.O.Ms.No.45 M.A & U.D. Department, dated 28-01-2011
19. G.O.Ms.No.82 M.A & U.D. Department, dated 21-02-2011

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ORDER:

1. In the references read above, Government have issued Comprehensive Building Rules and other related rules which are applicable to Municipal Corporations, Municipalities, Nagar Panchayats and areas covered by Urban Development Authorities in the State. These Building Rules are regulating the building activities in above areas.
2. Government consider that there is a need to bring comprehensive and uniform building stipulations in the State and therefore decided to issue Andhra Pradesh Buildings Rules.
3. A copy of this Order is available on the Internet and can be accessed at the address <http://goir.ap.gov.in/>.
4. The following notification shall be published in an Extraordinary issue of Andhra Pradesh Gazettee dated:09-04-2012.

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

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad
for Publication of the Notification in the Gazettee and furnish 1000 copies.
The Director of Municipal Administration, Hyderabad A.P, Hyderabad,
The Director of Town & Country Planning, A.P. Hyderabad,
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad,
All Vice Chairmen of Urban Development Authorities,

P.T.O.

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All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad A.P, Hyderabad,
 The Chairman & Managing Director, APTRANSCO, AP, Hyderabad,
 The Commissioner & Inspector General of Registration & Stamps, A.P Hyderabad.
 The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.

Copy to:

The Law (A) Department, (2 copies)
 The Revenue (R&S) Department,
 The Energy Department.
 SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by **Section 585 read with 592 of the Greater Hyderabad Municipal Corporation Act, 1955; Proviso under sub section (1) read with sub section (2) of Section 14, 32, 46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975; Section 56 (1) of Hyderabad Metropolitan Development Authority (HMDA) Act, 2008; Section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; Section 326 of the Andhra Pradesh Municipalities Act, 1965 and Section 44 (1) of the Andhra Pradesh Town Planning Act, 1920 and in supersession of all the existing rules on the subject**, the Government of Andhra Pradesh hereby issue the following rules applicable to all Urban Development Authority areas and Urban Local Bodies together with Gram Panchayat areas in the State covered in Master Plans / General Town Planning Schemes / Outline Development Plans.

RULES**1. SHORT TITLE, APPLICABILITY & COMMENCEMENT:**

- (a) These Rules may be called '**The Andhra Pradesh Building Rules - 2012**'.
- (b) They shall apply to the building activities in the areas falling in;
 - (i) Hyderabad Metropolitan Development Authority (HMDA),
 - (ii) All Urban Development Authorities,
 - (iii) All Municipal Corporations,
 - (iv) All Municipalities,
 - (v) All Nagar Panchayats,
 - (vi) Gram Panchayat areas covered in Master Plans/General Town Planning Schemes notified under Andhra Pradesh Town Planning Act, 1920 and
 - (vii) Industrial Area Local Authority (IALA) / Special Economic Zone (SEZ) notified by Government.
- (c) These rules shall apply to all building activity. All existing rules, regulations, byelaws orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.
- (d) They shall come in to force from the date of publication in the Andhra Pradesh Gazettee.

2. DEFINITIONS: In these rules,

- (a) '**Competent Authority**' means:
 - (i) The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in HMDA area exclusive of Greater Hyderabad Municipal Corporation (GHMC) Area,
 - (ii) The Commissioner, Greater Hyderabad Municipal Corporation (GHMC)

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- (iii) The Vice Chairman of the respective Urban Development Authority.
 - (iv) The Director of Town & Country Planning in case of Municipal Corporations, Municipalities, Nagara Panchayats not covered in Urban Development Authorities and Gram Panchayat areas covered in Master Plans / General Town Planning Schemes notified under Andhra Pradesh Town Planning Act, 1920.
- (b) **'Enforcement Authority'** means:
- (i) The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.
 - (ii) The Vice Chairman of the respective Urban Development Authority.
 - (iii) The Commissioner of respective Urban Local Body.
 - (iv) The Executive Authority of the Gram Panchayat.
 - (v) The Executive Authority of the Special Unit created as the case may be for the purpose of sanctioning and monitoring building and development activity, as applicable.
- (c) **'Group Development Scheme'** is reckoned as development of Residential Buildings in a Campus or Site of 4000sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks or High-Rise buildings or mix or combination of the above.
- (d) **'Group Housing'** means the development of building having 5 or more multiple dwelling units and common services on a given site or plot in a single or multiple blocks without customary subdivision of land by way of individual plots.
- (e) **'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. The parapet wall, staircase head room, lift room, water tank are excluded from the height of the building.
- (f) **'High-Rise Building'** means a building with 18m 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 are excluded.
- (g) **'Parking Complex/Parking Lot'** means premises either built or open which is utilized purely for parking of vehicles permitted in specific areas.
- (h) **'Sanctioning Authority'** means:
- (i) The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.
 - (ii) The Vice Chairman of the respective Urban Development Authority.
 - (iii) The Commissioner of respective Urban Local Body.
 - (iv) The Executive Authority of the Gram Panchayat.
 - (v) The Executive Authority of the Special Unit created as the case may be for the purpose of sanctioning and monitoring building and development activity, as applicable.
- (i) **'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, in lieu of surrendering land free of cost which is required to be set apart or affected for public purpose as per the Master Plan or in road widening or covered in recreational use zone, etc. The award is in the form of a TDR Certificate issued by the Competent Authority.

Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective rules / regulations / bye-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. RESTRICTION OF BUILDING ACTIVITY IN THE VICINITY OF CERTAIN AREAS:

(a) Water Bodies

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

Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.

- (ii) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity shall be carried out within:

- (1) 100m from the boundary of the River outside the Municipal Corporation / Municipality / Nagara Panchayat limits and 50m within the Municipal Corporation / Municipality / Nagara Panchayat limits. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department.
- (2) 30m from the FTL boundary of Lakes / Tanks / Kuntas of area 10Ha and above.
- (3) 9m from the FTL boundary of Lakes / Tanks / Kuntas of area less than 10Ha / shikam lands;
- (4) 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.
- (5) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.

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

(1) In case of (ii) (1) & (2) above, the buffer zone may be utilised for road of minimum 12m width, wherever feasible.

(2) In case of (ii) (2) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum 12m may be developed, wherever feasible.

(3) The above buffer zone to be left may be reckoned as part of tot lot or organized open space and not for setback requirements.

- (iv) In case of Protection of Catchment area of Osmansagar and Himayatsagar lakes covered under the G.O.Ms.No.111 MA dated 08.03.1996, the restrictions on building and development activity imposed there in shall be applicable in Hyderabad Metropolitan Development Authority (HMDA) area.

- (v) In case of areas along the Sea Coast, the Coastal Regulation Zone (CRZ) regulations shall be followed.

(b) Railways

The distance between the Railway Property Boundary and the edge of the building shall be 30m as per Indian Railways Works Manual or as per No Objection Certificate (NOC) given by the Railway Authorities.

(c) Electrical Lines

- (i) In case of sites in the vicinity of High Tension Electricity Transmission Lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3m shall be maintained between the building and the High Tension Electricity

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Lines and 1.5m shall be maintained between the building and the Low Tension Electricity Lines.

- (ii) In case of Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan.

(d) **Airport**

(i) **Building Restrictions**

- (1) For building activity within the Restricted Zone / Air Funnel Zone near the airport, necessary clearance from the concerned Airport Authority shall be obtained.
- (2) The building heights and other parameters shall be regulated as per the stipulations of the Airport Authority of India as notified in Gazette of India Extraordinary (S.O.1589) dated 30-06-2008 and as amended from time to time by Ministry of Civil Aviation, Government of India.
- (3) Irrespective of their distance from the aerodrome, even beyond 22km limit from the Aerodrome Reference Point, no radio masts or similar installation exceeding 152m in height shall be erected except with the prior clearance from Civil Aviation Authorities.
- (4) In respect of any land located within 1000m from the boundary of Military Airport no building is allowed except with prior clearance from the concerned airport authority with regard to building height permissible and safe distance to be maintained between the building and boundary of the aerodrome.

(ii) **Other Structures**

- (1) No chimneys or smoke producing factories shall be constructed within a radius of 8km from the Airport Reference Point.
- (2) Slaughter House, Butcheries, Meat shops and Solid Waste Disposal Sites and other areas for activities like depositing of garbage which may encourage collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km from the Airport Reference Point.
- (3) Within a 5km radius of the Aerodrome Reference Point, every structure/installation/building shall be designed so as to meet the pigeon/bird proofing requirement of the Civil Aviation Authorities. Such requirement may stipulate the prohibition of any cavity, niche, or other opening on the exterior of such building/installation/structure so as to prevent the nesting and habitation of pigeon or other birds.

(e) **Provisions laid under Environmental Impact Assessment Notification-2006:**

As per the provisions laid under the EIA Notification S.O.1533, Dt.14.9.2006 and it's amendment dt.01.12.2009 issued by MOE&F, GOI and Notifications issued from time to time with reference to "Building / Construction Projects/ Area Development Projects and Townships" complying with the following threshold limits fall under category B and are **required to obtain prior Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests, Government of India.**

Building/Construction Projects/Area Development Projects and Townships		
Project / Activity	B Category with threshold limit	Conditions, if any
8(a) Buildings and Construction Projects	$\geq 20000\text{sq.m}$ and $< 1,50,000\text{sq.m}$ of built up area#	#(Built up area for covered construction; in case of facilities open to the sky, it will be the activity area
8(b) Townships and Area Development Projects	Covering an area $\geq 50\text{ha}$ and or built up area $\geq 1,50,000\text{sq.m}$ ++	++All Projects under Item8(b) shall be appraised as Category B1

(f) **Defense Establishments**

- (i) In case of Sites within 500m distance from the boundary of Defense Areas / Military Establishments prior clearance of Defense Authority shall be obtained.
- (ii) In case of Naval Science and Technological Laboratory (NSTL), Visakhapatnam, no building shall be allowed within a distance of 20m from the boundary wall of NSTL, Visakhapatnam.

(g) **Oil / Gas Pipelines**

In case of Sites in the vicinity of Oil / Gas pipelines, clearance distance and other stipulations of the Respective Authority shall be complied with. The Oil / Gas Authorities shall also specify the clearances required stretch wise to Local Body.

(h) **Heritage Structures**

- (i) In case of Sites located within the distance up to 100m from protected monuments as notified under Archeological Monuments and Ancient Sites and Remains Act 1955 and as amended no construction is allowed.
- (ii) For the Sites located within distance of above 100m and up to 200m from the protected monuments, the construction is allowed only after obtaining prior permission from the National Monument Authority.
- (iii) For the Sites located within the vicinity of any Heritage Structure notified as per the respective law, the prior clearance from the concerned authority shall be obtained.
- (iv) For the development / redevelopment of any notified Heritage Structure the stipulations as prescribed by the respective authority shall be followed.

(i) **Religious Structures**

- (i) In case of Sites located within a radius of 100m from the notified religious structure as given in the list in Annexure - VII / notified from time to time, the construction is allowed up to 10m height only.
- (ii) For the Sites located within a radius of above 100m and up to 300m from the notified religious structure as given in the list in Annexure - VII / notified from time to time, only non high rise structures are allowed.

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(j) **Special Regulations for Banjara Hills & Jubilee Hills Areas of Hyderabad**

- (i) The following are the Special Regulations to maintain special characteristics of Banjara Hills and Jubilee Hills areas covered by Block 1 & 2, and part of Block No. 3 of Ward no. 8, of erstwhile Municipal Corporation of Hyderabad area of GHMC.

TABLE - I

Sl. No.	Type of the Building	Maximum Height
1.	Individual Residential Buildings/ Apartment Complexes	15m (Including Stilt floor)
2.	Commercial / Institutional Buildings	15m

- (ii) The building with height beyond 10m in these areas shall be permitted only if the plot abuts to a minimum of 12m wide road.
- (iii) In case of Jubilee Hills Co-operative House Building Society and Prashasan Nagar Co-operative House Building Society Layout, Jubilee Hills the height of the building is restricted to 10m excluding stilt with a maximum FAR of 1:1.
- (iv) In case of plots abutting Road No.1, 2 & 3 Banjara Hills and Road No.36 Jubilee Hills the building height shall be limited to 30m and further the said height relaxations are allowed only on plots where the land owners have surrendered their land in the past or will surrender their land free of cost to Municipal Corporation for road widening.
- (v) The setbacks shall be followed as per Table-III of rule-5 and also parking & other requirement shall be as per these rules.

4. REQUIREMENT OF APPROACH ROAD FOR BUILDING SITES / PLOTS:

- (a) The minimum abutting existing road width required for various uses of building activities shall be as given below.

TABLE - II

Category	Type / Use of Building Plot permissible	Minimum abutting existing road width required (in meters)
A	SITES IN OLD /EXISTING BUILT-UP AREAS /CONGESTED AREAS /SETTLEMENT / GRAM KHANTAM/ABADI (see Annexure-I)	
	All Residential (other than Group Housing) & Commercial Buildings with maximum permissible height of 10 m For other categories the Minimum road width shall be as given in B1 Category	9 *
B	SITES IN NEW AREAS / APPROVED LAYOUT AREAS	
B 1	Non-High Rise (Residential) Buildings including Group Housing (Cellar and / or Stilt as permissible + maximum up to 5 floors), Basic level social amenities like Nursery School,	9 **

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	Primary School / Religious Place /Clinic / Dispensary / Diagnostic Laboratory	
B 2	High Rise Buildings / Complexes up to height of 24 meters, Non High Rise Group Housing (Cellars as applicable + 6 floors), Group Housing with more than 100 units, Group Development Scheme; Middle school / Tutorial institution / General Industry / Godown / Petrol / Diesel/ Gas Filling Station; High School, Junior College/ Commercial Complex, Computer units /Office Building, ITES Complex, Nursing Home /Hospital of not more than 20 beds / Community Hall/Function/Marriage Hall/ Assembly Hall/Cinema Theater; Service establishment / Workshop; Others not specified in the Table and all Non High-Rise buildings up to 18m height	12
B 3	General Degree and other non-professional College / Polytechnic, ITI; Professional College Campus; Multiplex Complexes, Shopping Malls (above 4000sq.m), Hospitals of more than 20 beds and all High-Rise buildings above 24m and up to 30 m height	18
B4	All High Rise Building above 30 meters will be permitted as per the Minimum Road width and setbacks as specified in Table-IV of rule-7	

- (b)*In case of Sites in Category-A, if a Site is abutting to a road which is less than 9m in width, a building may be permitted with a maximum height of 10m in such site, after leaving 4.5m from the Centre Line of such road for widening and the same shall be handed over to the Local Body and shall leave the prescribed setback as per Table-III after the said road widening portion. No relaxations are permissible in such cases.
- (c)**In case of Sites in Category-B, if a Site is abutting to a road which is less than 9m in width, Individual Residential Building may be permitted with a maximum height of 12m, after leaving 4.5m from the Centre Line of such road for widening and the same shall be handed over to the Local Body and shall leave the prescribed setback as per Table-III of rule-5 after the said road widening portion. No relaxations are permissible in such cases.
- (d)In case of Notified Slums / Economically Weaker Section (EWS) Buildings, the special regulations as notified by the Government from time to time shall be followed.
- (e)The sites in old / Existing Built-up Areas / Congested Areas / Settlement / Gram Khantam / Abadi (Annexure-I) and List of Areas Prohibited for High-Rise Buildings (Annexure-II) shall be notified by the Local Bodies in consultation with the Competent Authority. The Government may add to or delete from the list of the said areas.
- (f) In case of single plot sub-division approved by the competent authority, a means of independent access of minimum 3.6m pathway may be considered for Individual Residential Building and 6m for Non-High-Rise Group Housing Building.

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5. PERMISSIBLE SETBACKS & HEIGHT STIPULATIONS FOR ALL TYPES OF NON-HIGH RISE BUILDINGS

(Buildings below 18m in height inclusive of Stilt / Parking Floor):

(a) The height of buildings permissible in a given site / plot shall be subject to restrictions given in **Annexure - I to II**.

(b) The minimum setbacks and permissible height as per **Table - III** and other conditions stipulated below shall be followed.

TABLE - III

Sl. No.	Plot Size (in Sqm) Above - Up to	Parking provision	Height (in m) Permissible Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remaining sides (in m)
				Abutting Road Width					
				Up to 12 m	Above 12m & up to 18m	Above 18m & up to 24 m	Above 24m & up to 30m	Above 30m	
1	2	3	4	5	6	7	8	9	10
1	Less than 50		7	1.5	1.5	3	3	3	-
2	50-100	-	7	1.5	1.5	3	3	3	-
			10	1.5	1.5	3	3	3	0.5
3	100 - 200	-	10	1.5	1.5	3	3	3	1.0
4	200 - 300	Stilt floor	7	2	3	3	4	5	1.0
			10	2	3	3	5	6	1.5
5	300 - 400	Stilt floor	7	3	4	5	6	7.5	1.5
			12	3	4	5	6	7.5	2.0
6	400 - 500	Stilt floor	7	3	4	5	6	7.5	2.0
			12	3	4	5	6	7.5	2.5
7	* 500 - 750	Stilt floor	7	3	4	5	6	7.5	2.5
			12	3	4	5	6	7.5	3.0
			15	3	4	5	6	7.5	3.5
8	750 - 1000	Stilt + One Cellar floor	7	3	4	5	6	7.5	3.0
			12	3	4	5	6	7.5	3.5
			15	3	4	5	6	7.5	4.0
9	1000 - 1500	Stilt + 2 Cellar floors	7	3	4	5	6	7.5	3.5
			12	3	4	5	6	7.5	4.0
			15	3	4	5	6	7.5	5.0
			18**	3	4	5	6	7.5	6.0
10	1500 - 2500	Stilt + 2 Cellar floors	7	3	4	5	6	7.5	4.0
			15	3	4	5	6	7.5	5.0
			18**	3	4	5	6	7.5	6.0
11	Above 2500	Stilt + 2 or more Cellar floors	7	3	4	5	6	7.5	5.0
			15	3	4	5	6	7.5	6.0
			18**	3	4	5	6	7.5	7.0



- (c) Stilt Floor meant for parking is excluded from the permissible height in the above Table. Height of stilt floor shall not be less than 2.5m. In case of parking floors where mechanical system and lift are provided, height of such parking floor shall not be less than 4.5m.
- (d) *In case of commercial buildings proposed in plots having an extent of 500-750sq.m cellar floor for parking may be considered subject to condition that required parking shall be fulfilled as per Table-V of rule-13 and feasibility on ground.
- (e) **Buildings of height above 15m and below 18m in Sl.Nos.9, 10 and 11 above, shall be permitted only if such plots abut minimum 12m wide roads only.
- (f) **Other conditions:**
- (i) The setbacks are to be left after leaving the affected area of the plot / site, if any, for road widening.
 - (ii) Where a site abuts more than one road, then the front setback should be insisted towards the bigger road width and for the remaining side or sides, the setback as at Column-10 shall be insisted. In case of individual residential buildings the option is given to the applicant to propose front setback on one of the roads. In such case he shall not have access from the other side / sides. On the other side / sides the applicant can leave the setback either as per the required front setback based on the road width or to provide the side setback as given in Column-10.
 - (iii) A strip of at least 1m greenery / lawn along the frontage of the site within the front setback shall be developed and maintained with greenery.
 - (iv) For Plots above 300sq.m in addition to (iii) above, a minimum 1m wide continuous green planting strip in the periphery on remaining sides are required to be developed and maintained within the setback.
 - (v) For all residential / institutional / industrial plots above 750sq.m, in addition to (iii) and (iv) above, 5% of the site area to be developed as organized open space and be utilized as greenery, tot lot or soft landscaping etc., and shall be provided over and above the mandatory setbacks. Such organized open space could be in more than one location and shall be of a minimum width of 3m with a minimum area of 15sq.m at each location.
 - (vi) If the strip of greenery / lawn and the organized open space (tot lot) are not maintained, 10% of additional Property Tax every year would be imposed as penalty by the Sanctioning Authority till the condition is fulfilled.
 - (vii) In all plots 750sq.m and above, provision shall be made for earmarking an area of 3m X 3m for the purpose of setting of public utilities like distribution transformer, etc. within the owner's site subject to mandated public safety requirements.
 - (viii) In case of plots 300 - 750sq.m, it is permitted to transfer up to 1m of setback from any one side to any other side without exceeding overall permissible plinth area. The transfer of setback from front setback is not allowed.
 - (ix) In case of plots above 750sq.m, it is permitted to transfer up to 2m of setback from any one side to any other side without exceeding overall permissible plinth area, subject to maintaining of a minimum 2.5m setback on other side and a minimum building line. The transfer of setback from front setback is not allowed.
 - (x) For narrow plots having extent not more than 400sq.m and where the length is 4 times of the width of the plot, the setbacks on sides

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may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of side setback of 1m in case of buildings of height up to 10m and minimum of 2m in case of buildings of height above 10m and up to 15m without exceeding overall permissible plinth area. (This Rule shall not be applicable for made-up plots).

- (xi) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space / duct, such open space shall be open to sky and of area at least 9sq.m and no side shall be less than 2m. Such open spaces / ducts may be allowed above stilt floor.
- (xii) The space between 2 blocks shall not be less than the side setback of the tallest block as mentioned in Table - III and this shall not be considered for organised open space (tot lot).
- (xiii) Where all the owners of sites along an abutting road come forward for widening of the road by undertaking preparation of a Road Development Plan which would improve circulation in the area and duly approved by the competent authority, and by leaving the area affected in the widening of such road free of cost and implement it within one year, then higher height of the corresponding widened road width would be considered for such sites.
- (xiv) Splay at road junctions, including 'Y' junctions shall be provided as follows. The area of such splay would be deemed to form part of the road junction.

Sl.No	Road Width (in m)	Splay / Offset (in m)
1	Less than 12	3 X 3
2	Above 12 up to 24	4.5 X 4.5
3	Above 24	6 X 6

- (xv) As per the provisions of the Andhra Pradesh Fire Service Act, 1999, Residential buildings of height more than 18 m, Commercial buildings of height 15m and above and buildings of public congregation like Educational Buildings, Cinema Theatres, Function Halls and other Assembly Buildings on plot area of 500Sq.m. and above or of height above 6m are required to obtain prior clearance from Andhra Pradesh State Disasters Response & Fire Services Department from fire safety point of view.
- (xvi) Stepped type buildings or incremental type buildings may be allowed only in respect of individual residential or educational / institutional buildings and such incremental development would be considered only after a minimum time period of 5 years.
- (xvii) For the purpose of these Rules, the following conversion from M.K.S. and F.P.S. system shall be reckoned for the **road widths only**:
- (1) 3m = 10ft (2) 6m = 20ft (3) 7.5m = 25ft (4) 9m = 30ft
 (5) 12m = 40ft (6) 15m = 50ft (7) 18m = 60ft (8) 24m = 80ft
 (9) 30m = 100ft (10) 45m = 150ft (11) 60m = 200ft.
- (xviii) All building applications for sanction of building permission for construction of above 10m height shall be accompanied with the following details:
- (a) Report of Soil Test / Geo-technical Investigation Report issued after personal inspection by Institution / Consultant empanelled with / licenced by the local authority.



- (b) Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by qualified Structural Engineer / Consultant Firm empanelled with / licenced by the local authority. The Structural Engineer / Consultant Firm is held responsible for defect in the design.
- (c) Building Plan and Application shall be invariably signed by the owner of the property, builder if any, the Architect and the Structural Engineer who designed the structure. They shall give their present and permanent addresses.
- (d) If the construction is being taken up by a builder, an attested copy of the registered agreement entered between the owner of the property and the builder shall be submitted. In case of any changes in the agreement at a later date, a copy of the same shall also be submitted to the local authority.
- (e) An undertaking on a Stamp Paper of Rs.100/- duly signed by the owner and builder specifying that no flat or built-up area shall be given possession to the purchaser / tenant unless they obtain the occupancy certificate from the local authority and provide all regular service connections.
- (f) Contractor / Builders / Developer / Owner shall submit All Risks Insurance Policy for the construction period.

6. RESTRICTIONS ON PROJECTIONS IN MANDATORY OPEN SPACES:

The following are the Restrictions on Projections in the mandatory open spaces / setbacks / interior open spaces:

- (a) Cornice, Chajjas / weather shades only of width not exceeding 60cm shall be allowed in the mandatory setbacks.
- (b) No balcony projections or corridor shall be permitted projecting within the mandatory open spaces / setbacks in case of non-high rise buildings. These, if provided for, shall be set back as per the minimum mandatory open spaces and the setbacks shall be clear from the edge of the balcony or corridor. However, a Portico or Canopy without access to the top may be considered in the front open space.
- (c) In case of Individual Residential Building in plots more than 300sq.m:
 - (i) In the front setback only a security guard booth of 2sq.m is allowed.
 - (ii) Septic tank, well may be allowed in the rear and side open spaces.
 - (iii) A setback of at least 1m from the property or boundary line of the plot shall be provided for these structures.
 - (iv) Parking sheds, generator room may be allowed in the rear and side open Spaces.
 - (v) The height of these accessory buildings shall not be more than 2.5m and shall not occupy more than 1/4th of the plot width. These shall be so located that they do not hinder the fire safety measures and operations.

7. REQUIREMENTS FOR HIGH RISE BUILDINGS:

(a) High Rise Buildings / Complexes

- (i) High Rise Buildings / Complexes shall be permissible only in areas other than those given in Annexure - I & II.
- (ii) The minimum size of plot for High Rise building shall be 2000sq.m.
- (iii) In respect of sites proposed for high rise buildings and affected in road widening where there is shortfall of the net plot size, up to 10% of such shortfall in net plot area would be considered with the proposed height and corresponding minimum all round setbacks.

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- (iv) Every application to construct or reconstruct a High Rise building or alteration to existing High Rise building shall be made in the prescribed form and accompanied by detailed plans, floor plans of all floors along with complete set of structural drawings and detailed specifications duly certified by a qualified licenced structural engineer.
- (v) Prior Clearance from Airport Authority:
For any High Rise Building located in the vicinity of airports as given in the National Building Code, the maximum height of such building shall be decided in consultation with the Airport Authority and shall be regulated by their rules / requirements.
- (vi) Prior No Objection Certificate (NOC) from the Andhra Pradesh State Disasters Response & Fire Services Department:
For all High Rise Buildings prior No objection Certificate (NOC) from the Andhra Pradesh State Disasters Response & Fire Services Department shall be obtained and copy of the approved plan and No Objection Certificate (NOC) issued by the said department shall be enclosed along with the building application.
- (vii) In every high rise building site, an organized open space shall be utilized as greenery, tot lot or soft landscaping, etc. shall be provided over and above the mandatory setbacks to be left in and around the building. This space shall be at least 10% of total site area at ground level open to sky and shall be a minimum width of 3m. This may be in one or more pockets with minimum area of 50sq.m at each location.
- (viii) In addition to the above, a minimum of 2m wide green planting strip in the periphery on all sides within the setbacks are required to be developed and maintained.
- (ix) Buildings abutting major road of 30m and above width shall be permitted only after providing black-topped service roads of minimum 7m width with minimum 2 Lane carriageway with in the defined right of way. It will be the responsibility of the developer / builder / owner to provide the above service road of the standards fixed by the Sanctioning Authority at his own cost. The Sanctioning Authority may consider sanctioning building permission if the developer / builder / owner deposits the full cost for laying such service road to the Sanctioning Authority. The amount so levied and collected shall be maintained in a separate exclusive account by the Sanctioning Authority and utilized only for this purpose.
- (x) The minimum abutting road width and all round open space / setback for High Rise Building / Complex shall be as follows:

TABLE - IV

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
1	2	3	4
-	21	12	7
21	24	12	8
24	27	18	9
27	30	18	10
30	35	24	11
35	40	24	12
40	45	24	13
45	50	30	14
50	55	30	16
After 55m 0.5m additional setback for every 5m of height shall be insisted			



- (xi) * The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.
 - (xii) The open space to be left between two blocks shall be equivalent to the open space mentioned in Col. 4 of above Table - IV and this shall not be considered for organized open space (Tot lot).
 - (xiii) In case of high rise buildings up to 30m height, it is permitted to transfer up to 2m of setback from one side to the other side, which needs to be uniform at any given point, subject to maintaining of minimum setback of 7m on all sides subject to not exceeding the permissible / allowable plinth area.
 - (xiv) The balcony projection of up to 2m may be allowed projecting onto the open spaces for upper floors from 6m height onwards.
 - (xv) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and area of at least 25sq.m and no side shall be less than 3m.
- (b) **Tower and Podium Type Building:**
- (i) Height of the building shall be allowed up to 50m.
 - (ii) For Podium, i.e., Ground plus first floor: around setbacks shall be 7m.
 - (iii) For Tower block: The coverage and around setbacks shall be minimum 50 % of the Podium Block, and shall be atleast 3m from the Podium edge on all sides,
 - (iv) The fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.
- (c) **"Stepped Type" or "Pyramidal Type" Building:**
- Such type of High Rise Building blocks may be allowed for heights above 30m with the following open space requirements:
- (i) At Ground level: Minimum 9m all round open space for the first five floors.
 - (ii) At Upper floors: Increase of 1m all round open space or more, for every 5 upper floors or 15m height or part thereof, over and above the ground level open space of minimum 9m.
- (d) **Multiplex Complexes:**
- In case of Multiplex Complexes, "The Andhra Pradesh Rules for Construction and Regulation of Multiplex Complexes, 2007" issued vide G.O.Ms.No. 486, Dt.07.07.2007 shall be followed (Annexure-III).
- (e) **Hospital Buildings with more than 30m height**
- In case of Hospital Buildings with more than 30m height, "The Andhra Pradesh Fire Prevention and Safety measures in High Rise Hospital Buildings (above 30m height) Rules 2011" issued vide G.O.Ms.No.2, Dt.03.01.2011 shall be followed (Annexure-IV).

8. GROUP DEVELOPMENT SCHEMES:

- (a) The minimum site / plot area shall be 4000sq.m.
- (b) The minimum abutting existing road width shall be 12m and black topped.
- (c) If the site is not abutting to an existing road, the proposals should be promoted with the immediate improvement of the accessibility of the site from the nearest main road by way of an approved Road Development Plan by the Competent Authority with a minimum width of 12m which

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- should be implemented by the Licenced Developer within a period of three years.
- (d) Group Development Schemes shall be considered where the site is developed together with construction of building and all amenities and facilities and not disposed as open plots.
- (e) All such applications shall in addition to the requirements under these Rules be accompanied by the provisional plans of.
- (i) A Services and Utilities Plan as per standards for water supply system, drainage and storm water disposal system, sewerage system, rain water harvesting structures, and for other utilities.
 - (ii) A Landscaping plan including rain water harvesting / water recycling details.
 - (iii) Parking & Internal Circulation Plan along with common pool parking area plan, if any.
- (f) The above shall be drawn to suitable scale with relevant details.
- (g) Minimum of 10% of site area shall be earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. and shall be provided over and above the mandatory setbacks. Such open space shall be open to sky with a minimum width of 3m. This may be in one or more pockets with minimum area of 50sq.m at each location.
- (h) No additional or proportionate open space charges need to be levied in such schemes.
- (i) These shall not be applicable in case of Government sponsored Housing Scheme / approved Non Government Organisations (NGOs) or private schemes, and the guidelines and requirements as given in the National Building Code for Low Cost Housing / Government orders shall be followed.
- (j) The Building setbacks shall be as per the type of housing & requirements given above for the said type of housing and as per Table - III of rule-5 and Table - IV of rule-7. The open space to be left between two blocks also shall be equivalent to the setback mentioned in Column -10 of Table-III of rule-5 and Column - 4 of Table- IV of rule-7 as the case may be.
- (k) A thorough public access road of 12m width with 2-lane black-topped is to be developed within the applicant's site on any one side at the periphery / as per suitability and feasibility for the convenience of accessibility of other sites and lands located in the interior. This condition would not apply if there is an existing abutting peripheral road on any side.
- (l) In case of blocks up to 12m height, access through pathways of 6m width branching out from the internal roads / loop road would be allowed. All internal roads and pathways shall be developed with good design, practices, good built environment and standards.
- (m) Road requirements:
- 9m to 18m for main internal approach roads;
 - 9m for other internal roads and also for looped roads.
 - 8m for cul-de-sacs roads (with a minimum radius 9m.) between 50-100m length.
- (n) All roads and open spaces mentioned in this Rule shall be handed over to local body at free of cost through a registered gift deed before issue of occupancy certificate. The society / association may in turn enter into agreement with the local authority for utilizing, managing and maintaining the roads and open spaces. In case of any violation or encroachment, the local authority shall summarily demolish the

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encroachments and resume back the roads and open spaces and keep it under its custody.

9. ROW TYPE HOUSING / ROW TYPE SHOPPING PRECINCTS:

- (a) Row Houses shall abut internal roads only.
- (b) Minimum site area shall be not less than 1000sq.m.
- (c) Minimum size of individual plot shall be 50sq.m.
- (d) Maximum plot size shall be 125sq.m.
- (e) Number of plots in a row shall not be more than 8.
- (f) Separation between two blocks shall not be less than 6 m which may be an open space or an alley/pedestrian plaza.
- (g) Only internal staircase is allowed.
- (h) Minimum width of internal roads: 9m.
- (i) Internal cul-de-sac road 6m with maximum length 50m is allowed.
- (j) Minimum open space : 10 % of site area.
- (k) Height permissible:
 - i. Ground + 1 floor or 7m in plot area up to 100sq.m.
 - ii. Ground + 2 floors or 10m in plot area of above 100sq.m.
- (l) Minimum setbacks: Front 3m ; Rear 1.5m.
- (m) The setbacks in a row can be interchangeable.
- (n) In case of row type shopping precincts, back to back shops with above front setback of 3m would be allowed.
- (o) In case of very large projects more than 5 acres, common amenities and facilities like shopping center, community hall/club house etc. are required to be provided in minimum 5 % of the site area.
- (p) In case of Row Type Shopping Precincts, common basement parking in one or more levels would be permissible subject to conditions mentioned in Rule -13.

10. CLUSTER HOUSING

- (a) Minimum site area shall be not less than 1000sq.m.
- (b) Minimum plot size 25sq.m with maximum number of 20 houses in a cluster.
- (c) Minimum size of cluster open space 36sq.m with a minimum width of 6m.
- (d) Height permissible 2 floors or 6m.
- (e) Minimum access road 9m.
- (f) Internal access may be through pedestrian paths of 6m.
- (g) Minimum space between two clusters shall be 6m which may be utilised as pathway / alley.
- (h) Building setbacks: No setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway / access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters sides that are abutting peripheral thoroughfare roads or property boundary, setback / building line shall be as per Table - III of rule-5.
- (i) In case of very large projects more than 5 acres, common amenities and facilities like shopping center, community hall/club house etc. are required to be provided in minimum 5 % of the site area.

11. PROVISIONS FOR ECONOMICALLY WEAKER SECTION (EWS) / LOW INCOME GROUP (LIG) HOUSING CATEGORY

- (a) In case of areas falling in Hyderabad Metropolitan Development Authority (HMDA), Visakhapatnam Urban Development Authority (VUDA), Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority

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(VGT Muda) where the proposed site area for residential projects is 4000sq.m and above, the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing in such projects.

- (b) In case of areas falling in Municipal Corporations and the Urban Development Authorities in the State except Greater Hyderabad Municipal Corporation, Greater Visakhapatnam Municipal Corporation, Vijayawada Municipal Corporation, Guntur Municipal Corporation, HMDA, VUDA, VGT Muda areas where the proposed site area for residential projects is 3000sq.m and above, the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing in such projects.
- (c) In case of areas falling in Municipalities / Nagar Panchayats constituted under the provisions of the Andhra Pradesh Municipalities Act, 1965 and excluding the Municipalities which are within the jurisdiction of any Urban Development Authority where the proposed site area for residential projects is 2000sq.m and above, the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing in such projects.

12. BUILDINGS WITH CENTRAL COURTYARD FOR COMMERCIAL USE:

- (a) 'U' type commercial buildings with central courtyard are allowed with a minimum plot area of 2000sq.m with the following conditions:
- (b) The Front setback shall be as per Table-III of rule-5 & Table-IV of rule-7 for Non High Rise & High Rise buildings respectively.
- (c) The minimum open space / setback on sides and rear except front, shall be
- 2m for building height up to 15m;
 - 3m for building height up to 18m;
 - 7m in case of high rise buildings up to 30m height and buildings coming under purview of Andhra Pradesh Fire Services Act-1999.
- (d) The area so saved is transferred to the central area / space or courtyard;
- (e) The depth of such courtyard shall be at least 50% of the average building depth and the minimum width shall be 10m.

13. PARKING REQUIREMENTS:

- (a) In all Buildings provision shall be made for parking spaces as per the following requirements:

TABLE - V

Sl. No.	Category of building/ activity	Parking area to be provided as percentage of total built up area					
		HMDA Area		All Municipal Corporations & UDA Areas		Municipalities/ N.Ps/ G.Ps. other than UDA Areas	
		GHMC	Municipalities/ N.Ps/ G.Ps. in HMDA Area	All Municipal Corporations	Municipalities/ N.Ps/ G.Ps. in UDA Areas	Selecti on & Special Grade Municipalities	Other Municipalities/ N.Ps/ G.Ps.
1	2	3	4	5	6	7	8
1	Multiplexes	60	50	60	50	60	50



2	Shopping Malls (above 4000 sq.m), Information Technology Enabling Services Complexes	60	50	50	40	40	30
3	Hotels, Restaurants, Lodges, Cinema halls, Business buildings, Other Commercial buildings, Kalyana Mandapams, Offices, & High-Rise Buildings / Complexes of Non Residential Category	40	30	30	25	25	25
4	Residential Apartment Complexes, Hospitals, Institutional buildings, Industrial buildings, Schools, Colleges, Other Educational Buildings & Godowns & Others	30	20	20	20	20	20

- (b) The parking spaces may be provided in
- (i) Basements or cellars (one or more) / multi-level (allowed for plots 750sq.m and above only) or
 - (ii) Stilt floor or in upper floors (at any level) or
 - (iii) The Open space over and above the setbacks i.e. after leaving the setbacks to be left around the building with adequate vehicular access, aisle, drives, ramps required for maneuvering of vehicles, or
 - (iv) Common pool parking area (in the case of Group Housing Scheme / Cluster Housing / Row Housing Schemes).
 - (v) Any of the above or all the above or combination of the above.
 - (vi) Wherever Mechanical system and car lifts are proposed enabling two tier parking, the required parking is computed accordingly.
- (c) The other aspects for providing parking spaces are:
- (i) Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.
 - (ii) The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles.
 - (iii) Cellar floor shall be used only for parking and not for any habitation purpose. There shall be ventilation to cellars with not less than 2.5% of each cellar floor area.

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- (iv) In respect of Apartment Complexes / Building / Block of residential nature, in sites up to 750sq.m the Parking requirement shall be deemed to be met if the entire stilt floor is left for parking.
- (v) Common and Continuous cellar parking floors between adjoining buildings would be allowed depending upon structural safety aspects, mutual agreement between owners, etc.
- (vi) In the Stilt floor a watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m may be allowed. Such space shall not be disposed and shall be part of common facility of the complex. For the sites above 750sq.m area it is permitted subject to fulfillment of parking requirement as per Table-V.
- (vii) For parking spaces in basements and upper floors, at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope 1 in 8 shall be provided. Such ramps shall not be allowed in mandatory setbacks including building line, however they may be permitted in the side and rear setbacks after leaving minimum 7m of setback for movement of fire-fighting vehicles. Access to these may also be accomplished through provisions of mechanical lifts.
- (viii) The minimum width of the drive way shall be 4.5m.
- (ix) In case where the permissible set back is less than 4.6m the pillars position in stilt floor shall be so designed that there shall be clear space of 3.6m (excluding Greenery) is available for movement of vehicles.
- (x) Cellar shall be with a setback of at least 1.5m in the sites of extent of up to 1000sq.m, 2m in the sites of extent of more than 1000sq.m and up to 2000sq.m, and 3m in the sites of extent of more than 2000sq.m from the property line. In case of more than one cellar, 0.5m additional setback for every additional cellar floor shall be insisted.
- (xi) Up to 10% of cellar may be utilised for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, etc,
- (xii) Visitors' parking shall be provided with minimum 10% of the parking area mentioned in Table-V and may be accommodated in the mandatory setbacks other than front setback where ever such setbacks are more than 6m (excluding green strip).How ever this is not permissible in case of transfer of setback. The Visitors' Parking facility shall be open to all visitors which shall be properly demarcated on ground.

14. ENCOURAGEMENT FOR PROVISION OF PARKING COMPLEXES

To encourage parking complexes, Parking lots and enclaves, owners who develop parking complexes / parking lots, the following incentives would be considered:

- (a) Equivalent built up area of such Parking Complex / or area of Parking lot as the case may be would be considered as Transferable Development Right by the Competent Authority.
- (b) In an existing area/locality where an owner or two or more owners come together and develop combined or Common Parking Complex, Pedestrian Plaza / Subway, or improve / facilitate additional access by linking with surrounding roads etc for public usage are provided, as part of their premises / land development / improving the urban design aspects, additional bonus built up area / Transferable Development Right (TDR) would be considered by the sanctioning authority.

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- (c) The setbacks for Parking Complexes shall be as follows:
front setback – as per building line in Table-III of rule-5.
Setbacks on remaining sides – 50% of setbacks given in Table-III of rule-5.
- (d) No fees and other charges shall be charged by the Sanctioning Authority for the area / floors developed as Parking Complex / Parking lot;
- (e) A moratorium on property tax for 5 years would be considered;
- (f) For the next 5 years – Property Tax shall be levied on the lowest slab of residential category.
- (g) Such parking complexes may be permitted along main commercial roads, City Centers, close to Bus Stations, Railway Stations and any Public Transport System so as to encourage parking facility, etc. Access to these parking spaces in such Complexes may be accomplished through provision of mechanical lifts. Such areas may be identified by the sanctioning authority and notified to public every year.

15. COMPLIANCE OF NATIONAL BUILDING CODE PROVISIONS FOR AMENITIES AND FACILITIES IN ALL BUILDINGS

- (a) **Non High Rise Buildings**
 - (i) The building requirements and standards other than heights and setbacks specified in the National Building Code - 2005 shall be complied with.
 - (ii) Such buildings shall be undertaken by owners by engaging registered architect, licenced builders / developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced Structural Engineer who shall be responsible for the supervision, structural safety, fire safety and specifications compliance of such buildings.
 - (iii) The work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
 - (iv) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the Sanctioning Authority.
 - (v) All Public and Semi-Public Buildings and Institutional Buildings shall be designed and constructed to provide facilities to the Specially Enabled Persons as prescribed in the National Building Code of India as given in Annexure - V.
 - (vi) In all Buildings, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and Water closets, other areas, corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India.
 - (vii) Rain Water Harvesting Structures shall be provided as given in G.O.Ms.No.350 MA, Dated. 09.06.2000 (Annexure-VI).
 - (viii) Provisions of the Andhra Pradesh Water, Land and Trees Act, 2002 shall be complied in such sites and schemes where ever applicable.
 - (ix) Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.

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- (x) In case of Group Housing Buildings where there are 100 units and above, a minimum 3% of the total built up area shall be planned and developed for common amenities and facilities like convenient shopping, committee hall / club house, crèche, gymnasium etc. as per National Building Code of India (NBC)-2005. Amenities block shall not be part of the residential blocks. However in case of single apartment block, amenities can be provided in the same block.
- (xi) In case of Group Housing Buildings where there are 100 units and above, buildings proposed for Nursing Homes, Hospitals and Hotels provision for Solar Water Heating System and Solar Lighting System in the building and in the site for outdoor lighting, etc. shall be made and the applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same.
- (xii) In case of Group Housing Buildings where there are 100 units and above, Nursing Homes, Hospitals and Hotels provision for Recycling of Water shall be made.

(b) **High Rise Buildings: in addition to the above the following conditions shall also be complied with**

- (i) In addition to the required staircases and lifts, there shall be at least one fire escape staircase and lift. These staircases and lifts shall be got certified from the manufacturer's authorized service technical personnel from time to time.
- (ii) Such buildings shall be undertaken by owners by engaging registered architect, licenced builders / developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced Structural Engineer who shall be responsible for the supervision, structural safety, fire safety and specifications compliance of such buildings.
- (iii) Provision for power generator shall be made.
- (iv) These buildings shall be planned, designed and constructed to ensure fire safety requirements are met and maintained and shall comply in accordance with the Fire Protection Requirements of National Building Code of India (NBC)-2005 / Andhra Pradesh Fire Services Act, 1999.
- (v) The facilities for providing fire protection and firefighting facilities in such buildings should be in compliance with the stipulations laid down and clearance issued by the Andhra Pradesh State Disasters Response & Fire Services Department from time to time. No Objection Certificate (NOC) from the Andhra Pradesh State Disasters Response & Fire Services Department shall be obtained from time to time regarding the fire safety requirements and facilities installed. The designs and installations regarding fire protection and safety measures including exit requirements and smoke containment and smoke management measures shall be undertaken through a fire engineer / fire consultant.
- (vi) Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.



16. CONCESSIONS IN ROAD WIDENING CASES:

- (a) Where any land or site or premises for building is affected in the Statutory Plan / Master Plan Road or Circulation network or a road required to be widened as per Road Development Plan, such area so affected in the road or circulation network shall be surrendered free of cost to the Sanctioning Authority by the owner of land. No development permission shall be given unless this condition is complied with.
- (b) Upon surrendering such affected area the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule-17.

OR

The owner shall be allowed to construct an extra floor with an equivalent built area for the area surrendered subject to mandated public safety requirements.

OR

The owner shall be allowed to avail concessions in setbacks including the front set-back (subject to ensuring a building line of 6m in respect of roads 30m and above, 3m in respect of roads 18m and below 30m and 2m in respect of roads less than 18m and subject to ensuring minimum side and rear setback of 2m in case of building of height up to 12m and 2.5m in case of buildings of height above 12m and up to 15m and 3m for buildings of height above 15 and up to 18m).

- (c) The extent of concessions given shall be such that the total built up area after concession shall not exceed the sum of built up area allowed (as proposed) on total area without road widening and built up area equivalent to surrendered area.
- (d) In case of plots less than 750sq.m in addition to concessions in setbacks and height, the cellar floor may be allowed keeping in view of its feasibility on ground.
- (e) In case of High Rise Buildings the concessions in setbacks, other than the front setback would be considered subject to maintaining minimum clear setback of 7m on the sides and rear side and such minimum setback area shall be clear without any obstructions to facilitate movement or fire fighting vehicles and effective firefighting operation.
- (f) The above concessions shall be considered at the level of Sanctioning Authority / Competent Authority. The Sanctioning Authority / Competent Authority may consider any other concession as deemed fit with the prior approval of Government.

17. GRANT OF TRANSFERABLE DEVELOPMENT RIGHT:

- (a) Transferable Development Right" (TDR) can be awarded only when such lands are transferred to the local body / Urban Development Authority as the case may be by way of registered gift deed. The award would be in the form of a TDR certificate issued by the Competent Authority / Sanctioning Authority.
- (b) Grant of TDR can be considered by the Competent Authority / Sanctioning Authority for the following areas subject to the owners complying with the conditions of development above, as per the following norms:
- (i) **For the Master Plan Road / Road Development Plan undertaken and developed:** equivalent to 200% of built up area of such area surrendered. **For conservation and development of lakes / water bodies / nalas foreshores & Recreational buffer development with greenery, etc:** equivalent to 100% of built up area of such recreational buffer area developed at his cost.

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(ii) **For Heritage buildings and heritage precincts maintained with adaptive reuse:** equivalent to 100% of built up area of such site area.

(c) The TDR may be arrived at on the basis of relative land value and equivalent amount in both export and Import areas, as per the Registration Department records. The Competent Authority shall have the discretion in the matter of applicability of TDR. The TDR shall not be allowed in unauthorized buildings / structures / constructions and shall be considered only after the land is vested with the local authority / UDA. The TDR certificate issued would be valid or utilized / disposed only within the concerned local body area and as per guidelines and conditions prescribed.

(d) **GUIDELINES ON TRANSFERABLE DEVELOPMENT RIGHT:**

In order to adopt uniform guidelines throughout the State the following conditions and guidelines are prescribed.

(i) As and when the owner of the building intends to construct the building in the remaining area of the site, he is entitled to construct the building as per the provisions of these Building Rules. In the event the owner doesn't take up any construction, the owner is entitled for TDR which can be used / disposed depending on convenience.

(ii) A composite Register shall be maintained by the Sanctioning Authority as per the proforma enclosed at Annexure -VIII on the award of TDR and its sale / disposal and utilization. A responsible officer shall be the custodian of the Register.

(iii) At the time of sale / disposal / utilization of a particular TDR, the utilization details of the sale / disposal need to be entered at relevant columns in the register and that therefore the relevant file need to be referred to the custodian of the Register for making necessary entries in the register. The custodian is held responsible to enter relevant details in the register and also to enter utilization details in the TDR. When TDR Certificate is sold / utilized totally, the same shall be surrendered by the owners and the custodian shall take possession of the Certificate and make necessary entries in the register. As per Government Orders, TDR award is to be arrived on the basis of relevant land value at both export and import areas as per prevailing Registration value.

(iv) TDR can either be sold or can be utilized by the same owner depending on convenience.

(v) TDR can be allowed to be utilized for construction of one additional floor over the normal permissible floors without insisting additional setbacks subject to compliance of other norms.

(vi) Every TDR sold or disposed shall be accompanied by a prescribed agreement on Rs.100/- non-judiciary stamp paper between the person disposing the TDR and the person who intend to utilize the TDR. Draft agreement as per Annexure - XI.

(e) **DOCUMENTS REQUIRED WITH APPLICATION FOR GRANT OF TRANSFERRABLE DEVELOPMENT RIGHT CERTIFICATE:**

Application to be made by owner in the prescribed format giving the following details:

- (i) Name of the owner with clear address, contact phone number, etc.
- (ii) Copy of the ownership documents along with clear site plan and location plan.

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- (iii) Site Plan showing the land surrendered, its extent, location with dimensions.
- (iv) Building permission Plan for the site by the urban local body.
- (v) Details of Building permission granted / applied for like use or purpose of building, number of floors permitted, all-round setbacks, floor area permitted and utilized, parking area permitted; etc.
- (vi) Whether already benefit of relaxations been utilized for the site?
- (vii) Whether any Court case is pending against Urban Local Body?
- (viii) Land value of the site where TDR is to be availed (latest copy from concerned Sub Registrar to be enclosed)
- (ix) TDR admissible in terms of sq.m and equivalent land value.

18. URBAN DESIGN AND ARCHITECTURAL CONTROL

For certain areas as well as sites abutting major roads of 30m and above, the Competent Authority may enforce urban design and architectural 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.

19. BUILDING PERMIT / LICENSE FEES

- (a) The Sanctioning Authority shall along with the Building Application levy and collect 2% of the Building Permit / License fees, subject to a maximum of Rs.10,000 as initial fees. The balance Building Permit / License Fees together with other fees and Charges shall be levied and collected before the issue of permission / sanction.
- (b) In case of rejection of building application, the above initial fees would be forfeited.
- (c) No fees and charges would be levied for parking spaces provided in any floor.
- (d) The permission is valid for 5years in case of High Rise Buildings & Group Development Schemes and 3years in case of Non High Rise Buildings subject to condition that the construction shall be commenced within 18months. The permission can be revalidated for another 2years on payment of building permit fee.

20. LEVY OF SPECIAL FEES AND OTHER PROVISIONS FOR CERTAIN AREAS:

The Sanctioning Authority with the specific approval of the Government may, when implementing such Projects, levy Special fees and other fees / charges for lands / sites / premises abutting or in the vicinity of the Ring Road or other highways / major roads or the Mass Rail Transit System / Light Rail Transit System / Multi Modal Transit System / Bus Rapid Transit System route indicated in the Master Plan, at the rates and procedure prescribed by the Government.

21. CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:

- (a) With a view to ensure development of City Level Infrastructure facilities and the City Level Infrastructure Impact Fees shall be levied as given in the table below:

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TABLE - VI

Areas	Height (No. of Floors), Use of the Building and Rate in Rs. per sq. m of Built Up Area							
	Above 15 m & up to 7 floors		Above 7 floors & up to 10 floors		Above 10 floors & up to 17 floors		Above 17 floors	
	Residential	Commercial, Offices, ITES, Institutional, Educational & Others (except Industrial)	Residential	Commercial, Offices, ITES, Institutional, Educational & Others (except Industrial)	Residential	Commercial, Offices, ITES, Institutional, Educational & Others (except Industrial)	Residential	Commercial, Offices, ITES, Institutional, Educational & Others (except Industrial)
1	2(a)	2(b)	3(a)	3(b)	4(a)	4(b)	5(a)	5(b)
HMDA Area								
GHMC	500	1000	750	1500	1500	2500	3000	5000
Municipalities	250	500	500	1000	1000	2000	2000	4000
G.P Areas	175	250	350	500	750	1000	1500	2000
UDA Areas								
Municipal Corporations	350	500	500	1000	1000	2000	2000	3000
Rest of the UDAs	175	350	350	500	750	1000	1500	2000
Other than UDA Areas								
Municipal Corporations	350	500	500	800	1000	1500	2000	2000
Municipalities Sel/Spl/1 st grade	150	350	250	500	400	1000	800	1500
2 nd /3 rd /N.Ps/G.Ps	100	200	200	300	300	500	500	1000

- (b) For The first 15m height of the building (excluding stilt floor) there will be no levy of City Level Impact Fee.
- (c) In case of Multiplexes the rates given in the Multiplex Rules shall be applicable.
- (d) The Government may revise the above rates from time to time.
- (e) The above rates shall not be applicable for Government Departments and Public Agencies like Urban Development Authority, Andhra Pradesh Industrial Infrastructure Corporation (APIIC), Local Bodies and Hyderabad Metropolitan Water Supply & Sewerage Board (HMWSSB). This exemption shall not be applicable for commercial projects taken up by such agencies.
- (f) The amount levied and collected under the above Rule shall be credited and maintained in a separate escrow account by the concerned sanctioning authority and 50% of it shall be utilised for development of infrastructure in the same area and balance amount is to be utilised towards improvement of city level capital infrastructure in the area. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent Authority and the said Fund is utilised accordingly.

22. INCENTIVES FOR OWNERS LEAVING MORE SETBACKS / INSTALLING SOLAR HEATING SYSTEM / LIGHTING / RAIN WATER HARVESTING / RECYCLING OF WASTE WATER:

The following incentives in terms of rebate in Property Tax will be given by the local authority for owners or their successors-in-interest who:

- (i) Install and use solar heating and lighting system: 10% rebate.
- (ii) Undertake both recycling of waste water and rain water harvesting structures: 10% rebate.

23. TECHNICAL APPROVAL FROM THE COMPETENT AUTHORITY

- (a) Hyderabad Metropolitan Development Authority (HMDA) / Urban Development Authority (UDA) Areas:
In case of areas falling under the jurisdiction of HMDA / UDA, the development control powers shall be as per the delegation issued by the concerned HMDA / UDA from time to time.
- (b) **Areas not covered under HMDA / UDA Areas:**
 - (i) Where the Town Planning Section Head is below the cadre of Deputy Director, the Sanctioning Authority is empowered to sanction the building permission up to 10m height in plot area up to 300sq.m, in the sites where the proposed activity is permissible in normal course as per Zoning Regulations.
If the site area is above 300sq.m and up to 1000sq.m. prior Technical Approval from the concerned Regional Deputy Director shall be obtained where the proposed activity is permissible in normal course as per Zoning Regulations.
 - (ii) Where the Town Planning Section Head is in the cadre of Deputy Director or above, the Sanctioning Authority is empowered to sanction the building permission in plot area up to 1000sq.m, in the sites where the proposed activity is permissible in normal course as per Zoning Regulations.
 - (iii) Other than (i) & (ii) above the proposals of building approvals shall be submitted to The Director of Town and Country Planning for prior Technical Approval.
 - (iv) In the Gram Panchayat areas covered under sanctioned General Town Planning (GTP) Scheme the Sanctioning Authority is empowered to sanction the individual residential building permission up to 10m height in plot area up to 300sq.m, in the sites where the proposed activity are permissible in normal course as per Zoning Regulations. In respect of other cases prior Technical Approval shall be obtained from the Competent Authority i.e. Director of Town & Country Planning.
 - (v) In Case of Group Development, Group Housing Schemes like Cluster Housing / Row Housing / Semidetached Housing Schemes and Gated Community, Technical approval from the Competent Authority is required to be obtained.

24. HIGH RISE BUILDING COMMITTEE

The following committees shall be constituted for scrutiny of High Rise Building applications.

- (a) Greater Hyderabad Municipal Corporation (GHMC)/Greater Visakhapatnam Municipal Corporation (GVMC)/Vijayawada Municipal Corporation (VMC).
 1. Chief City Planner / Town Planning Section Head : Member Convener
 2. Engineering Section Head : Member
 3. Director of Town & Country Planning (DT&CP) or his nominee : Member
 4. Town Planning Section Head of Urban Development Authority (UDA) or his nominee : Member

The Committee shall give the recommendations to the Commissioner.

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- (b) Hyderabad Metropolitan Development Authority (HMDA)/All Urban Development Authorities (UDA) (Other than the area covered in "a" above.)

1. Head of the Town Planning wing of concerned UDA -Member
Convener
2. Town Planning Section Head or his nominee of concerned ULB-Member
3. Engineering Section Head of concerned UDA / ULB -Member
4. Director of Town & Country Planning or his nominee. -Member

The Committee shall give the recommendations to the Metropolitan Commissioner / Vice Chairman.

- (c) Other Municipal Corporations / Municipalities / Nagar Panchayats.
(Other than the area covered in (a) & (b) above i.e. DT&CP Jurisdiction)

1. Commissioner of concerned ULB -Member
2. Regional Deputy Director of Town Planning -Member
3. Superintendent Engineer Public Health -Member
4. Town Planning Section Head of concerned ULB -Member Convener
5. Senior Practicing Architect / Planner nominated by DT&CP -Member

The Committee shall give the recommendations to the Director of Town & Country Planning.

- (d) Gram Panchayats covered in Sanctioned Master Plan Area.
(Other than the area covered in (a), (b) & (c) above i.e. DT&CP Jurisdiction)

1. Regional Deputy Director of Town Planning (RDDTP) -Member Convener
2. Superintendent Engineer Public Health -Member
3. Senior Practicing Architect / Planner nominated by DT&CP -Member

The Panchayat Secretary shall submit the proposal through the concerned Regional Deputy Director of Town Planning (RDDTP) to place before the committee and the committee shall give the recommendations to the Director of Town & Country Planning.

The guidelines for Nomination of Senior Practicing Architect / Planner shall be followed as mentioned in Annexure - XII.

25. COMPLIANCE BY OWNER FOR ENSURING CONSTRUCTION IS UNDERTAKEN AS PER SANCTIONED PLAN:

- (a) The owner and builder / developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion.
- (b) In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations.
- (c) Before release of the building sanction by the sanctioning authority, the owner of the plot / site is not only required to produce the original Sale Deed, registered under the provisions of the Indian Registration Act, 1908 / Certified copy issued by Stamps and Registration Department for the perusal of the sanctioning authority and cross verification with the attested copy submitted with the building application.
- (d) The owner is required to hand over 10% of the built-up area in the ground floor or first floor or the second floor, as the case may be, to the sanctioning authority by way of a Notarised Affidavit. In respect of row houses / detached houses / cluster housing 5% of the units shall be handed over by way of notarized affidavit to the sanctioning authority. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released.

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- (e) Individual buildings in plots up to 200sq.m with height up to 7m in respect of Municipal Corporations including Greater Hyderabad Municipal Corporation (GHMC) and 300sq.m with height up to 7m in respect of Municipalities / Nagar Panchyats are exempted from the conditions (c) & (d) above.

26. OCCUPANCY CERTIFICATE:

- (a) Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building or part of a building for any purpose unless such building has been granted an Occupancy Certificate by the Sanctioning Authority. Partial Occupancy Certificate may be considered by the Sanctioning authority on merits i.e. flats / units or area within a complex which have fulfilled all the requirements in addition to basic facilities like lifts water supply, sanitation, drainage, roads, common lighting etc. However, in respect of individual buildings in plots up to 100sq.m with height up to 7m obtaining Occupancy Certificate is optional.
- (b) The owner shall submit a notice of completion through the registered architect and licenced builder / developer along with prescribed documents and plans to the Sanctioning Authority. The Sanctioning Authority or the person authorized, on receipt of such notice of completion shall undertake inspection with regard to the following aspects:
- (i) *No. of Floors.
 - (ii) External setbacks.
 - (iii) Usage of the building.
 - (iv) Parking space provision.
 - (v) Abutting road width
- * The total height of the building may vary to a maximum of 1m with no change in the permitted number of floors subject to compliance of fire service norms.
- (c) The Sanctioning Authority shall communicate the approval or refusal of the Occupancy Certificate within 15days or may issue the same after levying and collecting compounding fee, if any. If the authority fails to issue the occupancy certificate within the above stipulated period the responsibility shall be fixed with the concerned officer who fails to process the file.
- (d) The Sanctioning Authority is empowered to compound the offence in relation to setbacks violations (other than the front setback) in respect of non high rise buildings only up to 10%, duly recording thereon the violations in writing. The rate of Compounding fee shall be equivalent to one hundred percent of the value of the land as fixed by the Registration Department at the time of compounding for the violated portion and the Government may revise this rate from time to time. Compounding of such violation shall not be considered for buildings constructed without obtaining any sanctioned plan.
- (e) For all high rise buildings, the work shall be subject to inspection by the Andhra Pradesh State Disasters Response & Fire Services Department and the Occupancy Certificate shall be issued only after clearance from the Andhra Pradesh State Disasters Response & Fire Services Department with regard to Fire Safety and Protection requirements.
- (f) The sanctioning authority shall ensure that all public and semi public buildings are constructed disable friendly and provide facilities for specially enabled persons as per National Building Code -2005 of India while issuing occupancy certificate.
- (g) The functional/line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate is produced, or alternatively may

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charge 3 times the tariff till such time Occupancy Certificate is produced. This condition shall also be applicable to all unauthorized constructions and buildings constructed without sanctioned building plan. In addition to the above, the Local Body shall collect every year two times the property tax as penalty from the owner / occupier.

- (h) The Registration Authority shall register only the permitted built up area as per the sanctioned building plan and only upon producing and filing a copy of such sanctioned building plan. On the Registration Document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan in respect of setbacks and number of floors.
- (i) The financial agencies / institutions shall extend loan facilities only to the permitted built up area as per the sanctioned building plan.

27. ENFORCEMENT

- (a) In addition to the enforcement powers and responsibilities given in the respective laws of the local authority, in respect of these Rules:
 - (i) The Enforcement Authority concerned shall be wholly and severally responsible for ensuring and maintaining the right of way / width of the road and building restrictions as given in these Rules.
 - (ii) The Enforcement Authority shall summarily remove any violation or deviation in building construction in maintaining the road widths and building line.
 - (iii) In respect of apartment complexes, shopping complexes and all high rise buildings, periodical inspections shall be carried out indicating the stage of work with reference to sanctioned plan. In case of any deviations from the sanctioned plan, necessary action shall be taken as per rules.
 - (iv) Any person who whether at his own instance or at the instance of any other person or anybody including the Government Department undertakes or carries out construction or development of any and in contravention of the statutory master plan or without permission, approval or sanction or in contravention of any condition subject to which such permission or approval or sanction has been granted shall be punished with imprisonment for a term which may extend to three years, or with fine which may extend to ten percent of the value of land or building including land in question as fixed by the Registration Department at the time of using the land or building. Provided that the fine imposed shall, in no case be less than fifty percent of the said amount.

(b) Constitution of Town Planning and Building Tribunal:

The Government shall constitute a Town Planning and Building Tribunal for dealing with all town planning, enforcement and building issues by making necessary amendments to the corresponding Acts if required.

(c) Constitution of Building Ombudsman:

The Government may constitute a Building Ombudsman for dealing with all complaints of building violations, shortfall in building standards, services and specifications and safety aspects. The Government shall separately work out the procedure, role and details of the functioning of the Building Ombudsman.

28. LIMITATIONS OF BUILDING SANCTION:

Sanction of building permission by the Sanctioning Authority shall not mean responsibility or clearance of the following aspects:

- (a) Title or ownership of the site or building.
- (b) Easement Rights.

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- (c) Structural Reports, Structural Drawings and structural aspects.
- (d) Workmanship, soundness of structure and materials used,
- (e) Quality of building services and amenities in the construction of building.
- (f) Other requirements or licences or clearances required for the site / premises or activity under various other laws.

29. LICENSING OF REAL ESTATE COMPANIES, DEVELOPERS, BUILDERS, TOWN PLANNERS, ENGINEERS & OTHER TECHNICAL PERSONNEL MANDATORY:

- (a) The Licencing of Real Estate Companies, Developers & Builders shall be in accordance with the rules as per Annexure - IX.
- (b) The Licencing of Architects, Engineers, Supervisor, Surveyor and Structural Engineer & Town Planners shall be as per the Annexure - X.
- (c) No developer / builder / real estate firm or company / engineer / town planner/other technical personnel shall be allowed to undertake development/do business / practice in a Municipal Corporation / Urban Development Authority / Municipality / Nagar Panchayat Area unless they are licenced with the sanctioning authority of the respective area.
- (d) Architects shall be required to be registered with the Council of Architecture.
- (e) The engaging of the services of a licenced developer / builder shall be mandatory for Apartment Buildings, Group Housing, all types of Group Development Schemes, all High-Rise Buildings and all Commercial Complexes.

Developments undertaken for construction of individual residential houses, educational/institutional/industrial buildings and developments undertaken by public agencies are exempted from the above condition.

- (f) Any developer / builder undertaking development or any firm doing property business in any Municipal Corporation / Urban Development Authority / Municipality / Nagar Panchayat or soliciting property sale/transactions or advertising as such in case of above, shall necessarily mention the details of it's licence number, licence number of the licenced developer to whom the approval is given by the said Municipal Corporation / Urban Development Authority / Municipality / Nagar Panchayat, together with the permit number and it's validity for information and verification of public / prospective buyers.
- (g) Absence of the above or suppressing of the above facts or in the case of other licences and other technical personnel who violate the conditions would invite penal action including debarring of the real estate firm / development firm / company from practice in the local authority area for 5 years besides prosecution under the relevant laws / code of conduct by the sanctioning authority.
- (h) Any licenced developer / builder / other technical personnel who undertake construction in violation of the sanctioned plans shall be black-listed and this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.

**B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER.

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**OFFICE OF THE MEERKHANPET GRAM
PANCHAYAT**

BuildNow

BUILDING PERMIT ORDER

To: M/s Future City Development Authority	File No: 010827/FCDA/00102/SWBP/KAN/2025 ✓
Rep/by Commissioner, FCDA	Permit No:
Address: Nanakranguda	Date: 02/12/2025
Pin code: 500032	

Dear Sir/Madam,

Sub: Meerkhanpet Gram Panchayat - Town Planning Section - Proposal for Commercial Building Permission - Ground Floor + 1 Floor to an extent of 8545.52 Sq. Mt. in House No Nil, Plot No Nil, Survey.No. 112/Part of Locality - Meerkhanpet, Meerkhanpet Village, Kandukur Mandal, Rangareddy District - Permission Issued - Reg.

- Ref:** 1. Your Building Application in File No. 010827/FCDA/00102/SWBP/KAN/2025, dt: 28/11/2025
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A. APPLICANT AND LICENSED PERSONNEL DETAILS

Name of Applicant	M/s Future City Development Authority		
Rep/by	Commissioner, FCDA		
Developer/Bulder		Lic. No	
Licensed Technical Person	Shiva Shankar Reddy P	Lic. No	CA/2008/42216
Structural Engineer	N.Vamshi Krishna	Lic. No	190/Strl.Eng/TP10/G11 MC
Architect	Shiva Shankar Reddy P	Lic. No	CA/2008/42216

B. SITE DETAILS

T.S. No./Survey No./Gramkhamtam/Abadi	112/Part
HouseNo/Door No/Pr.No/Plot No.	Nil Plot No Nil
Piece of land / Part of Survey Number	NA
Street / Road	Meerkhanpet Mam Road
Locality Name	Meerkhanpet

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Village Name	Meerkhanpet
Town/City	NA

C. DETAILS OF PERMISSION SANCTIONED

Plot Area (Sq. Mtrs)	8545.52
Road Affected Area(Sq. Mtrs)	0
NALA Affected Area(Sq. Mtrs)	0
Net Plot Area (Sq. Mtrs)	8545.52
Tot Lot (Sq. Mtrs)	1885.99
No.of Rain Water Harvesting Pits	4
No. of Trees	156
Total Parking Area (Sq. Mtrs)	650.09

Building Name - COMMERCIAL BUILDING				
No. of floors	Ground Floor + 1 Floor			
Height of the Building (m)	9.6			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	0.0	0.0	0.0	0.0
Commercial	1.0	874.31	1.0	867.79
Others	0.0	0.0	0.0	0.0
Parking floor Level	No.		No. of stack	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors	0.0		0.0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	8.9	6.39	12.84	12.09

D. OTHER DETAILS:

Contractor's all Risk Policy No.		Date		Valid Upto	
Enter Sr. No. in prohibitory Property Watch Register		Mortgage Deed No.		Mortgage Date	
Floor Mortgaged		SRO		Area (Sq. Mtrs)	

Construction to be Commenced Before	
Construction to be Completed Before	

The Building permission is sanctioned subject to following conditions:

The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.

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1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked under UDA Act 1975
2. If construction is not commenced within 6 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the FCDA shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s G.O.Ms 168 MAUD Dt. 7/4/2012 and its amendments
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s G.O.Ms 168 MAUD Dt. 7/4/2012 and its amendments
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of FCDA at any time in future
17. This sanction is accorded on surrendering of Road affected portion of the site to the Local Bodies free of cost without claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.

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24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2016.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the FCDA.
31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
 - a) The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b) The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c) The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
 - d) The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from FCDA after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.
33. Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting Installation as stipulated in National Building Code of India, 2016 .

34. In respect of All Non Residential Buildings and Residential Building in plot of 500 Sq.mts / 600 Sq.Yds and above, the Applicant shall comply with the provision of Telangana State Cool Roof Policy 2023-2028 and the same is mandatory for issuance of Occupancy Certificate(OC).
35. A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
36. Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time*.
37. For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
38. New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecom room inside the building.
39. Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.
40. The project shall comply with the Dust Mitigation Measures for Construction and Demolition Activities as stipulated in Environment (Protection) Amendment Rules, 2018 notified by the MoEF&CC., GOI. dt. 25.01.2018.
41. Dust, Smoke and other air pollution measures shall be provided for the building as well as the site. The measures shall include with screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height).
42. Ambient noise levels shall be maintained to residential area/commercial area/industrial area/ silence zone both during day and night as per the Noise Pollution (Control and regulation) rules 2000
43. Vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site shall be covered with Plastic/tarpaulin sheets.
44. Vehicles hired to bring construction material to the site should be in a good condition and should conform to ambient air and noise standards and should be operated only during non peak hours.

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45. Any hazardous waste including biomedical waste should be disposed as per applicable Rules & norms with necessary approval of the Telangana State Pollution Control Board.

46. In site area more than 2000 sq mts, the applicant/ Developer shall install Sound Level Meter (SLM) {Decibel Monitors} at site to monitor the sound levels during the construction. The monitors shall be technically and accurately record the decibel levels continuously and log them with the date and time stamp in their internal retrievable storage device, from the beginning of the construction.

47. In site area more than 2000 sq. mts, the applicant/Developer shall install Dust monitors {PM 2.5, 10 monitors} at site to monitor the particulate matter [Dust] levels during the construction. The monitors shall be technically and accurately record the PM 2.5, 10 levels continuously and log them with the date and time stamp in their internal retrievable storage device, from the beginning of the construction

General Conditions:

1. The owner / developer of the site shall ensure that the C&D; Waste generated is transferred only to the designated C&D; Waste Collection point of the proposed site duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. FCDA reserves the right to cancel the permission if it falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
3. The Builder/Developer shall register the project in the RERA website for the plots above 500 Sq.Mtrs or more than 8 Dwelling units.

Copy to:

1. The Commissioner, FCDA.
2. The Collector, Rangareddy District.
3. The District Panchayat Officer, Rangareddy District.
4. The Chairman & Managing Director, Central Power Distribution Company Ltd, Singareni Bhavan, Red Hills, Hyderabad-500004.
5. The Vice - Chairman & Managing Director, H.M.W.S & S.B, Khairtabad, Hyderabad.

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NOTE: This is computer generated letter, doesn't require any manual signatures

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Annex VIII

GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Future City Development Authority
- Construction of Future City Development Authority Building with an estimated cost of Rs
19.00 crore at Mirkhanpet, Kandakur Mandal, Ranga Reddy District - Administrative Sanction
- Orders - Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (PLG.I) DEPARTMENT

G.O.Rt.No.465

Dated:30-08-2025

Read the following: -

From the Commissioner, Future City Development Authority, Hyderabad, Lr
No. FCDA/Eng/Bldg/ 2025/002, dt. 31-07-2025.

<<>>>

ORDER:

In the circumstances reported by the Commissioner, Future City Development Authority (FCDA), Hyderabad in his letter read above and after careful consideration of the matter, Government hereby accord administrative sanction for an amount of Rs. 19.00 crore (In words Nineteen Crores only) towards Construction of Future City Development Authority Building at Mirkhanpet, Kandakur Mandal, Ranga Reddy District.

2. The expenditure sanctioned in para (1) above shall be debited to the Head of Account "2217- 08 -191-25-75-310/312".
3. The Commissioner, Future City Development Authority, Hyderabad shall take necessary action accordingly.
4. This order issues with the concurrence of Finance (DCM) Department vide their U.O.No.3257317/282/A2/DCM/2025, dt:22.08.2025.

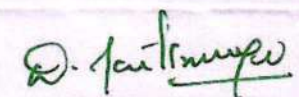
(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

Dr. K.ILAMBARITHI
SECRETARY TO GOVERNMENT

To
The Commissioner,
Future City Development Authority, Hyderabad.

Copy to:
The Finance (DCM)Department
The MA&UD (Budget) Department.
PS to Secretary to Government.
PS to Secretary to Chief Minister, CMO.
SC/SF

//FORWARDED BY ORDER//


SECTION OFFICER
C.A.

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Annex IX

F. No. 21-5/2016-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan,
Jor Bagh Road, Aliganj
New Delhi - 110 003

Dated: 6th September, 2018

To

The Chief Engineer
Telangana Industrial Infrastructure Corporation Ltd.
Parisrama Bhavan, 6th floor
Basheerbagh, Hyderabad-500 004 (Telangana)

Sub: Development of Hyderabad Pharma City (HPC) near Yacharam, Kandukur and Kadthal Mandal, Ranga Reddy District, Telangana by M/s Telangana State Industrial Infrastructure Corp. Ltd.- Environmental Clearance reg.

Sir,

This has reference to your online application dated 11th January, 2018 and subsequent clarifications vide letters dated 30th April, 2018 and 25th May, 2018, regarding above mentioned proposal to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The said proposal was considered by the Expert Appraisal Committee (EAC) for Industrial Estate/Area, SEZ and Highways projects, in its meetings held on 24th January, 2018, 7th May, 2018 and 25th June, 2018.

3. The details of the project, as per documents submitted by project proponent, and also as informed during the above said EAC meetings with the help of M/s Environment Protection Training and Research Institute (EPTRI), Hyderabad, are reported to be as under:

- (i) The project involves development of Hyderabad Pharma City (NIMZ) at Kandukur, Yacharam and Kadthal Mandals of Rangareddy District (Telangana).
- (ii) The proposed project site is located between Latitudes 16°54'1.18"N to 17°04'12.12"N and Longitudes 78°29'55.99"E to 78°39'23.74"E.
- (iii) The total plot Area of the proposed project site is 78.23 sq. km. The project will be developed in phase wise.
- (iv) Total area of the proposed Hyderabad Pharma City is 19333 acres. 7414 acres of land is already acquired. About 3401.86 ha of project area will be

[Proposal No. IA/TG/NCP/59781/2016]

YRK

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developed in phase 1. No land shall be acquired without consent of the land owner.

- (v) No forest land involved in this project.
- (vi) Land Use Land Cover (LULC) in core zone is given as under:

LULC	Areas in ha	Area in %
Cropped in 2 seasons	1026.69	12.48
Kharif Crop land	1937.23	22.44
Rabi Crop land	6.32	0.07
Agricultural Fallow	3002.47	34.4
Agricultural Plantation	3.78	0.04
Built Up area	6.93	0.08
Barren Rocky/Stony waste	46.41	8.25
Dense scrub land	736.88	13.37
Open scrub land	1151.75	6.76
Waterbodies-Reservoir/Tanks-Seasonal	170.08	2.11

- (vii) The required quantity of water estimated during construction phase is about 2000 KLD, which will be met by RWS&S Department under Mission Bhagiratha scheme.
- (viii) Gross Water Demand is 168.53 MLD (including losses) and Net Water Demand is 143.25 MLD.
- (ix) About 164 TPD of municipal solid waste is estimated to be generated in the project. About 35% of total municipal solid waste of the project will be biodegradable waste. This waste is subjected to series of segregation methods proposed to recover recyclable wastes like paper, plastic, glass, metal, etc., which will be 20-30% of total solid waste. These recyclable wastes shall be processed further before sending to recyclers as RDF or as raw material for other industries. Subsequent to this, organic portion of the solid waste will go through a composting process. Rejects from composting and from segregation section will go to waste to energy furnace unit. Ashes and remaining inert waste like silt shall be sent to landfill facility.

For disposal and treatment of collected solid wastes, an integrated solid waste treatment facility is proposed with components such as treatment/stabilization, recycling facility, sanitary and hazardous waste landfill, incinerator and waste to energy facility.

- (x) The power during construction phase would be met from Meer Khanpet 400/220kV receiving station which is located within the HPC site. The total power requirement for the Proposed Hyderabad Pharma City for the ultimate phase is 985 MW.

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- (xi) Shallow recharge pits along with storage tanks are proposed for collection of rain water from roof tops of buildings. Recharge pits proposed are of approximate dimensions of 1m X 1m X1.5m. Storage tanks suggested are of approximate dimensions of 10mX10mX4.5m.
- (xii) As per the requirement and guidelines, parking facilities will be provided.
- (xiii) Proposed capacity of Solar PV for Ultimate phase would be 435 MW. Solar PV shall be installed at all building's rooftop (Industries, Commercial buildings, Universities, residential buildings rooftop). Solar PV power supply will reduce the HPC peak power demand up to 10% and annual energy savings will be up to 15% of overall HPC energy consumption.
- (xiv) Cogeneration plant proposed in HPC will cater to the optimized use of resources and for reduction in peak energy demand 45,000 TR(cooling) savings by utilizing waste heat for cooling system which in turn results in water savings of about 4.5 MLD and annual energy savings of 262,800 MWhr.
- (xv) There is no eco-sensitive area, National Park. Wildlife Sanctuary, Tiger/Elephant Reserve, Core Zone of Biosphere Reserve, habitat for Migratory birds etc. within the study area around the project site. Total 13 Reserved Forests are situated around the project site. Forest patches are fragmented and mostly degraded. No endemic and endangered faunal species are reported from the project site.
- (xvi) Rain water harvesting within and outside the industrial, residential and other plots are proposed.
- (xvii) Dominant tree species are *Anogeissus latifolia*, *Boswellia serrata*, *Butea monosperma*, *Diospyros melanoxylon*, *Tectona grandis*, *Lannea coromandelica*, *Terminalia tormentosa*, *Terminalia bellerica*, *Chloroxylon swietenia*, *Dalbergia sisoo*, *Adina cordifolia*, *Cassia fistula*, *Semecarpus anacardium* and *Strychnos potatorum*.
- (xviii) Public Hearing: The public hearing was conducted on October 11, 2017 at Medipally Site, Yacharam (M), Rangareddy District. The major issues raised during the public hearing and responses were:

Sl. No.	Issues raised	Responses of PP
(i)	Land Acquisition issues	Adequate compensation to be paid to farmers.
(ii)	Employment Related	Due process shall be followed for Land acquisition as per State R&R rules.
(iii)	Environmental Aspects	Effective pollution control measures will be maintained and latest technologies will be adopted.
(iv)	Skill development	Steps to be taken to prevent contamination of pollution into tanks. Skill development training will be imparted to the locals and all of them will be considered for employment.

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- (xix) Cost of the project: Rs.16784 Crores.
- (xx) ToR details: ToR was granted vide letter No.21-5/2016-IA.III dated 9.12.2016.
- (xxi) **Employment potential:** Development of Hyderabad Pharma city will create 5.6 lakh of direct (1.7 lakh) and indirect employment.
- (xxii) **Benefits of Project:**
- Hyderabad Pharma city is an integrated facility being set up with every essential component like treatment facilities, solid waste management, secured landfill, use of natural gas for heating requirement thereby ensuring minimum air pollution, incinerators, testing facilities, online control center to monitor all the environmental parameters both inside the industrial units and at park level, research & development, residential areas, tapping renewal energy, layered development of green, orange, red industries & common facilities to have effective buffering, isolated residential development nearby, etc thereby facilitating sustainable and environment-friendly development.
 - The present project is mooted to bring to an end the adverse effects on the environment due to the existing industrial activity which will enable relocation of all the pharmaceutical industries without loosing on the GDP from this sector. It makes possible economy of scale with increased efficiency, incentivizes compliance of environmental regulations by implementing robust monitoring framework. Further it eliminates disadvantages of fragmented development
 - Hyderabad Pharma city will ensure reduced reliance on imports and consequent threat of availability of medicines to needy through domestic manufacturing.
- (xxiii) The sub-committee of EAC visited the site on 8th and 9th March, 2018 and submitted the report.
- (xxiv) A detailed analysis of water requirement, waste water generation, estimation of raw material and finished product, emission rate, etc was made for 298 existing industries which were planned to be shifted to Hyderabad Parma City. These figures were used as factors to arrive at total load instead of using theoretical factors based on assumptions. The quantity of High TDS, Low TDS and toxic effluent streams were calculated. Based on these calculations, a detailed treatment plan was developed for HTDS, LTDS and toxic effluents. All primary treatments will be done by individual units to meet inlet standards of CETP before sending the waste-water to CETP. It has been planned to send toxic wastes by tankers while HTDS and LTDS effluents will be conveyed through pipelines.
- (xxv) For the waste-water generated in the entire HPC, 4 CETP have been proposed at critical locations. A meeting was held with the member industries to understand and address the issues related to CETPs and individual ETPs with reference to ZLD. Individual industries including bulk drugs units will be

responsible for segregation of waste-water streams and pre-treatment at source to comply with the pre-defined CETP inlet characteristics. It was also told that better monitoring will be possible at a CETP than at several individual ETPs. The infrastructure in terms of laboratory facilities, specialized man power, specialized units etc., is more feasible at CETPs than at individual unit level.

- (xxvi) An integrated Solid waste treatment plant site (40.47 hectares / 100 acres) for HPC had been initially selected near the northern boundary of Zone 3 of proposed HPC Site. However, due to proximity of the solid-waste treatment plant to the villages Nakkerta and Nanaknagar, it was suggested by the EAC to shift the facility towards the southern boundary of Zone 3. Accordingly, the solid waste treatment facility has been shifted towards the southern side, which is away from any settlements. Also a greenbelt has been planned around the facility to mitigate any form of pollution.
- (xxvii) Hyderabad Pharma City and surroundings primarily consists of first and second order streams and about 22 small static water bodies (including 6 notified water-bodies), which forms the natural drainage of the area. The static water bodies, except the 6 notified water-bodies are actually depressions, where water collect during monsoon. All the existing water body will be provided with 10m buffer zone in the form of tree plantation for soil and moisture conservation and prevent siltation of the tanks. There will be a guard pond after every installed CETP and the water of the guard pond will be continuously monitored so as to check any contamination. Also guard ponds will be constructed at storm water discharge points and monitoring of downstream ponds will be done continuously.
- (xxviii) The site is divided by a ridge and maximum area is drained towards south and few first order streams are flowing towards north. Most of the natural drainage originating in the site flow outwards towards south.
- (xxix) In the northern side first and second order drains flow through Yelimineti Vagu and Chinna Musi River to ultimately join Musi River. The Musi Project is 92km (aerial) from the project site. As the drainage flows from the area where mainly residential and institutional areas are located, there is no risk of contamination to the drainages flowing north. The drainage originating from rest of the project area are also network of first order and second order streams which ultimately flow into the Chinna Pedda Vagu at a distance of around 3.5km South from HPC site. The Chinna Pedda Vagu subsequently joins the Bhimanapalli Vagu and further downstream to Pedda Vagu, which drains to Nagarjuna Sagar, about 82km toward the south-east of the project site.
- (xxx) Measures will be taken so that the drainage is not disturbed. Natural Drainage level at inlet and outfall will be maintained with project site planned storm water drainage system so that there is no water-logging. Each industrial unit shall be installing their individual piezometers to check the ground water level and also shall be responsible for continuous monitoring of ground water quality. In addition to that, water monitoring stations will be installed all along

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the river towards the south to detect any contamination in the downstream of the site.

- (xxxii) Four samples of ground water were collected from dug wells for analysis of Fluoride. The fluoride content in the dug-well samples were found to be higher (except one location) than the desirable limit as per IS:10500 but within the permissible limit. It needs a mention here that the 8 samples of bore-wells water analyzed shows that they are within the desirable limit for all samples.
- (xxxiii) It has been planned to set up four Skill Training Centres inside the HPC to provide training to the local population in trades required for the project. An amount of Rs 20.0 crores has been allotted for setting up and operation of the Skill Training Centres.
- (xxxiii) The computation for predicting the Air Quality due to the project has been made applying ISCST3 of USEPA. Modelling exercise has been performed for 2 different cases:
- Scenario A: 30 Gas based Boilers + 25 Gas fuelled Co-generation Plant + 1 Waste to Energy Plant + 10 DG sets of 2000 KVA each.
 - Scenario B: 30 Imported Coal based Boilers + 25 Gas fuelled Co-generation Plant + 1 Waste to Energy Plant + 10 DG sets of 2000 KVA each.

For NO₂, in Scenario A, the maximum GLC was calculated to be 32.5 µg/m³ at a distance of around 3.5km in NW direction from the centre of the project site while for scenario B the GLC was 35.0 µg/m³ at the same location. Similarly, for SO₂, the maximum GLC was calculated to be 6.2 µg/m³ at a distance of around 4.0km in NW direction from the centre of the project site while for scenario B, the GLC for SO₂ was 20.0 µg/m³ at the same location.

- (xxxiv) Infinite Line source model has been run for emission calculation from transportation due to the project. It was observed from the 'with project' and 'without project' scenario, that there will be a marginal increase in the gaseous pollutants due to increased traffic. The highest incremental of 0.57 µg/m³ for SO₂ was predicted while the incremental of 9.31 µg/m³ of HC+NO₂ and 129µg/m³ of CO was also predicted. All the figures were found to be much below the NAAQ standard and thus the impact can be considered to be insignificant.
- (xxxv) Noise modelling was done considering two sources, viz pumps and compressors. From the modelling it was found that the range of sound level during the operation phase will be from 45.6dB to 74.1dB. As the areas predicted to have higher noise levels are within the project, it will be classified as an industrial area. Thus the noise level will be within the prescribed standard.
- (xxxvi) A detailed post-project monitoring plan has been drawn up and was submitted. TSIIC will have a full-fledged Environment Monitoring Cell with trained personnel to oversee all environment parameters/aspects. This Cell will look after all aspects such as solid waste management, waste water treatment and

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disposal/recycle, green-belt development, statutory compliance and monitoring. The total annual environment monitoring cost estimated for the project, excluding manpower, is Rs. 395 lakhs.

- (xxxvii) As per the requirement of the EAC, a detailed environmental, biodiversity management and water conservation plan was prepared. The plan gave details of the green belt development plan, water conservation measures, development and conservation of water bodies, rain water harvesting details and methods of conserving the nearby forest. A total capital cost of Rs. 3747.2 crores have been earmarked for activities related to environmental, biodiversity and water management.
- (xxxviii) A comprehensive risk assessment was done with modelling conducted for chemicals such as Acetone, Ethanol, Ethyl Acetate, Hexane, Iso-Propyl Alcohol, Methanol, Toluene and Di Chloro Methane. Three situations viz Leaking tank, chemical is not burning and forms an evaporating puddle, leaking tank, chemical is burning and forms a pool fire and BLEVE, tank explodes and chemical burns in a fireball were modelled
- (xxxix) The worst impact was found for Di Chloro Methane, which had impact till 1600m. Mitigation measures such as on-site and off-site disaster management plan, Mock drills have been suggested as part of the Disaster Management Plan.
- (xl) Baseline production data for the last three years were collected from the Agriculture Department to understand the production trend and cropping pattern of the area. The major crops identified in the area includes paddy, jowar, bajra, maize, green gram, black gram, cotton, onion, groundnut and sunflower. A slight reduction in the production level was found in the area during the period.
- (xli) Traffic volume count survey was conducted in 5 strategic locations. As part of the traffic flow plan, the proposed PCUs were equally distributed in 5 equal sections for estimation of LOS of surrounding roads. It was found that there is a need to widen the external arterial roads, i.e. SH-19 and NH-765 after initiation of the project. However, the internal roads have enough capacity and has been planned to sustain the predicted incremental traffic load. Proper mitigation measures such as disciplined traffic movement, proper maintenance of roads will be done.
- (xlii) The two settlements, Ganugamarla Tanda and Mairipally have been proposed to be shifted outside the boundary of the HPC. During the presentation on 189th meeting held on 7th July, 2018, when this issue was discussed it was proposed to relocate the two habitations to the residential area of Hyderabad Pharma City where all the required common and social infrastructure will be developed. Further they will be compensated as per the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and Right to Fair Compensation and Transparency in

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Land Acquisition, Rehabilitation and Resettlement (Telangana Amendment) Rules, 2016.

(xlili) It has been committed by TSIIC that jobs will be provided to the people as per their eligibility and skill sets. Local people also who have the required qualification and experience, will be provided appropriate jobs. To provide training and improve the employability of the local people who needs additional skill enrichment, Skill Development Centres have been proposed to be set up.

4. The EAC, in its 189th meeting held on 7th May, 2018, has recommended the project for grant of EC. However, the State Government of Telangana, vide their D.O. letter No. EMP/TSIIC/09/HPC/2014-15 dated 25th May, 2018, has requested to amend the minutes of 189th meeting of EAC held on 7th May, 2018. Again, the matter was placed before EAC on 191st meeting held on 25th June, 2018, wherein EAC, based on justifications provided by the proponent, recommended the project for grant of EC subject to conditions mentioned below. Accordingly, as per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environment Clearance for the 'Development of Hyderabad Pharma City (HPC) near Yacharam, Kandukur and Kadhal Mandal, Ranga Reddy District, Telangana by M/s Telangana State Industrial Infrastructure Corp. Ltd.', under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:

PART-A: SPECIFIC CONDITIONS

I. Construction Phase

- (i) Proponent may try to shift the existing settlement from the proposed project area. If shifting of existing settlement is not possible, a buffer of 1 km shall be maintained between proposed industrial units and existing settlements within the proposed pharma city site.
- (ii) 60 m buffer shall be maintained between forest and project development area.
- (iii) Annual health survey to be carried out within 5 km of proposed pharma city and remedial measures to be taken for health problems of villagers.
- (iv) Only natural gas to be used for boilers and methane emission to be monitored regularly.
- (v) No ground water to be extracted and used during construction phase.
- (vi) Online real time air and water quality monitoring system to be established in consultation with the Central/State Pollution Control Board.
- (vii) It should be ensured that the Conservation Plan prepared for protection of Reserved Forests shall be implemented in consultation with the State Forest

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Department. The total cost estimated for the plan is Rs 28.22 crores over a period of three years. This cost shall be in addition to the EMP cost proposed for the project.

- (viii) A committee comprising of representatives of project proponent, forest department and two nationally recognized NGOs having knowledge in the areas of wildlife and forests be established to oversee the same. Besides this a separate committee will be established to monitor general environment and pollution related matters. Both Committees will meet at least twice a year and report the proceedings to the regional office of MoE&FCC.
- (ix) Piezometers to be constructed in consultation with state ground water department. Quarterly monitoring of ground water levels be carried out and report be submitted to concerned regional office of MoEF&CC/SPCB.
- (x) Regular monitoring of surface water and ground water quality are to be carried out quarterly and report be submitted to concerned regional office, MoEF&CC and SPCB.
- (xi) Annual study to be carried out on status of crops and their yield within 5 km area of pharma city and report be submitted to concerned regional office, MoEF&CC.
- (xii) Job opportunities to be provided to land losers after providing suitable training to them and enhancing their skills as per job requirements for various technical and non-technical positions in Pharma city and industries therein. Existing State/Central Government norms shall be followed for providing employment, preference will be given to local educated and unemployed people based on their educational qualification. Vocational training shall be conducted to improve the skills of local people so that they can get employment/self-employment.
- (xiii) In Phase-III area only orange, green and white categories of industries to be established.
- (xiv) A mechanism be developed for individual industries particularly bulk drug and intermediate chemical manufacturing units (having effluent discharge >25 KL/day) for setting up their own ETPs including ZLD for better management and reducing load on CETP. The mechanism be submitted to the MoEF&CC and TSPCB.
- (xv) An Emergency response Centre to be established to take care of accidents, chemical spills etc. including that during transportation of chemicals with the arrangement of antidotes and necessary equipment. The trucks/tankers for transportation of chemicals should be equipped with the vehicle tracking system.
- (xvi) 100 m green buffer all along the water bodies shall be maintained and water bodies shall be protected against any contamination due to discharge/leakage of effluents.

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- (xvii) Fund allocation for Corporate Environment Responsibility (CER) shall be made as per Ministry's O.M. No. 22-65/2017-IA.III dated 1st May, 2018. The detailed report in this regard be submitted to this Ministry and its regional office concerned within 3 months.
- (xviii) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (xix) To achieve the Zero Liquid Discharge, waste water generated from different industrial operations should be properly collected, treated to the prescribed standards and then recycled or reused for the identified uses.
- (xx) Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
- (xxi) During construction phase, air pollution and the solid waste management aspects need to be properly addressed ensuring compliance of the Construction and Demolition Waste Management Rules, 2016.
- (xxii) This environmental clearance is only for the said Industrial Area. Any other activity within the Industrial Area would require separate environmental clearance, as applicable under EIA Notification, 2006 as amended from time to time. For all the individual units, environmental clearances, if applicable, shall be obtained from the respective regulatory authorities.
- (xxiii) There shall be a continuous green belt along the plant premises, except at the designated entry and exit points.
- (xxiv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the concerned Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (xxv) Special purpose vehicle shall be established for implementation, monitoring and compliance of the environmental safeguards.
- (xxvi) All the recommendation of the EMP shall be complied with letter and spirit. All the mitigation measures submitted in the EIA report shall be prepared in a matrix format and the compliance for each mitigation plan shall be submitted to RO, MoEF&CC along with half yearly compliance report.
- (xxvii) The member units shall provide storage tanks for storage of effluent for monitoring the characteristics of effluent and to treat the same to meet the prescribed inlet norms before taking into the CETP for further treatment.
- (xxviii) Proper meters with recording facilities shall be provided to monitor the effluent quality and quantity from member industries to CETP and from CETP to re-use for identified purpose on continuous basis.

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- (xxix) The project proponent shall establish an environmental monitoring cell with all the potential polluting units as members to review the environmental monitoring data and suggest for improvements.
- (xxx) Internal Road widths within the industrial estate shall be minimum 18 m ROW.
- (xxxix) Common facilities such as repair shops, rest rooms for drivers and attendants shall be provided.
- (xxxii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (xxxiii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xxxiv) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (xxxv) Parking space to accommodate trucks, cars, two wheelers and bicycles shall be provided as per the norms.
- (xxxvi) Any hazardous waste generated during development/ construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxxvii) The diesel generator sets to be used during development/ construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xxxviii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xxxix) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xl) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during development/ construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- (xli) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.

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- (xlii) Ready mixed concrete must be used in site development and building construction.
- (xliii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xliv) Water demand during development/construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xlv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xlvi) Regular supervision of the above and other measures for monitoring should be in place all through the development/ construction phase, so as to avoid disturbance to the surroundings.
- (xlvii) The responses/commitments made to the issues raised during public hearing shall be complied with in letter and spirit, and action taken shall be submitted to the Ministry.
- (xlviii) All member industries shall be instructed to comply with the consent conditions given by PCB/MoEF&CC strictly to maintain ambient air quality within the stipulated standards of CPCB.
- (xlix) Corporate Environment Responsibility:
 - (a) The Company shall have a well laid down Environment Policy approved by the Board of Directors.
 - (b) The Environment Policy shall prescribe for standard operating process/procedures to bring into focus any infringements/deviation/ violation of the environmental or forest norms/ conditions.
 - (c) The hierarchical system or Administrative Order of the company to deal with environmental issues and for ensuring compliance with the environmental clearance conditions shall be furnished.
 - (d) To have proper checks and balances, the company shall have a well laid down system of reporting of non-compliances/ violations of environmental norms to the Board of Directors of the company and/or shareholders or stakeholders at large.

II. Operational Phase

- (i) To achieve the Zero Liquid Discharge, waste water generated from different industrial operations should be properly collected, treated to the prescribed standards and then recycled or reused for the identified uses.

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- (ii) All the topsoil excavated during development/construction activities should be stored for use in horticulture/landscape development within the project site.
- (iii) Disposal of muck during development/construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (iv) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (v) The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (vi) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (vii) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- (viii) Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- (ix) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 4 mts. above the highest ground water table.
- (x) No ground water to be extracted and used during operation phase.
- (xi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking, loading and unloading should be fully internalized and no public space should be utilized.
- (xii) Energy conservation measures like installation of LED for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used LEDs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
- (xiii) The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

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PART- B: GENERAL CONDITIONS

- (i) The responsibility to comply with the EC conditions mentioned in this letter is solely of the project proponent.
- (ii) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- (iii) Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
- (iv) The project proponent shall set up a separate environmental management cell for effective implementation of the stipulated environmental safeguards under the supervision of a Senior Executive.
- (v) The funds earmarked for environment management plan shall be included in the budget and this shall not be diverted for any other purpose.

PART-C: GENERAL GUIDELINES

1. The above stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
2. Officials from the Regional Office of the Ministry who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC should be forwarded to the APCCF, Regional Office of the Ministry.
3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
4. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
5. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, clearance under the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972/National Board of Wildlife/State Board of Wildlife etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
6. Remaining Land acquisition to be done with the consent as per "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and

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Resettlement Act, 2013" and as amended by Government of Telangana "RFTLARR (Telangana Amendment) Act 2016."

7. The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letter is available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the concerned Regional office of this Ministry.
8. This clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
9. The EC will be subject to outcome of ongoing legal proceedings in the court of law, if any.
10. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
11. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zila Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
12. A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/Tehsildar's office for 30 days.
13. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of the Ministry, the respective Zonal Offices of CPCB and the SPCB. The criteria pollutant levels namely; PM₁₀, PM_{2.5}, SO₂, NO₂ (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
14. The project proponent shall also submit six monthly report on the status of the compliance of stipulated EC Conditions including results of monitored data (both in hard copies as well as by email) to the concerned Regional Offices of MoEF&CC/CPCB/SPCB.
15. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the

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concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of the Ministry/CPCB/SPCB by e-mail.

16. The Ministry may revoke or suspend the clearance, if implementation of any of the above condition is not satisfactory. The Ministry reserves the right to stipulate additional conditions, if found necessary and project proponent in a time bound manner will implement the stipulated additional conditions.
17. This issues with the approval of the Competent Authority.

Reena 06/09/2018
(Raghu Kumar Kodali)
Director/Scientist F

Copy to:

1. The Secretary, Department of Environment Forests, Science and Technology, Government of Telangana, Secretariat, Hyderabad - 500 022.
2. The Member Secretary, Telangana Pollution Control Board, Paryavarana Bhavan, A-III, Industrial Estate, Sanathnagar, Hyderabad - 500 018.
3. The APCCF (C), Ministry of Environment, Forest and Climate Change (SEZ), 1st and 2nd Floor, Handloom Export Promotion Council, 34 Cathedral Garden Road, Nungambakkam, Chennai - 34.
4. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110 032.
5. Monitoring Cell, IA Division, MoEF&CC, New Delhi.
6. Guard File

Reena 06/09/2018
(Raghu Kumar Kodali)
Director/Scientist F

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Annex X

F. No. 21-5/2016-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan,
Jor Bagh Road, Ali Ganj
New Delhi – 110 003
Dated: 18th March, 2020

To

The Chief Engineer
Telangana Industrial Infrastructure Corporation Limited
Parisrama Bhavan, 6th floor
Basheerbagh, Hyderabad-500 004 (Telangana)

Sub: Development of Hyderabad Pharma City (HPC) near Yacharam, Kandukur and Kadthal Mandai, Ranga Reddy District, Telangana by M/s Telangana State Industrial Infrastructure Corporation Limited – Amendment to Environment Clearance.

Sir,

This has reference to your letter No. EMP/TSIIC/09/HPC/2014-15 dated 21st October, 2019, submitted online on 11th November, 2019 and subsequent clarifications vide letters dated 29th November, 2019, 6th December, 2019, and 16th December, 2019, 23rd December, 2019, 11th February, 2020, and 20th February, 2020, for seeking amendment to Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The Ministry had earlier issued environmental clearance to M/s Telangana State Industrial Infrastructure Corporation (TSIIC) Limited, vide Ministry's letter of even no. dated 6th September, 2018.

3. The proposal for amendment of environmental clearance to above mentioned project, was considered by the Expert Appraisal Committee (Infra-1) in its 227th meeting held on 28th November, 2019, in this Ministry, New Delhi.

4. The details of the proposal, as per the documents submitted by the project proponent and also as informed during the above said EAC meetings along with EIA consultant M/s Environment Protection Training and Research Institute (EPTRI), Hyderabad, are reported to be as under:

(i) The Telangana State Industrial Infrastructure Corporation (TSIIC) has made a lot of efforts in getting the Natural gas, though they have consent for the linkage of the Natural gas, but actual supply of the gas to the site would take much more time than the original expectations, due to which the project may

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get delayed. The existing natural gas suppliers have proposed to supply the natural gas to the site from international markets due to non-availability of required quantum of natural gas production in the domestic market. Further, it was also opined that dependency on supply of natural gas from sources from other countries might have problems in the future when the project is fully operational. In this connection, request is made for the permission to use imported coal in addition to Natural gas for the boilers as an alternate fuel.

(ii) Accordingly, the proponent has requested to amend following two conditions:

S. No.	Original EC Conditions	Amendments Sought
i.	Only natural gas to be used for boilers and methane emission to be monitored regularly.	Usage of imported coal as secondary fuel source besides natural gas. Emission models using imported coal were presented and found to be in the permissible range.
ii.	A mechanism be developed for individual industries particularly bulk drug and intermediate chemical manufacturing units (having effluent discharge >25 KLD) for setting up their own ETPs including ZLD for better management and reducing load on CETP. The mechanism be submitted to the MoEF&CC and TSPCB.	Permitting the industries to send their effluent >25 KLD also to CETP.

- (iii) The Government of Telangana / TSIIIC Limited has been making efforts to get Natural Gas allocation for the project. Also made representation to Ministry of Petroleum and Natural Gas, Government of India requesting for priority allocation of Natural Gas. However, availability of Natural Gas in the country as on date is extremely limited causing delay in implementation of the project.
- (iv) Proponent has mentioned in EIA/EMP report that they have planned to install the 250 MW gas fuelled engine coupled cogeneration (Power and Cooling) plant, 435 MW Solar PV and 3 MW Waste to Energy Plant.
- (v) The detailed analysis for Air modelling considering both natural gas and coal were submitted in the EIA & EMP report and also in reply to the queries raised by the Expert Appraisal Committee (EAC). Modelling exercise was performed for 2 different case are as follows:
- Scenario A: 30 Gas based Boilers + 25 Gas fuelled Co-generation Plant + 1 Waste to Energy Plant + 10 DG sets of 2000 KVA each.
 - Scenario B: 30 Imported Coal based Boilers + 25 Gas fuelled Co-generation Plant + 1 Waste to Energy Plant + 10 DG sets of 2000 KVA

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each.

Scenario of emissions with imported coal as an alternative option, as submitted in the EIA & EMP report, are well within the prescribed limits of NAAQ Standards.

Coal Consumption for 30*100 TPH steam boilers will be 3.1 Million Metric Tons per Annum and 25*10 MW co-generation plant is a gas based plant to be established in subsequent phase of Development. The expected quality of coal will be as under:

Parameter	Unit	Quality of Imported Coal
Ash	%	8
GCV	Kcal/Kg	6000+/-100
Sulphur	%	0.5
Total Moisture	%	25

- (vi) **Steam generation capacity:** Total steam generation capacity will be 3000 TPH. For this purpose about 30 no. boilers, each having close to 100TPH steam generation capacity shall be installed.
- (vii) **End use of steam generation (thermal power and industrial use):** The end use of steam generation shall be in the process and in the CETP. The steam requirement shall be 3000 TPH. Steam requirement in the process – 2100 TPH. Steam requirement in the CETP – 900 TPH.
- (viii) **Coal consumption for generation of steam:** The coal consumption for 30 nos. of steam generator units of capacity 100 TPH @ 17 bar(g) and 220 Deg C is as follows with 5,500 kCal/kg GCV of coal
 - a. For one unit = 12.0 TFH b. For 30 units = 360 TPH c.
 - b. For 30 Units per day consumption = 8,640 TPD
 - c. Consumption per annum = 3153600 T

(ix) **Stack height calculations:**

Coal burning 12 TPH

Sulphur @ 0.50 % wt/wt = 60Kg/hr

SO₂ 120 kg/hr

Stack height: $14 \times (Q)^{0.3}$, where Q is SO₂ emission load in kg/hr

$$= 14 \times (120)^{0.3}$$

$$= 14 \times 4.20$$

$$= 58.8$$

Hence the stack height of 58.8 m has been considered assuming 100% SO₂

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emission load. However, the ultimate emission shall be restricted within 100 mg/Nm³, the corresponding load derived as 2.72 gm/sec or 9.79 kg/hr.

(x) Following measures will also be taken into consideration:

- There will be total 30 nos. of AFBC/CFBC boilers, each having capacity of 100 TPH steam generation.
- Electrostatic Precipitator (ESP) shall be provided to arrest dust in the boiler flue gas, which will contain the outlet dust concentration within 30 mg/Nm³. SO₂ level in the flue gas will be controlled by using lime stone.
- The low combustion temperature in the AFBC/CFBC boiler, being in the range of 800oC-900oC will result in the minimal NOx formation.
- The SO₂ & NOx emission shall be ultimately contained within 100 mg/Nm³.

(xi) **Mode of transportation:** The coal will be transported through trucks initially and by rail subsequently from the nearest port. A rail spur line is proposed from southern side of HPC to Shadnagar railway station, which is located at an aerial distance of 35 km to the west of the Site. The rail spur line is proposed to connect with the proposed freight Terminal at Timmapur and with the proposed dry port at Jadcherla. The rail alignment is proposed towards the south of HPC, along the proposed realigned RRR from Shadnagar to Nagilla (via Amangal).

(xii) **Ash disposal & ash pond:** Around 31.31 TPH ash will be generated during operation of all 30 nos. Steam boilers, out of which 25.05 TPH will be fly ash and the balance 626 TPH will be bottom ash. All the generated ash shall be stored in the respective Bottom Ash Silo and Fly Ash Silo. Fly Ash shall be sent for the cement making and brick manufacturing for further utilization and Bottom Ash shall be disposed as land filling/road making.

There will be provision for an Emergency Ash Dyke for the temporary storage. Only, in case when the Ash cannot be transported due to some exigency. The Emergency Ash Dyke will be utilized to store Fly ash. Sizes of the Fly Ash Dyke will be about 5 acres consisting of two ponds, each pond can cater to fifteen days of fly ash storage.

MoEF&CC Notification on Fly Ash Utilization shall be fully complied with.

(xiii) **Water Consumption:** The total water consumption for total 30 no. Steam boilers will be 44.8 MLD.

(xiv) The project consists of 4 CETPs and one STP with capacities (Zone 2 - 22.6 MLD, Zone 3 - 20.37 MLD, Zone 4 - 9.25 MLD, Zone 5 & 6 - 13.94 MLD in addition to a STP of capacity 53.96 MLD).

(xv) It is also informed that Proponent has made several efforts in consultation

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with Industries to finalize the mechanism for operation of the CETP. Following points are few of the points opined by the companies:

- Premise of establishment of CETPs is to have the advantage of economy of scale, better treatment systems, and efficiency of operations than individual ETP operations.
 - The individual units will have their own pre-treatment system and stream segregation system for complying pre-defined inlet characteristics of CETP. This is also in line with S.O. 4(E), Dated 01st January, 2016, issued by the MoEF&CC, New Delhi.
 - It was felt by the industries that economy of scale of treatment facilities is the key to lower the cost of treatment to be effective. Treatment cost in CETP will be at least 25% to 30% less than doing in individual units.
 - The fuel consumption in individual ETP is about 55% of overall fuel requirement of an individual unit, which will be significantly reduced in a CETP. It may be pertinent to mention that units are currently having an individual boiler whereas centralized boilers are proposed in HPC. This will help in reducing the overall emission load.
- (xvi) Commercial viability and efficiency increase with CETP, thereby ensuring higher standards of compliance.
- (xvii) Variation in the characteristics and flow of waste water from small scale industry affects the operations of the CETP. Permitting waste water from all the industries will help in efficient operation.
- (xviii) The neutralization and equalization of heterogeneous waste makes its treatment techno-commercially viable.
- (xix) Effective recirculation and reutilization at a centralized level compared to multiple industries level which ensures ZLD.
- (xx) Individual industries will be responsible for segregation of waste-water streams and pre-treatment at source to comply with the CETP inlet characteristics.
- (xxi) Sludge management is better with CETP than individual ETPs.
- (xxii) Industries and industry associations also have been requesting for permitting them to utilize CETPs given the techno commercial viability.
- (xxiii) Hence, the above mentioned specific conditions may be amended to permit all Industries to send the effluents to CETP after duly meeting the pre-defined inlet discharge standard as prescribed by State PCB/CPCB.
- (xxiv) The State Government has furnished the written submission that Government of Telangana / Telangana State Industrial Infrastructure Corporation (TSIIC) Limited has made concerted efforts regarding the procurement of Natural

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Gas for the Hyderabad Pharma City Project. In view of the limited availability and non-reliable supply for Natural Gas, it is anticipated that it may take 4-5 years for getting allocation of Natural Gas for this project.

- (xxv) Also submitted the written submission that Government of Telangana and the project proponent TSIIC would undertake all the mitigation measures as proposed in the EIA and also try to completely reuse the fly-ash produced from the use of imported coal.

5. The EAC, based on the information submitted, clarification provided by the project proponent and detailed discussion held on the issues in its 227th meeting on 28th November, 2019, has recommended the project for Amendment to the Environmental Clearance granted to M/s TSIIC Limited, vide letter no. 21-5/2016-IA.III dated 6th September, 2018 for the development of the said project, subject to compliance of additional specific conditions.

Based on the proposal/information submitted by project proponent, scrutiny by the Division, appraisal and recommendations by the EAC, the Ministry of Environment, Forest and Climate Change hereby amends the Environmental Clearance granted to M/s TSIIC Limited, vide letter no. 21-5/2016-IA.III dated 6th September, 2018 for the development of Hyderabad Pharma City (HPC) near Yacharam, Kandukur and Kadthal Mandai, Ranga Reddy District, Telangana, as under:

S. No.	EC Conditions	Amended EC Conditions
i.	Only natural gas to be used for boilers and methane emission to be monitored regularly.	<p>(i) Natural gas to be used for boilers (Power and cooling) and methane emission to be monitored regularly. However, usage of imported coal as a secondary fuel source shall be permitted for maximum of 4 years, only in case of non-availability of natural gas.</p> <p>(ii) While using imported coal, the emission of Flue gas as PM, SO₂, NO_x, and Mercury shall be monitored online through analysers. The Minimum, Maximum and 98 percentile value of the monthly flue gas emissions PM (Standard: 30 mg/Nm³), SO₂ (standard: 100 mg/Nm³), NO_x (Standard: 100 mg/Nm³) and Mercury (Standard: 0.03 mg/Nm³) shall be submitted to the concerned Regional Office of the MoEF&CC.</p> <p>(iii) The progress of implementation of pollution control equipment by installing FDG and DeNO_x control system to meet the committed emission norms shall be submitted to the concerned Regional Office of MoEF&CC.</p>

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S. No.	EC Conditions	Amended EC Conditions
		<p>(iv) The flue stack height of 72 m (estimated based on Sulphur content of 0.5%) shall be installed separately for each boiler for adequate dispersion of pollutants in the atmosphere. The exit velocity of flue gases shall be maintained in the range of 19-23 m/s.</p> <p>(v) Emission monitoring and ambient air quality monitoring shall be carried out once a month and the results shall be compared with the respective standards and submitted along with the compliance report to the concerned Regional Office of the Ministry.</p> <p>(vi) Proponent shall explore the possibilities of using other non-polluting sources of energy to meet their fuel demand.</p> <p>(vii) Project proponent shall adopt effective dust suppression arrangements for arresting fugitive emissions during handling and dust pollution during transportation of imported coal.</p> <p>(viii) The transportation of coal by road is permitted for three years from the date of commissioning of first boiler. A time bound action plan and progress of railway line connectivity from Shadnagar Railway Station is to be submitted as part of compliance report. After three years, the coal transportation shall be done through rail only.</p> <p>(ix) The separate silos for storing flyash and bottom ash shall be installed. 100 % utilization or re-use of fly ash generated from use of imported coal shall be ensured by the project proponent. The quantity of ash generation, utilization & disposal, percentage of utilization to be submitted along with the compliance report to the concerned Regional Office of the Ministry.</p> <p>(x) Area of emergency ash pond to cater for 15 days of requirement is 5 acres. Ash pond is to be lined with HDPE liner. High Concentration Wet Slurry system is to be adopted for disposal of ash. Greenbelt having width of minimum 10 m shall be developed around the periphery of the ash pond. Once the ash pond serves its life, the reclamation with soil, grass and plantation with native species shall be carried out. The volume</p>

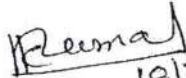
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S. No.	EC Conditions	Amended EC Conditions
		<p>availability, quantity of ash disposed and balance life is to be submitted in the compliance report.</p> <p>(xi) The wastewater generated from Boilers shall be treated in CETP and shall be reused within the Pharma Complex to meet Zero Liquid Discharge.</p>
ii.	<p>A mechanism be developed for individual industries particularly bulk drug and intermediate chemical manufacturing units (having effluent discharge >25 KLD) for setting up their own ETPs including ZLD for better management and reducing load on CETP. The mechanism be submitted to the MoEF&CC and TSPCB.</p>	<p>(i) Member units i.e. pharmaceutical industries shall ensure input characteristics of waste water as per the standards stipulated by the State Pollution Control Board for ETP which can meet the inlet norms of the CETP as prescribed by the State Pollution Control Board.</p> <p>(ii) Member units shall ensure to establish an Internal Effluent Collection System through collection sump and covered pipeline with monitorable flow meters for transferring the effluent to CETP.</p> <p>(iii) A real time online monitoring with a centralised ICT based Monitoring System shall be established for effective monitoring of effluents into and out of CETP.</p> <p>(iv) There shall be no discharge of treated waste water either on land or into water bodies from CETP. The entire treated / recovered waste water shall be reused for generating steam, make up water for cooling towers and further industrial use only.</p> <p>(v) An MOU shall be signed with each member unit to ensure the compliance of all EC conditions stipulated vide this letter and earlier letter dated 06.09.2018.</p>

6. All other conditions stipulated in this Ministry's Letter No. 21-5/2016-IA-III dated 6th September, 2018, shall remain unchanged.

7. This issues with the approval of the Hon'ble MEFC.


 18/3/2020
 (Raghu Kumar Kodali)
 Director/Scientist-F

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Copy to:

1. The Secretary, Department of Environment Forests, Science and Technology, Government of Telangana, Secretariat, Hyderabad - 500 022.
2. The Member Secretary, Telangana Pollution Control Board, Paryavarana Bhavan, A-III, Industrial Estate, Sanathnagar, Hyderabad - 500 018.
3. The APCCF (C), Ministry of Environment, Forest and Climate Change (SEZ), 1st and 2nd Floor, Handloom Export Promotion Council, 34 Cathedral Garden Road, Nungambakkam, Chennai - 34.
4. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110 032.
5. Monitoring Cell, IA Division, MoEF&CC, New Delhi.
6. Guard File

Reema
18/3/2020
(Raghu Kumar Kodali)
Director/Scientist-F