

Layout Development

PRE - 1998

Approach road in layouts were temporary



A Residential colony with unmetalled roads and open drains



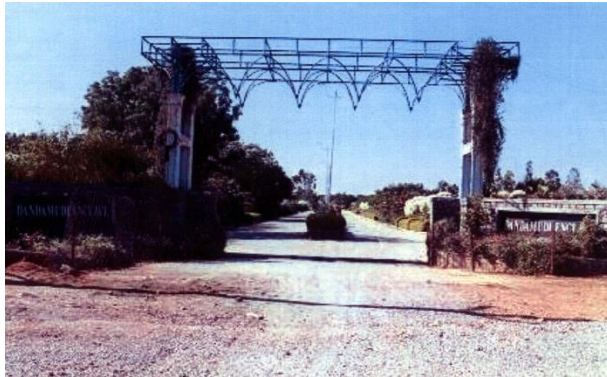
Black Top roads without kerbs or landscaped areas



POST - 1998



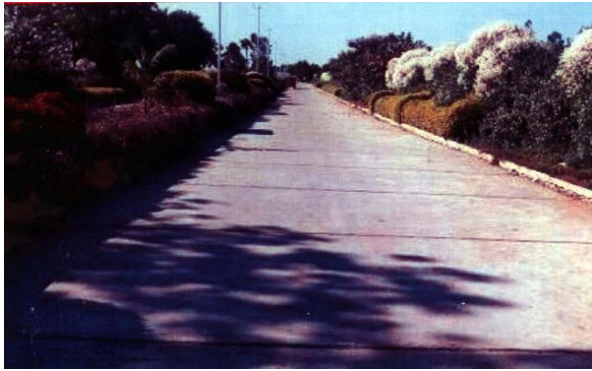
Layout specifications have to be publicised clearly



Innovative entrance gateway are common features of good development



Parts of the land has to be mortgaged with HUDA to safeguard and ensure proper infrastructure development by the private developers



Cement concrete roads with ornamental
plantation alongside



Colourful landscaping along the main streets
add scenic beauty



Colony roads with paved footpath and
avenue plantation



Central open space add value to the cluster of Independent housing around



Road with landscaped median



Community Rainwater harvesting pits



Rainwater harvesting pits with kerbside landscaping

Streamlining of Regulations

Part – A : Technical Scrutiny

- ① The following were made compulsory
 - 40 feet B.T. approach road to layouts / group housing & buildings.
 - Internal layout roads – 40 feet B.T
 - Good laid footpaths with kerb walls and painted signs.
 - Sewerage line and drainage facility
 - Septic tank (never near a lake)
 - Water tank for drinking facility
 - Electricity lines

- **Water harvesting structures**
- **Avenue plantations with tree guards**
- **Fencing / Compound open spaces**
- **Maintenance of parks**

② Introduction of 25% mortgage system

③ Lake Notification – 169 Lakes notified in Master Plan

- **30 meters buffer strip**
- **30 feet buffer strip**

This was compensated in the open space

- ④ Inspections made compulsory**
Vice-Chairperson's periodic inspections
- ⑤ Periodic publishing of unauthorized layouts**
- ⑥ Group housing**
 - Introduction for first time service roads of 30 feet in 200 ft & 150 ft highways**
 - 9 meter setback all around group housing if more than one acre as against 6 meter**
 - Totlots made more prominent**
 - Industries to have 40 feet B.T. approach road**

Part – B

- **Scrutiny of ownership documents**
- **Atleast scrutiny of two link documents**
- **ULC clearance in core areas – Affidavit for less than 1000 sq.yards**
- **Peripheral – As per GO Ms. 733**
e.g: Madhapur - K.S. Rao Nagar, Ravinder Rao,
Diamond Hills etc.
- **Lakes – 30 meter buffer, 30 feet buffer**
- **Simultaneous scrutiny of Part A & B**
- **Effective file monitoring**
- **Introduction of mortgage system**

● **Periodic publication of unauthorized layouts in newspapers**

● **Introduction of single window system**

● **Citizen Charter**

- | | | | |
|---|-----------------------------|---|---------|
| - | Layouts & Change of Landuse | - | 45 days |
| - | Building permission & NOC | - | 30 days |
| - | Landuse certificates | - | 3 days |

Change of Land Use

- **Change of Land Use or Modification to the master Plan / ZDP is a provision in the APIA(D) Act to address the exigencies of development & unforeseen development.**
- **Applicant can apply either in HUDA or in government with full details, copy of ownership documents, site plan. Ownership & Technical scrutiny made by HUDA & remarks submitted to Government. Government may agree or reject after placing in Committee. If agreed to, a memo is issued & published in AP Gazette giving time for public objections & suggestions. In the meanwhile, applicant has to remit the fees & Development charges to HUDA**
- **Change of land use is issued by the Government by issuing specific orders under Section 12 of the APUA(D) Act, 1975**

INNOVATIVE INITIATIVES

1. Conversion of abandoned sites / open spaces - Recreational parks.

- **Lumbini park**
- **N. T.R. Gardens**
- **A.S. Rao Nagar park**
- **Patelkunta Park**



Area of the park – 34 Acres ; Project cost – Rs. 20 crores ; Annual visitors – 26 lakhs ;
Gross revenue – Rs. 4.86 crores; Annual maintenance cost – Rs. 1.52 crores;
Net revenue – Rs. 3.34 crores

















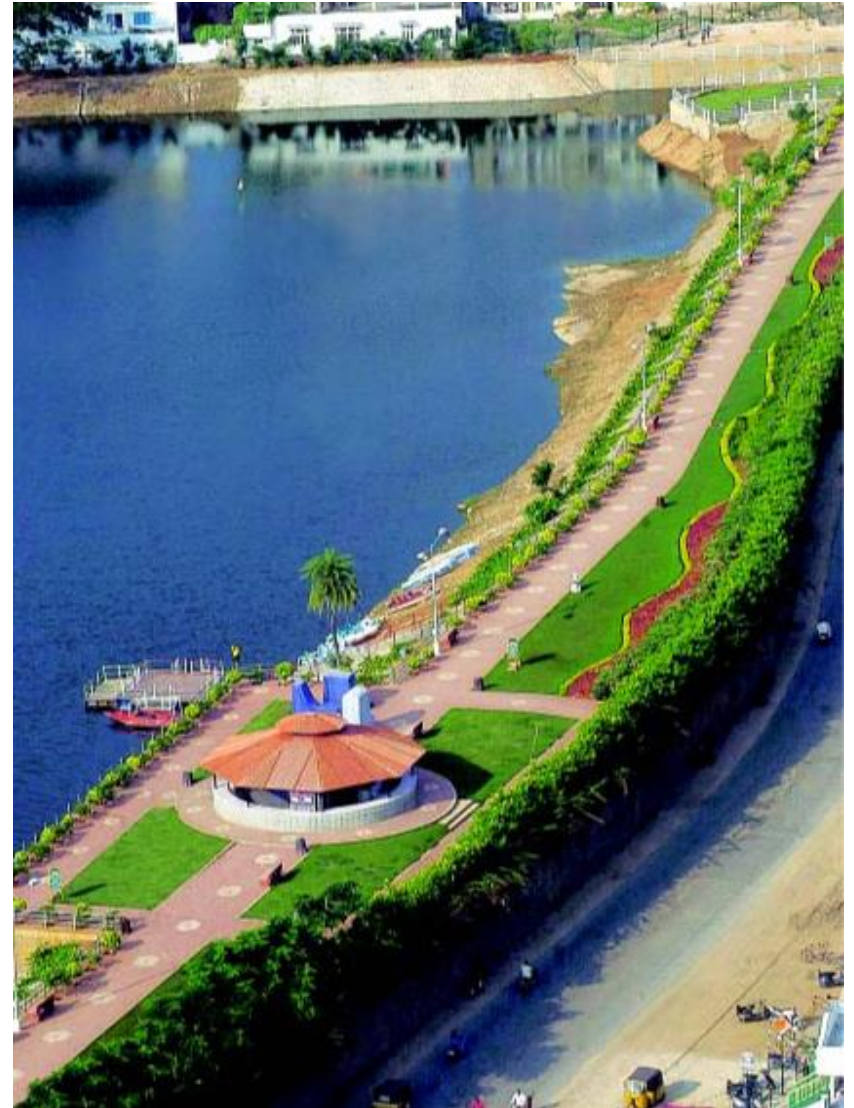




Conservation & Management of Lakes

HUDA has taken up the task of restoration of lakes within the Hyderabad Metropolitan area to increase the ground water table with clean water and also to maintain the water balance in the lakes.

In the first phase, out of 169 large water bodies about 50% of the water bodies i.e. 87 lakes are being taken up in the Green Hyderabad Environment Programme (GHEP) funded by the Royal Netherlands Government.



Lake restoration

A View of Saroornagar Lake







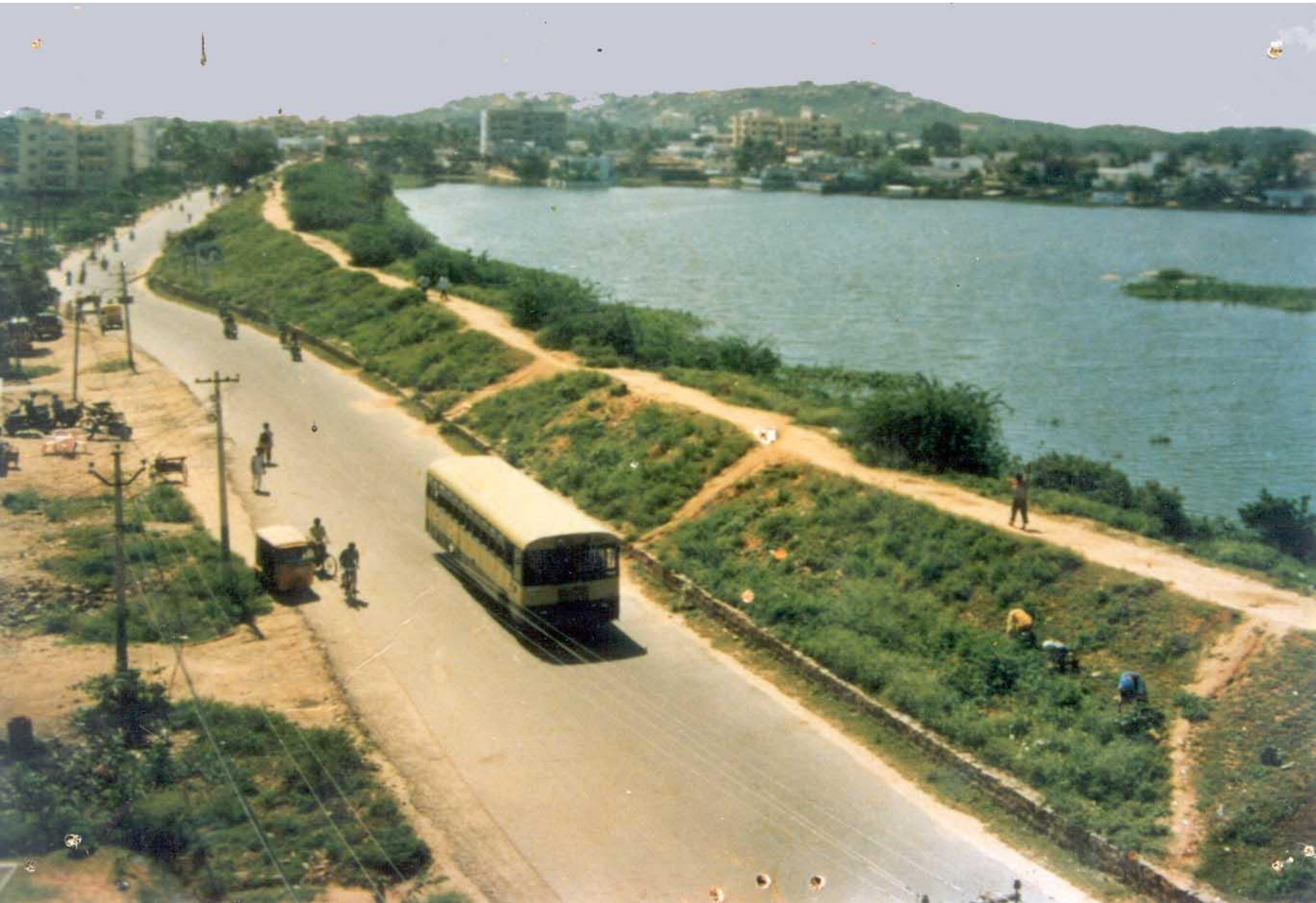
A View of Langerhouse Lake







Safilguda lake – Prior to intervention



Safilguda lake – After intervention







Boating



STP AREA

Durgam Cheruvu



Conversion of wasted road margins into wealth of greenbelts



Results of Scientific study on Impact of Greenbelt

Sl. No	SPECIFIC POLLUTANT		REDUCTION OF POLLUTION LEVEL
1	SPM	:	27%
2	NOx & SO2	:	50%
3	CO	:	75%
4	Noise	:	Reduction of noise level of 7.4 db from 82.90 db (Day time)
		:	Reduction of noise level of 8.5 db from 69.10 db (Night time)
5	Temperature	:	3 to 2 degrees centigrade