

THE HYDERABAD METROPOLITAN WATER SUPPLY AND SEWERAGE ACT, 1989.

The following Act of the Andhra Pradesh Legislative Assembly which was reserved by the Governor on the 20th April, 1989 for the consideration and assent of the President received the assent of the President on the 30th June, 1989 and the said assent is hereby published on the 5th July, 1989 in the Andhra -Pradesh Gazette for general information.

**HMWS&SB Act 1989**

ACT No. 15 OF 1989.

An Act to make provision for Water Supply and Sewerage and Sewage Treatment in the Hyderabad Metropolitan Area and for matters connected therewith.

Be it enacted by the Legislative Assembly of the State of Andhra Pradesh in the Fortieth Year of the Republic of India, as follows

**CHAPTER-1**  
Preliminary

**1. Short title, extent and commencement:**

1. This Act may be called the Hyderabad Metropolitan Water Supply and Sewerage Act, 1989.
2. It extends to the whole of the Hyderabad Metropolitan area.
3. It shall come into force on such date as the Government may, by notification, appoint, and they may appoint different dates for different provisions or different chapters.

**2. Definition :-**

1. In this Act, unless the context otherwise requires, -
  - a. "Board" means the Hyderabad Metropolitan Water Supply and Sewerage Board constituted under Section 3;
  - b. "bye-laws" means bye-laws made by the Board under this Act ;
  - c. "Chief Engineer" means the officer appointed or authorised by the Board to perform the functions of the Chief Engineer under this Act and includes an Officer placed in additional charge of the duties of the Chief Engineer.
  - d. "communication pipe" means-
    - i. where the premises supplied with water abut on the part of the street in which the main is laid, and the service pipe enters those premises otherwise than through the outer wall of a building on the street and has a stopcock placed in those premises and as near to the boundary of that street as is reasonably practicable, so much of the service pipe as lies between, the main and that stopcock
    - ii. in any other case, so much of the service pipe as lies between the main and the boundary of the street in which the main is laid and includes the ferrule at the junction of the service pipe with the main, and also-
- a) where the communication pipe ends at a stopcock, that stopcock ; and
- b) any stopcock fitted on the communication pipe between the end thereof and the main;
- e. "Government" means the State Government

- f. "Hyderabad Metropolitan area" means the Area of the Hyderabad Urban district and includes such other areas adjacent thereto as the Government may, by notification, from time to time, specify ;
- g. "Licenced Engineer or Plumber" means a person licensed, under the provisions of this Act as an Engineer or Plumber
- h. "local authority" means-
- a municipal corporation constituted under the law relating to municipal corporation for the time being in force;
  - a municipal council constituted under the Andhra Pradesh Municipalities Act ; 1965 (Act VI of 1965) ;
  - a cantonment Board constituted under the Cantonments Act, 1924 (Central Act 2 of 1924) ;
  - a Mandal Praja Parishad, a Zilla Praja Parishad or a Zilla Abivrudhi Sameeksha Mandali constituted under the Andhra Pradesh Mandala Praja Parishads, Zilla Praja Parishads and Zilla Abivrudhi Sameeksha Mandals Act, 1986 (Act 31 of 1986) ; and
  - a gram panchayat or a township constituted under the Andhra Pradesh Gram Panchayats Act, 1964 (Act 2 of 1964) ;
- i. "main" means a pipe laid for the purpose of giving a general supply of water as distinct from a supply to individual consumers and, includes any apparatus used in connection with such a pipe;
- j. "notification" means a notification published in the Andhra Pradesh Gazette ; and the word "notified" shall be construed accordingly ;
- k. "prescribed" means prescribed by rules made by the Government or the regulations made by the Board, as the case may be, under this Act
- l. "Public Health Engineer" means an officer appointed by the Board to be the Public Health Engineer to discharge the duties of sanitation and water supply under the provisions of this Act and includes any officer placed in charge of the duties of the Public Health Engineer ;
- m. "Schedule" means the Schedule appended to this Act
- n. "service pipe" means so much of any pipe for supplying water from a main to any premises as is subject to water pressure from that main, of would be so subjected but for the closing of some tap
- o. "sewer" means a closed conduit for carrying off sewage, sullage, rain water, polluted water, waste water or sub-soil water ;
- p. "shed" means a slight or temporary structure for shade or shelter ;
- q. "State" means the State of Andhra Pradesh
- r. "supply pipe" means so much of any service pipe as is not a communication pipe ;
- s. "trade premises" means any premises used or intended to be used for carrying on any trade, industry or company ;
- t. "trade refuse" means the refuse of any trade or industry
- u. "trunk main" means a main constructed for the purpose of conveying water from a source of supply to a filter or reservoir or from one filter or reservoir to another filter or reservoir, or for the purpose of conveying water in bulk from the part of the limits of supply to another part of those limits, or for the purpose of giving or taking a supply of water in bulk ;
- v. "Water fittings" includes pipes (other than mains), taps, cocks, valves, ferrules, meters, cisterns, baths and other similar apparatus used in connection with the supply and use of water.
2. All words and expressions used in this Act and not defined, but defined in the Hyderabad Municipal Corporations Act, 1955, (Act 11 of 1956) shall have the meanings respectively assigned to them in that Act.

**CHAPTER-II**  
Establishment of the Board

**3. Constitution and composition of, the Hyderabad Metropolitan Water Supply and Sewerage Board**

- The Government shall, as soon as may be after the commencement of this Act by notification, constitute a Board by the name of "The Hyderabad Metropolitan Water Supply and Sewerage Board" ;
  - The Board shall be a body corporate having perpetual succession and a common seal, with power, subject to the provisions of this Act and the rules made thereunder, to acquire, hold and dispose of property, and enter into contracts, and shall by the said name sue and be sued ;
  - For the purposes of this Act and the Land Acquisition Act, 1894, (Central Act I of 1894) the Board shall be deemed to be a local authority.
- The Board shall consist of the following
 

(a) Chief Minister	Ex-Officio Chairman
(b) Minister for Municipal Administration	Ex-Officio Vice-Chairman
(c) Secretary to Government, Municipal Administration and Urban Development Department	Ex-Officio Director
(d) Secretary to Government, Finance Department	Ex-Officio Director
(e) Secretary to Government, Irrigation Department	Ex-Officio Director
(f) Commissioner, Municipal Corporation of Hyderabad	Ex-Officio Director
(g) Chairman, A.P. Pollution Control Board	Ex-Officio Director
(h) Director, Health	Ex-Officio Director
(i) A Chief Engineer of the Board, to be appointed by the Government	Director
(j) One person nominated by the Government of the rank of Accountant General drawn from either I.A. & A.S. or any financial institution or a Chartered Accountant with not less than twenty years of experience in the field of finance and accounts	Director
(k) One person of the I.A.S. cadre to be nominated by the Government	Managing Director
- No act done by the Board shall be called in question on the ground only of the existence of any vacancy or any defect in the constitution of the Board.

#### 4. Authentication of orders and other instruments of the Board

All orders and decisions of the Board shall be authenticated by the signature of the Managing Director or any other Director authorised by the Board in this behalf and all other instruments issued by the Board shall be authenticated by the signature of such Director or Officer of the Board as may be authorised by the Board in this behalf.

#### 5. Meetings of the Board

1. The Board shall hold ordinary meetings at such intervals as may be provided in the regulations and a meeting may be convened by the Managing Director at any other time for the transaction of urgent business.
2. The number of Directors necessary to constitute a quorum at a meeting and the procedure to be followed thereat shall be such as may be provided in the regulations.

#### 6. Appointment of staff

1. The Board may appoint a Chief Engineer, Public Health Engineer, and such other officers and employees as may be required to enable the Board to carry out its functions under this Act :
2. Provided that the appointment of the Chief Engineer, and the Public Health Engineer shall be made in consultation with the Government.
3. The Board may, subject to such conditions as may be prescribed by regulations from time to time, appoint, qualified persons to be as consultants to the Board and pay them such remuneration as it may think proper.

#### 7. General duties of the Board

1. It shall be the duty of the Board to provide for :-
2. the supply of potable water, including planning, design construction, maintenance, operation and management of water supply system; and
3. sewerage, sewage disposal and sewage treatment works including planning, design, construction, maintenance, operation and management of all sewerage and sewage treatment works in the Hyderabad Metropolitan area.
4. For the effluent discharge of the duties entrusted to it, the Board shall exercise such powers and perform, such functions as are conferred or imposed by or under this Act :
5. Provided that no scheme, the estimated cost of which exceeds rupees ten crores, shall be carried out by the Board except with the previous approval of the Government.

### CHAPTER III

#### Board's Finance, Accounts and Audit

#### 8. General Principles of Board's Finances:

For carrying on its operations under this Act the Board shall levy rates, fees, tariffs, rentals, deposits, contributions and other charges, and may vary such rates, fees, tariffs, rentals, deposits, contributions and other charges from time to time in order to provide sufficient revenues.

- a. to cover operating expenses, taxes and interest payments and to provide for adequate maintenance and depreciation
- b. to meet repayments of loans and other borrowings
- c. to finance normal year to year improvements;
- d. to provide for further capital works as are necessary from time to time; and
- e. to provide for the cost of such other purposes beneficial to the promotion of water supply and construction of sewerage and sewage treatment works in the Hyderabad Metropolitan area as the Board may determine.

#### 9. Annual Financial Statement

0. In February of each year, the Board shall submit to the Government a Statement, in the form prescribed by regulations, of the estimated capital and revenue receipts and expenditure for the ensuing year.
1. The said statement shall include a statement of the salaries and allowances of Directors, Officers and employees of the Board and of such other particulars as may be prescribed by rules.
2. This Board may, at any time during the year in respect of which a statement under subsection (1) has been submitted, submit to the Government a supplementary statement, and all the provisions of this section shall apply to such statement as they apply to the statement under the said subsection.

#### 10. Restriction on unbudgetted expenditure:-

0. Except where in the opinion of the Board circumstances of extreme urgency have arisen, no sum exceeding five lakhs of rupees on account of recurring expenditure or exceeding ten lakhs of rupees on account of non-recurring expenditure shall be expended by the Board in any year of account unless such sum has been included in a statement submitted under sub-section (1) or sub-section (3) of Section 9.
1. Where any such sum is expended under circumstances of extreme urgency, a report thereon indicating the source from which it is proposed to meet the expenditure shall be made as soon as practicable to the Government.

#### 11. Subventions and loans to the Board

0. The Government may, make subventions to the Board for the purposes of this Act, on such terms and conditions as the Government may determine.
1. The Government may, from time to time, advance loans to the Board for the purposes of this Act on such terms and conditions as the Government may determine.

#### 16. Accounts and audit :-

0. The Board shall cause proper accounts and other records in relation thereto to be kept, including the proper system of internal check and prepare an annual statement of accounts, including the income and expenditure account and the balance sheet in such form as may be prescribed by regulations.
1. The accounts of the Board shall be audited by such person as may be appointed by the Government and any expenditure incurred in connection with such audit shall be payable by the Board to the Government.
2. The person so appointed and any other person authorized by him in connection with the audit of the accounts of the Board shall have the same rights, privileges and authority in connection with such audit as the Comptroller and Auditor General of India has in connection with the audit of Government accounts and in particular shall have the right to demand the production of books, accounts, connected vouchers and other documents and papers, from any of the offices of the Board in connection with the audit of accounts of the Board.
3. The accounts of the Board as certified by the person so appointed or any other person authorised by him in this behalf together with the audit report thereon shall be forwarded annually to the Government and the Government may issue such instructions to the Board in respect thereof as they deem fit and the Board shall comply with such instructions.
4. The Government shall cause the accounts of the Board to be published in the manner prescribed by rules and make available copies thereof on sale at a reasonable price fixed there for.

#### CHAPTER-IV Water Supply

#### 17. Vesting of works on Board:

On and from the date of coming into force of this chapter, all public reservoirs, tanks, cisterns, fountains, wells, and bore wells, pumps, pipes, taps, conduits and other works connected with the supply of water to the Hyderabad Metropolitan area, including the head work, reservoirs and the rising mains, and all bridges, buildings, machinery, works materials and other things connected therewith and all land (not being private property) adjacent and appertaining to the same, shall vest in the Board and be subject to its control.

#### 18. Construction of water works-

0. The Board may construct, lay, or erect filtration plants, reservoirs, machinery, conduits, pipes, or other works in any place in the State for supplying the Hyderabad Metropolitan Area, with water, and may provide, tanks, reservoirs, machinery, mains, fountains and other conveniences within the Hyderabad Metropolitan area for the use of the inhabitants.
1. The Board may cause existing water works to be maintained and supplied with water or it may close any such works and substitute other such works and may cause them to be maintained and supplied with water.

#### 12. Powers of Board to borrow

0. The Board may, from time to time, with the previous sanction of the Government, and subject to the provisions of this Act, and to such conditions as may be prescribed by rules made in this behalf, borrow any sum required for the purposes of this Act.
1. The Government may, by rules made for the purpose of this section, empower the Board to borrow by the issue of bonds or stocks or otherwise and to make arrangements with bankers.
2. The maximum amount which the Board may at any time raise as loan under sub-section (1) shall be ten crores of rupees, unless the Government, by notification, fix a higher maximum amount.
3. Stock issued by the Board, under this section, shall be issued, transferred, dealt with and redeemed in such manner as may be prescribed by rules.

#### 13. Guarantee of Loans:-

The Government may guarantee in such manner as they think fit the payment of the principal and interest of any loan proposed to be raised by the Board or of either the principal or the interest.

#### 14. Depreciation Reserve :-

0. The Board shall create a depreciation reserve and shall at the end of every year, credit to such reserve from its revenues, such amount as would if made annually throughout the period specified in column (2) of the First Schedule in respect of the assets specified in column (1) thereof and accumulated at compound interest at the rate of three per centum per annum produced by the end of the said specified period an amount equal to ninety percent of the original cost of the assets after taking into account the sums already written off and set aside in the books of the Board.
1. The amount to be credited every-year to the depreciation reserve under subsection (1) shall consist of the incremental deposit plus interest on the accumulated balance in the reserve. Provided that the contribution in respect of any asset to the depreciation reserve under this section shall cease at the end of such period as may be prescribed by regulations or when the assets cease to be used by the Board whichever is earlier.

#### 15. Improvements Reserve:-

The Board shall create a reserve for improvement works and shall, at the end of every year, credit to such reserve from its revenues, such percentage of the balance remaining after meeting its operating, maintenance and management expenses and after adequate provision is made for depreciation, taxes, interest and amortization payments on loans and other borrowings as the Board may determine taking into consideration the improvement works which the Board will have to execute in order to provide adequate water supply and sewage treatment works in the Hyderabad Metropolitan-area.

**19. Trespass on water supply premises :-**

No person shall, except with the permission duly obtained from the Board or the Public Health Engineer, in charge of water supply, enter on land vested in the Board along which a conduit or pipe runs or on any premises connected with the water supply.

**20. Prohibition of building over water mains :-**

0. Without the permission of the Board, the Public Health Engineer in charge of water supply or any other officer authorised by the Board in this behalf, no building, wall or other structure shall be newly erected and no street shall be laid over any water main belonging to the Board.
1. If any building, wall or other structure be so erected or any street be so laid, the Public Health Engineer in charge of water supply or any other officer authorised by the Board in this behalf may cause the same to be removed or otherwise dealt with as he deems fit and the expenses thereby incurred shall be paid by the persons contravening the provisions of sub-section (1).

**21. Control over house connections :-**

All house connections, whether within or without the premises to which they belong, with the water supply mains shall be under the control of the Board, but shall be altered, repaired, and kept in proper order at (be expense of the owner of the premises to which they belong, or for the use of which they were constructed, and in conformity with the regulations made in that behalf.

**22. Payment to be made for water supplied:-**

Notwithstanding anything contained in this Act or any law, contract or other instrument, for the water supplied under this Act, payment shall be made at such rates, at such times and under such conditions as may be prescribed by regulations and different rates may be prescribed for supply of water for different purposes and for different quantities.

**23. Water supply for domestic consumption**

0. The Public Health Engineer in charge of water supply may, on application by the owner or occupier of any building, arrange, in accordance with the rules and regulations, to supply water thereto, for domestic consumption and use.
1. It shall not be lawful for the owner of any dwelling house which may be constructed or reconstructed after the coming into force of this Act to demand water supply from the Board -unless he has obtained a certificate in the prescribed manner from the Board that there is provided within or within a reasonable distance of the house such supply of wholesome water as appears to the Board to be sufficient for the domestic consumption and use of the inmates of the house.
2. Where on any land there are two or more superstructures, and the owner of the land is not the owner of all the superstructures, the Board may, if it appears to it that the superstructures are without a proper supply of water for domestic consumption and use and that such supply can be furnished from the main not more than thirty-five meters distance from any part of any such superstructure, by notice, require the owner of the land to obtain such supply.

**24. Supply of Water for domestic purpose not to include any supply for certain specified purposes :-**

The supply of water for domestic purposes under this Act shall not be deemed to include any supply for commercial or industrial purpose and in particular any supply :

- a. for any trade, manufacture or business
- b. for gardens or for purposes of irrigation
- c. for building purposes ;
- d. for fountains, swimming baths, public baths or tanks or for any ornamental or mechanical purposes ;
- e. for animals, where they are kept for sale or hire or for the sale of their produce or any preparation therefrom;
- f. for the consumption and use by the inmates, in hotels, commercial boarding houses and residential clubs ;
- g. for the consumption and use by the persons resorting to theaters and cinemas ;
- h. for construction or for watering streets ; or
- i. for washing vehicles where they are kept for sale or hire but shall be deemed to include a supply -
  - i. for flushing latrines and drains ; and
  - ii. for all baths other than swimming baths or public baths.

**25. Water supplied for domestic purposes not to be used for non-domestic purposes :-**

No person shall use or allow to be used for other than domestic purposes Water supplied for domestic purposes.

**26. Power to supply water for non-domestic purposes :-**

0. The Chief Engineer may supply water, for any Purpose other than a domestic purpose, on such terms and conditions consistent with this Act and the regulations made thereunder on receiving a written application specifying the purpose for which such supply is required and the quantity likely to be consumed.
1. On the sanction of the application under sub-section (1), the Chief Engineer may, subject to such charges and rates as may be fixed by the regulations, lay or allow to be laid -the necessary pipes and water fittings of such dimensions and descriptions as may be prescribed by the regulations and may arrange for the supply of water through such pipes and fittings.

**27. Supply of water in bulk to the Government, Corporation and other local authorities :-**

The Board may, by agreement, supply water in bulk to the Government including the Central Government, the Corporation or any other local authority or any other public or private undertaking on such terms as to payment and as to the period and the conditions of supply as may be agreed upon between the Board and such authority.

### 28. Public water supply :-

The Board may provide free of charges gratuitous supply of wholesome water to the public within the city of Hyderabad or the city of Secunderabad and may, for that purpose, erect public stand posts or other conveniences

### 29. Power to lay mains :-

0. Notwithstanding anything contained in the Hyderabad Municipal Corporations Act, 1955, (Act 2 of 1956) or any other law for the time being in force, the Board may lay a main whether within or without the local limits of the Hyderabad Metropolitan area-
  - a. in any street or any land vested in the Government, the Corporation or any other local authority or any Government Company or Corporation owned or controlled by the Government.
  - b. with the consent of every owner or occupier of any land near forming part of a street, in, over or on that land, and may, from time to time, inspect, repair, alter or renew or may, at any time, remove any main, whether laid under this Act or otherwise :

Provided that where a consent required for the purpose of this sub-section is withheld, the Board may, after giving the owner or occupier of the land a written notice of its intention so to do, lay the main in, over or on that land even without such consent.

1. Where the Board, in exercise of the powers under this section, lays a main in, over or on any land not forming part of a street or land referred to in clause (a) of subsection (1) or inspects, repairs, alters, renews or removes a main so laid in, over or on any such land, it shall pay a compensation to every person interested in that land for any damage done to, or injurious affection of, that land by reason of such laying, inspection, repairs, alteration, renewal or removal of the main.

### 30. Powers to lay service pipes etc. :-

0. The Board may, in any street or any land referred to in clause (a) of sub-section (1) of Section 291, whether within or without the local limits of the Hyderabad Metropolitan area, lay such service pipes with such stopcocks and other water fittings as it may deem necessary for supply of water to premises and may, from time to time, inspect, repair, alter or renew and may, at any time, remove any service pipe laid in such street or land whether under this Act or otherwise.

1. Where a service pipe has been lawfully laid in, over or on the land not forming part of a street or land referred to in sub-section (1), such officers as the Board may authorise, from time to time, enter upon that land and inspect, repair, alter, renew, or remove the pipe or lay a new pipe in substitution thereof but shall pay compensation for any damage done in the course of such action.

### 31. Provisions of fire hydrants :-

0. The Public Health Engineer in charge of water supply shall fix hydrants on - water mains (other than trunk rains) at such places -6s may be most convenient for affording a supply of water for extinguishing any fire and shall keep in good order and from time to time renew every such hydrant. Every such hydrant shall be denoted by letters, marks or figures displayed prominently on some wall, building or other structure near such hydrant.
  1. As soon as any such hydrant is fixed, the Public Health Engineer in charge of water supply shall deposit a key thereof at such place where a public fire engine is kept and in such other places, as he deems necessary.
  2. The Board, may, at the request and expense of the owner or occupier of any factory, workshop, trade premises or place of business, situated in or near a street in which a pipe is laid (and not being a trunk main and being of sufficient dimensions to carry a hydrant); fix on the pipe and keep in good order and from time to time renew one or more fire hydrants, to be used only for extinguishing fires as near as conveniently may be to that factory, workshop, trade premises or place of business.
  3. The Board shall allow all persons to take water for extinguishing fire from any pipe on which a hydrant is fixed without any payment.

### 32. Power to require owners of premises to set up pumps etc.

0. Water supply connection by the Board for any purpose including that of domestic use shall be given only at the ground level of the premises. It shall not be lawful for any owner or occupier to demand water supply connection from the service pipe at any other elevation or level.
  1. It shall not be lawful for any owner or occupier to use any devices to suck water directly or indirectly from the mains or service pipes.
  2. The owner of every premises having more than one storey and connected with water supply from the communication pipe at the ground level shall, on and after the commencement of this Act and within a period of sixty days therefrom, provide a sump and set up electrical pump or other contrivances of adequate capacity and such other arrangements as prescribed, to pump the water to the top most storey of such premises.
  3. Any person who willfully violates the provisions of this section shall be liable to have the water supply disconnected to the premises and no new connection shall be sanctioned unless the owner or the occupier complies with the provisions of this section.

### 33. Supply of Water :-

The Public Health Engineer in charge of water supply or any other officer authorised by him in this behalf, may permit the owner, lessee or occupier of any premises to connect the premises by means of supply pipes for conveying to the premises a supply of water for his domestic purposes from water works of the Board subject to conditions and requirements laid down in the rules made in this behalf.

**34. Power to require separate service pipes :-**

0. The Board may require the provision of a separate service pipe for each of the premises supplied or to be supplied by it with water.
1. If in the case of Any premises already supplied with water but not having a separate service pipe, the Board gives notice to the owner of be premises requiring the provision of such a pipe, the owner shall, within three months, lay so much of the required pipe as will constitute a supply pipe and is not required to be laid in a street, and the Board shall, within thirty days after the owner has done so, lay so much of the required pipe as will constitute a communication pipe or a supply pipe to be laid in a street and make all necessary communications.
2. If an owner to whom a notice has been given under subsection (2) fails to comply therewith the Board may itself execute the work which the owner was required to execute and recover the expenses reasonably incurred by it in executing the work as an arrear of water rate under this Act.

**35. Stopcocks :-**

0. On every service pipe laid after the date of coming into force of this chapter, the Board shall, and on every service pipe laid before such date, the Board may, fit a stopcock enclosed in cover box or a pit of such size as may be reasonably necessary.
1. Every stopcock fitted on a service pipe after the date of coming into force of this chapter shall be placed in such position as the Board deems most convenient

Provided that-

- a. a stopcock in private premises shall be placed as near as is reasonably practicable to the street from which the service pipe enters that premises ; and
- b. a stopcock in a street shall be placed as near to the boundary thereof as is reasonably practicable.

**36. Watermeters :-**

0. Every owner or occupier of the premises having or seeking water supply connection from the Board, shall provide at his own cost water meter and attach the same to the service pipe.
1. The installation, use, maintenance and testing of meters and disconnection of water supply shall be regulated by bye-laws made in this, behalf.

**37. Presumption as to correctness of meters :-**

When water is supplied in accordance with the provisions of this Act, through a meter, it shall be presumed that the quantity indicated by the meter has been consumed until the contrary is proved.

**38. Prohibition of waste or misuse of water:-**

0. Every owner or occupier of the premises shall maintain his pipe connections and the meter in proper working order and efficient condition so as to prevent water from running to waste.

1. No person shall wilfully or negligently cause or suffer any water fitting which he is liable to maintain-
  - a. to be or remain so out of order or so in need of repair ; or
  - b. to be or remain so constructed or adopted or to be so used, that the water supplied to him by the Board is or is likely to be wasted, misused or unduly consumed or contaminated before use, of that foul air or any impure matter is likely to return into any pipe belonging to or connected with a pipe belonging to the Board,
2. If any water fitting which any person is liable to maintain is in such a condition, or so constructed or adopted as aforesaid, the Board, without prejudice to any action against the person under any other provisions of this Act, may, by notice, require that person to carry out any necessary repairs or alterations and if he fails to do so within forty eight hours of the receipt of the notice, may itself carry out the work and recover from him the expenses reasonably incurred 'by it in so doing, as an arrear of water rates payable under this Act.

Provided that no such notice need be issued in the case of emergencies involving contamination of water supplies.

**39. Power to enter premises to detect waste or misuse of water:**

The Public Health Engineer in charge, of water supply or any other officer authorised by the Board may, between sunrise and sunset, enter any premises supplied with water by the Board in order to examine if there is any waste or misuse of such water and the Public Health Engineer in charge of water supply or such other officer shall not be refused entry into the premises, nor shall be obstructed by any person in making his examination.

**40. Power to test water fittings :-**

The Board may test any water fitting used in connection with water supplied by the Board.

**41. Water pipes etc., not to be placed where water will be polluted:-**

0. No water pipe shall be laid in a drain or on the surface of an open channel or house gully or within six meters of a cesspool or in any position where the pipe is likely to be damaged or the water therein polluted ; and except with the approval of the Board, no cistern shall be constructed within six meters of a latrine, or cesspool.
1. No latrine pit or soak, pit or cesspool shall be- constructed or made within six meters of any water pipe cistern or any position where the pipe or cistern is likely to be damaged or the water therein polluted.
2. The Public Health Engineer in charge of sanitation shall take all precautionary measures to ensure that the sewerage and sewage do. not flow into the water mains.

**42. Power to cut off water supply :-**

0. The Board may cut off the supply of water from any premises,-
  - a. if the owner or occupier neglects to comply with any lawful order or requisition regarding water supply issued by the Board within the period specified therein
  - b. if any charges or any other sum due for water or for the cost of making connection or the hire of a meter or the cost of carrying

**43. Joint and several liability of owners and occupiers for offence in relation to water supply :-**

If any offence relating to water supply is committed under this Act, on any premises connected with the water works of the board, the owner, the person primarily liable for the payment of the charges for water, and the occupiers of the said premises shall be jointly and severally liable for such offence.

**44. Non-liability of Board when supply reduced or not made in certain cases:-**

The Board shall not be liable to any penalty or damages for cutting off the supply of water or for not supplying water in the case of unusual drought, other unavoidable cause or accident, or the necessity for re-laying or repairing pipes. -

**45. Rights of user of conduits, lines, etc. :-**

0. The Board may place and maintain conduits and lines of mains or pipes, over, under, along or across any immovable property whether within or without the local limits of the Hyderabad Metropolitan area without acquiring the same and may at any time for the purpose of examining, repairing, altering or removing any conduits or lines of mains or pipes, enter on any property, over, under, along or across which the conduits or lines of mains or pipes have been placed :

Provided that the Board shall not acquire any right other than a right of user in the property over, under, along or across which any conduit or line of mains or pipe is placed.

1. In the exercise of the powers conferred upon the Board by this section, the Board shall cause as little damage and inconvenience as may be possible, and shall make compensation for any damages or inconvenience caused by it.

**46. Power of owner of premises to place pipes through land belonging to other persons :-**

0. If it appears to the Board that the only technically feasible alternative means of water supply to any premises is by placing or carrying any pipe over, under, along or across the immovable property or another person, it may, by order in writing, authorise the owner of the premises to place or carry such pipe, over, under, along or across such immovable property:

Provided that before making any such order the Board shall give to the owner of the immovable property a reasonable opportunity of showing cause within such time as may be prescribed by regulations as to why the order should not be made:

Provided further if the owner of the premises shall not acquire any right other than a right of user in the property over, under, along or across which any such pipe is placed or carried.

1. Upon making of an order under sub-section (1), the owner of the premises may, after giving reasonable notice of his intention so to do, enter, upon the immovable property with the assistants and the workmen at any time between sunrise and sunset for the purpose of

out any work or test connected with the water supply which is chargeable to any person by or under this Act is not paid within fifteen days after a bill for such charges or sums has been presented or served.

- b. if after receipt of a notice from the Board requiring him to refrain from so doing, the owner or occupier continues to use the water or to permit it to be used in contravention of the provisions of this Act or any rule made thereunder ;
- c. if the owner or occupier willfully or negligently damages the meter or any pipe or tap conveying water
- d. if the owner or occupier refuses to admit the Public Health Engineer in charge of water supply or any person authorised by the Board in this behalf into the premises which he proposed to enter for the purpose of executing any work or placing or removing any apparatus or making any examination or enquiry in connection with the water supply or prevents the Public Health Engineer in charge of water supply or such person from executing such work, or placing or removing such apparatus or making such examination or enquiry
- e. if any pipes, taps, works or fittings, connected with the water supply are found on examination by the Public Health Engineer -in charge of water supply or any person authorised by the Board to be out of repair to such an extent as to cause waste or contamination of water ;
- f. if the owner or occupier causes pipes, taps, works or fittings connected with the water supply to be placed, removed, repaired, or otherwise interfere with in contravention of the provisions of this Act or of the rules or regulations made thereunder:

Provided that the Board shall not cut off the supply of water unless notice of not less than seven days has been given to the owner or occupier of the premises, except in cases involving contamination of water supplies, where no such notice need be given ;

- g. if the consumer fails to provide proper disposal or treatment of the used water from his premises, in accordance with the provisions of the Hyderabad Municipal Corporations Act, 1955 (Act II of 1956) or the Water (Prevention and Control of Pollution) Act, 1974 (Central Act 6 of 1974).

The owner and the occupier of the premises shall be jointly -and severally liable for the payment of all the sums referred to in clause (c) of sub-section (1) ;

- a. The sums referred to in clause (a) shall be a charge on the premises.

The expenses of cutting off the supply shall be payable by the owner and occupier of the premises jointly and severally.

In a case under clause (b) of sub-section (1) as soon as any money for non-payment of which water has been cut off, together with the expenses of cutting off the supply, including any penalties levied thereon has been paid by the owner or occupier, the Board shall cause water to be supplied as before, on payment of the cost of re-connecting the premises with the water works.

4. Action taken under this section against any person shall be without prejudice to any penalties to which he may otherwise be liable.



placing a pipe over, under, along or across such immovable property or for the purpose of repairing the same.

2. In placing or carrying a pipe under this section, as little damage as possible shall be done to the immovable property and the owner of the premises shall-
  - a. cause the pipe to be placed or carried with the least practicable delay
  - b. fill -in, reinstate and make good at his own cost and with the least practicable delay, any land opened, broken up or removed for the purpose of placing or carrying such pipe ; and
  - c. pay compensation to the owner of the immovable property and to any other person who sustains damage by reason of the placing or carrying of such pipe.
3. If the owner of the immovable property over, under, along or across which a pipe has been placed or carried under this section while such immovable property was not built upon, desires to erect any building on such property, the 130ai-d shall, by notice in writing, require the owner of the premises to close, remove or divert the pipe in such manner as shall be approved by him aid to fill in, reinstate and make good the immovable property as if the pipe has not been placed or carried over, under, along or across. the same :

Provided that no such requisition shall be made unless in the opinion of the Board it is necessary or expedient for the construction of the proposed building or the safe enjoyment thereof that the pipe should be closed, removed or diverted.

#### 47. Power to execute work after giving notice to the person liable:-

0. When under the provisions of this Chapter any person may be required or is liable to execute any work, the Board may in accordance with the provisions of this Act and of any rule or regulation made in this behalf, cause such work to be executed after giving such person an opportunity of executing the same within such time as may be specified by it for this purpose.
1. The expenses incurred or likely to be incurred by the Board in the execution of any such work shall be payable by the said person and the expenses incurred by the Board in connection with the maintenance of such work shall be payable by the person or persons enjoying the amenities and conveniences rendered possible by such work.
2. The expenses referred to in sub-section (2) shall be recoverable from the pa-son or persons liable therefor as an arrear of water rate payable under this Act.

#### 48. Work to be done by licenced Engineer or plumber :-

0. No person other than an Engineer or a plumber licenced by the Board or an Officer authorised by the Board in this behalf shall issue a certificate for the execution of internal water supply connections of a premises.
1. No water supply connection shall be given to the owner or occupier of a premises unless the internal water supply connection of such premises have been daily executed in accordance with the standard specifications prescribed under this Act.
2. Provided that, such certificate shall not be necessary in respect o trivial nature of work as provided by the regulations or as the case may be the bye-laws made in this behalf.
3. The Board may make regulations for compliance by the licenced Engineers or Plumbers and a copy of all such regulations shall be

attached to every licence granted to an Engineer or a Plumber by the Board.

4. The Board may, from time to time, prescribe the charges to be paid to the licenced Engineer or the Plumber.
5. if any person contravenes the provisions of this section, his licence shall be suspended or cancelled in addition to the prosecution under this Act.

#### 49. Prohibition of certain Acts:-

0. No person shall-
  - a. wilfully obstruct any person acting under the authority of the Board in setting out the lines of any works or pull, or remove any pillar post or stake fixed in the ground for the purpose of setting out the lines of such work or deface or destroy any works made for the same purpose ; or
  - b. wilfully or negligently break, injure, turn, on, open, close, shut off or otherwise interfere with any lock, cock, valve, pipe, meter or other works or apparatus belonging to the Board ; or
  - c. unlawfully obstruct the flow off or Bush, draw off or divert, or take, water from any water works belonging to the Board or any water course by which any such water is supplied ; or MWS-2
  - d. obstruct any officer or other employee of the Board in the discharge of his duties under this chapter. or refuse or wilfully neglect to furnish him with the means necessary for the making of any entry, inspection, examination or inquiry thereunder in relation to any water work ; or
  - e. bathin, at or upon any water works or wash or throw or cause to enter therein any animal, or throw any rubbish, dirt or filth into any water works or clean therein any cloth cause water of any sink, or -drain or any steam engine or boiler or any polluted water to turn or be brought into any water works, or do any other act whereby the water ; any water works is fouled or likely to be fouled.
1. Nothing in clause (b) of sub-section (1) shall apply to a consumer @losing the stop-cock foxed on the service pipe supplying water to his premises so long as he has obtained the consent of any other consumer whose supply will be affected thereby.

#### 50. Regulations regarding water supply:-

0. The Board may, with the previous approval of the Government, make regulations to carry out the purposes of this chapter.
1. In particular and without prejudice to the generality of the foregoing provision, such regulation may provide for,-
  - i. the power of the Board,-
    - a. to stop the supply of water, whether for domestic purpose or not or for gratuitous use; and
    - b. to prohibit, the sale and use of water for the purpose of usiness;
  - ii. the power of the Board to take charge of private connections
  - iii. the prohibition of fraudulent and unauthorised use of water and the prohibition of tampering with meters;
  - iv. the licensing of plumbers and fitters, and for compulsory employment of licenced plumbers and fitters the terms and

**CHAPTER V**  
Sewerage And Sewage Treatment Works-

2. In making any regulation under this section the Board may provide that a breach thereof shall be punishable, with fine which may extend to one thousand rupees and in case of continuing breach with the additional fine which may extend to one hundred rupees for every day during which the breach continues after the receipt of a notice from the Board to discontinue such breach.

**51. Bye-laws regarding water supply :-**

Subject to the provisions of the rules and regulations, the Board may, after previous publication make bye-laws to provide for-

0. the connection of water supply pipes for conveying to any premises a supply of water from water works of the Board
1. the making and renewing of connections with such water works
2. the power of the Board to alter the positions of connections
3. the equitable distribution of water supplied to occupiers ;
4. the size, material quality, description and position of the pipes and fittings to be used for the purpose of any connection with or any communication from any water works of the Board and the stamping of pipes and fittings and fees for such stamping ;
5. the size, material quality and description of pipes, cisterns and fittings which are found on an examination under the provisions of this Act, to be so defective that they cannot be effectively repaired
6. the provision and maintenance of meters when water is supplied by measurement
7. the maintenance of pipe cisterns and other water works

**52. Penalties for certain offence :-**

Whoever,-

0. contravenes any of the provisions of this Act, mentioned in the first column of the Second Schedule; or
1. fails to comply with any order or direction lawfully given to him or any requisition lawfully made upon him under any of the said provisions, shall be an offence punishable.
  - a. in the case of the first offence 'with fine which may extend to the amount specified in that behalf in the third column of the said Schedule or with simple imprisonment for a term which may extend to one month or with both and in the case of second or subsequent offence with fine which shall not be less than one thousand rupees but which may extend to two thousand rupees or with simple imprisonment for a term which shall not be less than one month but which may extend to two months or with both in the case of a continuing contravention or failure, with daily fine which may extend to the amount specified in the fourth column of that Schedule for every day during which such contravention or failure continues after conviction.

**53. Vesting of sewerage and sewage treatment works :**

0. On and from the date of commencement of this chapter, all public sewers and other sewers and sewerage disposal works and other sewerage works, materials and things appertaining thereto within or outside the Hyderabad Metropolitan area, shall vest in the Board, and be subject to its control.
  1. All the public and other sewers which are vested in the Board are hereafter in this Act referred to as Board sewers.
  2. For the purpose of enlarging, deepening or otherwise repairing or maintaining any such sewer or sewerage disposal work, so much of the subsoil appertaining thereto as may be necessary for the said purposes shall be deemed to vest in the Board.
  3. All sewers and ventilation shafts, pipe and all appliances and fittings connected with the sewerage works constructed, erected or set-up whether-
    - a. before or after the commencement of this act ; and
    - a. for the use of the owner or occupier of such premises or not, shall vest in the Board.
  4. All sewerage house connections, including those of owners or occupiers of domestic, commercial, industrial trade or business whether within or without the premises to which they belong, with the Board sewers shall be under the control of the Board, but shall be altered repaired and kept in proper, order at the expense of the owner or occupier to which they belong, or for the use of which they were constructed and in conformity with the regulations made in that behalf.

**54. Certain-matters not to be passed into Board sewers and sewage treatment works:-**

Save as otherwise provided in the Water (Prevention and Control of Pollution) Act, 1974, relating to discharge and disposal of industrial effluents and other objectionable effluents, no person shall throw empty, or turn into any Board sewers, referred to in Section 53,-

0. any matter likely to damage or interfere with the free maintenance or execution or otherwise to effect prejudicially the progress of work; or
1. any roof water pipe ; or
2. any chemical, refuse or waste water or steam or any other industrial effluent from any type of industry, trade and business which may cause danger or nuisance or may be prejudicial to the health ; or
3. any dangerous petroleum or petroleum Products.

Explanation: In this section, the expression "dangerous petroleum" has the same meaning as assigned to it in the Petroleum Act, 1934.

**55. Charges towards the use of sewerage cess :-**

Every occupier of both domestic and non-domestic premises shall pay to the Board at the rate not exceeding thirty five percent of the bill charging for the water consumed or at such rate as may be prescribed by rules, to defray the

capital cost of sewerage and sewage treatment works undertaken by the Board and the operation and maintenance of the sewerage system from time to time

Provided that no such charges shall be levied in any premises situated in the areas which are not served by the sewerage system of the Board.

**56. Power to lay sewerage or sewage treatment work :-**

0. Notwithstanding anything contained in the Hyderabad Municipal Corporations Act, 1955, the Andhra Pradesh Municipalities Act, 1965 or any other law for the time being in force the Board may lay sewer or construct sewerage treatment work where within or without the local limits of the Hyderabad Municipal area
  - a. In any street or any land vested in the Government the Corporation or any other local authority or any Government Company or Corporation owned or controlled by the Government
  - a. With the consent of owner or occupier of any land not forming a part of street in, over, or on that land and may from time to time, inspect, repair or alter or renew or may at any time remove any sewer or sewerage treatment works, were laid under this Act or otherwise ;

Provided that where a consent required for the purpose of this subsection is withheld the Board may after giving the owner or occupier of the land a written notice of its intention so as to lay such works in, over or on that land even without such consent.

1. Where the Board in exercise of the power under this section, lays a sewer or construct a sewerage treatment works in, over or on any land not forming part of a street or land referred to in clause (a) of sub-section (1) or inspects, repairs, alter, renews or removes such works so laid in, over or on any such land, it shall pay compensation to every person interested in that land for any damage done to or injurious affect of that land, by the reason of such works inspection, repairs, alters, renewal or removal thereof.

**57. Power to lay service pipes:-**

The Board may, in any street or any land referred to in clause (a) of sub-section (1) of Section 56, where within or without the local limits of the Hyderabad Metropolitan area, lay such service pipes for the sewage and sewerage treatment works, with such other fittings as it may deem necessary for carrying of sewerage and disposal of sewage and, may from time to time, inspect, repair, alter or renew and may at any time remove any service pipes laid in such street or land laid under this Act or otherwise.

Where the service pipe has been lawfully laid in, over or on the land not forming part of street or land referred to in sub-section (1) such officers as the Board may authorise from time to time enter upon that land and inspect, repair, alter, renew or remove the pipe or lay a new pipe in substitution thereof, but shall pay compensation for any damages done in the course of such action.

**58. Application by owners and occupiers to connect into Board sewer :-**

0. Subject to such conditions as may be prescribed by regulations made in this behalf, the owner or occupier or any premises having a private drain, or the owner of any private drain within the Hyderabad Metropolitan area

shall apply to the Board and obtain sanction to have his drain, made to communicate with the Board sewers and thereby discharge foul water and sullage water from the premises of private drain

Provided that nothing in this sub-section shall entitle any person to discharge directly or indirectly into any Board sewer. -

- a. any effluent from any trade, business or industrial premises except in accordance with the regulations made in this behalf ; or any liquid or other matter the discharge of which into Board sewers is prohibited by or under his Act or any other law.
1. Any person desirous of connecting his private drain with the Board sewer under sub-section (1) shall give to the Board notice of his proposals, and at any time within one month after receipt thereof, the Board may by notice to him refuse to permit the communication to be made, if it appears to it that the mode of construction or condition of the sewer is such that the making of the communication would be prejudicial to the sewerage system and for the purpose of examining the mode of construction and condition of the sewer it may, if necessary, require it to be laid open for inspection.
2. The Board may, if it thinks fit, construct such part of the work necessary for connecting a private drain with a Board sewer as is in or under a public street and in such a case, the expenses incurred by the Board shall be paid by the owner or occupier of the premises, or as the case may be the owner of the private drain and shall be recoverable from the owner or occupier as an arrear of water rate payable under this Act.

**59. Drainage of undrained Premises**

0. Where any premises are, in the opinion of the Board, without sufficient means of effectual drainage and a Board sewer or some place approved by the Board for the discharge of filth and other polluted and obnoxious matter is situated at a distance of not exceeding ThirtyFive meters from any part of the said premises, it may, by written notices, require the owner of the said premises
  - a. to make a drain emptying into such Board sewer or place to construct a closed cesspool or soakage pit and fittings as may appear to the Board necessary for the purpose of gathering and receiving the filth and other polluted and obnoxious matter from and conveying the same off, the said premises and of effectually flushing such drain and every texture connected therewith
  - b. to remove any existing drain or other appliances or things used or intended to: be used for sewerage work;
  - c. to provide a closed drain in substitution of open drain or to provide such other appliance or thing either newly or in substitution of any existing appliance or thing or to provide both closed drain and such other appliance or thing in substitution of the existing open drain and other appliance or thing which is or is likely to be injurious to health
  - d. to provide and set up all such appliances and fittings as may appear to the Board to be necessary for the purpose of gathering and receiving the waste water from floors and galleries of buildings when they are washed, and conveying the same through spouts by downtake pipes as to prevent such waste water from discharging directly on streets or inside any lower portion of the premises

- e. to carry on any work to improve or remodel an existing drain which is inadequate, insufficient or faulty.
1. Where in any case not provided for in sub-sec. (1) any premises are, in the opinion of the Board, without sufficient means of effectual drainage, it may, by written notice, require the owner of the premises to construct a drain upto a point to be prescribed in such notice but not at a distance of more than thirty-five meters from any part of the premises ;or
  - a. to construct a closed cesspool, or soakage pit and drain or drains emptying into such cesspool or soakage pit.
2. Any requisition for the construction of any drain under sub-sec. (2) may contain any of the details specified in sub-section (1).

**60. New premises not to be erected without drains or sewers:-**

0. In areas in which Board sewers are provided, it shall not be lawful to erect or to re-erect any premises or to occupy any such premises unless,
  - a. a sewer be constructed of such size, materials and descriptions at such level and with such fall as shall appear to the Board to be necessary for the effectual sewerage of such premises.
  - a. there have been provided and set upon such premises such appliances and fittings as may appear to the Board to be necessary for the purpose of gathering or receiving the filth and any other polluted and obnoxious matter from and conveying the same off, the said premises and of effectually flushing the drain of the said premises and every fixture connected therewith.
1. The sewer so constructed shall empty into a Board sewer.
2. The provisions of this section shall be applicable to premises any part of which is situated within a distance of thirty five meters from a Board sewer.

**61. Power to drain group or block of premises by combined operations.**

0. If it appears to the Board that any group or block of premises may be drained more economically or advantageously in combination that separately and a Board sewer of sufficient size already exists or is, about to be constructed within thirty-five meters of any part of that group or block or premises, the Board may cause that group or block of premises to be drained by a combined operation.
1. The expenses incurred in carrying out any work under sub-section (1) in respect of any group or block of premises shall be paid by the owners of such premises in such proportion as the Board may determine and shall be recoverable from them as an arrear of water rate payable under this Act.
2. Not less than fifteen days before any such work is commenced, the Board shall give to each such owner--
  - a. a written notice of the nature of the proposed work ; and
  - a. an estimate of the expenses to be incurred in respect thereof and of the proportion of such expenses payable by him.
3. The Board may require the owners of such group or block of premises to maintain the work executed under this section.

**62. Power of Board to close or limit the use of private sewer in certain cases :-**

Where a sewer connecting any premises with a Board sewer is sufficient for the effectual drainage of such premises and is otherwise unobjectionable but is not, in the opinion of the Board adopted to the general system of sewerage in the Hyderabad Metropolitan area, it may, by written notice addressed to the owner or occupier of the premises direct

0. that such sewer be closed, discontinued or destroyed and that any work necessary for that purpose be done; or
1. that such sewer shall, from such date as may be specified in the notice, be used for filth and polluted water only or for rain water and unpolluted sub-soil water only: Provided that-
  - a. no sewer may be closed, discontinued or destroyed by the Board under clause (a) except on condition of its providing another drain equally effectual for the drainage of the premises except rain water and communicating with any Board sewer which it thinks fit ; and
  - a. the expenses of the construction of any drain so provided by the Board and of any work done under clause (a) shall be borne by the Board.

**63. Use of sewer by a person other than the owner :-**

0. Where the Board either on receipt of an application from the owner of any premises or otherwise is of the opinion that the only technically feasible alternative means of effectual drainage of the premises into a Board Sewer is through a drain belonging to another person, the Board may by notice in writing require the owner of such drain to show cause within a period specified in the notice as to why an order under this section should not be made.
1. Where no cause is shown within the specified period of the cause shown appears to the Board to be invalid or insufficient, the Board may, by order in writing, either authorise the owner of the premises to use the drain or declare him to be a joint owner thereof.
2. An order made under sub-section (2) may contain direction as to :-
  - a. the payment of rent or compensation by the owner of the premises ;
  - a. the construction of a drain for the premises for the purpose of connecting it with the aforesaid drain
  - b. the entry upon the land in which the aforesaid drain is situated with assistant & workmen at all reasonable hours for inspection
  - c. the respective responsibilities of the parties for maintaining, repairing, flushing, cleaning and emptying the aforesaid drain.

**64. Sewage and rain water for drains to be distinct :-**

Whenever it is provided in this chapter that steps shall or may be taken for the effectual drainage of any premises, it shall be competent to the Board to require that there shall be one drain for filth and polluted water and an entirely distinct drain for rain water and unpolluted sub-soil water or both rain water unpolluted sub-soil water each emptying into separate Board sewer or Corporation drain or other suitable places.

**65. Appointment of places for the emptying of sewers and disposal of sewage :-**

The Board may cause any or all the Board sewers to empty into, and all sewage to be disposed of at such place or places either within or outside Hyderabad Metropolitan area or in any place in the State as it considers suitable :

Provided that no place which has not been before the commencement of this chapter used for any of the purposes specified in this section shall, after such commencement, be used therefor without the approval of the Board.

Provided further that on and after such date as may be appointed by the Board in this behalf, no sewage shall be discharged into any water-course until it has been treated in such manner as may be prescribed in the bye-laws made in this behalf.

**66. Connection with sewerage and sewage treatment works not to be made without permission:-**

No person or any local authority as the case may be, shall for any purpose whatsoever, at any time make or cause to be made any connection or communication with the sewerage or sewage treatment works referred to in Section 53 except with the written permission of the Board or an officer authorised by it in this behalf and subject to such terms and conditions as may be prescribed therefor.

**67. Buildings and private streets not to be erected or constructed over the sewerage and sewage treatment works vested within the Board :-**

0. Without prior written permission of the Board or an officer authorised in this behalf no private street, shall be constructed and no building, wall fence or other structure shall be erected over, along, under or across the sewerage works and sewage treatment works belonging to the Board.
1. If any private street be constructed or any building, wall, fence, other structure be erected over the works mentioned in sub-section (1) without the permission, the Board may remove or otherwise deal with the same as it deems fit and the expenses thereby incurred shall be paid by the persons contravening the provisions of sub-section (1) and recoverable in the same manner as an arrears of water charges under this Act.
2. This provisions of this section shall apply equally to the Municipal Corporation of Hyderabad or the other local authority as the case may be, as they apply in relation to any other person.

**68. Rights of user of property for sewerage and sewage treatment works :-**

0. The Board may place or maintain or construct sewerage lines and sewage treatment works referred to in Section 53 over, under, along or, across any immovable property whether within or without the local limit of the Hyderabad Metropolitan area, without acquiring the same and may at any time for the purpose of examining, repairing, altering, remodelling or re PC moving any sewerage and sewage treatment works enter on any property over, under, along or across which the sewer has been laid :

Provided that the Board shall not acquire any right other than a right of user in the property over, under, along or across which any sewerage or sewage treatment works is laid.  
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1. In the exercise of the powers conferred upon it by this section, the Board shall, cause as little damage as may be possible and shall make compensation for any damage caused by it.

**69. Power of owner of premises to lay sewer through land belonging to other person :-**

0. If it appears to the Board that during the construction the only technically feasible alternative means of sewerage or any premises is by laying any sewer over, under, along or across, the immovable property of another person, the Board may by order in writing authorise the owner of the premises to lay or carry such sewer over, under along or across such immovable property.

Provided that before making any such order, the Board shall give the owner of the immovable property a reasonable opportunity of showing cause within such time as may be prescribed by regulations made in this behalf as to why the order should not be made.

Provided further that the owner of the premises shall not acquire any right other than a right of user in the property over, under, along or across which any such work or line is laid.

1. Upon the making of an order under sub-section (1) the owner of the premises may, after giving reasonable notice of his intention so to do, enter upon the immovable property with assistants and workmen at any time between sunrise and sunset for the purpose of laying a sewer over, under, along or across, such immovable property or for the purpose of repairing the same.
2. In laying a sewer under this section as little damage as possible shall be done to the immovable property and the owner of the premises shall -
  - a. cause the sewer to be laid with least; practicable delay
  - fill in, reinstata and make good at his own cost and with the least practicable delay, any land opened, broken up or removed for the purpose of laying such sewer; and
  - b. pay compensation to the owner of the immovable property and to any other person who sustains damage by reason of laying such sewer,

3. If the owner of the immovable property over, under along or across which a sewer has been laid under this section whilst such immovable property was not built upon desires to erect any building on such property, the Board shall, by notice in writing require the owner of the premises to close, remove or divert the sewer in such manner as shall be approved by it and to fill in reinstata and make good the immovable property as the sewer had not been laid over under along or across the same

Provided that no such requisition shall be made unless in the opinion of the Board it is necessary or expedient for the construction of the proposed building or the safe enjoyment thereof that the sewer should be closed, removed or diverted.

**70. Power to execute work after giving notice to the person liable -**

0. When under the provisions of this Chapter any person may be required or is liable to execute any work, the Board may, in accordance with the provisions of this Act and of any regulations made in this behalf, cause

- such work to be executed after giving such person an opportunity of executing the same within such time as may be specified by it for this purpose.
1. The expenses incurred or likely to be incurred by the Board in the execution of any such work shall be payable by the said person and the expenses incurred by the Board in connection with the maintenance of such work shall be payable by the person or persons enjoying such amenities and conveniences rendered possible by such work.
  2. The expenses referred to in sub-section (2) shall be recoverable from the person or persons liable thereof as an arrears of water charges payable under this Act.

#### 71. Power to affix shafts, etc. for ventilation of sewer or cesspool:-

For the purpose of ventilating any sewer or cesspool, whether vested in the Board or not, the Board may, in accordance with the regulations made in this behalf, erect upon any building or to any tree, any such shaft or pipe as may appear to it to be necessary.

#### 72. Power to examine and test sewers, etc., believed to be defective :-

0. Where it appears to the Board that there are reasonable grounds for believing that a private sewer or cesspool is in such condition as to be prejudicial to health or a nuisance or that a private sewer communicating directly or indirectly with a Board sewer is so defective as to admit sub-soil water, it may examine its condition and for that purpose may apply for any test; other than a test by water under pressure, and if it deems it necessary, open the ground.
1. If on examination, the sewer or cesspool is found to be in proper condition, the Board shall, as soon as possible, reinstate any ground which has been opened by it and make good the damage done by it.

#### 73. Work to be done by licenced Engineer or Plumber :-

0. No person other than an Engineer or a Plumber licenced by the Board or an Officer authorised by the Board in this behalf shall issue a certificate for the is execution of the work under this chapter relating to internal sewerage connections of a premises.
1. No sewerage connection shall be given to the owner or occupier of a premises unless the internal sewerage connection of such premises has been duly executed in accordance with the standard specifications prescribed under this Act. Provided that, such certificate shall not be necessary in respect of trivial nature of work as provided by the regulations or as the case may be the bye-laws made in this behalf.
2. The Board may make regulations for compliance by the licenced Engineers or Plumbers and a copy of all such regulations shall be attached to every licence granted to an Engineer or a Plumber by the Board.
3. The Board may, from time to time, prescribe the charges to be paid to the licenced Engineer or Plumber.
4. If any person contravenes the provisions of this section, his licence shall be suspended or cancelled in addition to the prosecution under this Act.

#### 74. Prohibition of certain acts :-

No person shall

0. willfully obstruct any person acting under the authority of the Board in setting out the lines of any works or pull up or remove any pillar, post or shaft fixed in the ground for the purpose of setting out lines of such work;
1. willfully or negligently break, injure, turn on, repairs
2. willfully or negligently break, injure, turn on, open, close, shut off or otherwise interfere with any lock, cock, valve, pipe, or other work or apparatus belonging to the Board ; or
3. unlawfully obstruct the flow off or flush, draw off, divert or take sewage from any sewage work belonging to the Board; or
4. obstruct any officer or other employee of the Board in the discharge of his duties under this chapter or refuse or willfully neglect to furnish him with the means necessary for the making of any . entry, inspection, examination or inquiry thereunder in relation to any sewage work.

#### 75. Regulations regarding sewage :-

0. The Board may with the previous approval of the Government, make regulations to carry out the purposes of this chapter.
1. In making any regulation under this section, the Board may provide that a breach thereof shall be punishable with fine which may extend to one thousand rupees and in case of continuing breach with an additional fine which may extend to hundred rupees for every day during which the breach continues after receipt of a notice from the Board to discontinue such breach.

#### 76. Bye-laws regarding sewage :-

Subject to the provisions of. rules and regulations, the Board may, after previous publication make bye-laws to provide for

0. the nature of works in respect of which a certificate from a licenced Engineer or Plumber is necessary
1. the regulation or prohibition. of the discharge or deposit of offensive or obstructive matter, polluted and obnoxious matters into sewers;
2. the regulations in any manner not specifically provided for in this Act of the construction, alternation, maintenance, preservation, cleaning and repairs of sewers, ventilation shafts, pipes, latrine pits, soak pits, urinals, cesspools and other sewerage works
3. the cleaning of sewers
4. the prohibition of erection of building structures over sewers without the permission of the Board
5. the connection of private drains with Board sewers;
6. the location and construction of cesspools, latrine pits and soak pits etc.;
7. the covering and ventilation of cesspools, latrine pits and soak pits etc., the period or periods of the day during which trade effluent may be discharged from any trade premises into Board sewers ;
8. the exclusion from trade effluent of all condensing matter
9. the elimination from trade effluent, before it enters a Board sewer, of any constituent which in the opinion of the Board would, either alone or
- 10.

## CHAPTER-VI

### Miscellaneous

- in combination with any matter with which it is likely to come into contact while passing through Board sewers, injure or obstruct those sewers' or make specially difficult or expensive the treatment or disposal of the sewage from those sewers ;
11. the maximum quantity of trade effluent which may, without any consent or permission, be discharged from any trade premises into Board sewers on any one day and the highest 'rate at which trade effluent may, without such consent or permission, be discharged from any trade premises into Board sewers;
  12. the regulation of the temperature of trade effluent at the time of its discharge into Board sewers and the securing of the neutrality of trade effluent (that is to say, that it is neither acidic nor alkaline) at the time of such discharge ;
  13. the provision and maintenance of such an inspection chamber or manhole as will enable a person readily to take at any time samples of what is passing into Board sewers from trade premises ; and
  14. the provision and maintenance of such meters as may be required to measure the volume of any trade effluent being discharged from any trade premises into Board sewers, and testing of such meters.

#### 77. Punishment of certain offences :- Whoever-

0. contravenes any of the provisions of this Act mentioned in the first column of the Third Schedule;
1. fails to comply with any order or direction lawfully given to - him or any requisition lawfully made upon him under any of the said provisions; shall be punishable  
in the case of first offence with fine which may extend to the amount specified in that behalf in the third column of the said Schedule or simple imprisonment for a term which may extend to one month or with both and in case of second or subsequent offence with fine which shall not be less than one thousand rupees but which may extend to two thousand rupees or with simple imprisonment for a term which shall not be less than one month but which may extend to six months or with both ;
  - a. in the case of continuing contravention of failure with a daily fine which may extend to the amount specified in the fourth column of the said Schedule for every day during which such contravention of failure continues after conviction for the first such contravention or failure.

#### 78. Annual reports, statistics and returns :-

0. The Board shall, before such date and in such form as may be prescribed by rules, submit to The Government an annual report upon such matters as may be so prescribed and the Government shall cause such report to be published in the Andhra Pradesh Gazette.
1. Without prejudice to the provisions of sub-section (1), the Board shall, as soon as may be after the end of each financial year, prepare and submit to the Government in such form as may be prescribed by regulations a report giving an account of its activities during the previous financial year and the report shall also give an account of the activities, if any, which are likely to be undertaken by the Board in the next financial year; and the Government shall cause every such report to be laid before the Legislative Assembly of the State as soon as may be after it is received by the Government.
2. The Board shall furnish to the Government at such times and in such form and manner as the Government may direct, such statistics and returns, and such particulars in regard to any proposed or existing scheme, as the Government may from time to time require.

#### 79. Power to make rule :-

0. The Government may, by notification make rules for carrying out all or any of the purposes of this Act.
1. Any rule made under this Act may be made with retrospective effect and when such a rule is made, the reasons for so making the rule shall be specified in a statement to be laid before the Legislative Assembly of the State.
2. Every rule made under this Act, shall immediately after it is made, be laid before the Legislative Assembly of the State if it is in session and if it is not in session, in the session immediately following, for a total period of fourteen days which may be comprised in one session or in two successive sessions, and if before the expiration of the session in which it is so laid or the session immediately following the Legislative Assembly agrees in making any modification in the rule or in the annulment of the rule, the rule shall, from the date on which the modification or annulment is notified, have effect only in such modified form or shall stand annulled as the case may be, so however, that any such modification or annulment shall be without prejudice to the validity of anything previously done under that rule.

#### 80. Power of Board to make regulations :-

- The Board may, with the previous approval of the Government, make regulations, not inconsistent with this Act and the rules made thereunder, to provide for all or any of the following matters, namely
0. the administration of the funds and other property of the Board and the maintenance of its accounts
  1. the summoning and holding of meetings of the Board and the times and places at which such meetings shall be held, and the conduct of business thereat and the number of Directors necessary to constitute a quorum

2. The duties of officers and employees of the Board and their salaries, allowances and other conditions of service
3. the fine which may be imposed for the breach of any bye-law, which may extend to one thousand rupees, and in case of continuing breach with the additional fine which may extend to one hundred rupees for every day, during which the breach continues after receipt of a notice from the Board to discontinue the breach
4. the procedure to be followed by the Board in inviting, considering and accepting tenders; and
5. any other matter arising out of the Board's functions under this Act, in which it is necessary or expedient to make regulations.

#### 81. Directions by the Government :-

0. In the discharge of its functions, the Board shall be guided by such directions on questions of policy may be given to it by the Government:

Provided that such direction shall be given after consultation with the Board

1. In the case of any differences of opinion as to what is a question of policy the decision thereon of the Government shall be final.

#### 82. Licence and written permission:

0. Whenever it is provided in this Act or any rule or regulation made thereunder that a licence or a written permission may be granted for any purpose, such licence or written permission shall be signed by the public Health Engineer or by the officer empowered to grant the same under this Act or the rules or regulations made thereunder and shall specify in addition to any other matter required to be specified under any other provisions of this Act or any provision of any rule made thereunder-
  - a. the date of grant thereof
  - b. the purpose and the period, if any, for which it is granted
  - c. restrictions or conditions, if any subject to which it is granted;
  - d. the name and the address of the person to whom it is granted;

and

1. Except as otherwise provided in this Act or any rule or regulation made thereunder, for every such licence or written permission, a fee may be charged at such rate as may, from time to time, be fixed by the Board and such fees shall be payable by the person to whom the licence or written permission is granted.
2. Save as otherwise provided in this Act or any rule or regulation made thereunder any licence or written permission granted under this act; or any rule or regulation made thereunder may at any time be suspended or revoked by the Board or by the officer by whom it was granted, if it or he is satisfied that it has been secured by the grantee through misrepresentation or fraud or if any of its restrictions or conditions, has been infringed or evaded by the grantee or if the grantee has been convicted for the contravention of any of the provisions of this Act or any rules or regulations made thereunder relating to any matter for which the licence or permission has been granted ;

Provided that-

before making any order of suspension or revocation, reasonable opportunity shall be afforded to the grantee of the licence or the written permission to show cause why it should not be suspended or revoked

- a. Every such order shall contain a brief statement of the reasons for the suspension or revocation of the licence or the written permission.
3. When any such licence or written permission is suspended or .revoked, or when the-period for which the same was granted has expired, the grantee shall, for all purposes of this Act or any rule' made thereunder be deemed to be without a licence or written permission until such time as the order suspending or revoking the licence or written permission is rescinded or until the licence or written permission is renewed.
4. Every grantee of any licence or written permission under this Act shall at all reasonable times, while such licence or written permission remains in force; if so required by the Board or the authority by- whom it was granted, produce such licence or written permission.

#### 83. Power of entry and inspection :-

The Chief Engineer, the Public Health Engineer or any officer authorised by the Board in this - behalf or empowered in this behalf by or under the provisions of this Act may enter into or upon any land or building with or without assistants and workmen-

0. for the purpose of ascertaining whether there is or has been or in connection with the land or building any contravention of the provisions of this Act or any rule or regulation made thereunder
1. for the purpose of ascertaining whether or not circumstances exist which would authorise or require the Board or any officer authorised or empowered in this behalf to take action or execute any work under this Act or any rule or regulation made thereunder ;
2. for the purpose of taking any action or executing any work authorised or required by this Act or any rule or regulation made thereunder.
3. to make any inquiry, inspection, examination, measurement, valuation or survey authorised or required by or under this Act, or necessary for the proper administration of this Act ;
4. generally for the purpose of efficient discharge of the functioning by any officer of the Board under this Act or any rule or regulation made thereunder.

#### 84. Power to enter an adjoining land in -relation to any work

0. The Chief Engineer, Public Health Engineer or any officer authorised in this by or under any .provision of this Act, may enter on any land within fifteen meters of any work authorised by or under this Act with -or without assistants and workmen for the purpose of depositing thereon any soil, gravel, stone, or other materials or for obtaining access to such work or for any other purposes connected with the execution of the same.
1. The person so authorised shall before entering or. any such land state the purpose thereof and shall, if so required by the owner or occupier thereof fence off so much of the land as may be required by the owner or occupier thereof, for such purpose. .



2. The person so authorised shall, in exercising any power conferred by this section, do as little damage as may be and compensation shall be payable by the Board in accordance with the regulations made in this behalf to the owner or occupier of such land or to both for any such damage, whether permanent or temporary.

**85. Breaking into building :-**

0. It shall be lawful for the Chief Engineer, the Public Health Engineer, or any officer authorised in this behalf by the Board, or empowered in this behalf by or under any provision of this Act, to make any entry into any place, and to open or cause to be opened any door, gate or tith barrier if he considers the opening thereof necessary for the purpose of such entry ; and
  - a. if the owner or occupier is absent or being-present refuses to open such door, gate, or barrier.
1. Before making any entry into any such place or opening or causing to be opened any such door, gate or other barrier, the Chief Engineer, the Public Health Engineer, or the person authorised or empowered in this behalf, shall call upon two or more respectable inhabitants of the locality in which the place to be entered into is situated, to witness the entry or opening and may issue an order in writing to them or any of them so to do.
2. A report shall be made to the Board as soon as may be after any entry has been made into any place or any -door, gate or other barrier has been opened under this section.

**86. Time of making entry:**

Save as otherwise provided in this act or any regulation made thereunder, no entry authorised by or under this Act, shall be made except between the hours of sunrise and sunset.

**87. Consent ordinarily to be obtained:**

Save as otherwise provided in this Act or any regulation made thereunder, no entry upon or into any land or building shall be made without the consent of the occupier, or if there is no occupier, of the owner thereof, and no such entry shall be made without giving the said owner or occupier, as the case may be, not less than twenty hours written notice of the intention to make such entry.

**88. Regard to be had to social or religious usages:**

When any place used as a human dwelling is entered under this Act, due regard shall be paid to the social and religious customs and usages of the occupants of the place entered, and no apartment in the actual occupancy of a female shall be entered or break open until she has been informed that she is at liberty to withdraw and every reasonable facility has been afforded to her for withdrawing.

**89. Prohibition of obstruction or molestation in execution of work**

No person shall obstruct or molest any person authorised or empowered by or under this Act ;In the execution of his duty or of anything which he is authorised

or empowered or required to do by virtue of or in consequence of any of the provisions of this Act or any rule or regulation made thereunder.

**90. Notice etc., to fix reasonable time:**

Where any notice, bill, order or requisition issued or made under this Act or any rule or regulation made thereunder, requires anything to be done for the doing of which no time is fixed in this Act or the rule or the regulation made thereunder, the notice, bill, order or the rule or the regulation made thereunder, the notice, bill, order or requisition shall specify a reasonable time for doing the same.

**91. Signature on notice, etc., may be stamped :**

0. Every licence, written permission, notice, bill, summons or other document which is required by this Act or any rule or regulation made thereunder to bear the signature of the Public Health Engineer or of any officer authorised or empowered to do so shall be deemed to be properly signed if it bears a facsimile of the signature of any such officer stamped thereupon..
1. Nothing in sub-section (1) shall be deemed to a ply to a cheque or any negotiable instrument.

**92. Service of notice, etc., :**

0. All notices, bills, summons -and other -documents required by this Act or any regulation made thereunder to be served upon, or issued to, any person, shall be served or issued by such persons as may be authorised by the Board.
  1. Every notice, bill, summons, order requesting or other document required or authorised by this Act or any rule or regulation made thereunder to be served or issued on any person shall, save as otherwise provided in this Act or such rule or regulation, be deemed to be duly served- where the person to be served is a. company if the document is addressed to the Secretary of the Company at its registered office or at its principal office or place. of business and is either-
    - sent by registered post, or
    - a. deliver at the registered office or at the principal office or place of business of the company;
  - a. where the person to be served is a partnership, if the document is addressed to the partnership at its principal place of business, identifying it by the name and style under which its business is carried on, and is either-
    - sent by registered post, or
    - a. delivered at the said place of business;
  - b. where the person to be served is a public body or a corporation society or other body, if the document is addressed to the secretary, treasurer or other head of omce of that body, corporation or society at its principal Office, and is either-
    - sent by registered post, or
    - a. deliver at that office ;
  - c. in any other case, if the document is addressed to the person to be served and-
    - is given or tendered to him
    - a. if such person cannot be found, is affixed on some conspicuous part of his last known place of residence or

- business if within the State or is given or tendered to some adult member of his family or is affixed on some conspicuous part of the land or building, if any to which it relates, or
- b. is sent by registered post to that person.
2. Any document which is required or authorised to be served on the, owner or occupier of any land or building may be addressed as, 'the owner' or 'the occupier' as the case may be, of that land or building (identifying that land or building) without further name of description, and shall be deemed to be duly served
    - a. if the document so addressed is sent or delivered in accordance with clause (d) of subsection (2); or
    - delivered some person on the land or building or, where there is no person on the land, or building to whom it can be delivered, is affixed on some conspicuous part of his land or building.
  3. Where a document is served on a partnership in accordance with this section, the document shall be deemed to be served on each partner
  4. For the purpose of enabling any document to be served on the owner of any premises, the Public Health Engineer or any other Officer authorised or empowered to do so may by notice in writing require the occupier of the premises to state the name and address of the owner thereof.
  5. Where the person on whom a document is to be served is a minor, the service upon his guardian or any adult member of his family shall be deemed to be served upon the minor.
  6. Nothing in Section 91 and in this section shall apply to any summons issued under this Act by a court.
  7. A servant is not a member of the Family within the meaning of this section.

**93. Service of bills for charges or, notice of demand by ordinary post :**

Notwithstanding anything contained in Section 92 a bill for any charges or notice of demand may be served by sending it by ordinary post with a pre-paid letter under a certificate of posting addressed to the appropriate person specified in Section 92 at his last known place of residence or business and in proving the service of every bill or notice so sent it shall be sufficient to prove that the letter was properly addressed and posted under a certificate of posting.

**94. Power in case of non-compliance with notice etc:**

In the event, of non-compliance with the terms of any notice, order or requisition issued to any person under this Act or any rule or regulation made thereunder requiring such person to execute any work or to do any act, it shall be lawful for the authority or officer at, whose instance the notice, order or requisition has been issued, whether or not the person in default is liable to punishment for such default or has been prosecuted or sentenced to any punishment therefor after giving notice in writing to such person, to take such action or such steps as may be necessary for the completion of the act or the work required to be done or executed by such person and all the expenses incurred on such account shall be payable to the Board on demand and if not paid within ten days after such demand, shall be recoverable as an arrear of charges payable under this Act.

**95. Liability of occupier to pay in defaulter of owner:**

0. If any notice, order or requisition has been issued to any person in respect of property of which he is the owner, the authority or officer at whose instance such notice, order or requisition has been issued, may require the occupier of such property or of any part thereof pay to him, instead of the owner, any rent payable by him in respect of such property, as it falls due upto the amount recoverable from the owner under Section 94;

Provided that if the occupier refuses to disclose the correct amount of the rent payable by him or the name or address of the person to whom it is payable, the authority or officer may recover from the occupier the whole amount recoverable under Section 94 as an arrear of charges payable under this Act.

1. Any amount recovered from an occupier instead of from an owner under sub-section (1), shall, in the absence of any contract between the owner and the occupier to the contrary, be deemed to have been paid to theowner.

**96. Execution of work by occupier in default of owner and deduction of expenses from rent:-**

Whenever the owner of any land or building fails to execute any work which he is required to execute under this Act or any rule or regulation made thereunder, the occupier, if any, of such land or building may, with the approval of the Board, execute, the said work and he shall, subject to any contract between the owner and occupier to the contrary, be entitled to recover from the owner the reasonable expenses incurred by him in the execution of the work and may deduct the amount thereof from the rent payable by him to the owner.

**97. Relief to agents and trustees :-**

0. Whom any person, by reason of his receiving rent of immovable property as a receiver, agent or trustee or of his being as a receiver agent or trustee, the person who would receive the rent if the property were, let out to a tenant, would under this Act or any rule, or regulation made there under be bound to discharge any obligation imposed on the owner of the property for the discharge of which money is required, he shall not be bound to discharge the obligation unless he has or but for his own improper act or default might have had, funds in his hands belonging to the owner sufficient, for the purpose,
  1. The burden of proving any-fact entitling a receiver, agent or trustee to relief under sub-section (1) shall lie upon him.
  2. Where any receivers agent or trustee has claimed and established his right to relief under this section, the Board may by notice in writing require him, to apply to the discharge of his, obligation as aforesaid the first money which may come to his hands on behalf or for the use of the owner, and on failure to comply with the notice, he shall be deemed to be-personally liable to discharge the obligation.

**98. Compensation to be paid by offenders fbr damage caused by them:**

0. Any person who has been convicted of an offence against this Act or any rule or regulation made thereunder shall, not withstanding any punishment to which he may have been sentenced for the said, offence,

be liable to pay such compensation for any damage to the property of the Board Resulting from the said offence as the Board, may consider reasonable.

1. In the event of a dispute regarding the amount of compensation payable under sub-section (1) such amount shall, on application made to him be determined by the Magistrate before whom the said person was convicted of the offence; and on non-payment of the amount of compensations so determined the same shall be recovered under a warrant from the said Magistrate as if it were a fine imposed by him on the person liable therefor.

#### 99. Mode of recovery of dues:

Any sum due to the Board on account of any charge, costs, expenses, fees, rates or rent or on any other account under this Act or any rule, regulation, bye-law or order made thereunder may without prejudice to any other mode of recovery, be recovered from any person from whom such sum is due-

0. As if it were an arrear of land revenue; or
1. on application to any Judicial Magistrate, by such Magistrate as if it were a fine imposed by him.

#### 100. General Penalty :-

Whenever in any case in which a penalty is not expressly provided by this Act, fails to comply with any notice, order or requisition issued under any provision of this Act or any rule or regulation or bye-laws or otherwise contravenes any of the provisions of this Act or any rule or regulation, or bye-laws, shall be punishable with fine which may extend to one thousand rupees and in the case of a continuing failure or contravention with an additional fine which may extend to hundred rupees for every day during which such failure or contravention continues after conviction for the first such failure or contravention.

#### 101. Offences by Companies:-

0. Where an offence under this Act has been committed by a company, every person who at the time of the offence was committed, was in-charge of and was responsible to, the company for the conduct of the business of the company, as well as the company shall be deemed to be guilty of the offence and shall be liable to be proceeded against and punished accordingly :

Provided that nothing contained in this sub-section shall render any such person liable to any punishment provided in this Act if he proves that the offence was committed, without his knowledge or that he exercised all due diligence to prevent the commission of such offence.

1. Notwithstanding anything contained in sub-section (1), where an offence under this act has been committed by a company and it is proved that the offence has been committed with the consent or connivance of or is attributable to any neglect on the part of, any director, manager, secretary or other officer of the company such director, manager, secretary or other officer shall also be deemed to be guilty of that offence and shall be liable to be proceeded against and punished accordingly.

#### Explanation :- For the purpose of this section

- 'Company' means a body corporate, and include a firm or other association or individuals : and
- a. 'director' in relation to a firm means a partner in the firm.

#### 102. Prosecutions :-

Save as otherwise provided in this Act, no Court shall proceed with the trial of any offence made punishable by or under this Act or any rule or regulation except on the complaint of or upon information received from, the Public Health Engineer or any officer authorised by the Board by a general or special order in this behalf.

#### 103. Compounding of offence:-

The Board or any Officer of the Board authorised by it, by general or special order in this behalf, may, either before or after the institution of the proceedings, compound any offence made punishable by or under this Act. in such manner as may be prescribed by regulations ;

Provided that no offence shall be compounded which is committed by failure to comply with a notice, order or requisition issued by or on behalf of the Board unless and until the same has been complied with so far as such compliance is possible.

1. Where an offence has been compounded, the offender, if in custody, shall be discharged and no further proceedings shall be taken against him in respect of the offence so compounded.

#### 104. Arrest of offender :-

The Chief Engineer, the Public Health Engineer, or any officer authorised in this behalf by the Board or any police officer who shall be, of, or equal to or higher than the status of a sub-inspector of police may arrest any person who commits in his view any offence against this Act or against any rule or regulation made thereunder, if :-

- a. the name and address of such person be known to him ; and
- a. such person on demand declines to give his name and address or gives a name and address which such officer has reason to believe to be false.

1. No person so arrested shall be detained in custody after his true name and address are ascertained or, without the order of the nearest Magistrate, for a period longer than twenty four hours from the time of arrest exclusive of the time necessary for the journey from the place of arrest to the court of such Magistrate.

#### 105. Duties of Police officers and employees of the Corporation :-

It shall be the duty of all police officers and employees of the Corporation or any Local Authority to give immediate information to the Board or officers of the, Board authorised in this behalf, of the commission of, or the attempt to commit, any offence against this Act or any rule or

regulation made thereunder and to assist all such officers in the exercise of their lawful authority.

**106. Validity of notices and other documents :-**

No notice, order, requisition licence, permission in writing or any other document issued under this Act or any rule or regulation shall be invalid merely by reason of any defect in form or detail.

**107. Admissibility of document or of entry as evidence :-**

A copy of any receipt, application, plan, notice, order or other document or of any entry in a register in the possession of the Board shall, if duly certified by the legal keeper thereof or other person authorised by the Board in this behalf, be admissible in evidence of the existence of the document or entry and shall be admitted as evidence of the matters and transactions therein recorded in every case where, and to the same extent to which original document or entry would, if produced, have been admissible to prove such matters and, transactions,

**108. Evidence of officers of Board :-**

No officer or employee of the Board shall in any legal proceedings to which the Board is not a party, be required to produce any register or document the contents of which can be proved under Section 107 by a certified copy, or to appear as a witness to prove any matter or transaction recorded therein same by order of the court made for special cause.

**109. Delegation of powers :-**

The Board may, by notification, direct that any power conferred or any duty imposed on the Public Health Engineer by or under this Act shall, in such circumstances and under such conditions, if any, as may be specified in the notification, be exercised or performed also by any other officer or employee of the Board specified in the notification.

**110. Chief Controlling Authority :-**

0. The Managing Director shall be the Chief Controlling Authority in respect of all matters relating to the administration of this Act and for that purpose may exercise all powers necessary in that behalf.
1. The Chief Engineer or any other officer, or officers notified by an order of the Managing Director in this behalf may also exercise any power or perform any function entrusted to him by such notification.

**111. Appeals :-**

Any person aggrieved by any decision or order of the Public Health Engineer or other officer under this Act or any rule or regulation made thereunder may, within a period sixty days from the date of service of such decision or order, appeal to the authority prescribed by the regulation and subject to revision by the Board, the orders of the appellate authority on such appeal shall be final.

**112. Revision :-**

The Board may call for the records-of any proceedings of any officer subordinate to it for the purpose of satisfying itself as -to the legality or propriety of any order or proceedings and may pass such order with respect thereto as it thinks fit.

**113. Provisions to employees employed in connection with water supply and sewerage undertakings :-**

0. Every officer and-other employee employed with the Hyderabad Metropolitan Water Works and sewerage and .sewage treatment works as the case may be, shall stand transferred to and become an officer or other employee of the Board with such designations as the Board may determine and shall hold by the same tenure, at the same remuneration the same terms and conditions of service applicable immediately before such transfer and shall continue to do so unless and until such tenure, remuneration and terms and conditions are duly altered by the Board

Provided that any service rendered by-such officer or employee before such transfer shall be deemed to be service rendered under the Board.

1. Every officer or employee of the Andhra Pradesh, -Public Health and Municipal Engineering service and the Andhra Pradesh Public Health -and Municipal Engineering Subordinate service serving in the posts not below the rank of Assistant Engineer in the Hyderabad Metro Water Works .or Sewerage and Sewage treatment works shall continue to serve in the Hyderabad Metro Water Works or Sewerage and Sewage treatment works under the same terms and conditions applicable to them in their parent department and until their- absorption is finally determined. by the Board in -accordance with -the rules and regulations made for this purpose under this-Act

Provided that an officer or employee shall be given an opportunity to opt for the service of the Board or to remain in the service of his parent department.

2. The Board may employ any officer or other employee transferred under subsection (1) in the discharge of such functions under this Act as it may think proper and every such officer or other employee shall discharge those functions accordingly.

**114. Members, Officers and employees of the Board to-be public servants, :-**

0. All Members, officers and employees of the Board shall be deemed, when acting or purporting to Act in pursuance of the provisions of this Act or any rule or regulation made thereunder, to be public servants within the meaning of Section 21 of the Indian Penal Code, 1860 and the Prevention of Corruption Act, 1988 for the time being in force.
1. The words 'State Government' and 'Government' in Section 161 of the Indian Penal Code, 1860 shall for the purposes of subsection (1) .be deemed to include the Board.

commencement of this Act in respect of the water supply undertaking, vest in the Board;

- c. all rates, fees, rents and other sums of money due in connection with the water supply undertaking shall be deemed to be due to the Board;
  - d. all suits, prosecutions and other legal proceedings instituted or which might have been instituted so far as it relates to the water supply undertaking may be continued or be instituted by or against the Board.
1. With effect from the date on which Chapter V comes into force-
    - a. any appointment, notification, order, scheme, rule, bye-law, form or notice made or issued and any licence or permission granted immediately before the commencement of this Act, in so far as it relates to the sewerage, and sewage treatment works referred to in Chapter V, shall continue in force and be deemed to have been made, issued or granted under the provisions of this Act unless and until it is superseded by any appointment-, notification, order, scheme, rule, regulation, form or notice made or issued or any licence or permission granted under the provisions of this Act; all obligations and liabilities incurred, all contracts entered into, all matters and things engaged to be done immediately before the commencement of this Act, in connection with the sewerage and sewage treatment works referred to in Chapter V, shall be deemed to have been incurred, entered into or engaged to be done, by, with, or for the Board;
    - b. all property, movable and immovable, and all interests of whatsoever nature and kind therein in so far as they relate to the sewerage and sewage treatment works referred to in Chapter V shall, with all rights of whatsoever description used, enjoyed or possessed by immediately before the commencement of this Act in respect of the sewerage and sewage treatment works referred to in Chapter V, vest in the Board;
    - c. all rates, fees, rents and other sums of money due in connection with the sewerage and sewage treatment works referred to in Chapter V, shall be deemed to be due to the Board;
    - d. all suits, prosecutions and other legal proceedings instituted or which might have been instituted in so far as it relates to the sewerage- and sewage treatment works referred to in Chapter V may be continued or be instituted by or against the Board.

**118. 0. Power of Government to make certain supplemental orders :-**  
Notwithstanding anything contained in this Act or in any other law for the time being in force, the Government may, by order published in the Andhra Pradesh Gazette, make such provisions as appear to them to be necessary or expedient :-

- a. for bringing the provisions of this Act into effective operation for making omissions from, additions to and adaptations and modifications of the bye-laws, notifications and orders referred to in clause (a) of subsection (2) of Section 117 for purposes of giving effect to the provisions of this Act;
- b. for removing difficulties arising in connection with the transition to the provisions of this Act, including difficulties in the construing of reference to the Corporation or other authorities in any law

**115. 0. Protection of action done in good faith :-**

No suit or prosecution shall be entertained in any court against the Board or against any officer or employee of the Board or against any person acting under the order or direction of the Board or any officer or employee of the Board for anything which is in good faith done or intended to be done under this Act or any rule or regulation, made thereunder.

1. No suit, prosecution or other legal proceeding shall lie against any officer or employee of the Board for any act done or purporting to be done under this Act or any rule or regulation made thereunder without the previous sanction of the Board.

**116. Notice to be given of suits :-**

No suit shall be instituted against the Board or against any officer or employee of the Board or against any person acting under the order or direction of the Board or any officer or other employee, in respect of any act done, or purporting to have been done in pursuance of this Act or any rule or regulation made thereunder until the expiration of two months after notice in writing has been left at the office of the Board, and in the case of such officer or employee or person, unless notice in writing has been delivered to him or left at his office or place of residence, and unless such notice states explicitly the cause of action, the nature of the relief sought, the amount of compensation claimed, and the name and place of residence of the intending plaintiff, and unless the plaintiff contains a statement that such notice has been so left or delivered.

1. Nothing in sub-section (1) shall be deemed to apply to a suit in which the only relief claimed is an injunction of which the object would be defeated by giving of the notice or the postponement of institution of the suit.

**117. Continuation of appointments, notifications, rules, bye-laws etc. :-**

0. With effect from the date of which Chapter IV comes into force-  
any appointment, notification, order, scheme, rule, bye-law, form or notice made or issued, and any licence or permission granted immediately before the commencement of this Act in so far as it relates to the water supply undertaking, shall continue in force and be deemed to have been made, issued or granted under the provisions of this Act, unless and -until it is superseded by any appointment, notification, order, scheme, rule, regulation, form or notice made or issued or any licence or permission granted under the provisions of this Act;

- a. all obligations and liabilities incurred, all contracts entered into, all matters and things engaged to be done immediately before the commencement of this Act, in connection with the water supply undertaking shall be deemed to have been incurred, entered into or engaged to be done by with, or for the Board.
- b. all property, movable and immovable, and all interest of whatsoever nature and kind therein in so far as they relate to the water supply undertaking shall, with all rights of whatsoever description used, enjoyed or possessed immediately before the

- c. for authorising the continued carrying on for the time being by the Board or services and activities carried on by the Corporation; and
  - d. so far as it appears necessary or expedient in connection with any of the matters aforesaid, for varying the powers of jurisdiction of any authority and empowering other authorities to exercise such jurisdiction as may be specified in such order.
1. The provisions made by any order under sub-section- (1) shall, have effect as if enacted in this Act, and any such order may be made so as to be retrospective to any date not earlier than the date of commencement of this Act

Provided that no person shall be deemed to be guilty of an offence by reason of so much of any such order as makes any provisions thereof retrospective to any date before the making thereof.

**119. Savings:-**

All things done or action taken by the Chief Engineer, Hyderabad Metro Water Works in respect of water works vested in them by virtue of orders-of Government issued prior to the date of commencement of this Act and by the Commissioner, Municipal Corporation of Hyderabad in respect of sewerage and sewage treatment works vested in him, shall in so far as they are, not inconsistent with the provisions thereof be deemed to have been done or taken by the Board constituted under this Act and all liabilities subsisting against the said Chief Engineer and Municipal Commissioner shall on such commencement devolve on the Board constituted under this Act.

**120. Amendment of Act 130 of 1988 :-**

Sections 2, 3, 4, 5, 6 and 7 of the Hyderabad Metropolitan Water Supply (Validation of Water Rates and Service Charges) Act, 1988 shall be omitted.

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## *Annual Administration Report of HUDA – 2000-2001, 2001-2002, 2002-2003*

**ANNUAL REPORT FOR THE YEARS 2000 – 2001,  
2001-2002 & 2002-2003**

**I. INTRODUCTION**

**1. DATE OF COMING INTO EXISTENCE, JURISDICTION COVERED:**

The Hyderabad Urban Development Authority was constituted on 2<sup>nd</sup> October 1975 under the provisions of A.P. Urban Areas (Development) Act, 1975. The jurisdiction of HUDA extends over an area of 1860 sq.km comprising 169 sq.km of Hyderabad Municipal Corporation area, and areas covered by 9 Municipalities, and 106 Grampanchayatats situated in the districts of Hyderabad, Ranga Reddy and Medak.

**2. AIMS AND OBJECTIVES:**

The principal objective of the Authority is to promote and secure the development of all or any of the areas situated in the Hyderabad Development Area according to plan and for that purpose it has the authority to acquire, hold, manage, plan, develop and dispose of land and other property, to carry out by or on its behalf, building and other operations, execute works in connection with supply of water and electricity, disposal of sewage and control of pollution, other services and amenities, and to do anything necessary or expedient for purposes incidental thereto.

The main functions of the Authority are classified as under: -

- a) **Planning:** Preparation and notification of the Master Plan which is a basic document providing the framework for preparation of Zonal Development Plans.  
Preparation and notification of Zonal Development Plans earmarking the location and extent of land use for various purposes, including modifications.
- b) **Regulation and Control:** Regulate use of land by any person or body in conformity with the Master Plan/Zonal Development Plan by way of granting No Objection Certificate, layout approvals, and building permissions with control powers to impose compounding fees for contravention and to order stopping and/or demolition of unauthorized use or construction.
- c) **Development:** Acquisition of private lands and obtaining alienation of Government lands for purposes like redevelopment, shifting of commercial and wholesale activities from the core city, circulation, new commercial centers, ring/suburban towns and urban nodes, industrial purposes etc.
- d) **Coordination:** Supervising and coordinating with the local bodies and other Government agencies for the provision and maintenance of civic and other amenities.

**3. ORGANISATIONAL SET UP AND ACTIVITIES:**

For carrying out the day-to-day functions, the Authority has the following organs with the Vice-Chairman as the Chief Executive of the Authority.

- i) Administration and Coordination Department
- ii) Accounts Department
- iii) Planning & Project Formulation Department
- iv) Development/Engineering Department
- v) Urban Forestry Department
- vi) Estate & Lands Wing.
- i) **Administration and Coordination Department:-** This Department attends to matters relating to Administration and Coordination and is headed by the Secretary, who is in charge of Personnel Administration, Public Relations, Internal Management, Estates, Management Services Division and Resources & Development.
- ii) **Accounts Department:** - The Accounts Department is headed by the Chief Accounts Officer and is responsible for all the Accounts and financial transactions of HUDA.
- iii) **Planning Department:** - the Planning Department is headed by the Special Officer (Revision of Master Plan). He has three units to look after. Preparation and revision of the Master Plan and Zonal Development Plans, the cases pertaining to development control. This department also formulates new projects for implementation by HUDA.
- iv) **Development/Engineering Department:** - The Development Department implements development schemes of HUDA. It also deals with Urban Renewal Schemes. This Department is headed by a Chief Engineer. At present there are 5 Engineering Divisions with the supporting Engineering staff.
- v) **Urban Forestry Department:** - This Department is headed by an Executive Director, deputed from Forest Department, Govt. of A.P. The objective of this department is to take up Green belt and maintain it in the Hyderabad Development area. It also maintains plant nurseries to meet the requirements of planting at various sites.
- vi) **Estates and Lands Wing:** - This department is in charge of acquiring lands - private and government, their security and disposal like sites and houses, collection of sale proceeds and conveyance and leasing of commercial accommodation. This wing functions under the Secretary. There is also a separate Land Acquisition Unit headed by Land Acquisition Officer for acquiring of private lands.

## II. CONSTITUTION OF AUTHORITY

### 1. THE AUTHORITY:

The Board known as 'AUTHORITY' is a policy body consists of the Chairman, Vice-Chairman and other members viz., 3 M.L.As, representing the Development Area, 2 Councilors of the Municipal Corporation of Hyderabad OR the Municipality as the case may be comprised within the Development Area, 3 officers representing Municipal Administration Department, Town and Country Planning Department and Finance Department, 5 other members nominated by the Government. The total number of members of the Authority are 15. The Chairman is the Chairman of the Authority and Vice-Chairman is, the Chief Executive.

### 2. Constitution of HUDA:

2.1 The Government in G.O.Ms.No.386 M.A. dt.4.7.2000 re-constituted the Authority with the following members for a period of two years.

- |   |    |           |
|---|----|-----------|
| 1. Sri Teegala Krishna Reddy  | .. | Chairman. |
| 2. Sri T.Srinivas Yadav, MLA.   | .. | Member.   |
| 3. Sri Sripathi Rajeswar, MLA   | .. | Member    |
| 4. Sri G.Sayanna, MLA   | .. | Member.   |
| 5. Sri Bala Narasimulu (Jacob)  | .. | Member.   |
| 6. Smt.Mudunuru Sharvani  | .. | Member.   |
| 7. Sri N.Veeresham Yadav  | .. | Member.   |
| 8. Sri R.Adavayya, Ex-Corporator  | .. | Member.   |
| 9. Smt.Shamshad Begum   | .. | Member.   |
| 10. Smt.Lakshmi Parthasarathy, IAS  | .. | Member    |
| 11. Secretary to Government,<br>M.A & U.D.Department, or<br>His nominee.                                  | .. | Member    |
| 12. Secretary to Government,<br>Finance & Planning (FW) Dept.<br>Dealing U.D. subjects or his<br>Nominee. | .. | Member.   |
| 13. Director of Town & Country<br>Planning, Hyderabad.  | .. | Member    |

2.2 The Board (Authority) conducted (5) meetings during the period from 4.7.2000 to 31.5.2001, (3) meetings during the period from 1.4.2001 to 31.3.2002 and (2) meetings during the period from 1.4.2002 to 31.3.2003.

## III. ADMINISTRATION WING

### 1. ESTABLISHMENT:

The following are the details of number of employees working on regular basis and on deputation.

Category of employees	year	year	year
	2000-2001	2001-2002	2002-2003
Regular	524	539	539
Deputationists	39	48	48
TOTAL	563	587	587

- 1.1) Training: - 82 employees were sent for training in various disciplines during the year 2000 - 2001, 100 employees in 2001-2002 and 100 employees in 2002-2003.
- 1.2) Welfare of Employees: - GPF subscription commenced from December 1991 and Pension and gratuity since May 1994.

### 2. PUBLIC RELATIONS:

- 2.1) Public Information/Assistance and Grievances Cell: A Public Assistance and Information Cell is functioning in the HUDA Office to assist the public and to answer the enquiries. This cell also sells the official plans and documents.
- 2.2) Public Relations, Publicity, Advertisements, Books, Brochures: A Public Relations Department is functioning to attend to various jobs like media relations, community/public relations and staff welfare, publication of advertisements, notifications including statutory notifications, production of corporate literature and project promotion literature, preparation of statutory reports annual administration reports, conducting exhibition and trade fairs, seminars and conferences, travel arrangements, reception and public assistance, library and reference services etc.

The Public Relations Department is under the charge of the Manager (Personnel & Public Relations).



2.3 The following were the activities of P.R.Department during the year mentioned against each

	2000-2001	2001-2002	2002-2003
1. Advertisements, notifications Published during the year	:: 23	35	87
2. Brochures and literature published	:: 08	13	07
3. Press Releases and rejoinders issued	:: 48	47	49
4. Events and functions organized	:: 24	27	37

2.4 Details of important events:

- 1) Inauguration of Patelkunta Park on 17.6.2000.
- 2) HUDA received Vanamitra award on 15.8.2000.
- 3) Three day workshop on 'Green Hyderabad Project' on 28-7-01.
- 4) Inauguration of Flyover at Narayanaguda on 28-11-2001
- 5) Inauguration of NTR Gardens on 15-12-2001.
- 6) Workshop on Cyberabad Development Authority 7.1.2002.
- 7) HUDA participated in International Construction Industry Exhibition at NAC from 21<sup>st</sup> to 24<sup>th</sup> March 2002.
- 8) HUDA received Best Calendar award 2002.
- 9) Inauguration of A.S.Rao Nagar Park on 8.4.2002.
- 10) Inauguration of Exhibition on Draft Master Plan of Hyderabad on 21.1.2003
- 11) Seminar on Outer Ring Road 14.02.2003.

3. LIBRARY:

The following are the details of Books and News papers purchased and subscribed for the HUDA Library.

ITEM	YEAR 2000-2001	2001-2002	2002-2003
1.Books	53	31	13
2.Magazines	15	10	---
3.Newspapers	11	11	11

4. MANAGEMENT SERVICES DIVISION (YEAR 2000-2001 & 2001 - 2002)

The following software packages were under different stages of development, testing and implementation.

1. Land Use Information System: The Computerized Land Use Certificates are being issued for 4 Zones presently. The database for other zones are being prepared.
2. Pay Roll System : The payroll package is already development in VB as front-end and Ms-Access as back-end the package is working satisfactorily and employees are being issued with computerized pay slip.
3. File Monitoring System : Thousands of files are being handled in various departments and it was not possible to trace the movement of the files manually the software package is developed in Oracle database with visual basic as front-end and the same has been tested thoroughly for proper implementation. Data was collected and the same is being fed into computer to monitor the day to day status of the file movement.
4. HRIS (Human Resource Development) : The software package is developed and is under testing.
5. Rent Monitoring : The software package is developed and is under testing
6. Legal Monitoring : The software package is developed and is tested successfully.
7. Digitization of Project Maps & ZDPs : The Digitization of Project Maps and ZDPs is under process.
8. LEAP Office : The software package for Indian languages is procured and the Telugu script is being used.

To complete the process 13 systems along with software package such as Oracle and VB have been purchase and the systems connected to server through Star Topography Networking.

Three new systems were procured for development department. Two Laptops have also been procured.

Development works taken up by HUDA were at different stages. The progress has to be shown graphically to Principal Secretary, Ministers and Chief Minister, for this purpose one LCD Projector was procured and is extensively used for Presentations.

HUDA has launched Website on Internet in the month of November 1998 which consists of the details of the activities of HUDA. Information regarding land for the industrial use is also kept on Internet, Information regarding fee structure, rules and guidelines prescribed for various permissions is also available for the benefit of general public. Apart from this, information on approved layouts in HUDA area since its inception is also added.

Candidates from various departments of HUDA are trained in Computer concepts and Ms-Office 97 from SQL, Star International and M/s.APTS Ltd., AUTOCAD from JNTU.

Apart from the software development, the Management Services Division is entrusted with the work of generating various reports pertaining to Megacity Project, Indo-Dutch Green Belt Project, Chief Minister's review and various other reports are being sent to State and Central Government departments. The work on preparation of Agenda notes and Compliance report of successive Authority Meetings are being attended.

#### 5. MANAGEMENT SERVICES DIVISION (YEAR 2002 – 2003)

1. Accounting Package : Financial Accountancy package is developed by M/s. CMC Ltd and the old data was entered and the package is being implemented .
2. Engineering Package : This package was developed by ECIL & it is being implemented. This package was developed to reduce delays in preparation of estimates and various reports / check slips are generated.
3. Bio-metric Attendance System :

Attendance system is being implemented in HUDA w.e.f. December 2002. The software package was customized according to the needs of HUDA. The software package is working perfectly. The reports are being generated daily and also some reports are being generated monthly.

The following reports are being generated daily and communicated to the concerned officers.

- 1) Present list ( In-swipe report)
- 2) Out list (Out swipe report)
- 3) Absence report

The following reports are generated monthly:

- 1) Monthly attendance report
- 2) Late / early permissions report

The consolidated report of In-list & Out-list, Absentee report, Late attendance report and daily leave / OD report of all employees are also generated.

5.1 In addition to the above reports, The following reports can also be generated:

- |                   |   |
|-------------------|---|
| <b>Daily-</b>     | Report of Late Attendance after 11-30 AM and before 2.00 PM, Present list before 10-30 AM and after 4.50 P.M.<br>Employees twice swipe report (not attended full day)<br>Single swipe report<br>Daily attendance report   |
| <b>Periodic -</b> | Detailed attendance report for a particular period<br>In-punch missing report for a particular period<br>Out-punch missing report for a particular period<br>Late arrival report.<br>After 11.30 AM late arrival report<br>Absentee report<br>Raw swipes report<br>On leave report<br>On duty Report<br>Duty –tour –leave –Absentee report<br>Absentee Memo |

#### Hardware:

There are 41 Desktops, 5 laptops, 20 Dot Matrix Printers, 1 A3 Laser Printer, 6 A4 laser printers, 10 DeskJet Printer, 8 Inkjet Printers and 1 plotter is available.

**Servers:** Two high end servers were procured and installed to cater to the needs of all the packages in HUDA including Financial Accounting package developed by M/s. CMC Ltd., and Engineering module developed by ECIL.

## IV PLANNING WING

### I. GENERAL

As envisaged in the A.P. Urban Areas (Development) Act 1975, the Hyderabad Urban Development Authority has to perform the statutory functions of preparation of Master Plan, Zonal Development Plan, regulate & control the development in the entire development area in accordance with the Zoning & Building Regulations. The Planning Wing of HUDA was created and entrusted with the above statutory obligations. Broadly, the Planning Wing of HUDA has the following functions:

- Preparation of Master Plan and Zonal Development Plans.
- Preparation of Zoning Regulations and Building Regulations.
- Formulation and design of land development, sites and services and other projects for implementation by HUDA.
- Development control to the extent of functions not delegated to the local bodies.
- Planning for heritage conservation, environment and improvement of lakes, etc.
- Preparation of Draft Bills, Amendments to related Acts, Rules & Regulations for Hyderabad as well as for the State.

### 2. DEVELOPMENT CONTROL:

The Planning wing handles considerable amount of Development control work despite full delegation to the Municipal Corporation of Hyderabad and partial delegation to the ten surrounding Municipalities and Gram Panchayats falling within the jurisdiction of Hyderabad Urban Development Authority. During the period under the report the following were the details of the Development control cases dealt.

Sl.No.	Particulars	No. of Permissions issued		
		Year 2000-2001	2001-2002	2002-2003
a.	Building Permissions	197	105	240
b.	Draft layouts	45	37	49
c.	Final Layouts	19	14	12
d.	No Objection Certificates	10	22	16
e.	Land Use Certificates	1886	2425	1311
f.	Sub divisions	1	9	8
g.	Change of land use	45	54	46
h.	Outside MCH area	10	10	12

3. During the period under report the following HUDA / Government Orders and Notifications were issued regarding planning matters:

3.1. LAKE NOTIFICATION: Notification No. 3195/PR/2000 Dated 5-4-2000 : Notification on protection of Lakes in HUDA Area was published in four city newspapers in four languages and received wide coverage and support from various quarters.

This was a landmark notification of its kind in India and is considered a pioneering step in the direction of conserving natural heritage in a metropolitan context. The text of the notification is reproduced below.

#### SAVE LAKES FOR A BETTER FUTURE

1. Protection of lakes and water bodies has assumed great importance in recent years for the following reasons:
  - Recharging of ground water
  - Recycling as valuable sources of water for various urban uses
  - Development of the fore-shore areas as recreational and picnic spots
  - Serving as essential lung spaces for the large urban population
  - For maintaining ecological balance as a long term objective

Accordingly lake & water conservation is one of the most important goals of the 12<sup>th</sup> phase of the Jannabthoomi Programme

2. Hyderabad and its surrounding areas have many large and important lakes. The Hyderabad Urban Development Authority has compiled a list of 169 lakes which are bigger than 10 Hectares (25 acres) in extent. Ownership of all the lakes does not vest with the Government. While 62 lakes are fully Government owned, 25 are in private hands and 82 are owned partly by Government departments and partly by private individuals. However even private ownership does not entitle the owners to reclaim or destroy the lakes or use them for housing and other urban uses. This has also been clearly spelt out in Sec 48 of the Telangana Area Irrigation Act, 1357F.

3. In the interest of planned development and for the protection of environment for the population at large the Government hereby notify the list of 169 large lakes for public information. The total extent of the lake and the name of village are stated in the lists. The entire areas falling within the full tank level of the lakes as per the Survey of India Maps must be kept free from any types of constructions irrespective of ownership or any land use or Master/Zonal Development Plans that may have been previously notified. In addition, a buffer belt of 30 meters width on all sides of each lake must be kept free from any type of construction in the interest of prevention of pollution to the lake waters and to allow free flow of water to the lakes.

4. All local bodies: Municipalities and Gram Panchayats, in whose jurisdiction these lakes fall are hereby directed to take steps to exercise utmost vigilance to prevent any type of encroachments, reclamation, pollution or damage of any type to the lakes listed in this notification. They are also directed not to grant any permission for buildings or structures of any type within the full tank level and within the 30 meters buffer belt around the lakes under any circumstances.

5. Members of the public are advised not to purchase any plots for residential or other developmental uses in and around the above mentioned lakes since all such constructions are likely to be removed in due course and the violators prosecuted against under the provisions of laws and regulations in force including the Environment (Protection) Act 1986.

6. HUDA has taken up in a phased manner the development of selected lakes by way of fencing, bund formation, de-silting, foreshore plantation and construction of treatment plants even in respect of lakes which are not fully Government owned.

7. Members of the public are requested to bring to the notice of local Municipalities, Gram Panchayats, the police, irrigation and revenue department in case any damage is being caused by someone to these lakes so that suitable action can be taken by the enforcement authorities. Since these lakes and water bodies are spread over a large area of nearly 2000 sq Km round the clock policing is not practicable and therefore close monitoring by local residents is vital.

8. This notification is issued in the public interest for ensuring a healthy environment for the twin cities and also to protect the interest of gullible citizens who may invest their life's savings in plot in lake-beds and face hardship. Plots in lake beds are also unhygienic beside posing danger to life and property of the inhabitants in the event of excess rainfall.

9. If properly protected, many of the lakes have the potential of providing precious water for drinking and other purposes besides helping in replenishing ground water.

10. Interested persons may contact the office of Hyderabad Urban Development Authority for details pertaining to the location of these lakes.

**LIST OF LAKES LARGER THAN 10 HA IN HYDERABAD METROPOLITAN AREA**

Sl. No.	Name of Lake / Kunta	Village	approx. area in Hectares
1	Himayatsagar Lake	Himayathnagar	2148.68
2	Osmansagar Lake	Gandipet	1958.46
3	Hussain Sagar	Khairthabad	549.32
4	Mir Alam Tank	Mir Sagar	335.07
5	Fox Sagar (Kolla Cheruvu)	Jeedimetla	199.71
6	Inne Cheruvu	Jeedimetla	198.12
7	Shamirpet Cheruvu (Part)	Shamirpet	97.06

8	Lakshminarayan Cheruvu	Edulabad	94.50
9	Turka Yamjal Cheruvu	Turka Yamjal	77.49
10	Pedda Cheruvu	Dundigal	75.60
11	Sikam Cheruvu	Lungar Houz	73.40
12	Patancheru Cheruvu	Patancheru	64.58
13	Raisamudra Cheruvu	Ramachandrapuram	61.74
14	Rampally Cheruvu	Rampally	59.88
15	Mallamma Cheruvu	Dabirpur	56.00
16	Jilavarkhan Cheruvu	Injapur	53.58
17	Pedda Cheruvu	Nacharam	50.40
18	Bomraspet Cheruvu	Bomraspet	50.00
19	Saroonnagar Tank	Saidabad	49.50
20	Pedda Cheruvu	Ameenpur	48.83
21	Gurram Cheruvu(Balapur)	Kandikal	47.70
22	Lungarhouz Tank	Qilla Mohammad Nagar	46.71
23	Pedde Cheruvu	Atteveli	43.75
24	Boin Cheruvu	Hasmaipet	40.95
25	Maisamma Cheruvu	Moosapet	39.69
26	Meddal Cheruvu	Amberpet Kalan	39.38
27	Pedda Cheruvu	Kapra	37.80
28	Chandanagar Cheruvu	Chandanagar	36.88
29	Yanke Cheruvu	Muthangi	36.54
30	Sunnam Cheruvu	Nadergul	36.23
31	Devallamma Cheruvu	Kurmalguda	32.51
32	Sikhram Cheruvu	Neknampur	32.13
33	Pedda Cheruvu	Janwada	32.00
34	Kamuni Cheruvu	Manneguda	31.50
35	Umda Sagar	Jalapally	31.50
36	Yelimela Kunta	Yelimela	31.50
37	Gandi Cheruvu	Yadgaripally(East)	31.25
38	Pedda Cheruvu	Jalapally	30.87
39	Gadi Cheruvu	Kazipalli	28.35
40	Sriharu Cheruvu	Sri Rangaram	28.35
41	Dundigal Cheruvu	Dundigal	28.35
42	Miryalguda Cheruvu	Malkajgiri	26.78
43	Jadar Kunta	Cherlapally	26.46
44	Sultanpur Cheruvu	Sultanpur	26.46
45	Brahmanpally Cheruvu	Turur	25.52
46	Durgam Cheruvu	Raidurg Paiga & Madhapur	25.23
47	Kollur Cheruvu	Kollur	25.20
48	Baroog Cheruvu	Shamirpet	25.00
49	Lakshminarayan Cheruvu	Narrepalliguda	24.57
50	Naramuna Kunta	Rampally	24.57
51	Apraya Cheruvu	Railapur	24.26
52	Nanakramguda Kunta	Nanakramguda	23.94
53	Burhankhan Cheruvu	Venkatapur	23.63
54	Pedda Cheruvu	Mirpet	23.63
55	Teegalasagara Cheruvu	Patancheru	22.05

56	Malla Cheruvu	Uppal Khalsa	22.05
57	Rai Kunta	Ghatkesar	22.05
58	Sumaru Cheruvu	Kaziguda	21.88
59	Malampet Cheruvu	Bowrampet	21.87
60	Kummari Kunta	Korremala	20.79
61	Rainder Kunta	Medchal	20.76
62	Pedda Cheruvu	Chilkur	20.50
63	Kuntur Cheruvu	Kuntur	20.48
64	Pedda Cheruvu	Nitankal	20.16
65	Gagilapur Cheruvu	Gagilapur	20.16
66	Cherial Kunta	Cherial	20.00
67	Pedda Cheruvu	Cherial	20.00
68	Suram Cheruvu	Bandlaguda	19.80
69	Jintaya Cheruvu	Kurmaliguda	19.65
70	Medchal Kunta	Medchal	19.53
71	Timmakka Cheruvu	Patancheru	19.53
72	Pedda Cheruvu	Banda Machram	19.21
73	Nadinmi Cheruvu	Maikajiri	18.90
74	Kuruma Cheruvu	Bandlaguda	18.78
75	Nalagandla Cheruvu	Nalagandla	18.75
76	Pare Cheruvu	Shamirpet	18.75
77	Pudur Kunta	Pudur	18.75
78	Somaram Kunta	Somaram	18.75
79	Yapral Kunta	Yapral	18.75
80	Yeerala Cheruvu	Ayilapur	18.00
81	Ghanapur Kunta	Ghanapur	17.64
82	Muthyal Kunta	Turka Yanjal	17.64
83	Patancheru Kunta	Patancheru	17.64
84	Bandlaguda(Nagole) Cheruvu	Bandlaguda(Nagole)	17.64
85	Turka Cheruvu	Nizampet	17.50
86	Balapur Cheruvu	Balapur	17.33
87	Pirzadiguda Cheruvu	Pirzadiguda	17.07
88	Boduppal Kunta	Boduppal	17.01
89	Palle Cheruvu	Bandlaguda Khalsa	16.80
90	Mantrala Cheruvu	Mirpet	16.70
91	Pedda Cheruvu	Premavati	16.70
92	Aushapur Kunta	Aushapur	16.38
93	Hakimpet Tank	Hakimpet	16.07
94	Kudi Cheruvu	Dabirpur	16.00
95	Chintal Cheruvu	Chengicherla	15.78
96	Eduvanagulapally Kunta	Eduvanagulapally	15.75
97	Patla Cheruvu	Patancheru	15.75
98	Safiliguda Cheruvu	Maikajiri	15.75
99	Gundala Cheruvu	Gundia Pochampally	15.63
100	Bowrampet Kunta	Bowrampet	15.62
101	Kotha Cheruvu	Vatti Nagulapally	15.43
102	Dubba Kunta	Ameenpur	15.12
103	Dungal Cheruvu	Qutbullapur	15.12

104	Girmapuram Cheruvu	Girmapuram	15.12
105	Gopi Cheruvu	Lingampally	15.00
106	Nalla Cheruvu	Tellapur	15.00
107	Manikonda Khalsa Cheruvu	Manikonda Khalsa	14.80
108	Gun Cheruvu	Gollapally Khurd	14.50
109	Pochana Cheruvu	Muthangi	14.50
110	Bachipalli Cheruvu	Bachipalli	14.50
111	Moosapet Kunta	Moosapet	14.49
112	Pishakbawli	Ameenpur	14.18
113	Nadargul Kunta	Nadargul	14.18
114	Dharni Cheruvu	Kazipalli	13.86
115	Patancheru Kunta	Patancheru	13.86
116	Moosapet Cheruvu	Moosapet	13.86
117	Pochamma Kunta	Ameenpur	13.55
118	Noormohammed Cheruvu	Keesara	13.50
119	Irlakunta	Madinaguda	13.23
120	Nalikalva Cheruvu	Cherial	13.00
121	Kasurani Kunta	Yelimela	12.92
122	Madharum Kunta	Madharum	12.92
123	Sahebnagar Kalan Cheruvu	Sahebnagar Kalan	12.91
124	Pokhaan Cheruvu	Bahadurpalli	12.81
125	Dabirpur Kunta	Dabirpur	12.72
126	Kadukunta Cheruvu	Bolarum	12.60
127	Nalla Kunta	Kollur	12.60
128	Narsaram Kunta	Nagavaram	12.50
129	Pedda Cheruvu	Anthapally	12.50
130	Thumkunta Cheruvu	Thumkunta	12.50
131	Pedda Cheruvu	Ramanthapur	11.97
132	Potluraj Kunta	Edulabad	11.97
133	Chandanagar Kunta	Chandanagar	11.88
134	Manikonda Jagir Kunta	Manikonda Jagir	11.85
135	Patel Cheruvu	Ramanaguda	11.66
136	Nacharam Kunta	Nacharam	11.65
137	Qutbullapur Kunta	Qutbullapur	11.65
138	Maktha Mahboobpet Kunta	Maktha Mahboobpet	11.34
139	Mala Kunta	Yenkapalli	11.34
140	Marrikunta	Kandlakoi	11.34
141	Mohini Cheruvu	Ramanthapur	11.34
142	A.Kunta	Bomraspet	11.25
143	Pedda Cheruvu	Maktha Ramaram	11.25
144	Chinna Cheruvu	Ramanthapur	11.03
145	Khadi Cheruvu	Dombara Pochampalli	11.03
146	Narla Kunta	Dombara Pochampalli	11.03
147	Alwal Cheruvu	Alwal	11.03
148	Baghameri Kunta	Baghameri	10.84
149	Maisireddypalli Kunta	Maisireddypalli	10.71
150	Sutar Kunta	Gowdavalli	10.71
151	Jeedimetla Kunta	Jeedimetla	10.63
152	Khanamet Cheruvu	Khanamet	10.33

153	Bonmai Cheruvu	Cowdavalli	10.08
154	Rampally Kunta	Rampally	10.08
155	Turka Yamjal Kunta	Turka Yamjal	10.08
156	Bachipalli Cheruvu	Bachipalli	10.08
157	Antappa Cheruvu	Chikur	10.00
158	Gunnath Cheruvu	Miapur	10.00
159	Kazi Cheruvu	Kazipalli	10.00
160	Marripally Kunta	Marripally	10.00
161	Masani Cheruvu	Cherial	10.00
162	Medpally Kunta	Medpally	10.00
163	Nagole Cheruvu	Nagole	10.00
164	Poora Cheruvu	Kompally	10.00
165	Shamirpet Kunta	Shamirpet	10.00
166	Suran Cheruvu	Allapur	10.00
167	Vanam Cheruvu	Tellapur	10.00
168	Velgalkunta Kunta	Velgalkunta	10.00
169	Gollapally Cheruvu	Gollapally	10.00
	Source: (1) Survey of India Topographical Sheets.		
	(2) Village Revenue Records & Registers.		

### 3.2 HERITAGE PRECINCT NOTIFICATION

Earlier, the Government of Andhra Pradesh notified 137 Heritage Buildings and 9 Heritage Precincts. The proposal for additional Heritage Precincts was published in English, Hindi, Urdu and Telugu Newspapers on 1-5-2000 vide Ref.no.3023/PR/HUDA/2000 dt: 30.04.2000.

NOTIFICATION OF ADDITIONAL HERITAGE PRECINCTS IN HYDERABAD CITY UNDER REGULATION 13 (I) OF HUDA ZONING REGULATIONS 1981. (The following in the text of the notification)

In addition to its recognition as the premier IT destination of India, Hyderabad city is also known for its natural rock formations, lakes, palaces, historical buildings and localities. Through the Government Order Ms no 102 MA dt 23.3.1998, the Government notified 137 Heritage Buildings and 9 Heritage Precincts (rocks). Regulations 13 (I) of Hyderabad Urban Development Authority Zoning Regulations provides for the notification of Precincts of historical and/or aesthetic and /or architectural and /or cultural value. According to regulation 13(7), buildings included in Heritage Precincts shall maintain the skyline in the precinct as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said Precinct. The notification of Heritage Precincts will imply that development proposals, street furniture, road widening proposals and outdoor publicity within the Heritage Precincts shall need to be approved by the Vice Chairman, HUDA and the Heritage Conservation Committee before permission is granted by the Municipal Corporation of Hyderabad or other competent authorities.

Under Regulation 13 (I) of Hyderabad Urban Development Authority Zoning Regulations 1981, as amended, the Hyderabad Urban Development Authority hereby publish the first notification of the following six additional Heritage Precincts covering certain historical localities and areas of environmental importance:

1. Charminar area
2. Golconda Fort area
3. Falaknuna Palace area
4. Kasu Brahmananda Reddy park and valley up-to Hotel Banjara Residency
5. Park on Road number 1, Banjara Hills and valley
6. Additional areas around Durgam Cheruvu lake

Hyderabad and Mumbai are the only cities in India which notified Heritage Buildings and Heritage Precincts under law.

### 3.3 HERITAGE CONSERVATION COMMITTEE

The Government of Andhra Pradesh constituted a Heritage Conservation Committee to advise the Vice Chairman Hyderabad Urban Development Authority in matters related to the development and conservation of Heritage Buildings and Heritage Precincts.

The Committee met six times during 2000 – 2001.

- 20<sup>th</sup> Meeting on 4-5-2000
- 21<sup>st</sup> Meeting on 5-7-2000
- 22<sup>nd</sup> Meeting on 31-8-2000
- 23<sup>rd</sup> Meeting on 8-9-2000
- 24<sup>th</sup> Meeting on 7-11-2000
- 25<sup>th</sup> Meeting on 4-1-2001

The following business was transacted during the six meeting.

20	20 <sup>th</sup> Meeting on 4-5-2000	Erra Manjil Building, apartment in King Koti, additional six Heritage Precincts. notification dt 1st May 2000 noted,
21	21 <sup>st</sup> Meeting on 5-7-2000	Apartment in King Koti, additional 6 HPs objections & suggestions, Gate proton of Akram ali Khan Devdi, Lakshmi Paper Mart Bldg.
22	22 <sup>nd</sup> Meeting on 31-8-2000	special meeting- Malwala palace, St. Josephs Cathedral, Court Case reg. St Georges Church, Prem Chands Residence /DBS proposal,

23	23/8th Sept 2000	Parking in St Josephs Cathedral, Court case on St Georges Church, Prem Chand/DBS proposal, addnl construction in Baitul Ashraf,
24	24/7th Nov 2000	Prem Chand/DBS, Baitul Ashraf, extension of platform of St Josephs Cathedral, meeting held on 21st Sept 2000 with owners of Heritage Buildings.
25	25/4th Jan 2001	Premchand /DBS, Baitul ashraf, Extension of platform in St Josephs Cathedral, Deletion of Parvarish Bagh, Court case reg protection of Darus shifa & Mosque.

#### 4. PREPARATION OF REVISED MASTER PLAN 2020 for HUDA area.

HUDA area extends to nearly 1864 sqkm. Work relating to the preparation of the revised Master Plan for the non Municipal Corporation of Hyderabad area was continued from previous years. In view of the large area the jurisdiction to the extent it fell outside Municipal Corporation of Hyderabad was divided in to 18 zones. During 1999-2000, the Authority had approved the plan for **Shambhupur, Moulali, Budvel, Hayatnagar, Metchal and Himayatnagar** Zones in their 170<sup>th</sup> Meeting held on 24-01-00.

During the year 2000-2001 the following plans were approved at the 171<sup>st</sup> meeting of HUDA held on 4<sup>th</sup> April 2000

1. Poppalguda Zone
2. Kollur Zone
3. Yamjal Zone
4. Shameerpet Zone
5. Chengicharla Zone
6. Chatkesar Zone

#### 172<sup>nd</sup> Meeting held on 19<sup>th</sup> May 2000.

1. Keesra guda Zone
2. Shamsabad Zone
3. Ramchandrapuram Zone
4. Kothapet Zone
5. Kukatpally Zone
6. Nadergul Zone

#### 4.1 Pre-Planning consultation with Local Bodies and other agencies.

As a departure from normal procedure of consulting public only after preparing the plans, detailed meeting and discussion were held on the draft proposals with local bodies in respective areas both during the previous year and during the current year.

The following meetings were held during 2000-2001

Date of meeting	Draft Plans for Planning Zones displayed and discussed	No. of respondents	No. of suggestions	Place of public meeting
22-7-00	Budvel & Himayatnagar	6+3	8+5	College of Veterinary Science, Rajendranagar.
26-7-00	Chengicherla & Ghatkesar	8+1	21+2	Office of Uppal Kalan Municipality.
29-7-00	Poppalguda & Kollur	2+1	3+6	Sagar Mahal, AP Tourism Resort, Gandipet.
4-8-00	Yamzal, Keesara & Shameerpet	6+3+1	6+3+1	Mandal Development Office, Keesara.
8-8-00	Shamshabad, Kothapet & Nadergul	4+3+1	6+4+6	Praja Bhavan Matlardevpally.
10-8-00	Ramachandrapuram & Kukatpally	2+7	2+18	Office of Kukatpally Municipality.

#### 4.2 Display of draft revised Master Plan sheets and meetings were than held on 18-8-2000 and 19-8-2000 with the following Govt. Departments. (Number of suggestions received are mentioned below)

Department Name	No. of responses Received
Irrigation	1
R & B	0
A.P. Transco	7
APS RTC	4
Forests	26
APIIC	31
HMWSSB	11
Collector RR Dist.	3

In accordance with the decision taken in the 174<sup>th</sup> Meeting of the Authority held on 30.10.2000 the Revised Draft Master plan for the (11) Zones falling within the Municipal Corporation of Hyderabad, area was displayed for the Municipal Corporation of Hyderabad, and for other Government Departments from 27.10.2000 to 1.11.2000. In response to the display of 11 MCH zones and also the 18 planning zones outside MCH area suggestions were received from APSRTC.

#### 5. AMENDMENT to Andhra Pradesh Urban Areas (Development) Act 1975 for setting up Special Area Development Authorities.

During the period 2000-2001, the Government of Andhra Pradesh amended the Andhra Pradesh Urban Areas (Development) Act 1975 and provided for the creation of Special Area Development Authorities. The following Gazette notification was published.

THE ANDHRA PRADESH GAZETTE  
Part iv-b-Extra-ordinary

Published by Authority

No. 461] Hyderabad, Thursday, November 2, 2000.

ANDHRA PRADESH ACTS, ORDINANCES AND REGULATIONS ETC.

THE FOLLOWING IS THE AUTHORITATIVE TEXT IN ENGLISH LANGUAGE OF THE ORDINANCE PROMULGATED BY THE GOVERNOR ON THE 31<sup>ST</sup> OCTOBER, 2000 BEING PUBLISHED UNDER ARTICLE 348(3) OF THE CONSTITUTION OF INDIA FOR GENERAL INFORMATION:-

ANDHRA PRADESH ORDINANCE NO. 12 OF 2000

PROMULGATED BY THE GOVERNOR IN THE FIFTY-FIRST YEAR OF THE REPUBLIC OF INDIA

IV. AN ORDINANCE FURTHER TO AMEND THE ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975.

WHEREAS, THE LEGISLATIVE ASSEMBLY OF THE STATE IS NOT NOW IN SESSION AND THE GOVERNOR OF ANDHRA PRADESH IS SATISFIED THAT CIRCUMSTANCES EXIST WHICH RENDER IT NECESSARY FOR HIM TO TAKE IMMEDIATE ACTION;

NOW, THEREFORE, IN EXERCISE OF THE POWERS CONFERRED BY CLAUSE (1) OF ARTICLE 213 OF THE CONSTITUTION OF INDIA, THE GOVERNOR HEREBY PROMULGATES THE FOLLOWING ORDINANCE:

SHORT TITLE 1. (1) THIS ORDINANCE MAY BE CALLED THE ANDHRA PRADESH URBAN AREAS, (DEVELOPMENT) (AMENDMENT) ORDINANCE, 2000.

EXTENT AND COMMENCEMENT. (2) IT EXTENDS TO THE WHOLE OF THE STATE OF ANDHRA PRADESH. (3) IT SHALL COME INTO FORCE AT ONCE.

AMENDMENT OF SECTION 2. 2. IN THE ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975, (HEREIN-AFTER REFERRED TO AS THE PRINCIPAL ACT) IN SECTION 2-

A.P.ACT 1 (1) FOR CLAUSE (B), THE FOLLOWING CLAUSE SHALL BE SUBSTITUTED, NAMELY:-

OF 1975.

“(B) ‘AUTHORITY’ MEANS AN URBAN DEVELOPMENT AUTHORITY CONSTITUTED UNDER SUB-SECTION (1) OF SECTION 3 OR A SPECIAL AREA DEVELOPMENT AUTHORITY CONSTITUTED UNDER SUB-SECTION (1) OF SECTION 3-A FOR A DEVELOPMENT AREA UNDER THIS ACT;”;

(1) FOR CLAUSE (M), THE FOLLOWING CLAUSE SHALL BE SUBSTITUTED, NAMELY:-

“(M) ‘REGULATION’ MEANS A REGULATION MADE UNDER THIS ACT BY AN URBAN DEVELOPMENT AUTHORITY CONSTITUTED UNDER SUB-SECTION (1) OF SECTION 3 OR BY A Special Area Development Authority constituted under sub-section (1) of section 3-A for the concerned development area.”;

(2) After section 3 of the principal Insertion Act, the following section shall be of inserted, namely:

SECTION 3-A.

“CONSTITUTION OF A SPECIAL AREA DEVELOPMENT AUTHORITY FOR ANY AREA IN THE STATE OF ANDHRA PRADESH AS A SPECIAL CASE WHETHER SUCH AN AREA HAS CLASSIFIED AS AN URBAN AREA OR OTHERWISE, IN THE INTEREST OF SPECIAL DEVELOPMENT OBJECTIVES THAT MAY BE CONDUCTIVE TO THE OVERALL PLANNED DEVELOPMENT OF THE STATE.

(2) SAVE AS OTHERWISE SPECIFIED UNDER THIS ACT, THE AREA

comprised within the jurisdiction of a Special Area Development Authority shall be deemed to be a Development Area notified under section 13 of this Act.

(3) THE GOVERNMENT MAY BY NOTIFICATION CONSTITUTE A SPECIAL AREA DEVELOPMENT AUTHORITY FOR ANY PART OF A DEVELOPMENT AREA FOR WHICH AN URBAN DEVELOPMENT AUTHORITY WAS ALREADY CONSTITUTED PROVIDED THAT THE AREA SO COMPRISED WITHIN THE JURISDICTION OF THE SPECIAL AREA DEVELOPMENT AUTHORITY SHALL BE DEEMED TO HAVE BEEN EXCLUDED FROM THE JURISDICTION OF THE SAID URBAN DEVELOPMENT AUTHORITY UNDER SECTION 13(2) (A) OF THIS ACT.

(4) Notwithstanding anything contained in this Act, or in any law for the time being in force, where any corporation or company is formed by the Government for the development of any particular area, the Government may by notification declare such company or corporation to



be also a Special Area Development Authority and the said area as a Development Area under this Act.”.

5.1 Under this provision, during the current year the Government constituted the following additional Urban Development Authorities in the same metro area under the amended Andhra Pradesh Urban Areas (Development) Act 1975.

1. The Buddha Puruima Project Authority around Husain Sagar lake through G.O.Ms.No.575 M.A, dated 12<sup>th</sup> December 2000 by excluding approximately 9.02 sq km area out of HDA.
2. The Cyberabad Development Authority through G.O.Ms.No.21 MA, dated 20<sup>th</sup> January 2001 by excluding approximately 52 sq km of area put of HDA.

**6. PROPOSED ROAD NETWORK AS PART OF COMPREHENSIVE MODIFICATION TO PLAN IN RESPECT OF STATUTORY PLANS COVERING DIFFERENT PARTS OF HYDERABAD URBAN DEVELOPMENT AUTHORITY AREA.**

**References:**

- DO letter no 5548 / H/99-6 MA dated 2-4-99
- DO letter no 2766 / Policy/ Pig/ HUDA/ 99 dated 09-08-1999
- Instructions of the Principal Secretary to Government. MA & UD Department
- Various draft memos issued by the Government proposing to make the modifications to plan

In continuation of the ‘Comprehensive Modification to Plan’ proposals submitted to Government under reference 2<sup>nd</sup> cited and as further instructed by the Government, a detailed road network was proposed to be incorporated in the same modification to plan proposals ( as agreed by Government with certain modifications) for which the earlier proposals only considered changes in the use of land. The proposed road network is described below with reference to specific Master Plan or Zonal Development Plans citing the respective Draft Memos issued by the Government:

Summary of additional road net work proposals in respect of areas covered by Comprehensive Modification to Plan proposed to be made by the Government under references cited			
s Name of statutory plan: Master Plan or Zonal Development Plan (Z.D.P)	Ref. of Draft notification of Govt. Memo no.	Description of Additional Roads proposed.	Remarks / Map no.
1 Mouali Z.D.P	26799/11/99-1-M.A. Dated 1-2-2000.	10 New links ranging from 18.0m to 30.0m and up-gradation of one road from 60m to 90m.	Map no 1

2 Ramachandrapuram Z.D.P	26802/11/99-1-M.A. Dated: 28-1-2000	14 new links ranging from 18m. to 90m. and up-gradation of two roads to 90m.	Map no.2
3 Yanjal Z.D.P	26803/11/99-1-M.A. Dated:28-1-2000.	7 new links ranging from 12m. to 30 m.	Map nos. 3, 4 & 5
4 Kukkatpally Z.D.P	26796/11/99-1-M.A. Dated : 22-1-2000. 26796/11/99-2 -M.A. Dated : 22-1-2000.	11 new links ranging from 24m. to 90m, and upgradation of two roads to 90m and deletion of one 18m road.	Map no. 6
		14 New links ranging from 18m. to 30m and deletion one 18m road.	Map no. 7
		2 New links of 30 m along existing rly line.	Map no. 8
		6 New links ranging from 24 m. to 90m. and upgrading of one road to 90m.	Map no. 9
5 Poppalguda Z.D.P	26798/11/99-1-M.A. Dated: 7-2-2000. 26798/11/99-2-M.A. Dated: 7-2-2000.	3 New links ranging from 24m.to 90m (expressway).	Map no:10
		4 New links ranging from 24m. to 30m.	Map no. 11
		4 New links of 30m. and upgradation of two roads to 90m.	Map no. 12.
		2 New links of 24m. & 30m.	Map no. 13
		4 New links ranging from 30m. to 90m. and upgradation of two roads to 90m .	Map no. 14
		6 New links ranging from 24m. to 30m.	Map no.15

V. 7. CYBERABAD DEVELOPMENT AUTHORITY (CDA)  
PLANNING & DEVELOPMENT OF CYBERABAD DEVELOPMENT  
AREA (CDA) IN A NUTSHELL.

7.1 THE CONCEPT OF CDA.

The idea of creation of a special development area around Hyderabad, to attract investment in the fields of information technology and institutions of excellence in training, management and other areas with a view to building a Knowledge Society, was mooted in a meeting of the State Investment Promotion Board (SIPB).

Citing reference to the minutes of the 25<sup>th</sup> meeting of SIPB held on 18-1-00, the Government in MA & UD Deptt convened a meeting on 4-2-00 in which a note was circulated stating that certain villages forming part of Serilingampally Municipality covering about 35 Sq km of area may be included in the jurisdiction of proposed Cyberabad. In the letter it was mentioned thatHITEC City, Durgamcheruvu, Indian School of Business, IIT, proposed Golf Course, Proposed Sports complex etc should be included.

In the 26<sup>th</sup> meeting of the SIPB held on 18-4-2000, the following decision was taken:  
“The SIPB constituted a Cabinet Sub Committee with the Minister (Finance), Minister (R& B) and Minister (Major Industry) to decide the areas to be included in Cyberabad after conducting inspection of the areas. It is decided to withdraw powers of layout approvals etc from local bodies back to HUDA.

This subject further appeared in the 7<sup>th</sup> meeting of the Governing Board of National Academy of Construction held on 25-5-00, in which it was recorded that ‘the Hon’ble Chief Minister desired that Cyber City should be developed as an ideal township in an area of 8000 acres.....”

Subsequently in a meeting held in the chambers of CM on 20-9-00 it was decided that some more areas namely Nanakrangauda Village and Gopanpally (part) may be included in the jurisdiction.

7.2 HIGH POWERED COMMITTEE

Vide GO Rt No 876 MA dt. 21-09-2000, the Government constituted a High Powered Committee, under the chairmanship of DG, NAC and with Pri Secretary to Govt., MA & UD Department, Vice Chairman HUDA, Secretary to Govt IT, Collector RR District, MD APIIC, MD HMWSSB, E in C, R& B, C&MD Andhra Pradesh Transco and Commissioner, Serilingampally Municipality as members; to monitor planning & plan implementation in the area.

7.3 AMENDMENT TO ANDHRA PRADESH URBAN AREA ( DEVELOPMENT ACT) 1975 TO ENABLE CREATION OF SADA

The Andhra Pradesh Urban Area ( Development Act) 1975 was amended vide Ordinance issued vide Gazette no 46 dt 2-11-2000 (later passed by Assembly) to enable constitution of Special Area Development Authorities (SADA) in the State.

7.4 CONSTITUTION OF CDA & JURISDICTION :

Under Andhra Pradesh Urban Areas (Development) Act 1975, as amended, the Govt of Andhra Pradesh constituted the Cyberabad Development Authority (CDA) vide GO Ms no 21 dated 20-01-2001 with the following jurisdiction covering 17 villages

Sl no	Name of village: (Full village unless stated as part)	Local body	Approximate extent of area in sq km.as per revenue Pabani
1	Dargah Husainshahwali	spm (see note 1)	0.45
2	Gachibouli	Spm	5.95
3	Gafoornagar	Spm	0.16
4	Gopanpally (part ) see note 2	2 Spm	5.00
	below		
5	Guttalabegampet	Spm	2.47
6	Izzatnagar	spm	0.98
7	Kancha Gachibouli	spm (Univ Hyd)	11.40
8	khajaguda	Spm	1.45
9	khannamet	Spm	1.69
10	kothaguda	Spm	1.62
11	madhapur	Spm	4.10
12	Nanakram guda	Spm	4.11
13	raidurg khalsa	Spm	0.09
14	raidurg novkhalsa	Spm	1.15
15	raidurg paigah	Spm	0.86
16	raidurg pannakta	Spm	3.54
17	MANIKONDA JAGIR & Udafa	Manikonda Jagir	6.68
	Total	Gram Panchayat	51.70

Notes

1. spm- Serilingampally Municipality
2. In Gopanpally village the revenue survey numbers included are as follows: Revenue Survey Number 38 to 108, Sy nos 34 (p), 124 (p) and 36/1 (p) Falling on the eastern side of R&B road linking Nalagandla with Shankarpally, and Sy nos 36/2 to 36/26, and Sy nos 37/1 & 37/2.

**REPORTING YEAR 2001 - 2002**

8. During the period under report the following important Government Orders / HUDA notifications were issued on matters related to planning:

8.1 G.O. MS No. 169 MA Dated 27-4-2001  
Industrial Policy, Scheme of State facilities/ incentives for setting up of certain new industries - Exemption from conversion of land from agriculture use to industrial use except Tank bed Water bodies lands.

8.2 G.O. MS. No. 36 MA Dated -31-1-2002

Tourism project, Tourism Policy of Govt. of Andhra Pradesh incentives of promoting the Tourism Projects and enable services in the State automatic conversion or exemption from Zoning Regulation and exemption from payment of conversion charges.

8.3 G.O.Ms No 352 MA, Dated 30<sup>th</sup> July 2001,

Constitution of the Hyderabad Airport Development Authority consisting of 89 villages (total 438.80 sq km ) by excluding parts of HDA (approx 168.55 sq.km ) and by adding more areas (270.25 sq km) south of the HDA.

9. Revised Master Plan for Hyderabad metropolitan area 2020.

9.1 CENSUS DATA 2001.

During the year 2001-2002, the 2001 Census Data for Hyderabad Urban Development area was compiled and a detailed analysis was made of the findings to formulate Master Plan parameters.

9.2 INCORPORATING PRE-PLANNING CONSULTATIONS.

Based on the detailed pre-planning discussions held during the year 2000-2001, the draft plan proposals were reviewed and improved.

9.3 LAND USE MAPPING IN COLLABORATION WITH NRSA.

HUDA engaged the services of the National Remote Sensing Agency (NRSA) an organisation of international repute under the Ministry of Space Government of India to produce Present Land Use maps based on satellite imagery and also ground checking in collaboration with the planning department of HUDA. The following background and details of land use mapping are relevant.

**THE EXISTING LAND USE SURVEYS OF 1992-93.**

An Existing Land Use Survey was carried out by HUDA for the entire Development Area (Excluding Cantonment Area) in 1992-93. Advantage was taken of land use surveys carried out by HUDA for the Zonal Development Plans. For other areas fresh field surveys were conducted. The aerial photo mosaic of 1984 December was taken as the basis for base maps. The new physical features pertaining to areas developed after 1984 December were also incorporated. The broad existing land use pattern in terms of percentages is stated below:

**TABLE**  
**HUDA area: 1993 Existing land use break up- figures in sq.km**

Component	1	2	3	4	5	6	7	8	9	10	11
	RESIDENTIAL	COMMERCIAL	MANUFACTURING	PUBLIC USE	UTILITIES	RECREATION	AGRICULTURE	FOREST	WASTE	TRANSPORT	TOTAL
MCH	63.38	3	3.76	15.07	3.47	5.35	47.92	0	21.79	8.86	172.6
Osmania Univ- DU	0	0	0	2.85	0	0	0	0	0	0	2.85
municipalities	85.18	1.09	2.17	35.4	0.55	0	244.6	6.89	12.74	8.28	416.43
rest	9.19	0.26	6.6	19.45	0.1	0	55.13	0	2.89	0.96	94.38
HUA	52.66	0.69	12.85	34.46	0.21	0	909.44	75.69	83.02	9.39	1178.41
sub-total-non MCH	147.03	2.04	41.15	92.16	0.86	0	1209.17	82.58	98.65	18.63	1692.27
Total HUDA	210.41	5.04	44.91	107.23	4.33	5.35	1257.09	82.58	120.44	27.49	1864.87

in 2001 the HUA is enlarged by 51.51 sqkm.

**Summary - 1993 Existing land use. FIGURES IN SQKM**

MCH	63.38	3	3.76	15.07	3.47	5.35	47.92	0	21.79	8.86	172.6
outside	147.03	2.04	41.15	92.16	0.86	0	1209.17	82.58	98.65	18.63	1692.27
MCH											
Total HUDA	210.41	5.04	44.91	107.23	4.33	5.35	1257.09	82.58	120.44	27.49	1864.87

If the 1993 land use is to be compared with the 1980 land use, then comparison can be made not with the entire HUDA area but the non MCH part of HUDA ie 1692.27 sqkm.

TABLE  
1980 and 1993 LAND USE COMPARED.

BROAD LAND USE GROUP	% to total-1993 non MCH HUDA- 1692.27 sqkm	% to total-1980 non MCH HUDA- 1692.27 sqkm
Residential	8.69	1.65
Commercial	0.12	0.03
Manufacturing	2.43	2.01
Public & semi public (incl Military)	5.45	4.34
multiple use	0.00	0.00
Public utilities	0.05	0.28
Forests	4.88	2.43
Open Space Zone	0.00	0.00
conservation / agriculture group	71.45	84.08
water bodies	5.83	4.39
heritage buildings, monuments & areas	0.00	0.00
transportation & communication	1.10	0.79
Totals	100	100

This shows a massive increase in the Residential Zone between 1980 and 1993. During this period the HUDA area registered a steep growth of population: nearly 59% in the decade.

#### 9.4 THE 1999-2000 EXISTING LAND USE MAPS FOR NON MCH AREA BASED ON NRSA- IRS SATELLITE IMAGES.

HUDA had launched a joint project with the National Remote Sensing Agency, Hyderabad, NRSA to prepare land use maps for the non MCH area with the help of IRS Satellite as well as ground verification. The NRSA - HUDA study produced colour-coded land use maps for the non MCH area in 1:10900 scale. It was thus possible to have updated physical features and land use within a short time and a high degree of accuracy. A major benefit of this Land Use data is that it is available in GIS base. The maps can be further modified and additional information incorporated as and when needed.

The 2000 Land Use data is compared here with the 1993 data.

HUDA AREA EXCLUDING M.C.H AREA			
COMPARISON OF 'EXISTING LAND USE' 1993 - 2000 (for comparison land uses are grouped under appropriate heads)			
BROAD LAND USE GROUP	PRESENT LAND USE BASED ON NRSA SATELLITE IMAGES- 2000.	% TO TOTAL	PRESENT LAND USE BASED ON HUDA survey sheets, 1993. in sqkm.
			% TO TOTAL

	in sqkm.			
residential	214.17	12.66	147.03	8.69
commercial	1.52	0.09	2.04	0.12
manufacturing	60.81	3.59	41.15	2.43
public & semi public (incl Military)	87.59	5.18	92.16	5.45
multiple use	0	0.00	0	0.00
public utilities	1.56	0.09	0.86	0.05
forests	88.41	5.22	82.58	4.88
Open Space Zone	0.77	0.05	0	0.00
conservation / agriculture group	1117.73	66.05	1209.17	71.45
water bodies	84.3	4.98	98.65	5.83
heritage buildings, monuments & areas	0	0.00	0	0.00
transportation & communication	35.41	2.09	18.63	1.10
<b>totals</b>	<b>1692.27</b>	<b>100.00</b>	<b>1692.27</b>	<b>100.00</b>

This comparison shows the expected increase in the Residential Zone. The marginal decline in Public & Semi Public Zone is due to certain amount of Re-classification between two surveys. In 1993 survey a few public sector industries were shown under Public and Semi Public Use.

The NRSA data determined the Water Bodies by the actual water spread as seen from space on the date of receiving images. The 1993 survey and the Proposed Land Use Maps in this Revised Master Plan earmark Water Body as per the full tank level as shown on survey of India sheets. Thus the 2000 land use shows less area under Water Body.

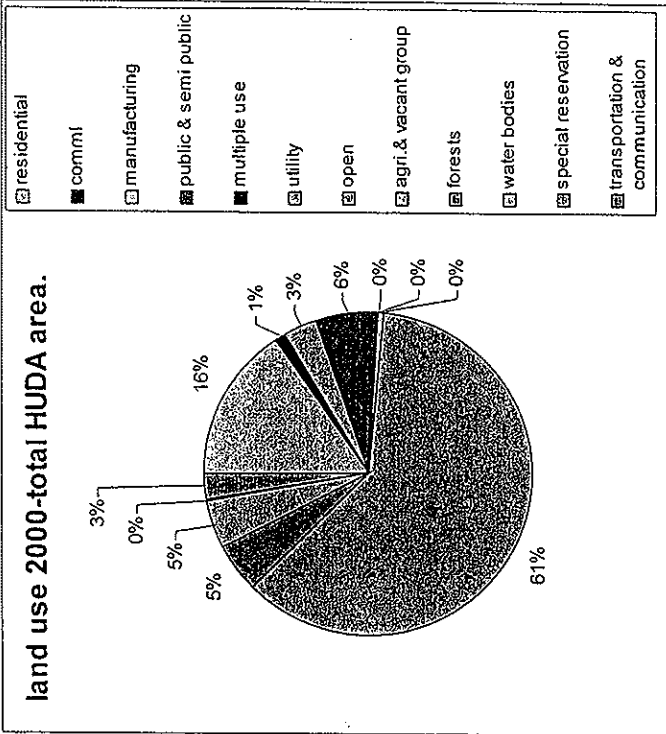
9.5 In 2002 Existing Land Use data was received from MCH which is based on work done by consultants engaged by MCH for Strategic Plan for the MCH area. This data was added to the non MCH area tables and the combined land use break up for the entire HUDA area can be seen in the following table.

**EXISTING LAND USE FOR HUDA AREA 2000-2001 INCLUDING MCH AREA. WITH PERCENTAGE BREAK UP.**

LAND USE CATEGORIES	Non MCH areas- HUDA-2000 NRSA data in sq km	% OF TOTAL	MCH area as per data given by MCH	% OF TOTAL HUDA AREA
res(143.28) & plotted (70.89)	214.17	12.66	75.2	289.37
commercial incl mixed use	1.32	0.09	20.6	43.57
Manufacturing	60.81	3.59	3.07	11.94
public & semi public incl military	87.59	5.18	23.48	1.78
multiple use	0	0.00	0	63.88
utility(1.40) & graveyards(0.16)	1.56	0.09	0	111.07
open space zone (includes some forest areas)	0.77	0.05	7.63	13.60
agri(572.38), vacant (413.44), hillocks(30.97), orchards (45.43), poultry sheds (7.36) grass zone(29.96), forest plantation 1.18, brick kiln (3.10) quarry (13.91)	1117.73	66.05	20.1	0.00
Forests	88.41	5.22	0	11.65
water bodies	84.3	4.98	8.63	0.00
Special reservation	0.00	0.00	0.41	5.00
transportation & communication	35.41	2.09	13.48	0.24
Total	1692.27	100.00	172.6	7.81
			100.00	1864.87

A summary table of land uses as per 2000 figures and a chart for the entire HUDA area (1864.87 sqkm) , including the MCH area are given below.

LAND USE CATEGORIES	land use 2000-total HUDA area.	% to total
Residential	289.37	15.52
Comml	22.12	1.19
Manufacturing	63.88	3.43
public & semi public	111.07	5.96
multiple use	0	0.00
utility	1.56	0.08
Open	8.4	0.45
Agri.& vacant group	1137.83	61.01
Forests	88.41	4.74
water bodies	92.93	4.98
Special reservation	0.41	0.02
transportation & communication	48.89	2.62
Total	1864.87	100.00



The proposals of the revised Master Plan area based on the above land use analysis.

**10. HERITAGE CONSERVATION**

The Heritage Conservation Committee was earlier constituted by the Government vide GO Ms no 681 M.A dated 2-11-99, to advise the Vice Chairman Hyderabad Urban Development Authority in matters related to heritage conservation.

During 2001 – 2002 the Committee met seven times as follows:

- 26<sup>th</sup> Meeting on 6-4-2001
- 27<sup>th</sup> Meeting on 7-6-2001
- 28<sup>th</sup> Meeting on 7-8-2001
- 29<sup>th</sup> Meeting on 5-10-2001
- 30<sup>th</sup> Meeting on 10-12-2001
- 31<sup>st</sup> Meeting on 18-1-2002
- 32<sup>nd</sup> Meeting on 26-2-2002

## 11 CYBERABAD DEVELOPMENT AUTHORITY (CDA)

The following business was transacted during the meetings:

26	26/6th April 2001	repair of roof in St. Josephs Cathedral, Heritage Funds Sanctioned, HEH Nizam's proposal to repair Chow Mahalla, Heritage Precinct around Kesar gutta,
27	27/7th June 2001	repairs to Rajbhavan old buildings, new building in Heritage Precinct no 14, Heritage Precinct in Kesargutta, Heritage Precinct around Khandak in Saroornagar, court case on Vikhar manjili,
28	28/7th Aug 2001	Heritage Precinct around Kesargutta, 'Land mark Construction' building in Banjara hills road no 13A, RDPs around Charminar by MCH,
29	29/5th Oct 2001	RDP around Charminar by MCH, Land mark Construction in B Hills, construction of new building in Heritage Precinct no 14, proposal to notify Mushirabad jail as Heritage Building, to delete Panch mahalla at Lingampally, Gopi Bai applican for construction near Charminar, Conservation of Chowmahalla,
30	30/10th Dec 2001	High Court Judgement reg Charminar road widening, WP by HEH NIZAM against demolition of portion of Chowmahalla, Central Building division building demolition, demolition of Rana Chand Ahoti Chand building Mehdiapatnam, demolition of Adil Alam Mansion, Nampally, damage to part of Jham singh Temple,
31	31/18th Jan 2002	Jhansingh Temple proposal for commercial complex, demolition of Darushifa bldg Court Case, Redevelopment of Golden Threshold premises, Redevelopment of Ritz Hotel, Court Case regarding St Georges Church, Monty's Hotel, Commercial building on Rd no 1 Banjara Hills, Additional block in Lokayutta building at Bashir Bagh,
32	32/26th Feb 2002	Court case reg. Daru shifa bldg, Golden Threshold, Ritz hotel, St Georges Church Court Case, Monty's Hotel, Central Buildings division case,

### PLANNING & DEVELOPMENT OF CYBERABAD DEVELOPMENT AREA (CDA) IN A NUTSHELL.

#### 11.1 THE CONCEPT OF CDA.

The idea of creation of a special development area around Hyderabad, to attract investment in the fields of information technology and institutions of excellence in training, management and other areas with a view to building a Knowledge Society, was mooted in a meeting of the State Investment Promotion Board (SIPB) set up by the Government of Andhra Pradesh.

During the year 2000-2001 the Government of Andhra Pradesh constituted the Cyberabad Development Authority after amending the Andhra Pradesh Urban Areas (Development) Act 1975 to enable the creation of special Area Development Authorities. The Government also notified the jurisdiction of the said Cyberabad Development Authority for an extent of nearly 52 sqkm.

#### 11.2 VICE CHAIRMAN HUDA APPOINTED AS SPECIAL OFFICER OF CDA.

Vide GO Ms no 526 MA dt. 23-10-2001, Vice Chairman HUDA was appointed as Special Officer of CDA. The term was extended vide GO Ms no 21 MA dt. 21-01-2002 till 23-01-2003.

#### 11.3 MASTER PLAN FOR THE CYBERABAD DEVELOPMENT AREA: Sri B.V.Doshi as consultant.

Though the CDA was constituted by carving out a part of the jurisdiction of Hyderabad Urban Development Authority, the Govt directed the Vice Chairman, HUDA to continue to look after the planning and development of the CDA area and directed that Sri B.V.Doshi, eminent architect & town planner of international repute of Vastu Shilpa Consultants, Ahmedabad be appointed consultant for preparing a Master Plan for the CDA area.

Accordingly in collaboration with the consultants, a Draft Master Plan was prepared by a cell in the planning department of HUDA. As required under the Act, this draft plan was published by HUDA/CDA alongwith a detailed printed report for inviting public objections and suggestions.

#### 11.4 The Draft Master Plan including the Regulations were notified by Vice Chairman, HUDA on behalf of CDA by publishing newspaper notices in Form no 1, as required under Section 8 (2) of Andhra Pradesh Urban Areas (Development) Act, 1975 in the following four local daily newspapers on dates given against each.

1. Times of India, Hyderabad Edition (English) on 27-6-2001
2. Daily Millap, (Hindi) on 28-6-2001.
3. Eenadu, (Telugu) on 28-6-2001
4. Siasat, (Urdu) on 28-6-2001

Nearly 700 objections and suggestions were received in response to these notifications. The objections and suggestions mostly concerned proposed roads affecting individual plots, earmarking submergible areas under lakes where people had purchased plots in mostly unapproved layouts and certain green belt and buffer areas around lakes and tanks.

All these responses were duly examined and proposal was submitted for approval of government. The Master Plan was approved by Government by GO Ms no 538 dated 29- 10-2001. This came in to force with effect from 1-11-2001 by publishing newspaper notice under section 10 of the Andhra Pradesh Urban Area ( Development Act) 1975.

#### 11.5. HIGHLIGHTS OF THE PLAN

- Cyberabad Enclave will become a model for other urban areas in the country by providing clean air and water, high quality of services such as sanitation and waste management, and the best standards of power, housing and transport.
- The Cyberabad Development Authority will strive to achieve a high quality of life in the area in a sustainable manner, both in environmental and economic terms.
- Resources for wider and better roads, parks, services and amenities will be raised internally from the area by way of appropriate user charges, contribution towards the development of capital infrastructure in the form of one time levies and a better structure and recovery of property taxes to raise adequate funds for maintenance of the services.
- The proposed road network will open up the Cyberabad area to other parts of the metropolis and will integrate with the future rail based mass transit system. An expressway will link the proposed International Airport with the Cyberabad area.
- The plan makes sizeable land reservation for commercial and industrial areas including software units and institutional areas.
- The Master Plan encourages a mixed land use allowing varying degrees of commercial use in Residential Zones when the plots are large and face wide roads.
- Computer Software units are permitted in a wide variety of locations.

#### 11.6. AN OUTLINE OF THE PROPOSED ROADS ETC:

The main proposals of the Master Plan include a network of major roads ranging in width from 24 m ( 80 feet) to 80 m (265 feet) and local / internal roads ranging in width from 9m (30 feet ) to 18m (60 feet).

- The Old Mumbai road is proposed as 65m wide ( 213 feet) and the Khajaguda – Gopanally road is proposed as 36m (118 feet) wide.
- Two new major parallel spinal roads are proposed linking the NH9 to Mumbai with the Old Mumbai road through the Madhapur area having widths of 45m ( 150 feet) and 36m (118 feet). The longitudinal strip falling between these two spinal roads is proposed to be developed as a Central Spine or Mall Area with major offices, commercial and Institutional activities and software units. This will also have high quality residential areas.
- An Expressway of 65 m (213 feet ) width is proposed forming partly the Hafzpet-Gachibouli road and extended as new formation southwards through Manikonda Jagir Uudafa – Nanakramguda, proceeding to eventually connect the proposed International Airport at Shamshabad.
- The existing as well as proposed new railway stations (under the proposed Multi Modal Rail Transit System) on the Hyderabad –Mumbai Railway line will be connected with the Cyberabad area by way of suitable road network.
- The proposed land use map shall be read with specific land use Zoning Regulations and building regulations accompanying the Master Plan. The proposed Master Plan will provide a framework for the creation of high quality infrastructure as is required for attracting investment and employment in the areas of information technology and other key sectors, while making adequate provision for service population and lower income groups.
- The plan also provides for environmental protection, energy conservation and healthy living conditions. Innovative methods like External Betterment Charge, better recovery and structure of Property Taxes and a premium on Floor Area Ratio are some of the avenues suggested by the consultants for raising resources for the creation capital infrastructure in the area to implement the plan.

#### 11.7

##### HIGHLIGHTS OF THE REGULATIONS

The Development Control Regulations (DCR) are in two parts i.e. (A) Land Use Zoning Regulations, and (B) Building Regulations. The salient features of the regulations are as follows:

##### A) LAND USE ZONING REGULATIONS.

- a) In Residential Zone, as normally the practice, several commercial and other non- residential activities are permitted, but the degree and level of Commercial and other uses is related with the size of the plot and the road width.
- b) The Commercial Zone includes a category called “Commercial-cum-Housing”, which is specifically indicated along roads 24m and more wide.
- c) Commercial Use Zone is indicated on the plan only on roads 36m & above.
- d) Under Commercial Zone, the Commercial-cum-Offices zone allows higher level of activities depending on the road width ranging from 36m to 65m.
- e) The plan does not have any “Conservation Use Zone”.
- f) Computer Software units are permitted in a wide range of locations.

Use of buildings	Rates of Charges per sqm in Rs
Residential	750
Commercial cum Office	1250
Commercial cum Residence	1000
Manufacturing, Computer Software & all other uses	1000

#### 11.10 WORKSHOP IN JANUARY 2002 ON CDA PLAN IMPLEMENTATION: OPEN GOVERNMENT AND PUBLIC PARTICIPATION.

Consequent upon the enforcement of the Master Plan for the Cyberabad Development Authority area (1-11-2001), two meetings were held under the Chairmanship of Principal Secretary to Govt MA & UD Department. It was decided to hold a Workshop to discuss with various interest groups the modalities of implementing the provisions of the Cyberabad Development Authority Master Plan.

Accordingly a one day Workshop was held on the 7<sup>th</sup> of January 2002 in which representatives of trade and industry, infrastructure development agencies of the Government, environmentalists and experts and administrators from CIDCO Mumbai and Kolkata Metropolitan Development Authority participated. The Workshop was organized also to discuss specific aspects related to Cost of Infrastructure and raising resources by way of simultaneous Working Groups.

11.11 The Gist of the recommendations of the Workshop is as follows:

#### GROUP - I

#### LAND USE & TRANSPORTATION PROPOSALS AND THE ZONING REGULATIONS

1. There was general acceptance for the plans and workshop is appreciative of the effort if the Government is to develop world class city of Cyberabad.
2. The road percentage in the land use pattern with road passing through the University campus and out side the campus needs to be reviewed.
3. The minimum basic FSI without additional development charges may be reviewed. Development charges to be levied beyond the permissible limits FSI as per G.O.423. Implementing agency has to improve its credibility by demonstrative works which will encourage the people to pay all charges.
4. The Development charge may be charged on the basis of land value, locational advantage and land use.
5. The building permission could be assigned to professional Architects provided the architects keep the Bank Guarantee deposited with CDA for the total cost of the project, they intend to scrutinize and approve.
6. The issues of assertion of main aspect of development control regulations for the following areas which are FSI/density, ground coverage/set backs may be studied in detail, including the provisions for Parking areas and balconies etc, free of FSI. Offsets be frozen once height of the building exceeds 10 floors.

#### B) BUILDING REGULATIONS

- a) The Regulations introduce the concept of premium on FAR under which a basic FAR is automatically allowed while additional FAR has to be paid for. The amount so generated will be used for creation of roads and infrastructure in the area.
- b) Therefore for FAR there are two Tables i.e. one for free category and the other for payment category.
- c) The rates of premium on FAR range from Rs 750 to Rs 1250 per sqm of total floor area built (Rs 75 to 125 sqft) over and above the free FAR.
- d) Group Housing is permitted on plots of 1500 sqm & more in size and on roads having width 18 mtrs. and above.
- e) Parking standards have been enhanced.
- f) In residential layouts 25% open spaces are required.

#### 11.8 FLOOR AREA RATIO

Floor Area Ratio (FAR) for all occupancies:

Basic FAR without payment of premium: 0.50

Table of FAR on payment of premium:

Plot size sqm.	Proposed road width			
	Below 12 m	12 to 18 m	18 to 24 m	24 to 36 m and above
1 Less than 500	1.0	1.0	1.0	1.0
2 500 to less than 1000	1.5	1.5	1.5	1.5
3 1000 and less than 2500	2.0	2.0	2.0	2.5
4 2500 and above	2.25	2.25	2.25	2.5
				No limit

#### 11.9 RATES OF PREMIUM ON FAR:

The following are the rates of charges in rupees per sqm for purchase of FAR at 2001 rates. The rates shall be enhanced by at least 5% by the CDA for every subsequent year.



7. The distinction between row houses and houses on individual plots need not be insisted upon.
8. The Heritage both in terms of unique rock features and lake areas to be protected.
9. Entertainment area upto 25% appears to be on higher side and need to be reduced.

#### GROUP-- II.

#### NORMS, STANDARDS AND COSTS OF INFRASTRUCTURE.

1. The rates of external betterment charges need to be revised than what has been proposed.
1. The important infrastructure cost on water supply and electricity was discussed at length by MD, HMWS&SB and Director Commercial (Transco).
2. The group was informed that the cost on source development for water supply was not included. This aspect has to be considered.
3. Regarding the presumption of source of water supply as Manjira has to be reconsidered now in the context of farmers agitating for drawing any additional water from this water source. When alternate water source like Krishna is thought of it obviously increases the cost and the MD, HMWS&SB says that Rs.150 per Metre is required. Hence, the EBC charges have to be revised accordingly.
4. Regarding the cost projects on the electricity, the electricity is found to be under estimated as per the Director Commercial, Transco. Based on the data furnished to him he says that it would additionally cost another 95 Crores which has to be taken into account while calculating the levy of EBC. The Vice Chairman, HUDA, suggested that Vastu Shilpa Consultants and the Transco discussed this issue in detail and come out with realistic figures.
5. The storm water drainage and sewage aspects are dealt separately by the Consultant. The MD, HMWS&SB suggested that if there is a better model of combining the two may be explored in order to lessen the pollution load into the lakes.
6. The MD, Saket town ship developer has suggested that for better financial management of the CDA, the debt and equity norms of private sector should be applied. He also suggested that CDA may part with benefits to private sector people who are willing to participate in the development. He also suggested that EBC charges should not be restricted CDA area alone as much of the spin off benefits will be enjoyed by the neighbour hood areas who are also to be charged.

#### GROUP-III

#### RESOURCE GENERATION FOR INFRASTRUCTURE DEVELOPMENT

1. As early bird incentives for developers (for the first two years) the base FAR free may be 0.75 and differential rate be charged between FAR 0.75 and 1.5 i.e. 50% of the present premium rates.
2. Premium on FAR may be accepted in stages.
3. Transferable development rights for public amenities. Details to be workedout.
4. One window clearance for approvals.
5. Incentives for land pooling and for large plot development i.e. 5 Acres/10 Acres etc.

- 11.12 Subsequently the following points were received as recorded by Professor Utpal Sharma of Vastu Shilpa Consultants, Ahmedabad:

#### Group III

#### RESOURCE GENERATION FOR INFRASTRUCTURE DEVELOPMENT

- \* The sources of revenues through various sources like development charges, property tax and premium on FSI were explained in detail. Similarly, besides the cost of physical infrastructure the high share of cost of land of acquisition for public purpose was highlighted. These explanation lead to absorbing discussions on various aspects of revenue generation and cost reduction.
- \* There was a broad concession on the need to reduce the cost of land acquisition which at 2001 prices will be around 1600 crores. Most of the builders and professionals advocated to give only FSI in the form of TDR certificate which can be subsequently used only in Cyberabad. Almost 90% of the land for public purpose can be made available to Cyberabad Development Authority in lieu of TDR. The TDR FSI should be used in development of Cyberabad within a limited time of upto 5 years, beyond which the amount of built-up area prescribed in TDR certificate should come down.
- \* There was discussion on identifying other sources of revenue such as property registration charges, impact fees etc. to which the broad agreement was that substantial amount of revenue could not be generate through these additional sources.
- \* There was a broad agreement on the rate of development charges as it was pointed out that only 60% of the cost of provision of infrastructure will be recovered through these charges. Rest of the revenue will come from sale of FSI on premium by the Cyberabad Development Authority.
- \* There was broad agreement on the property tax rate suggested for the Cyberabad Development Authority area and also there were suggestions not to include the property
- \* tax towards capital cost but towards maintenance of excellent infrastructure that is being planned for Cyberabad. Even the subsequent role of Srilingampalli Municipality in maintaining the infrastructure was also discussed.
- \* There was broad agreement to levy development charges equally on all marketable land. Unauthorised construction should also be charged the same and additional penalty also should be imposed. Any unauthorised construction hampering health and safety should be demolished. For construction with proposed earlier permission but not yet commenced on the site, cut off date to levy development charge will have to be evolved.

- \* There was a broad agreement that the base FSI of 0.5 suggested in the Cyberabad Master plan is low and should be increased. An FSI of 0.75 on base FSI was asked upon by everybody.
- \* In order to make the Cyberabad development competitive with respect to the surrounding areas, it was suggested to reduce the FSI premium by half for FSI up to 1.5 as FSI of 1.5 is prevailing in the surrounding areas.
- \* Suggestions were made to apply the development control regulations and development charges of Cyberabad area to the surrounding area of at least 5 km radius. There were suggestions to reduce the degree of control as one goes away from Cyberabad. Only these measures will make Cyberabad competitive, otherwise most of the development will happen outside the jurisdiction of Cyberabad authority limit.
- \* There was broad agreement on to link lower premium on FSI upto 1.5 to developers who wish to undertake development in the first two years. There were suggestions to link lower premium on FSI upto 1.5 with the size of project of 5 ha and above.
- \* The premium on FSI can be paid to Cyberabad Authority in stages during the period of construction.
- \* To enable quick execution, single window clearance for all permissions to be ensured.
- \* Within the framework of the broad structure plan, local area plans for various pockets needs to be prepared which should be flexible and encourage private developers to provide wide roads and more amenities to avail higher intensity of use of land.
- \* Demonstration projects along the spine should be carried out. If necessary land along the spine should be acquired and developed by the authority. All government land within Cyberabad Authority area should be handed over to the authority which can be commercially exploited.

## GROUP-II

### NORMS, STANDARDS AND COST OF INFRASTRUCTURE

Ms. Sejal Patel explained in detail the cost of development, norms and standards of infrastructure and sources of revenue for Cyberabad. It was explained that monetary compensation against all the acquisitions would call for substantial seed capital (Rs. 1600 crs.) and would make the project financially unviable. Hence, the model assuming 50% acquisition with granting of TDR FSI needs to be adopted to make the project viable.

It was also explained that the proposed EBC of Rs. 350/sqm. recovers only 60% of the development costs while the balance would be recovered from the sale of FSI.

Overall, there was a broad acceptance of the costing of the infrastructure and the norms and standards adopted.

- \* It was discussed that the worked out costs does not include the costs of source development in case of water supply as well as electricity. Since the respective projected demands of the same by 2021 for cyberabad work out to a substantial 310 MLD and 350 MW, the source development costs need to be mobilised additional to the estimated development costs. It was suggested to review other innovative tools to recover these costs eg impact fees on residents outside to Cyberabad etc.
- \* The MD HMWSSB suggested that the projected cost of water supply was underestimated and consequently its share in the EBC should be enhanced to Rs. 150/sq. of marketable area. This would mean a revision of the EBC from Rs. 350/sqm. to Rs. 450/sqm.
- \* The MD HMWSSB also suggested that though the present proposal of the consultants considers the storm water drainage and sewage separately, a better model of combining the two may be explored in order to lessen the pollution load into the lakes.
- \* The Director, Commercial Transco, on preliminary review of the proposed cost for electricity, found the costs to be under estimated by about Rs.95 lacs. With this increase, there would be a further increase in the proposed EBC.
- \* The vice chairman HUDA, suggested that Vastu Shilpa Consultants and the Transco discuss this issue in detail and come out with revised figures.
- \* The MD, Saket township developer has suggested that for better financial management of the CDA, the debt and equity norms of the private sector should be applied. He also said that CDA may part with benefits to private sector people who are willing to participate in the development. He also suggested that EBC charges should not be restricted CDA area alone as much of the spin off benefits will be enjoyed by the neighbourhood areas who has also need to be charged.
- 8. These recommendations were then discussed with Sri R.C.Sinha, DG NAC who suggested that in the areas immediately abutting the boundary of CDA, 50% of the CDA rates of charges may be made applicable. It may be noted that this will mean the following 12 villages:
  - 1.Nalagandla, 2. Serilingampally, 3. Kondapur, 4. Hafeezpet Hudafa, 5. Miyapur, 6.Kukatpally, 7.Allapur, 8.Poppalguda, 9.Pokhalwada, 10.Vattinagulapally, 11. Shaikhpet, 12. Yousufguda.
- 11.13 Subsequent upon the Workshop, details were received from the Serilingampally Municipality that applicants are already making payment of the required Premium on FAR POF as legally notified as part of the Master Plan. The Municipality has also remitted the amounts to HUDA. Secondly any change in the POF amounts to Modification to the Master Plan for which the procedure under section 12 of the Act must be followed. It is therefore not desirable to make any change in the rates of POF especially when applicants are already paying the rates.

11.14 It is therefore only necessary to determine the rates of External Betterment Charges (EBC) for which the following Workshop recommendations may be made use of:

11.14

<p><b>EBC Rates (External Betterment Charges)</b>  Gross EBC to be Rs 450 /sqm was agreed and to be collected stage-wise as already determined at layout stage and building permission stage. The Workshop felt that the rates may need to be enhanced soon. (besides automatic annual enhancement of 5%)  The Rs 450/ sqm on marketable area shall be levied in the following manner:</p> <p><b>I. Stage-wise levy in new layouts</b>  Rs /sqm</p> <p>layout application on or after 1-11-01 - to be paid by developer.  <b>Rs.250</b>  Building permission on plots in layouts where EBC was paid-to be paid by plot owner.  <b>Rs.200</b>  Building permission on plots in layouts where EBC was not paid, ie final layouts approved before 1-11-01- to be paid by plot owner.  <b>Rs.250</b>  Building permission in un approved layouts including regularization cases  <b>Rs.450</b>  Group Housing applications on or after 1-11-01 - to be paid by developer  <b>Rs.450</b></p>
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11.15 Further, during the transitional period of constituting CDA and notification of Master Plan for CDA, several cases were under process in HUDA. The Workshop and the various meetings with DG NAC and Principal Secretary to Government suggested the following practice to be adopted for all pending cases and also some other issues:

**PROCEDURAL MATTERS**

<p><b>TRANSFER OF DEVELOPMENT RIGHTS (TDR)</b>-----provisions should be made in the regulations so as to avoid the need for paying monetary compensation towards land acquisition.  Full benefit of TDR will be available up to a period of 5 years. Beyond 5 years only 50% TDR can be utilized.  Recreational open spaces in layouts to be 25 % of Gross area  All buildings taller than 15 meters to have MSB, Fire &amp; AA clearance  <b>LAYOUTS AND BUILDING PERMISSIONS</b>  All applications, received in HUDA prior to 1<sup>st</sup> Nov 2001 but rejected before 1<sup>st</sup> Nov 01 shall be treated as new cases for the purposes of land use, regulations, fees and charges.  <b>LAYOUT REGULARISATION CASES</b>  Full EBC shall be payable for all Layout Regularisation cases.</p>
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<p><b>LAYOUTS</b>  For Draft Layouts which were issued by HUDA before 1<sup>st</sup> Nov 2001, but the final layouts were applied and issued on or after 1<sup>st</sup> Nov 2001, the EBC while granting final layouts shall be 40% of EBC for new layouts.  Example: Rs 100 instead of Rs 250 /sqm.</p> <p>For Draft or Final Layouts applied in HUDA before 1-11-2001, on which approval of Vice Chairman was granted in the note file prior to 1-11-2001 but permission was withheld awaiting CDA plan, the EBC shall be 40% of EBC for new layouts.  Example: Rs 100 instead of Rs 250 /sqm</p> <p><b>BUILDING PERMISSIONS</b>  For Building permissions applied in HUDA before 1-11-2001 on which approval of Vice Chairman was granted in the note file prior to 1.11.2001 but permission was withheld awaiting CDA plan, no EBC and POF shall be payable.  <b>Single Window Agency to grant all permissions at one place</b></p>
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**11.16 IN WHAT WAY THE MASTER PLAN FOR CDA IS DIFFERENT ?**

The Master Plan for Cyberabad Development Authority is different from most other conventional Master Plans prepared in India because it not only gives a prescription but also suggests the ways and means to implement the plan. It may be appreciated that development of high level of infrastructure in the CDA area commensurate with the presence economic activities of international standards in the area can not be funded by the state out of budgetary assistance. The funds required for the purpose must therefore come out of the activities coming up in the area. This is true for the Master Plan for the entire HUDA area as well as Master Plans for other towns and cities of the state. Since this principle of financial sustainability was not addressed earlier and since institutional arrangements could not be made, the Master Plans of most towns did not achieve the desired results in terms of infrastructure development.

The Master Plan for CDA therefore provides for the first opportunity to apply this principle which can then be replicated in other urban areas of the state. The entire cost of infrastructure development: roads, water supply & sewerage, electricity, storm water drainage etc for the 52 sq km area of the CDA is estimated to be around Rs 3000 crores. It was proposed that this could be met out of the following sources:

- A rational rate and better collection of Property Taxes
- Premium on Floor Area Ratio ( imposing a price on FAR beyond a basic Free FAR value)
- External Betterment Charge as already being collected in different parts of the country including the in the MCH area.

and illustrated document on the proposals of the plan which was for the first time in India sold in prestigious book shops rather than only in HUDA office. At a price of Rs 300 per copy 4000 books were sold out in two months. The draft plan was also sold at all the E-Seva centers in the city.

The proposals of the Master Plan had similarly several unique features such as new type of land use regulations where higher order land uses are permitted on larger plots and wider roads and provision is made for Premium on Floor Area Ratio, Multiple Use Zones etc. These are explained later.

## 12.2 LAND USE MAPPING FOR HYDERABAD.

The Land Use for parts of the jurisdiction of Hyderabad Urban Development Authority area ( 1864 sqkm) was first surveyed in recent times by the Municipal Corporation of Hyderabad and the Director of Town Planning in the nineteen sixties as part of the process of 'Development Plan' preparation. Those surveys were mainly limited to the MCH area, which is only 9% of HUDA area.

After the formation of HUDA, base maps and land use maps were prepared by HUDA between 1975 and 1980 for its entire jurisdiction for preparing Master Plan and Zonal Development Plans. HUDA consulted several expert bodies including the Indian Institute of Economics, Hyderabad (IIE), the Geography Department of the Osmania University and the School of Planning, Ahmedabad in preparing the Master Plan. The first statutory Master Plan for Hyderabad Development Area was brought into force in the year 1980. The Existing and proposed land use maps of the 1980 Master Plan were only on 1: 50000 scale, hence these were very broad and were based on a general visual survey of the localities and suburbs.

## 12.3 THE EXISTING LAND USE SURVEYS OF 1984-1993 WITH CADASTRAL INFORMATION.

In 1983-84 HUDA engaged the services of Survey of India and the National Remote Sensing Agency to carry out an aerial survey and mapping of the physical features of the entire jurisdiction based on 'rectified photo-mosaics'. The area was thus covered by a detailed and up to date set of base maps. On these base maps HUDA imposed the revenue village and survey numbers to create for the first time, base maps showing cadastral information.

Between 1980 and 1994 HUDA prepared and notified Zonal Development Plans for most of the jurisdiction of HUDA. For these plans HUDA carried out land use surveys by conventional method by field inspections and by making use of the detailed base maps (since 1984) as mentioned above. Later a fresh overall Existing Land Use Survey was carried out by HUDA for the entire Development Area (Excluding Cantonment Area) in 1992-93. Advantage was taken of land use surveys carried out by HUDA for the Zonal Development Plans. For other areas fresh field surveys were conducted. The aerial photo mosaics of 1984 December were

it is hoped that with these levies, an amount of Rs 200-250 Crores may be generated over the next 10-13 years to support the development of infrastructure. It was also acknowledged that the CDA Master Plan can not be implemented without these charges.

## 11.17

In the 7<sup>th</sup> January Workshop the infrastructure departments like HMWSSB and Electricity were of the view that the Rs 450 EBC was still low and would have to be revised soon considering higher actual costs of amenities. The Real Estate trade also were appreciative of the principle that without the charges development was impossible.

## REPORTING YEAR 2002 - 2003

11. During the period under report the following new Government Orders were issued regarding planning matters:

G.O.MS. No. 508 M.A. Dated 10-11-2002

MCH Area: Development of major roads as Commercial roads and levying of Impact Fees.

## 12.1 DRAFT MASTER PLAN 2020 NOTIFIED.

THE JANUARY 2003 DRAFT MASTER PLAN FOR HYDERABAD: SEEKING BETTER PUBLIC PARTICIPATION.

(The draft revised Master plan for Hyderabad Development Area notified under the Andhra Pradesh Urban Areas (Development) Act 1975 on 14.01.2003. The draft plans were displayed for public to file their objections and suggestions 21.01.2003 onwards till 31-3-2003).

In January 2003 the Hyderabad Urban Development Authority (HUDA) published a Draft Revised Master Plan for Hyderabad Metropolitan Area (1864 sq km - 2001 Census population 6.4 million approx ) for inviting public objections and suggestions. The draft was published after two years of pre-planning consultations with local bodies, infrastructure development agencies and others which was a first of its kind exercise for any Indian city. The law merely requires publication of notifications in newspapers after the draft plan is prepared and then a minimum of 15 days period within which members of public can file their objections and suggestions. The Hyderabad Urban Development Authority thus made a serious attempt to see that public consultation through exposure of the plans to local bodies enabled useful inputs in the making of the plan itself.

The plan had many more firsts to its credit. During the ten weeks large exhibition of detailed maps, parts of the city witnessed road blocks, agitated demonstrations, closure of shops and other protests in front of municipal offices. In those areas shops and house owners were protesting against the wider roads proposed in the draft plans. Even if this may mean that the plan was not acceptable to many, it confirms the success of HUDA in generating a high degree of public response. The Exhibition of the draft Master Plan was visited by nearly 10000 people. Nearly 8000 written objections and suggestions were received in addition to wide coverage in newspapers over the entire period. HUDA published a comprehensive

taken as the basis for base maps. The new physical features pertaining to areas developed after 1984 December were also incorporated.

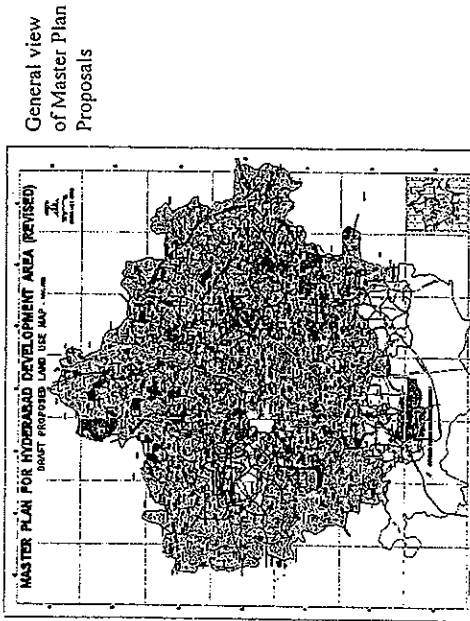
#### 12.4 THE 1999-2000 NRSA- IRS SATELLITE IMAGES.

The 1984 aerial-photo based maps eventually became out dated. Therefore in 1999 HUDA launched a joint project with the National Remote Sensing Agency, Hyderabad, NRSA to prepare not only base maps but also land use maps for the non MCH area with the help of IRS Satellite ( LISS III + PAN ) as well as ground verification. The NRSA –HUDA study produced colour coded thematic land use maps for the non MCH area in 1:10000 scale after changing the scale of NRSA maps which were in 12500 scale. It was thus possible to have updated physical features and land use information within a short period of time and a fairly high degree of accuracy that is suitable for land use planning at metropolitan scale. A major benefit of this Land Use data is that it is available in GIS( ARC INFO E00 format) base. The maps can be further modified and additional non geographical information incorporated as and when needed.

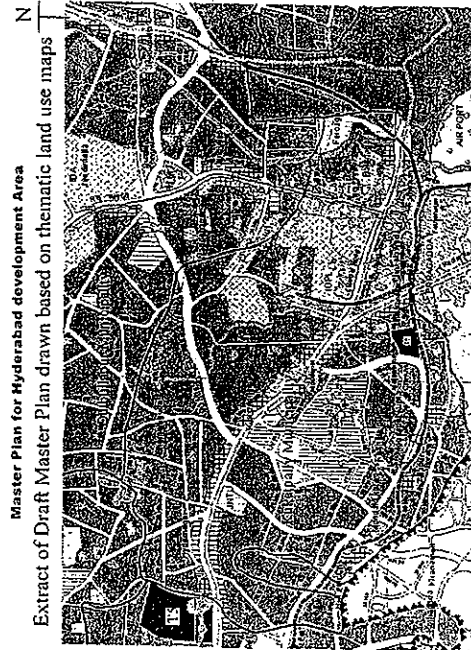
A few important features of this exercise are that the land use categories were based on the pattern suggested by the Ministry of Urban Development, Government of India through the Urban Development Plan Formulation and Implementation Guidelines (UDPF). The land use plans covering nearly 1700 sqkm were completed in about one year period at a cost of about Rs 12 Lakhs ( 1999-2000).

#### 12.5 PROPOSED LAND USE MAP IN GIS FORMAT.

Once the process of objections and suggestions is gone through, the Proposed Land Use information will be imposed on the GIS base maps so that the Revised Master Plan is available on a CD. It is also proposed to put up the plan on HUDA web site. It may be noted that for parts of the Hyderabad Metropolitan Area, aerial survey based maps were got prepared by the Hyderabad Metropolitan Water and Sewerage Board through NRSA. While these are on much more detailed scale, they are more expensive and do not cover nearly 1100 sqkm of HUDA area amounting to 60% of total area. On the other hand for large scale urban land use planning the satellite based maps are quite useful in the HUDA exhibition during January 2003 to March 2003, the actual colour coded existing land use maps in 1:10000 scale were also put up for public information. It is heartening that the only discrepancies pointed out by people on these were related to the superimposition of Revenue Village Survey numbers i.e. Cadastral Data.



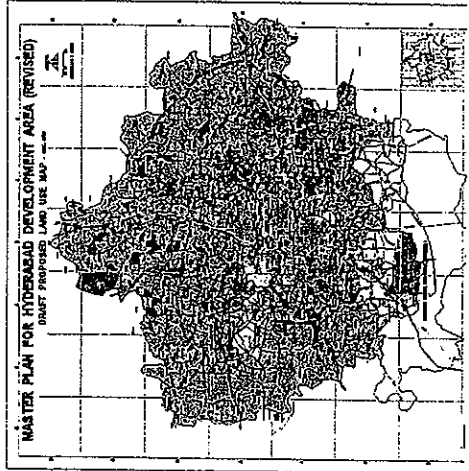
General view of Master Plan Proposals



SECTIONAL MAP SHOWING PROPOSALS IN DETAIL

Sl. No.	Area Name	Area Code	Area Type	Area Description	Area Status	Area Category	Area Sub-Category	Area Sub-Sub-Category	Area Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category
1	Area 1	001	Urban	Area 1 Description	Area 1 Status	Area 1 Category	Area 1 Sub-Category	Area 1 Sub-Sub-Category	Area 1 Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 1 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category
2	Area 2	002	Rural	Area 2 Description	Area 2 Status	Area 2 Category	Area 2 Sub-Category	Area 2 Sub-Sub-Category	Area 2 Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category	Area 2 Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Category

General view of Master Plan Proposals



The Hyderabad Draft Master Plan 2020 is unique in the country in many ways.

objections and suggestions, the finalised Master Plan will be available in 1:10000 scale with cadastral overlay in GIS format in CDs to public. It will also be available in public domain on HUDA web site.

## 12.11 UNIQUENESS OF PROPOSALS.

Commercial and intensive uses only on high infrastructure locations. The Master Plan Land Use regulations allow higher order use like Commercial activities, various institutions etc in areas of better infrastructure: wider roads and larger plot sizes. The Floor Area Ratio (FAR) limits are linked with road width and plot sizes in accordance with National Building Code. Removal of ambiguities and discretions. FAR figures relate to Gross FAR inclusive of formerly exempted areas to avoid ambiguity. Decongesting central areas.

FAR in outskirts of the city is higher than that permitted in the congested city core.

**Premium on FAR extended to generate resources.**

'Premium on FAR', already operational in Cyberabad Development Authority is extended to the whole of metropolitan area.

**Mandatory percentage of small plots in layouts for low income groups.** In order to ensure the availability of small plots and flats for middle and lower income groups, the Layout standards contain incentives to developers.

**Incentives for large layouts.**

The Layout Standards contain incentives for developers going for larger layouts so that bigger roads and open spaces can be formed.

**Common mans simple table for rules.**

A 'Common Man's Table' is introduced for buildings on small plots. This controls only setbacks and number of floors.

**Better Urban aesthetics: building lines on major roads.**

With a view to creating uniform building lines along major roads, the front setbacks are linked to road width of abutting roads.

**Encouraging decentralization of commercial activities and employment in the metro area.**

Multiple Use Zones are introduced at 76 places in the metro area to allow all uses except industries to encourage decongestion of central areas. Software Units, Bio -Technology units and emerging technologies are permitted in Multiple Use zones.

**Shifting hazardous industries from congested central areas.**

Even existing Hazardous industries like Katedan Estate and VST Industries are indicated as Multiple Use Zone to encourage them to shift away.

**Heritage Conservation as part of urban planning**

Comprehensive regulations are included for the conservation of man made and natural heritage (based on Model Government of India Draft) as part of building regulations.

**Transfer of Development Rights to compensate affected land owners.**

Regulations.

**Hyderabad 2020.**

Based on 1991-2001 population growth, the 2020 population is projected at 1.36 crores for purposes of computing the demand for infrastructure,

## 12.6 UNIQUENESS OF APPROACH

**Pre-planning Consultations- for the highest level of public participation.**

Unlike in the past and by making a departure from the established practice in Indian cities, the Draft Master Plan was discussed at the preparation stage itself. This is over and above the mandatory public consultation as per the Andhra Pradesh Urban Areas (Development) Act, 1975, that requires public consultation only after a draft Master Plan is formally notified. Extensive pre-planning consultations were held with local bodies and others over two years prior to 2003.

## 12.7 Large Exhibition of maps

The Draft Master Plan was put up with the help of nearly 60 large maps at an exhibition that lasted for ten weeks and was visited by 7000 people.

**Master Plan based on Satellite Images for greater accuracy.**

The land use maps used in preparing the Master Plan are based on IRS Satellite (LISS III + PAN) – colour coded Thematic Land Use maps in 1:10000 scale, produced as a collaboration between HUDA and NRSA.

## 12.8 Ownership Data overlaid on Master Plan- User Friendly Plans.

Unlike in Master Plan of other major cities of India, the land use maps have shown details of villages and survey number so that citizens can easily locate their properties on the Master Plan.

**Draft Master Plan put up on HUDA Web-site: Keeping pace with the Information Revolution in A.P.**

Master Plan notification, maps indicating proposal highlights, Land Use Zoning, Building and Subdivision Regulations were made available on HUDA web site [www.hudahyd.org](http://www.hudahyd.org) since January 2003.

## 12.9 Unique Illustrated Document for people.

A 322 page Master Plan document was published that includes proposed land use maps in 1:50000 scale besides regulations and statistics. The Master Plan document 'Hyderabad 2020' was sold in reputed bookshops and also in E-Seva Centers all over the city in addition to in HUDA office and at exhibition venue. More than 4000 books sold in two months.

## 12.10 Unprecedented Public Response.

HUDA received more than 8000 objections and suggestions: as a result of the unprecedented publicity given to the draft plan. After examining

though the policy document stresses on the need for further slowing down Hyderabad's growth by developing other centers in the state.

#### 12.12 FINANCING THE PLAN.

The Master Plan has proposed to raise resources for implementing the plan by way of External Betterment Charges, Value Addition Charges, Premium on FAR, realistic levels of Property Taxes and other User Charges. Crude estimates of the financial outlay for implementing the roads and other infrastructure are nearly Rupees Thirty Thousand Crores. ( Rs 300000 million).

#### 12.13 HERITAGE CONSERVATION

Vide G.O. MS. No. 407 M.A. Dated 6-9-2002 the Administrative Building of Central Prison, Secunderabad was declared as the 138<sup>th</sup> Heritage Building. Vide G.O. MS. No. 4 M.A. Dated 2-1-2003 the Government issued final approval to the Six Heritage Precincts earlier published by HUDA in Newspapers.

#### 12.14 HERITAGE CONSERVATION COMMITTEE

The Government of Andhra Pradesh reconstituted the Heritage Conservation Committee for another three year term with effect from 1-12-2002 to vide GO Ms no.24 dated 22-1-2003 the following members. The Committee met five times during 2002 - 2003

- 33<sup>rd</sup> Meeting on 08-04-2002
- 34<sup>th</sup> Meeting on 13-08-2002
- 35<sup>th</sup> Meeting on 27-09-2002
- 36<sup>th</sup> Meeting on 29-11-2002
- 37<sup>th</sup> Meeting on 04-03-2003

During these meeting the following business was transacted.

33	33 <sup>rd</sup> April 2002	Shaheen Block of Hyderabad Public School, City College,
34	34 <sup>th</sup> Aug 2002	3 storeyed building at Barkatpura, Quli Qutb Sha UDA proposal for repair to Darushifa, Building by Smt Pochamma at Langar hauz, Mohd Ablul Razak building at Panj Mahalla, redevelopment in Ritz Hotel, Darushifa new proposal of MCH, Court Case reg. St Josephs Cathedral, Building near Monty's Hotel, Proposed Heritage Precinct at Khandak at Saroornagar, Buildings in Kotta Alijah, Mabboob Chowk etc.
35	35 <sup>th</sup> Sept 2002	Deletion of Inmadjung Bangla, Moulali Pahad & Maha Raja Kisan Prasad Devedi in Moulali to be included as Heritage Precinct, Montys Hotel seebad, building at Panj mahalla, manjhi begam, building at Lal Darwaza, building next to Malwala palace at kotta alijah, RDPS by MCH, High Court directions reg. Cine Workers Housing at Manikonda.

36	36 <sup>th</sup> 29 <sup>th</sup> Nov 2002	Preliminary Architectural Guidelines for Charminar Precinct, approval of 2 <sup>nd</sup> phase Conservation of Chowmahalla, Preliminary examination of conservation of Falaknuma, deferring of Nampally Sarai, Darushifa conservation, Rejection of Ritz Hotel scheme, deferring of Prop building near St Joseph's Cathedral and perusal of note on business done in 35 meetings
37	37 <sup>th</sup> 4 <sup>th</sup> March 2003	St Josephs Cathedral, Devdi Inad Jung, Tajmahal Hotel Abids, Ritz Hotel, Darushifa Complex, Jahm singh Temple complex, Jalsoudha Building at Errum Manjil, Musheerabad Jail,

#### 14. RESOURCE GENERATION, FUNDING AND IMPLEMENTATION OF OUTER RING ROAD AND OTHER URBAN INFRASTRUCTURE PROJECTS IN HYDERABAD METROPOLITAN AREA.

A series of discussions were held by HUDA with experts from different parts of India as part of a Brain Storming Session ( 14<sup>th</sup> February 2003 ) and also later, to find out various possibilities of funding major urban infrastructure projects in the Hyderabad Metropolitan area. In addition to with individual experts, discussions were also held with agencies like the IL & FS and CRISIL etc. Experts from Haryana Urban Development Authority, Delhi Development Authority and USAID ( FIRE ) D project New Delhi were among those who actively participated.

#### 14.1 A gist of the observations and suggestions received during various sessions is enclosed as appendix I for ready reference.

To sum up, the following package of steps were considered necessary in order to implement the Outer Ring Road:

1. In order to meet part of the cost HUDA will get a CRISIL rating for itself and issue Bonds. A Credit Rating will also further boost Hyderabad Urban Development Authority's image as a sound financial entity and will be helpful in accessing sources of funding for various other projects.
2. It was unanimously recommended by experts that all along the alignment of the Ring Road a minimum 300m wide belt on either side of the road should be declared and notified as a "Project Area". The accounts of the project shall be maintained as an Escrow account.
3. This Project Area will enjoy special land use and regulations for high density development though subject to strict access control with roads linking it only at an interval of 4KM.
4. In the Project Area, for all development permissions a Special Value Addition Charge will be applicable. This charge may range between Rs 200 to Rs 300 per sqm of built up area depending on land use and other locational criteria as may be determined by notification. The land owners will need to come forward for seeking development permissions to HUDA/ CDA/HADA as the case may be within a period of one year from the date of notification of the Project Area.



5. It is natural that with the prospect of the Outer Ring Road being taken up and especially after it is implemented, there will be massive increase in the land values all along the alignment. All land owners in the area will be the beneficiaries of this un-earned increment. Therefore it is proposed that as soon as the project area is notified, the market values of lands in the belt must be enhanced by the Registration Department by at least two times. The Government may issue instructions that a minimum of 50% of the additional income accrued to the Registration Department on account of any future transfer of property in the area shall be remitted to the Outer Ring Road project account.
6. All the Government lands falling along the ORR alignment must be handed over to HUDA for utilization as land bank and for generating resources by disposal of such lands or otherwise.
7. HUDA may be permitted to acquire all private lands along the ORR if the need arises and if the landowners do not come forward to develop their properties in terms of guidelines of the project.
8. HUDA shall create a 'Strategic Projects Fund' which can be tapped for the ORR and also for any other project of vital importance for the city. On all development permissions being granted by HUDA/CDA/HADA, a 10% Strategic Projects Surcharge shall be levied. This will be an extra 10% of the gross fees and charges payable on development permission.

These proposals are based on actual experiences of project implementation in different parts of the country such as Kolkata Metropolitan Development Authority, the Haryana Development Authority, the Delhi Development Authority and also other states like Karnataka and Maharashtra. The experts even suggested Surcharge of Petrol -Diesel etc but that suggestion was not favoured by the Government in earlier occasion hence not pressed again.

Examples of other cities.

1. Among various funding avenues explored in Haryana was the Extension Fee, which was imposed if on plots sanctioned by HUDA, construction was not made within the specified number of years. Such fee was charged for every year of vacancy at a rate of around Rs 20 to Rs 40 per sqm of land per annum depending on residential or commercial use. It was noted that similar charge by the name of vacant land tax was in force even in AP but the rate was insignificant.
2. The provision of Plot Reconstitution / Town Planning Scheme approach was in practice in Gujarat under which through such a scheme, surplus funds were generated for overall improvement of a particular area with better roads, good shaped plots and open spaces and amenity reservations by amalgamation of original plot holdings and later assigning regular but reduced plots to original owners after taking away common areas and roads. This approach was useful for specific localities where projects were implemented by a Local Body or an Authority.
3. IL& FS pointed out that if the intention was to develop the and Outer ring Road by BOOT method, then the proposal of railway line parallel to the road may put off prospective bidders who may apprehend competition from the railway.

4. In many cases worldwide, the road implementing agency acquires large strips of land ranging from 500m to 1 km in width along the proposed roads/expressways. Such road-facing lands are sold much later after developing parallel corridors on either side in the short term (to increase the attraction of the area) and after implementing the expressway. ( Hong Kong model).
5. CRISIL was of the view that the Hyderabad Urban Development Authority has good potential for high rating and it may be possible to raise funds from Bond market to finance part of the project cost which will mainly increase credibility. But major part of the cost must come from other sources.
6. IL & FS opined that the Bid for BOOT could be on three factors:- hard cost + financial cost + operation and maintenance cost. The costs will include the Road + signage + street furniture + Toll Plaza.
7. It was stated that in some cases the BOT operator may ask for a positive subsidy in the form of upfront money to be given to him.
8. It was suggested that the National Highway Authority Model (NHA-model) which is already tested could be examined. One option may be to approach the NHA if they may take up implementation of the Outer Ring Road.
9. Other options are Land development option and parking ticket option etc where a part of the resources can be generated from various sources. The experience of Karnataka of collecting a Cess on petrol and diesel for LRTS may also be considered.
10. CRISIL suggested that it may be useful to approach the Government of India for permitting Tax Free Bonds.
11. It was suggested that it is important to find out the details of private land owners along the route of the proposed road within say 500 meters distance of the road on either side and to have a dialogue withland owners. Since such land owners will be the main beneficiaries of the road, they will have a stake in its implementation. If even 50 KM length of the road passes through areas which are presently rural, then the land value in the area will rise from say Rs 500/sqm to an average of Rs 1500/sqm. This means an increase of at least Rs 1000/sqm or Rs 10000000 ( Rs 1 crore ) per hectare. For an area 50 KM long and 1 km wide which is 5000 hectare the total increment in land values is Rs 5000 Crore. The cost requirement for the construction component of the road is only one tenth of this appreciation.
12. DDA sources informed that in earlier days in DDA schemes the plot/flat owners were charged the cost of implementing only the less-than-30 meters roads. Implementation of the wider roads was left to R & B. This led to poor condition of wide roads. Therefore now DDA is charging a

special lump sum amount from each flat/plot owners in DDA scheme and implementing the wide roads also.

13. Haryana Urban Development Authority was not in favour of loans or bonds. They opined that in urban areas the beneficiary has the capacity to pay for the infrastructure directly to the authority. In Haryana the External Betterment Charges (EBC) covers the total cost of extending services. The Master Plan roads are implemented out of the sizable receipts of HUDA was collecting EBC since 1979. In addition there are other restrictions.

14. DDA has instituted an Urban Development Fund in DDA. A portion of the charges received from all permissions granted by the DDA is set aside and credited to this Urban Development Fund. This money is used by DDA for various projects including the flyovers.

15. L& T and others were of the view that at the initial stage dependence on toll may be difficult.

15. The following were the general points of agreement:

All the experts observed the following:

1. Urban areas have full potential to pay for their own infrastructure. If the Urban Sector can not pay for itself then no other sector can pay.
2. It is utmost important to identify the immediate and main beneficiaries of any urban improvement project and involve them in the project and collect suitable charges from them.
3. As a principle the unearned benefit accruing to property owners in terms of appreciation in land values must be tapped at an appropriate time.
4. Resource generation strategy can be a mix of several options: loans, external betterment charges, bonds, sale of lands, land development option etc.
5. In the case of Outer Ring Road the land owners must be identified and a dialogue can be held with them with regard to sharing the cost of implementation of the road.
6. If the land owners do not come forward to participate then compulsory acquisition of land may be resorted to.
7. The possibility of Petrol Cess and Cess on registration of transfer of land and other avenues also should be considered. Surcharge may also be laid on Property Taxes collected by local bodies.

## 15.1 OTHER SUGGESTIONS

1. In subsequent meetings with officials and experts it was suggested that a Value Addition Charge could be imposed on all developments in a notified area.
2. It was also suggested that there was scope of tapping a part of the increase in land value arising from project implementation by imposing a surcharge on Registration and Stamp Duties on transaction of properties. It was learnt that IL& FS has undertaken major road projects in other parts of the country. The ILFS representatives evinced keen interest in extending their expertise to HUDA/CDA in the road and other projects

**V. ENGINEERING WING  
COMMERCIAL COMPLEXES**

**1. Corporate Office Complex Adjacent to HACA Bhavan**

An extent of about 1.00 acres of land adjacent to HACA Bhavan is in HUDA's possession in which Corporate Office Complex comprising of Ground floor + 5 floors at an estimated cost of Rs. 480.00 lakhs is taken up. The civil works of the building including lifts and fire fighting works are in progress. The building in all respects is proposed to be completed by August 2001. The expenditure incurred upto March 2001 is Rs. 278.00 lakhs

**2. Swarnajayanti Commercial Complex:**

Swarnajayanti Commercial complex at Amserpet adjacent to the existing Mitrivanam Commercial Complex of HUDA, abutting to Bombay Highway was taken up in an extent of 3.20 acres. The total built up area of this complex is 34062.00 sq mtrs, providing for 30 shops in the ground floor and upper floor for corporate offices with 168 Office blocks. The work was commenced in June, 1999 and targeted to be completed within 2 years. The estimated cost of the commercial complex is Rs. 15.20 crores. An amount of Rs. 454.00 lakhs incurred during the current financial year.

**3. Commercial Complex at Tarnaka (Addl. Floors)**

The work of one additional floor construction at DCC Tarnaka is in progress. The expenditure incurred during the year was Rs. 24.00 lakhs. The total cost of the project is Rs. 162.00 lakhs.

**4. Paigah Palace Annexe:**

The Paigah Palace Annexe building construction is completed with all amenities. The total cost of the project is Rs. 103.00 lakhs.

**II. SITES & SERVICES:**

**1. Chitra layout:**

The HUDA has taken the procession of land to an extent of about 29 acres in Sy. No. 13, 14 and 15 of Saroonagar (V) abutting to National Highway on either sides of AP. State Meat & Poultry Development Corporation.

It is proposed to develop sites and services scheme by providing infrastructure works such as roads, water supply lines, drainage lines, septic tank etc at an estimated cost of Rs. 200.00 lakhs. The works are in progress. The expenditure incurred upto March -2001 was Rs. 26.00 lakhs

**2. Nandagiri Hills :**

An extent of 25.00 acres of Govt. land situated adjacent to Nandagiri Hills in Jubilee Hills was handed over to HUDA. The estimated cost of the project is Rs. 405.00 lakhs. The expenditure incurred upto March 2001 was Rs. 30.00 lakhs. The work is in progress

**3. Nekkannur**

HUDA has taken up development in an area of 14 acres for residential plots and works like formation of roads, drainage lines, water supply lines, septic tank work and electricity work are in progress. The estimated cost of the project is Rs. 92.00 lakhs and expenditure incurred is Rs. 30.00 lakhs

**4. Tellapur**

The HUDA has taken up development of 50 acres of land in 1st phase out of 240 acres at Tellapur under Sites and Services scheme for which initial survey work is completed. The development works like formation of roads, drainage lines, water supply lines, septic tanks & electricity works are in progress. The estimated cost of the project is Rs 265 lakhs and the expenditure incurred is Rs. 60.00 lakhs.

**5. Manikonda**

During the year 1987, certain Government lands in in Sy. No. 210,212,203/1 of Manikonda village was handed over to HUDA to an extent of 997.00 acres. The actual area of after survey is found to be 937.0 acres. The site is located adjacent to University of Hyderabad at Gachilbowli. Initially based on the conceptual layout one man approach road of 30 mtrs wide and 2 other main road 24.00 mtrs, wide have been taken up. Formation of above roads with WBM have been completed. One office shed was also constructed. In the meanwhile government through different orders have allotted 200 acres of land to Urdu university and 250 acres of land to ISB . Subsequently 483.00 acres of land was also handed over to APIIC. The total expenditure incurred on the scheme upto March 2001 was Rs. 84.00 lakhs.

**6. Saheb nagar**

HUDA has taken up development of sites and services scheme in an area of about 76.00 acres in Sy. No. 71/1 in in Sy. No. 162 under Meacity Project at an estimate cost of Rs. 243.00 lakhs. All the infrastructure works such as roads, water supply lines, drainage lines, septic tank and over head tank is completed. The external electrification work is in progress. The expenditure incurred upto March -2001 is Rs.292.00 lakhs.

**7. Asifnagar:**

The Government vide G.O. MS. No 17 of Environment, Forest, Science and Technology (S&T) Dept., dt 28.1.2000 have issued order transferring the Govt. building with Door No. 12-2-160 together with land admeasuring 3.06

acres at Gudimalkapur, Asifnagar, Hyderabad to HUDA for disposing the building and open land through public auction and the proceeds to be utilized for improvement of KBR National Park.

HUDA has taken up development of Sites and Services scheme at an estimated cost of Rs. 20.00 lakhs by providing infrastructural works such as roads, water supply lines, drainage lines. Formation of WBM road, water supply lines and drainage lines within the layout are completed. BT work is to be taken up. The expenditure incurred upto March-2001 is Rs. 4.00 lakhs.

8. **Govt. Distilleries land at Narayanguda:**

The Govt. Distilleries land at Narayanguda in T.S. No. 47, Block-I, Ward 63 to an extent of about 8.03 acres was handed over to HUDA along with buildings, sheds and machinery for disposal and raising resources to fund the National Games, 2002. The dismantling of sheds is in progress. The APBCL is yet to vacate the premises. The distillery material and sheds have been sold at Rs. 88.00 lakhs, mobilized through public auction.

**III. OUTER RING ROAD:**

During the last few years the importance of the city of Hyderabad has been increasing due its location as an IT destination. The development of several Infotech Parks in Hitech City at Madhapur, establishment of ISB and IIIT at Manikonda, etc, has lead to a large number of hi- caliber trained professionals shifting base to Hyderabad city. Keeping in view of the needs, an International Airport is coming up shortly at Shamshabad. Further due to the increase in population, the vehicular population in twin cities of Hyderabad and Secunderabad has increased tremendously. Obviously infrastructure in the city has become insufficient to keep pace with the increasing population.

Therefore, keeping in view of the above needs, the HUDA has proposed to develop an Outer Ring Road with an approximate length of about 108 kms connecting the International Airport at Shamshabad with HI-tech city at Madhapur, ISB and IIIT at Manikonda, and also connecting National Highways (namely NH-7 and NH-9) and Six State Highways (namely SH-1 and SH-6), emerging from the city. The proposed Outer Ring Road is aligned beyond the present inner ring road.

This work is proposed to be taken up in 4 phases.

- i. Phase-I Miyapur to Shamshabad (28.4 Kms)
- ii. Phase-II Shamshabad to Hayatnagar (33.5 Kms)
- iii. Phase-III Hayatnagar to Nagavaram (23 Kms)
- iv. Phase-IV Nagavaram (23 Kms)

The survey work is in progress.

**IV. FLYOVERS: The Flyover works are taken up under Megacity Project.**

1. **Flyover at Telugu Tali and Ambedkar Statue Junction:**

The construction of flyover at Telugu Tali and Ambedkar Statue junction was commenced in January 1998. The contract value of the flyover is Rs. 15.50 Crores. Due to the change in alignment of the flyover the work is delayed. In the month of January 2001, the Government, approved the revised alignment. An amount of Rs. 1044.00 lakhs incurred so far, includes expenditure of Rs. 18.00 lakhs for formation of slip road and service road during the financial year.

2. **Narayanguda flyover**

The Narayanguda flyover is completed and is ready to be opened for traffic. The total cost of the project is Rs. 600.00 lakhs and expenditure incurred was Rs. 501.00 lakhs

3. **MASAB TANK FLYOVER**

The work of construction of flyover at Masab Tank is proposed to be completed by April, 2001. the total project cost is Rs. 751.00 lakhs. The expenditure incurred upto March 2001 was Rs. 680.00 lakhs

4. **Parallel Bridge to Nayapool**

The work of parallel bridge to Nayapool is completed. Based on the request of Traffic Police Department widening of bell mouth towards Madina side and Osmania Hospital side was taken up and completed. The expenditure incurred upto March 2001 is Rs. 205.00 lakhs.

V. **GARDENS**

1. **NTR Gardens.**

The particulars of works taken up and status of the works are as follows:

- |  |   |
|--|---|
| a) Formation of Road/Rail Embankment                                   | The Estimated sanctioned for Rs. 68.00 lakhs. The work is completed an amount of Rs. 62.50 lakhs incurred on the work     |
| b) Providing Railway track with 1 No. Locomotive and 3 Nos. coaches    | Estimated cost of the work is Rs. 74.50 lakhs. The work is in progress. An Amount of Rs. 44.50 lakhs incurred on the work |
| c) Construction of Grade Separator (2 Nos) over the track of Joy train | Estimated cost of the work is Rs. 192.00 lakhs. The work in progress. An amount of Rs. 81.00 lakhs incurred on the work.  |
| d) Providing pathways at NTR Garden                                    | Work completed. An amount of Rs 44.00 lakhs incurred on the work.   |

- e) Construction of storm water drainage using RCC NP2 class Hume pipes Work was in progress. An amount of Rs. 15.50 lakhs incurred.

An amount of Rs. 247.00 lakhs was incurred on the above work during the year.

2) A.S. Rao Nagar Park.

HUDA has taken up the development of park at AS Rao Nagar as a part of the development of parks in and around the twin cities of Hyderabad and Secunderabad. Sri Kishore D Pradhan, a renowned landscape Architect from Mumbai was appointed as an Architect for the park.

The following works are taken up

1. Construction of Amphii Theatre.
2. Development of Parking area
3. Construction of compound wall at entrances
4. Construction of water body
5. Construction of toilets 2 Nos
6. Providing brick masonry for drains
7. Construction of pavilion 2 Nos, snack counter and MS Purgula
8. Construction of bridge at water body and RCC slabs over existing drains
9. Providing polished Koa stone for skating rink and MS railing.
10. Providing Red sand stone flooring for Amphii Theatre
11. Providing 2.5 m wide curved path in Andhra Brown (Macherla) stones
12. Drilling of 6 ½ dia borewell and providing water supply system.
13. External electrification including fixing of luminaries
14. Providing pathways using Basant Beton Cobble stone.

An amount of Rs. 35.00 lakhs was incurred on the park.

3) KBR National Park

As a part of the development of KBR park HUDA has taken up and completed the development of pedestrian pathways 1.00 KM on either side from the main entrance gate and construction of CRS masonry wall for protection of the greenery developed by the Urban Forestry Wing. The works were in progress. An amount of Rs. 10.00 lakhs incurred on the works.

4) Patelkunta park at Kukatpally:

The HUDA has taken up the development of park at Patelkunta, Kukatpally as part of the development of parks in and around the twin cities of Hyderabad and Secunderabad.

All the civil works such as development of skating rink snack bar, children play equipment, toilet block, ticket booking counter ornamental gate main entrance and electrification by providing ornamental luminaries etc., have been completed. The park was inaugurated by the Hon'ble Chief Minister of Andhra Pradesh on 17.6.2000. An amount of Rs. 31.00 lakhs is incurred on the park.

VI. LAKES

1. Safiguda Lake

On Safiguda lake comprehensive development work was taken up, including setting up of STP, ring bunds, surplus over flow weir, ring bunds, sewerage lines inlet and out let etc. Total cost of the project is Rs. 300.00 lakhs and the expenditure incurred is Rs. 70.00 lakhs.

2. Saroornagar Lake

The HUDA has taken up comprehensive development of Saroornagar lake including desilting as part of the lake conservation project. The work on desilting of lake by dredger and formation of land for STP and wet land is in progress. The estimated cost of this project is Rs. 3.70 crores. Expenditure incurred during the year is Rs. 52.00 lakhs.

3. Langer House Lake:

As a part of environmental development and preservation of lakes, HUDA has taken up the work of beautification of lakes. The lake at Langer House is included under the scheme. Initially it is proposed to lay the bund on the foreshores of the lake by excavating and deepening the lakebed. This will increase the lake capacity beside removing the pollution to certain extent.

Further, construction of STP, laying of sewer lines on the foreshores areas, inlet and out let channels, restoration of surplus arrangements are proposed to be commenced and for this tenders were finalized and agency has been fixed. The cost of the project is Rs. 319.00 lakhs. The expenditure incurred upto March 2001 was Rs. 10.50 lakhs

VII. OTHERS :

1. Steel City at Dulapally:

A new Steel City is proposed to be set up at Dulapally, the Govt. directed HUDA to provide approach road. The approach road upto new Steel City at Dulapally (vg) was completed. The total project cost is Rs. 28.00 lakhs. The expenditure incurred was Rs. 28.00 lakhs. Further extension of the ZDP road from Dulapally village to Jeedimetta via Steel City was proposed to be taken up under Megacity works at cost of Rs. 71.50 lakh

Reporting year  
2001-2002

## COMMERCIAL COMPLEXES

### 1. Corporate Office Complex: (Hermitage Complex)

The construction of Corporate Office complex besides HACA Bhavan in Saifabad is in progress. The cost of the project is Rs. 480 lakhs. The complex comprises of ground + five floors. The total built up area (gross) works out 8035.00 sqmts. Having 24 blocks, 2 lifts and 2 stair cases. The expenditure incurred upto the financial year ending on the works is Rs. 380.00 lakhs.

### 2. Swarnajayanti Commercial Complex:

The construction work at Swarnajayanti Commercial complex near Mitrivanam in Ameerpet is in progress. The total built up area of this complex is 34062.00 sq mtrs. providing for 30 shops in the ground floor and upper floor for corporate offices. There will be 168 Office blocks, 7 lifts and 4 staircases. Revised estimated cost of the building including electrical, lifts etc., is about Rs. 20.00 crores. The work commenced on 1<sup>st</sup> June, 1999 with a completion period of 2 years. The expenditure incurred upto the financial year ending on the works was Rs. 528.00 lakhs.

### 3. Maitrivihar Commercial Complex:

The construction work Mitrivihar Commercial Complex at Ameerpet is in progress. The estimated cost of this project is Rs. 5.18 crores and the total built up area of this complex is 9817.00 sq. mtrs. having 4 floors with stilt and ground floor. There will be 30 Office blocks. The expenditure incurred up to the financial year ending on the works was Rs. 150.00 lakhs.

### 4. Commercial Complex at Tarnaka (Addl. Floors)

The work for the construction of one additional floor at DCC Tarnaka is in progress. The total cost of project is Rs. 162.00 lakhs. Expenditure incurred for the financial year is Rs. 18.00 lakhs

### 5. SITES & SERVICES

#### 1. Chitra layout- Meat and Poultry land at Saroornagar:

The HUDA has taken up development of sites & services in Saroornagar in an area of 29 acres in Sy. No. 13 (P), 14(P) and 15 (P). The land was taken possession from AP State Meat and Poultry Development Corporation and administrative approval for Rs. 200.00 lakhs was accorded to complete the project. The expenditure incurred up to the financial year ending on the works was Rs. 55.00 lakhs.

### 2. Nandagiri Hills Phase - I:

An extent of 25.00 acres of Govt. land situated adjacent to Nandagiri Hills in Jubilee Hills was handed over to HUDA for development of sites & services. The estimated cost of this project is Rs. 405.00 lakhs. The infrastructure works like roads, drainage etc are in progress. The expenditure incurred up to the financial year ending on the works was Rs. 56.00 lakhs.

### 3. Nekkannapur

HUDA has taken up sites & services schemes in an extent of about 14 acres for developing Residential Plots. Development of activities like formation of roads, drainage lines, water supply lines, septic tank and electricity works are in progress. The works are likely to be completed by October 2002. The total cost of the projects is Rs. 92.00 lakhs. The expenditure incurred during the year was Rs. 29.00 lakhs.

### 4. Tellapur

HUDA has taken up sites & services scheme in an extent of about in 50 acres (out of about 240 acres) for developing Residential plots. Development activities like formation of roads, drainage lines, water supply lines, septic tank and electricity works are in progress. The works are likely to be completed by October 2002. total cost of the project is Rs. 265.00 lakhs. The expenditure incurred is Rs. 35.00 lakhs.

### 5. New Schemes

Preparatory work for the following sites & services schemes were taken up during the year.

a) Tanasthanagar-II (Pokalwada)	:	20 acres
b) Miyapur - Phase III	:	18 acres
c) Tellapur	:	234 acres
d) Nalagandla - Phase II	:	30 acres

### OUTER RING ROAD:

During the last few years the importance of the city of Hyderabad has been increasing due its location as an IT destination. The development of several Infotech Parks in Hitech City at Madhapur, establishment of ISB and IIT at Manikonda, etc, has lead to a large number of hi-caliber trained professionals shifting base to Hyderabad city. Keeping in view of the needs, an International Airport is coming up shortly at Shamshabad. Further due to the increase in population, the vehicular population in twin cities of Hyderabad and Secunderabad has increased tremendously. Obviously infrastructure in the city has become insufficient to keep pace with the increasing population.

Therefore, keeping in view of the above needs, the HUDA has proposed to develop an Outer Ring Road with an approximate length of about 108 kms connecting

the International Airport at Shamshabad with Hi-tech city at Madhapur, ISB and IIT at Manikonda, and also connecting National Highways (namely NH-7 and NH-9) and

Six State Highways (namely SH-1 and SH-6), emerging from the city. The proposed Outer Ring Road is aligned beyond the present inner ring road.

This work is proposed to be taken up in 4 phases.

- i. Phase-I Miyapur to Shamshabad (28.4 Kms)
- ii. Phase-II Shamshabad to Hayatnagar (33.5 Kms)
- iii. Phase-III Hayatnagar to Nagavaram (23 Kms)
- iv. Phase-IV Nagavaram (23 Kms)

The survey work is in progress.

**FLYOVERS :** The flyovers are taken up under Megacity Project.

**1. Flyover at Telugu Talli and Ambedkar Statue Junction:**

The construction of flyover at Telugu Talli and Ambedkar Statue junction was commenced in January 1998. The contract value of the flyover is Rs. 15.50 Crores. Due to the change in alignment of the flyover the work is delayed. In the month of January 2001, the Government has approved the revised alignment. The Hyderabad Metro Water Supply & Sewerage Board has taken up the shifting of water supply main line, which is coming the alignment of the flyover on lower tank bund. After completion of the shifting of water supply lines, the work was recommenced in June, 2001. **An amount of Rs. 190.00 crores was incurred during the current year.**

**2. NARAYANAGUDA FLYOVER**

The estimate cost of the Flyover is Rs. 606.00 Lakhs. The Expenditure incurred so far is Rs. 503.98 lakhs and the flyover was inaugurated for public on 28-11-2001

**3. MASAB TANK FLYOVER**

The estimate cost of the flyover is Rs. 758.05 lakhs. The expenditure incurred so far is Rs. 751.00 lakhs. The flyover was inaugurated on 20-4-2001

**V. GARDENS**

**1. NTR Gardens.**  
The development of NTR Gardens was taken up in and area of 34 acres. The following is the status of various works.

1. Formation of road/rail embankment
2. providing railway track with 1 No locomotive and 3 nos coaches.
3. construction of grade separators (2Nos) over the track over the joy train
4. Providing pathways in different locations at NTR Gardens
5. Construction of storm water drain using RCC NP2 class home pipes

**6. Providing external electrification and installations**

An amount of Rs. 280 lakhs incurred on the NTR Garden during the financial year 2001-2002.

**2) A.S. Rao Nagar Park.**

HUDA has taken up the development of park at AS Rao Nagar as a part of the development of parks in and around the twin cities of Hyderabad and Secunderabad. Sri Kishore D Pradhan, a renowned land scape Architect from Mumbai was appointed as an Architect for the park. The various civil works have been completed as well as the works on greenery.

The park was inaugurated on 8-4-2002 by the Hon'ble Chief Minister of AP. An amount of 76.00 lakhs incurred on the park which includes an amount of Rs. 42.00 lakhs incurred during the current financial year.

**3) KBR National Park**

As a part of the development of KBR park HUDA has taken up and completed the development of pedestrian pathways 1.00 KM on either side from the main entrance gate and construction of CRS dwarf wall for protection of the greenery developed by the Urban Forestry Wing.

During this financial year it is proposed to complete the pathway, CRS dwarf wall including providing MS grill for the remaining portion i.e., nearly 3.00 KM long wall and development of car parking area. An amount of Rs. 35.00 lakhs incurred on the works during the current year.

**VI. LAKES:**

**1. Safilguda lake:**

On Safilguda lake comprehensive development work was taken up, including setting up of STP, ring bunds, surplus over flow weir, ring bunds, sewerage lines inlet and out let etc. The work is in progress. Total cost of the project is Rs.300.00 lakhs the expenditure incurred during the year is Rs. 92.00 lakhs

**2. Saroornagar Lake Conservation project.**

As a part of the development of Saroornagar lake, the existing bund along the lake has been strengthened by construction of CRS masonry retaining wall and dry stone revetment. The bund was also black topped by laying WBM and semigrouting. The project cost is Rs. 3.70 crores.

During the financial year, construction of 2.5 MLD capacity sewerage treatment plant, construction of 3 nos bridges construction of ring drain and junction channel, widening of bund etc. have been taken up. The work will be completed by the end of October 2002. An amount of Rs. 54.00 lakhs incurred on the work during the current year.

**3. Langer House Lake:**

As a part of environmental development and preservation of lakes, HUDA has taken up the work of beautification of lakes. The lake at Langer House is included under the scheme. Initially it is proposed to lay the bund on the

foreshores of the lake by excavating and deepening the lakebed. This will increase the lake capacity beside removing the pollution to certain extent.

Further, construction of STP, laying of sewer lines on the foreshores areas, inlet and out let channels, restoration of surplus arrangements are proposed and the work is in progress. The cost of the project is Rs. 319.00 lakhs. The expenditure incurred during the year is Rs. 55.00 lakhs.

#### Reporting year 2002-2003

### I. COMMERCIAL COMPLEXES

#### 1. Corporate Office Complex: (Hermitage Complex)

The construction of Corporate Office complex in an area of 1 acre besides HACA Bhavan in Saifabad is almost completed. The cost of the project is Rs. 480 lakhs. The complex comprises of ground + five floors. The total built up area (gross) works out 8035.00 sqmts. Having 24 blocks, 2 lifts and 2 stair cases. The expenditure incurred upto the financial year ending is Rs. 435.00 lakhs.

#### 2. Swarnajayanti Commercial Complex:

The construction work at Swarnajayanti Commercial complex near Mitrivanam in Ameerpet is in progress. The building comprises Cellar + Ground + 8 Upper floors. Revised estimate cost is Rs. 20.00 crores. The work commenced on 1<sup>st</sup> June, 1999 with a completion period of 2 years. The total built up area of this complex is 34062.00 sq mtrs. providing for 30 shops in the ground floor and upper floor for corporate offices with 168 Office blocks. The expenditure incurred upto the financial year ending on the works was Rs. 1057.00lakhs.

#### 3. Maitrivihar Commercial Complex:

The construction work Mitrivihar Commercial Complex at Ameerpet is in progress. The estimated cost of this project is Rs. 5.18 crores and the total built up area of this complex is 9817.00 sq. mtrs. having 4 floors with stilt and ground floor. There will be 30 Office blocks. The expenditure incurred during the financial year ending on the works was Rs. 152.00 lakhs.

#### 4. DCC Tarnaka

The work for the construction of one additional floor at DCC Tarnaka is almost completed. The total cost of project is Rs. 162.00 lakhs. Expenditure incurred for the financial year is Rs. 15.00 lakhs

### II. SITES & SERVICES:

#### I. Chitra layout- Meat and Poultry land at Sarooruagar:

The HUDA has taken up development of sites & services in Sarooruagar in an area of 29 acres in Sy. No. 13 (P), 14(P) and 15 (P). The land was taken possession from AP State Meat and Poultry Development Corporation and estimated cost of the scheme is Rs. 200.00 lakhs. The expenditure incurred up to the financial year ending on the works was Rs. 115.00 lakhs.

#### 2. Nandagiri Hills Phase - I:

An extent of 25.00 acres of Govt. land situated adjacent to Nandagiri Hills in Jubilee Hills was handed over to HUDA for development of sites & services. The estimated cost of this project Rs. 405.00 lakhs. The infrastructure works like roads, drainage etc are in progress. The expenditure incurred up to the financial year ending on the works was Rs. 92.00 lakhs.

#### 3. Nekuampur:-

Sites & Services Scheme in an extent of about 14 acres for Residential plots development was take up at Nekuampur. The works of roads, drainage lines, water supply lines, septic tank and electricity are almost completed. The total cost of the project is Rs. 92.00 lakhs. Expenditure incurred so far is Rs. 54.00 lakhs.

#### 4. Tellapur

Sites & Services Scheme in an extent of about 50 acres (out of about 474 acres) for Residential plots development was taken up at Tellapur. The works of formation of roads, drainage lines, water supplylines, septic tank are completed. The electricity works are to be taken up after the approval by AP Transco. The total cost of the project Rs. 265.00 lakhs. Expenditure incurred so far is Rs. 170.00 lakhs.

#### 5. Ramapally

In an extent of about 50.00 acres land, the survey work was completed. Layout for sites and services for Residential layout is prepared. The project proposal are under finalization. Provision of 20.00 lakhs made in this budget.

#### 6. New Schemes

Preparatory work for the following sites & services schemes were taken up during the year.

a) Tanashanagar-II (Pokalwada)	:	20 acres
b) Miyapur - Phase III	:	18 acres
c) Tellapur	:	234 acres
d) Nalagandia - Phase II	:	30 acres

### III. OUTER RING ROAD:

During the last few years the importance of the city of Hyderabad has been increasing due to its location as an IT destination. The development of several Infotech Parks in Hitech City at Madhapur, establishment of ISB and IIT at Manikonda, etc, has lead to a large number of hi- caliber trained professionals shifting base to Hyderabad city. Keeping in view of the needs, an International



Airport is coming up shortly at Shamshabad. Further due to the increase in population, the vehicular population in twin cities of Hyderabad and Secunderabad has increased tremendously. Obviously infrastructure in the city has become insufficient to keep pace with the increasing population.

Therefore, keeping in view of the above needs, the HUDA has proposed to develop an Outer Ring Road with an approximate length of about 108 kms connecting the International Airport at Shamshabad with Hi-tech city at Madhapur, ISB and IIT at Manikonda, and also connecting National Highways (namely NH-7 and NH-9) and Six State Highways (namely SH-1 to SH-6), emerging from the city. The proposed Outer Ring Road is aligned beyond the present inner ring road.

This work is proposed to be taken up in 4 phases.

- i. Phase-I Miyapur to Shamshabad (28.4 Kms)
- ii. Phase-II Shamshabad to Hayatnagar (33.5 Kms)
- iii. Phase-III Hayatnagar to Nagavaram (23 Kms)
- iv. Phase-IV Nagavaram to Miyapur (23 Kms)

The survey work is in progress in respect of phase I & II.

#### IV. FLYOVER : THE FLYOVER WORKS ARE TAKEN UP UNDER MEGACITY PROJECT.

I. CONSTRUCTION OF FLYOVER AT TELUGU TALLI AND AMBEDKAR STATUE JUNCTION.  
THE CONSTRUCTION OF FLYOVER AT TELUGU TALLI AND AMBEDKAR STATUE JUNCTION WAS COMMENCED IN JANUARY 1998. THE CONTRACT VALUE OF THE FLYOVER IS RS. 15.50 CRORES. DUE TO THE CHANGE IN ALIGNMENT OF THE FLY OVER THE WORK WAS DELAYED. THE HYDERABAD METRO WATER SUPPLY & SWERAGE BOARD HAS TAKENUP THE SHIFTING OF WATER SUPPLY MAIN LINE, WHICH IS COMING THE ALIGNMENT OF THE FLYOVER ON LOWER TANK BUND. AFTER COMPLETION OF THE SHIFTING OF WATER SUPPLY LINES, THE WORK WAS RECOMMENCED IN JUNE, 2001.

AN AMOUNT OF RS. 52.00 LAKHS WAS INCURRED DURING THE CURRENT YEAR.

#### V GARDENS :

#### I KBR NATIONAL PARK :

#### VI. LAKES

#### 1) SAFILGUDA LAKE

The HUDA has taken up Safilguda lake comprehensive development in takes up, including Setting up of STP, ring bunds, surplus over flow weir, sewerage lines in let and out let channel etc. Work is almost completed. The Total cost of the project for Rs.560.00 lakhs.

#### 2) KEESARA LAKE

Under Keesaragutta Lake beautification works like desilting of lake and park development was taken up. The works are in progress. The total cost of project Rs.300.00 lakh.

#### 3) SAROORNAGAR LAKE

As a part of the development of Saroragar lake, the existing bund along the lake has been strengthened by construction of CRS masonry retaining wall and dry stone revetment. The bund was also black topped by laying WBM and semigrouting.

#### 4) LANGER HOUSE LAKE:

As a part of environmental development and preservation of lakes, HUDA has taken up the work of beautification of lakes. The lake at Langer House is included under the scheme. Initially it is proposed to lay the bund on the foreshores of the lake by excavating and deepening the lakebed. This will increase the lake capacity beside removing the pollution to certain extent.

Further, construction of STP, laying of sewer lines on the foreshores areas, inlet and out let channels, restoration of surplus arrangements are proposed and the work is in progress. The cost of the project is Rs. 319.00 lakhs. The expenditure incurred during the year is Rs. 177.00 lakhs.

#### 6. KEESARA LAKE

Under keesaragutta lake beautification works like desilting of lake and park development was takenup. The works are in progress. The total cost of the project is Rs. 200 lakhs. The expenditure incurred during the year is Rs. 14.00 lakhs.

\* The surplus is utilised on works executed for public service and for which no Government grants are received.

### VI. FINANCE & ACCOUNTS WING

The financial position of HUDA during the financial year with the corresponding figures for the previous Year are given below.

#### A. FINANCIAL POSITION:

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
	(Provisional)	(Audited)	(Audited)	(Provisional)
Opening Balance	5598550	23076221	23468831	43153804
Receipts	1380381399	1105400337	811724210	1266663159
Payments	1342803728	1101857296	792039237	1134054252
Investments	686004860	689035434	734232952	922951014
Closing Balance	23376221	26619262	43153804	175762711

#### B. ASSETS

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
1. Fixed Assets	89407871	87997659	91503362	121108586
2. Works in progress	1213784750	1288621453	1587572641	1774164119
3. Current Assets	1020746197	805280137	821322404	1010040468
4. Loans & Advances	80746273	81387212	112885958	144562373

#### C. LIABILITIES:

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
1. HUDA Fund	378351981	1031384317	129898780	1579388780
2. Reserves & Surpluses	404971099	978548585	1127179672	1272447399
3. Loans	60227575	60209575	60209575	60209575
4. Current Liabilities	1581134436	193143984	126506238	138029790

#### INCOME & EXPENDITURE STATEMENT YEAR ENDED 31.3.2000 & 31.3.2001

#### D. EXPENDITURE

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
Salaries	68780061	75130913	75930249	92678063
Contingencies	17759030	15499412	838552	17380303
Interest on Loans	4781000	4781000	4781000	4781000
Repairs & Maintenance	21194562	38117104	19073332	36096128
Depreciation	5981881	6101808	6169297	6236986
Miscellaneous & Payments	518668			
Lumbini park, Necklace road and other parks	1989174	2004679	1992052	7013548
NTR Gardens				10866357
* Surplus	108015335	88539479	115093803	145268827

#### E. INCOME:

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
Govt Grants	Nil	Nil	Nil	Nil
Development charges	131737734	127704787	113982520	180447074
Rent & Water charges	23265841	27042088	38746532	26251465
Interest & Miscellaneous Receipts	66531889	66378332	64035301	54097142
Lumbini park, Necklace road and other parks	3472247	8248988	5390409	13851314

#### E. BORROWING AND LOANS

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
1. Abstract statement of loans borrowed i.e. at the beginning of the year, fresh loans borrowed during the year, amounts repaid during the year on account of principal, interest, outstanding at the end of the year.				
Loans outstanding as on 01-4-1999 - Rs. 6,50,69,575.00				
Loans repaid during 1999-2000 - Rs. 48,42,000.00				
Loans outstanding as on 31-3-2000 - Rs. 6,02,27,575.00				
Loans outstanding as on 01-4-2000 - Rs. 6,02,27,575.00				
Loans repaid during 2000-01 - Rs. 18,000.00				
Loans outstanding as on 31-3-2001 - Rs. 6,02,09,575.00				
Loans outstanding as on 01-4-2001 - Rs. 6,02,09,575.00				
Loans repaid during 2001-02 - Nil				
Loans outstanding as on 31-3-2002 - Rs. 6,02,09,575.00				
Loans outstanding as on 01-4-2002 - Rs. 6,02,09,575.00				
Loans repaid during 2002-03 - Nil				
Loans outstanding as on 31-3-2003 - Rs. 6,02,09,575.00				

#### G. GRANTS RECEIVED (Capital)

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
1. Nature and amount				
Megacity		1,427.00	1,468.00	800.00
H.G.B.P		39.43	1,249.57	2,000.00
2. Utilization of Grants				
Megacity		1,427.00	1,468.00	800.00
H.G.B.P		39.43	1,249.57	2,000.00

#### H. OTHER SOURCES OF INCOME/RECEIPTS

	1999-2000 (Rs)	2000-2001 (Rs)	2001-2002 (Rs)	2002-2003 (Rs)
1. Disposal of lands/houses	37294465.00	17041035.00	32134615.00	275498269.00

CHIEF ACCOUNTS OFFICER

## VII ESTATE MANAGEMENT UNIT

The Estate Management Wing of HUDA deals with the identification of lands for acquisition for various projects of HUDA, sale (auction and allotment) and leasing of developed plots in the category of residential, commercial, built-up shops and houses, collection of hire purchase instalments, sale receipts monitoring and coordinating the maintenance of various HUDA complex including parks and recreational spaces. The Estate Management Unit is headed by an Estate Officer, who is in the rank of Special/Deputy Collector and the wing is divided into 4 sub-units.

The Estates Management Commercial unit deals with the leasing of commercial spaces in various HUDA's Commercial complexes, collection of rents and monitoring the maintenance of the complexes. This unit is headed by Resources and Development officer.

The following allotments of space in Commercial Complexes was made :-

Sl.No.	Name of the Complexes	Shops/Office blocks allotted
2001-2002		
1.	Maitriivanam	5
2.	Tarnaka Complex	7
2002-2003		
1.	Maitriivanam	11
2.	Sarooor Nagar	4

The total receipts during the year 2000-2001, 2001-2002 & 2002-2003 are as follows:

Receipts from Commercial Complexes:-

SL.NO	YEAR	RECEIPTS Rs. in Lakhs
1	1.4.2000 to 31.3.2001	176
2	1.4.2001 to 31.3.2002	200
3	1.4.2002 to 31.3.2003	220
4	1.4.2003 to 31-3-2004	329
	TOTAL	945

The following are the details of plots disposed of by HUDA:-

YEAR 2000 - 2001 : NIL  
YEAR 2001 - 2002 :

SL.NO	NAME OF THE COMPLEX	NO.OF PLOTS SOLD	TARGET (Rs. In Lakhs)	Achievement (Receipt) (Rs. In Lakhs)
1	Tellapur Residential Complex	141	117.41	117.41
2	Nalagandla Residential Complex	40	90.81	90.81

## YEAR 2002 - 2003

Sl. No	Name of the Complex	No. of Plots sold	Target (Rs. In Lakhs)	Achievement (Receipt) (Rs. In Lakhs)
1	Tanashanagar Res. Complex	27	262.75	262.75
2	Nalagandla Res. Complex	51	337.70	337.70
3	Tellapur Res. Complex	29	230.60	230.60
4	Necknampur Res. Complex	15	88.51	88.51
5	Madhuban Res. Complex LIG MIG	62 68	40.74 98.60	Recovery through salary deduction

## Lands Alienated and surplus lands allotted:-

1. The Government has alienated Acs.1853-21 gts of Government land and allotted 2,45,562-32 Sq.mts of Surplus land

a) DETAILS OF THE GOVERNMENT LANDS ALIENATED FOR 2000-2001

Sl.No:	Mandal	Village	Survey number	Extent in Acres
1	Shamir pet	Jawaharnagar	2 to 42,72 to 78,81 to ,96 to 104 etc	1000-00
2	Ramachandrapuram	Tellapur	323 to 332,336 to 340	224.13
3	Keesara	Rampally	258	44-06
4	Serilingampally	Gachabowli	91	1-35
5	Serilingampally	Hafeezpet	157&165	1-15
6	Serilingampally	Kothaguda	62	6-24
7	Hayathnagar	Injapur	126	22-00
8	Serilingampally	Miyapur	159	46-00
9	Nampally	Narayanaguda	T.S.No:47,Block 1,ward 63	8-03
10	Rajendernagar	kokapet	239&240	499-05
			TOTAL	1853-21

b) DETAILS OF SURPLUS LANDS ALLOTTED IN 2000-2001

Sl.No:	Mandal/Village	Survey number	Extent in Sq.mts
1	Uppal- Uppal khalsa	66	528.45
2	Uppal-Uppalkhalsa	65,66/p	6840.46
3	Uppal-Uppalkhalsa	549/1	16952.47

4.	Uppal - Uppal Bhagat	525	6980.84
5	Uppal - Uppal Bhagat	543, 544 (p)	2739.61
6	Uppal - Uppal Bhagat	493	7498.40
7	Uppal Bhagat	385, 386 (p)	2643.20
8	Uppal Bhagat	359/2, 381, 400	12949.82
9	Uppal Bhagat	475	3879.60
10	Uppal - Kothapet	34 (P)	3046.86
11	Uppal - Nagole	136/2 and 24	42551.14
12	Rajendranagar - Poppalguda	451 (p)	28330.46
13	Rajendranagar - Narsingi	298/2	2136.52
14	Rajendranagar - Budwel	84/1	3179.60
15	Balanagar - Begumpet	185/3	1154.80
16	Saroonagar - Nadurgul	72	6379.00
17	Serilingampalli - Hafeezpet	76/2	3665.60
18	Malkajiri - Malkajiri vge	304	474.00
19	Malkajiri	218	540.98
20	Malkajiri	387/1/2	4156.00
21	Malkajiri	384/1/2	207.84
22	Malkajiri	357/1 & 3	672.24
23	Malkajiri - Alwal	526	2195.00
24	Ghatkesar - Chengicherla	128, 129, 135 to 138	836.13
25	Amberpet	480 (p) and 481	375.00
26	Shaikpet	129/79	1322.00
27	Shaikpet	403/1	614
28	Shaikpet	T.S.No. 10	25000.00
29	Khairatabad	Premises No. 9-4-2/1	1690.00
30.	Yusufguda	16/1 and 16/2	47860.00
31	Golkonda	178, 179, 181 & 182	8163.00
	Total:		2,45,562.32

**Year 2001-2002**

The Government land alienated in the year 2001-2002 is Acs 984-17gts. The details are as follows:

**DETAILS OF THE GOVERNMENT LANDS ALIENATED DURING 2001-2002**

Sl.No:	Mandal	Village	Survey number	Extent in Acres
1	Shamirpet	Jawaharnagar	12 & other	970.04
2	Sreelingampally	Kondapur	218/10	2.08
3	Uppal	Bandlaguda	11	2.00
4	Bahadurpura	Meersagar	T.S.No:5,Block A	0-13
5	Rajendernagar	Bomrukkunmudowla	34/1/2	5-00
			TOTAL	984-17

**Year 2002-2003**

The land Alienated in he year 2002-2003 is Acs 11-19 gts .The particulars are detailed below:

**DETAILS OF GOVERNMENT LANDS ALIENATED DURING 2002-2003**

Sl.No:	Mandal	Village	Survey number	Extent in Acres
1	Malkajiri	Yapral	128	4-17
2	Malkajiri	Yapral	124/1	4-23
3	Malkajiri	Yapral	204	1-14
4	Rajendranagar	Neknampur	73	1-05
			TOTAL	11-19

**ANNUAL ADMINISTRATION REPORT FOR 2003-2004:**

The Govt. land alienated in the year 2003-2004 is Ac.854.00 Gts. The particulars are as follows:

**DETAILS OF THE GOVERNMENT LANDS ALIENATED DURING 2003-2004.**

Sl.No.	Mandal	Village	Sy.No.	Extent in Acres
1	Serilingampally	Miyapur	100& 101	454-00
2	Shamirpet	Jawaharnagar	12	400-00
			TOTAL	854-00

VIII. LAND ACQUISITION WING

I. Land Acquisition: During the Year 2000-2001

<u>A. ACTIVITIES:</u>		
1. Lands Acquired	-	Ac. 1202-04 gts
B. Action Plan and programme for Land Acquired -		
C. Abstract Details of L.A. Cases		
		O.P. Cases - 94
		A.S. Cases - 34
		SLP Cases - 03
		-----
Total :	131	
D. Suits - Litigations		
		W.P. cases 07
E. Other issues		
		Order of the Govt. are awaited to take possession of Ac. 9-14 gts in Ameerpet Village.

II. Land Acquisition: During the Year 2001-2002

<u>A. ACTIVITIES:</u>		
1. Lands Acquired	-	Ac. 1202-04 gts
B. Action Plan and programme for Land Acquired -		
C. Abstract Details of L.A. Cases		
		O.P. Cases - 76
		A.S. Cases - 24
		SLP Cases - 2
		-----
Total :	102	
D. Suits - Litigations		
		W.P. cases 05
E. Other issues		
		Order of the Govt. are awaited to take possession of Ac. 9-14 gts in Ameerpet Village.

III. Land Acquisition: During the Year 2002-2003

<u>A. ACTIVITIES:</u>		
1. Lands Acquired	-	Ac. 1202-04 gts
B. Action Plan and programme for Land Acquired -		
C. Abstract Details of L.A. Cases		
		O.P. Cases - 41
		A.S. Cases - 20
		SLP Cases - 2
		I.A. Cases - 24
		-----
Total :	87	
D. Suits - Litigations		
		W.P. cases 05
E. Other issues		
		Order of the Govt. are awaited to take possession of Ac. 9-14 gts in Ameerpet Village.

IV. Land Acquisition: During the Year 2003-2004

<u>A. ACTIVITIES:</u>		
1. Lands Acquired	-	Ac. 1202-04 gts
B. Action Plan and programme for Land Acquired -		
C. Abstract Details of L.A. Cases		
		O.P. Cases - 24
		A.S. Cases - 48
		SLP Cases - 1
		I.A. Cases - 24
		-----
Total :	97	
D. Suits - Litigations		
		W.P. cases 06

1. LAND ACQUISITION WING, PROPOSED TO ACQUIRED THE FOLLOWING LANDS DURING THE YEAR 2003-2004

Sl. No.	Name of the tank and village	Acquired extent Ac. Gts.
(1)	(2)	(3)
1.	Mir Alam Tank, Shivarampally Jagir(V)	10-22½
2.	Safilguda Addl. S.T.P. Plant, Malkajgiri (V) & (M).	0-33
3.	Pedda Cheruvu, Nacharam (V)	10-07
4.	Nalla Cheruvu, Uppal (V) & (M).	9-24
5.	Banda Cheruvu, Malkajgiri (V) & (M).	14-09
6.	Ramakrishna Puram Cheruvu, Malkajgiri (V) & (M).	9-22¼
7.	Safilguda S.T.P. at Malkajgiri (V) & (M)	3-38
8.	Box channel at Safilguda Lake, Malkajgiri (V)	0-04½
9.	Patel Cheruvu, Laiaguda (V), Maredpally (M).	2-06
	<b>TOTAL:</b>	<b>61-06¾</b>

2. OUTER RING ROAD

Sl. No.	Name of the village	Acquired Extent Ac. Gts.
(1)	(2)	(3)
1.	Shamshabad	36-23
2.	Kothawaliguda	47-30
3.	Himayathisagar	12-25
4.	Manchirevula	20-09
5.	Bairagiguda	7-14
6.	Narsingh	8-31½
7.	Poppaliguda	21-25
8.	Nanakramguda	12-22
9.	Gachibowli	6-32
10.	Kothaguda	12-01¾
11.	Kondapur	16-09
12.	Hafeezpet	10-20
13.	Miyapur	9-28
	<b>Total:</b>	<b>222-30¼</b>

3. DETAILS OF ACQUISITION OF LAND FOR DEVELOPMENT OF TOWNSHIP FOR ANTHAIPALLY (V) ROAD FROM TUMKUNTA TO JAWAHAR NAGAR (V) APPROACH ROAD.

Sl. No.	Name of the tank and village	Acquired extent Ac. Gts.
(1)	(2)	(3)
1.	Approach road from Tumkunta (V) to Jawahar nagar (V)	18-29 ½
2.	Development of township Anthaipally (V)	632-07
	<b>TOTAL:</b>	<b>650-34 ½</b>

E. Other issues

Order of the Govt. are awaited to take possession of Ac. 9-14 gts in Amreepet Village

ADMINISTRATIVE REFORMS AND ANNUAL ACTION PLANS

(a) Simplification of Procedures:

The procedure under Land Acquisition is statutory and well defined procedure with prescribed formats to be used at each level are there. Hence it is already simplified.

(b) Delegation of authority:

Land Acquisition is quasi judicial in nature and as such delegation is not allowed.

(c) Enforcement of accountability:

Strict vigilance is kept to monitor the progress of acquisition process and there is no delay by any staff member.

(d) Redressal of Public grievances:

The representation pertaining to Land Acquisition mainly relate to the payment of compensation and as per rules payments are made to the petitioners.

## IX. URBAN FORESTRY WING

YEAR 2000-2001

### INTRODUCTION

The Urban Forestry Wing of HUDA has the function of bringing sizeable portion of HUDA as well as government vacant lands and open spaces under greenery by raising avenues, tree parks, lawns, gardens, flowering and ornamental shrubs in order to improve overall greenery and environment of Hyderabad for quality of life.

### STAFF SET UP:

**Urban Forestry - Regular**

This department functions under the supervision of the Director. The Director is assisted by Deputy Director, 5 Forest Range Officers, 3 Deputy Range Officers, 6 Foresters, 7 Forest Guards and other Ministerial / Class IV staff besides supervisory Maistries.

### HYDERABAD GREENBELT PROJECT - 1994-2000

HUDA was implementing the Hyderabad Green Belt Project (HGBP) aided by the Royal Netherlands Embassy (RNE) since 1994. This HGBP which was completed on 31st March 2000 and subsequently extended for six more months has come to an end by September 2000.

The project's progress as assessed in September 2000 is more than satisfactory. A total of 5687 hectares have been covered under various components. The details are as under.

S.No	Name of the Component	Achievements	
		Target Area in Ha	Area in Ha
1	Water Supply Lake Banks	850	734
2	Roadside avenues	156	180
3	Wastelands	3030	3241
4	Silvipasture	700	720
5	Agro forestry	800	812
	<b>TOTAL</b>	<b>5536</b>	<b>5687</b>

### INCEPTION PHASE - OCTOBER 2000 TO DECEMBER 2001

In the meanwhile HUDA has submitted proposals for Green Hyderabad project (GHP) 2000 - 2004 to the RNE for an outlay of Rs. 8,443.57 lakhs. The RNE has fielded an Appraisal Mission on this project. Based on the recommendations of the Appraisal Mission the RNE has suggested to submit proposals for Inception Phase (Bridge Phase) for a period of 15 months from October 2000 to December 2001 in order to ensure continuity of the present project as the main project i.e. Green Hyderabad Project may take some time for approval.

### LANDSCAPE AND GARDENS

**BEAUTIFICATION AND DEVELOPMENT OF GARDENS ALONG NECKLACE ROAD**  
Landscape gardens along the 3.5 kms Necklace road to a width of 50 feet have been developed with rolling lawns overlooking the lake during 2000-2001. Necklace road has become the hub of activity in Hyderabad city of late. The road median strip has planted with a dozen varieties of shrubs giving a colorful look to the road. Besides this screen planting of two rows of flowering trees has been completed.

## SHILPARAMAM BEAUTIFICATION

50,000 seedlings including ornamental plants were planted at Shilparamam as part of beautification of South Zone Cultural Center. In addition rockeries merging with the natural landscape have been developed at Shilparamam.

### DEVELOPMENT OF PARKS IN PERIPHERAL MUNICIPALITY

HUDA has successfully executed landscaping and beautification of the Andhra Pradesh Secretariat at Hyderabad. HUDA has also developed a small piece of land near Tank bund into a prestigious dream park- Lumbini Park with special attractions like Landscaped gardens, Musical fountains, facilities for water sports and recreation is a feather in the cap of HUDA. Many more parks and gardens are on the anvil which are planned to develop microclimate zones in each Municipality with recreational facilities.

During this year HUDA has developed the following parks in the Municipalities under its control.

- Uppal Traffic Junction park (Uppal Municipality)
- Patelkunta (Kukatpally Municipality)
- Bomrukodwla park / nursery (Rajendranagar Municipality)
- Dr. A.S. Rao Nagar (Kapra Municipality) work in progress

### GREEN FLYOVERS

For the first time in the country the concrete flyover structures have been clad with green clinging climbers. The intervening spaces between the piers under flyover are laid up with colorful shade tolerant plants and with beautiful water fountains. Greenery has been developed under the following flyovers:

S.No.	Name of flyover/Parallel bridge	Date of Commencement	Date of completion
1	Airport	March '97	30.12.98
2	C.T.O.	March '97	27.5.99
3	Hari Hara Kala Bhavan	April '97	15.2.99
4	Bashceerbagh	Feb '98	15.8.99
5	Tamaka	May '97	15.8.99
6	Nayapool Parallel bridge	Jan '98	30.6.99
7	Masab Tank	Jun '97	31.3.2001

### DEVELOPMENT OF N.T.R. MEMORIAL & GARDEN

HUDA is developing a picturesque and sprawling garden over an area of 55 acres in the heart of the city, this would serve as an excellent green lungs to the ever growing population of Hyderabad City

### DEVELOPMENT OF LANDSCAPE GARDENS AT Dr. MCRHRD

HUDA has undertaken beautification of the premises of Dr. MCRHRD institute at Jubille Hills as a deposit work. Landscaping with rolling lawns, rockeries and colorful shrubbery have been developed. A winding nature trail has been developed for the use of walkers. The landscape garden is dotted with two lotus ponds, which have been developed.

**DEVELOPMENT OF WALKWAY GARDENS AROUND K.B.R. NATIONAL PARK  
PHASE-I**

HUDA is entrusted with the task of beautification in the portion outside the newly erected wall with grill around K.B.R. National Park. The task includes formation of jogger's path and development of landscape garden between the jogger's path and road.

**Development of jogger's path**

A six meter wide joggers path has been laid over a distance of 2.1 kms with a kerb wall on either side of the path. The track has been completed upto the point near Jubilee Hills check post.

**Development of Landscape gardens**

The land between the jogger's path and the road over a distance of 2.1 kms has been levelled and shaped. Preparation of lawn beds and dibbling of fescue grass has been done over an area of 1000 sqmts on the left side of the main gate towards the cancer hospital. Planting of shrubs and ground covers on the mounds at the main entrance and on the left side towards the cancer hospital is completed over an area of 1500 sqmts. Planting of hedges along the see through grill compound wall has been completed over a distance of 2.1 kms as per the plan given by the consultant.

**WOMEN NURSERIES**

This year training programme was conducted to women in nursery raising and maintenance in Urban Forestry nursery centers. After training, poorest of the poor women (below poverty line) are selected from the women groups identified for taking up homestead nurseries.

Soil mixture, poly bags, seed and fertilizers are supplied to the women at their door steps by HUDA. The women during leisure time render labour and rear the saplings. HUDA buys back the saplings for utilization, distribution and planting.

During this year 38 women groups consisting of 408 women, were involved in nursery in nursery raising activity. A total of 5.35 lakh seedlings were raised through these women groups and an amount of Rs. 8.33 lakhs was paid under buy back arrangement

**NEERU MEERU ACHIEVEMENTS**

Item of Indicator	Planned	Achieved
Number of structures	75581	46176
Volume of work (in lakh cmt)	12.64	10.43
Recharge space created due to RWHS (in lakh cmt)	78.02	65.24
Amount Rs. in lakhs	360.44	179.42

**FUND**

The following amounts were spent during the year 1999-2000 under HUDA Regular works, Indo-Dutch 'Hyderabad Greenbelt Project' and Special Project.

- a) HUDA Regular works Rs. 410.05 lakhs
- b) Hyderabad Greenbelt Project Rs. 17.35 lakhs
- c) Special Projects Rs. 128.09 lakhs
- d) Inception Phase (GHP) Rs. 224.79 lakhs

**YEAR 2001-2002**

**1. STAFF SET UP:**

Ever since a post of Executive Director (GHEP) is created the entire Urban Forestry Wing functions under his guidance. However, the Director, Urban Forestry is having close supervision over the entire wing. The Urban Forestry Wing is assisted by 2 Assistant Directors, 7 Forest Range Officers, 1 Horticulture Officer, 4 Deputy Range Officers, 7 Foresters, 7 Forest Guards and other Ministerial / Class IV staff besides supervisory Maistries and supported by a team of professionals in the Core Team.

**2. INCEPTION PHASE – OCTOBER 2000 TO DECEMBER 2001**

HUDA has submitted proposals to RNE for an upscaled programme to continue the activities taken up during Hyderabad Greenbelt Project. The RNE having satisfied about the performance during HGBP has extended continuance of the aid to execute an upscaled programme from 1-10-2000 to 31-12-2001 known as Inception Phase – GHIP. Similarly the RNE has agreed to continue the aid during the course of upscaled programme from 1.1.2002 to 31.12.2006 entitled as GHEP

This inception phase is mainly conceived to continue the tempo of afforestation and also facilitate the project authorities to upgrade their capabilities and skills by organizing trainings / exposure visits and prepare institutionally for the main project. Lake development is an important additionality of the project.

During the current year i.e. 2001-2002 the following physical targets were fixed and achieved:-

**3.1 Urban Greening**

Sl. No	Name of the component	Target	Achievement
1	Afforestation of Degraded wasteland / Community lands / Reserve forest land		
a	Wastelands	450	495000
b	Silvipasture	300	240000
c	City Forests in Institutional open lands	410	451000
2	Homestead planting / Peoples nurseries / Agroforestry	480	480000
3	Greening Residential colonies	360	46800
4	Greenbelt along Roadways / Margins	100	100000
	<b>TOTAL</b>	<b>2100</b>	<b>1812800</b>
			<b>429</b>
			<b>219</b>
			<b>323</b>
			<b>1145</b>
			<b>360</b>
			<b>139</b>
			<b>2355024</b>



### 3.2 Integrated Lake Treatment & Conservation

Under GHP-IP, it was proposed to take up lake treatment and conservation works in (3) problematic lakes and (10) non-problematic lakes.

#### Problematic lakes (Category-I)

The lake treatment and conservation measures have been taken up in the three major lakes with special problems namely, Safilguda, Saroomnagar, Langerhouse. The following components of work have been taken up.

1. Dredging & desilting in three lakes i.e. Safilguda, Saroomnagar and Langerhouse
2. Strengthening of the bund in Safilguda and Saroomnagar lakes.
3. Peripheral bund formation in three lakes has been done
4. Establishment of Sewerage Treatment Plants (STP), modernization of sluice, weirs, inflow & outflow channels, drainage system in the lake periphery are in the advanced stage of completion.

#### Scientific & Limnological studies

Water quality analysis and sediment analysis has been carried out with about 19 parameters for 85 lakes by the Andhra Pradesh Pollution Control Board in three phases.

Limnological studies for (5) lakes viz. Saroomnagar, Safilguda, Langerhouse, Durgam Chruvu and Medchal were conducted.

#### Non-Problematic lakes (Category-II)

Under the category-II lakes, 10 lakes have been taken up for restoration, the following activities have been taken up and completed:

- Survey & demarcation
- Fencing the lake periphery
- Lake securing measures
- Strengthening of bund
- Regulation of inlet and outlet channels
- De-weeding and vector control
- Desilting
- Development of tree parks
- Development of nursery sites
- Foreshore plantation

### 3.3 Studies undertaken to assess the impact of HGBP

Various studies were undertaken during the year to assess the impact of Pilot Project on other components of the ecosystem.

- Socio-economic impact of Hyderabad Greenbelt Project
- Gender Impact Assessment in Hyderabad Greenbelt Project
- Environmental benefits of Avenue Plantations
- Impact of HGBP on Groundwater regime
- Baseline data

### 4 GREEN HYDERABAD ENVIRONMENT PROGRAMME – 2002 - 2006

The GHEP project formulation is completed with the following components with an overall financial outlay of Rs. 206.56 crores – I.1.2002 to 31.12.2006 (Main Phase of GHP)

Name of the Component Activities	Area (in Ha)	Target		Cost
		Plants (In lakhs)		
Creation and conservation of greenery (afforestation)	12,100	109,05		5786.25
Afforestation of Degraded wasteland / Community lands / Reserve forest land				
Wastelands	2,800	36,96		1,100.76
Silvipasture	1,400	13.44		490.63
City Forests in Institutional open lands	2,300	30.36		748.39
Homestead planting / Peoples nurseries / Agroforestry	1,800	18.00		66.62
Greening Residential colonies	3,300	4.29		1850.03
Greenbelt along Roadways / Margins	500	6.00		1,529.88
Integrated lake treatment & conservation	1,300			11252.04
Preparatory Stage				484.18
Implementation Stage	1,300			10283.66
Laboratory, hardware, monitoring, etc.				484.19
Support Activity				3617.50
Technical assistance				450.09
Training and Exposure Visits				279.00
Community Participation				146.00
Entrepreneurial Dev. Fund				147.00
Research, Monitoring and Evaluation				382.00
Publicity & Awareness				337.00
Incremental operative cost (Recurring)				1667.53
Infrastructure cost (Non-Recurring)				208.88
Grand Total	13,400	109,05		20655.79

### 5. LANDSCAPE & GARDENS

#### 5.1 PARKS IN PERIPHERAL MUNICIPALITY

During 2000-2001 HUDA has developed parks in the Municipalities which are maintained in a befitting manner. During 2001-2002 Dr. A.S. Rao Nagar Park in Kapra Municipality was developed and was opened to public.

#### 5.2 GREEN FLYOVERS

Greenery under Narayanguda flyover is taken up during 2001-2002 and completed. The concrete flyover structures have been clad with green clinging climbers. The intervening spaces between the piers under flyover are laid up with colourful shade tolerant plants and with beautiful water fountains.

#### 5.3 N.T.R. MEMORIAL & GARDEN

The NTR Gardens is one of the most picturesque and sprawling gardens developed in the heart of the city. Spread over an area of 34 acres, this park serves as green lungs for Hyderabad's exploding population. It is a vibrant park with lot of attractions like toy train, water slide, machan tree, fruit restaurant, car café, Japanese gardens and an array of mystifying fountains and roaring cascades. The NTR garden is dedicated to the people during the period under report.

5.4 DEVELOPMENT OF LANDSCAPE GARDENS AROUND K.B.R. NATIONAL PARK – PHASE-II

During 2000-2001, joggers path and landscape gardens over a distance of 2.1 Kms with kerb wall on either side of the path under Phase-I was developed and maintained.

Development of jogger's path

In the second phase, in addition to maintenance of 2.1 km landscape garden, a six-meter wide joggers path has been laid over a distance of 2.9 kms with a kerb wall on either side of the path.

Development of Landscape gardens

The land between the jogger's path and the road over a distance of 2.9 kms has been leveled and shaped. Preparation of lawn beds, dibbling of ficus grass, planting of hedges along the see through grill compound was has been completed.

6. WOMEN NURSERIES

During this year 136 women groups consisting of 1251 women, were involved in nursery in nursery raising activity. A total of 12.89 lakh seedlings were raised through these women groups and an amount of Rs. 27.87 lakhs was paid under buy back arrangement

7. NEERU MEERU ACHIEVEMENTS

Item of Indicator	Planned	Achieved
Number of structures	62430	150831
Volume of work (in lakh cmt)	9.85	16.38
Recharge space created due to RWHS (in lakh cmt)	54.65	201.59
Amount Rs. in lakhs	232.70	120.50

8. FUND

The following amounts were spent during the year 2001-2002 under HUDA Regular works, External Aided Green Hyderabad Project and Special Project.

- a) HUDA Regular works Rs. 117.20 lakhs
- b) Special Projects Rs. 273.58 lakhs
- c) External Aided Project (GHP) Rs. 1077.23 lakhs

year 2002-2003

GREEN HYDERABAD ENVIRONMENT PROGRAMME 2002-2006

The Green Hyderabad Environment Project commenced from 1-1-2002.

The overall aim is "To achieve sustainable improvement of the living environment with active stakeholder participation and a focus on gender and poverty alleviation"

The objectives are:

- Remediation of urban environment in a holistic fashion covering various facets like policy, institutions, technology and legal framework.
- Addressing health environment and water conservation.

- Focusing on urban and semi-urban poor particularly women affected from resource degradation.
- Active stakeholder participation in planning, implementation and monitoring of the activities.

The physical and financial targets of the project is as follows:

Sl. No	Component	Area in Ha	Financial (Rs in crores)
1	Urban Greening	12100	57.86
2	Integrated lake treatment & conservation (87 lakes)	1300	112.52
3	Support Activity	-	36.18
	<b>TOTAL</b>	<b>13400</b>	<b>206.56</b>

Achievement during 2002-2003

Sl. No	Component	Target		Achievement	
		Ha	Seedling	Ha	Seedling
<b>A</b>	<b>URBAN GREENING</b>				
1	Afforestation of Degraded wasteland / Community lands / Reserve forest land				
A	Wastelands	1230	1353000	1356	1383712
B	Silvipasture	340	272000	337	245730
C	City Forests in Institutional open lands	535	588500	464	457321
	<b>Total (a+b+c)</b>	<b>2105</b>	<b>2213500</b>	<b>2157</b>	<b>2086763</b>
2	Homestead planting / Peoples nurseries / Agroforestry	825	825000	992	996000
3	Greening Residential colonies	975	126750	823	112452
4	Greenbelt along Roadways / Margins	125	125000	246	134274
	<b>TOTAL</b>	<b>4030</b>	<b>3290250</b>	<b>4218</b>	<b>3329489</b>

Prior to 1995, only 4.5% of geographical area of HUDA was under green cover. In the past 8 years (including this year), HUDA has increased the green cover to 21% (including water bodies)

Benefits from best utilization of the open spaces / parks / city forests etc.

A study data revealed that the specific pollutant concentrations are decreasing with the increase in plantation density, which is due to absorption of specific pollutants by the avenue plantations. In general, plantations have controlled the microclimate around the area of their existence by reducing pollution levels as indicated below.

Sl. No	SPECIFIC POLLUTANT	REDUCTION OF POLLUTION LEVEL
1	SPM	27%
2	NOx & SO2	58%
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

## INTEGRATED LAKE TREATMENT & CONSERVATION

Going by pollution levels and urgency of action for hydrological balance only 87 water bodies were chosen for intervention. The treatment measures proposed essentially aim at cleaning the water entering the lakes so the contamination of ground water aquifers is prevented. The cleaning is accomplished through "Constructed Wetland" method, which uses aquatic plants and flora to filter pollution as also to increase storage capacity. In the case of some lakes additionally the cleaning is done through Sewage Treatment first considering heavier pollution. Thus two classes of lakes are involved based on these different interventions.

Out of the 170 lakes notified by HUDA, 87 lakes are proposed to be treated and conserved under Green Hyderabad Environment Programme from 2002-2006. These 87 lakes are categorized into two categories viz. Category-I lakes (18) numbers which are highly polluted and Category-II lakes (67) numbers which are moderately polluted.

- HUDA has already initiated lake treatment and conservation works in 13 lakes (Category-I 3 lakes and Category-II 10 lakes) during 2001-2002 and completed the treatment works in all aspects during 2002-2003

### Benefits from Lake Restoration

- Harvests the precious rainwater and augment shortfall in water supply needs of Hyderabad
- Moderates the flood risk by interconnecting the lakes
- Improves the scope for recharge of ground water within the influence zone of the lakes
- Improves the health conditions, particularly people living in the lake surroundings.
- Enhances the biodiversity in and around the lakes.
- Develops local economy through eco-tourism activities at lakes.

## LANDSCAPE & GARDENS

### Island Garden on Necklace road

Island garden on Necklace road is developed with beautiful landscape garden.

### Beautification of Basara Temple Premises

HUDA was entrusted with task of beautification of Basara Temple premises by the Government of Andhra Pradesh and the same was approved by HUDA Board. HUDA has developed landscape garden in the premises of Basara Temple including formation of pathways, development of entrance plaza, installation of irrigation system, planting of avenue plants etc.

## Beautification of Keesara Temple Premises

Urban Forestry has taken up the beautification of Keesara in a comprehensive way by taking up development works such as; development of roads, parking lots, development of lakes and developing a beautiful landscape garden. The approach road to the temple was widened and blacktopped, parking lot with a facility to accommodate 50 cars and 1000 two wheelers is developed. Kiosk is developed for the facility of the visitors. All the three lakes were cleaned, desilted (40,000 cmt) and weeds are removed. The bunds were strengthened for all three lakes. A peripheral walkway has been created in the foreshore of Tamarakuanta.

The landscape garden over an area of about 10 acres is developed with meandering swells, and planted up with trees and shrubs of spiritual importance. Children's play area is added as an additional attraction with swings, seesaws, and slides. Blending with the rural setting number of planter walls around the trees developed to serve as congregating places.

## N.T.R. Garden – International Appreciation

The National Geographic Magazine November 2002 in its "city's future" has described NTR garden as an 'Urban Eden', and recognized it as an example of world-wide vision in good urban governance. Now in Hyderabad, it is the tourist destination with 2.1 million visitors annually with gate collection for Rs. 3.65 crores annually. The gardens are maintained on par with international standards.

## WOMEN EMPOWERMENT

During this year 2200 women were trained in nursery techniques almost all of them are urban slum dwellers. The administration has been outsourcing 50% of their sapling requirements annually from them. 174 women groups consisting of 1519 women have taken up this activity. An amount of Rs. 38.22 lakh is paid to the women for raising and maintenance of seedlings.

## NEERU MEERU ACHIEVEMENTS

Item of Indicator	Planned	Achieved
Number of structures	25966	61308
Volume of work (in lakh cmt)	4.76	7.96
Recharge space created due to RWHS (in lakh cmt)	62.61	142.53
Amount Rs. in lakhs	32.98	106.57



- 7.2 The Lumbini Park was developed in the year 1994 at an estimated project cost of Rs.235 lakhs on an area of 5.00 acres land.. To sustain the visitorship it has proposed to revamp the Lumbini Park with the main attraction being Laser show and other attractions like Boating, Children Play Equipment and Lush Greenery.
- 7.3 NTR Memorial was developed in the year 1999 on an area of 2.00 acres of land and the main attractions are cascading fountain, beautiful flower beds and Manicured lawns.
- 7.4 NTR Garden was developed in the year 2001-2002 at an estimated project cost of Rs. 22.00 crores, spreading over an area of 34 acres. The average visitorship per month is 2.00 lakhs. The special attractions in the Garden are:
- Entrance Plaza with Fountain.
  - Machan Tree.
  - Car Cafe.
  - Toy train.
  - Japanese Garden.
  - Wide pathways.
  - Lush Greenery.
  - Fruit Restaurant.
  - Family Entertainment Centre.
  - Childrens Play Equipment.
- 7.5 Necklace Road was developed in the year 1996 and the project cost was Rs.28 crores. The length of the Necklace Road is 3.6 Kms. The highlights of the Road are:
- Multilevel parking complex. (ground parking completed)
  - Aerating Fountains.
  - Attractive Central Median.
  - Lush Green lawns.
  - Beautiful pathways ;with granite stone and red sand stone.
  - Boating activity at STP pond.
- 7.6 The Peoples Plaza was built on the Necklace Road near Bridge No.1 on an area of 3.30 acres at an estimated cost of Rs. 70 lakhs. The Peoples Plaza has the capacity of 20,000 spectators. It has 4 entrance gates. It is being let-out to public and other organisations for conducting fairs and festivals. The main attractions of the Peoples Plaza are:
- wide promenades with granite and red sand stone.
  - Attractive railing
  - Performing Arts Stage.
  - Stone retaining wall with hanging bougainvillea and other creepers.
- 7.7 Sanjeevaiah Park was takeover from MCH during the month of October 2003 and it is being maintained by BPPA. A provision of Rs. 100.00 Crores was made for the year 2004-2005 for the development of this park.
- 7.8 Laser show project has been under taken on an area of 2.00 Acres land adjacent to Lumbini Park. An agreement was entered with foreign firm namely "Laser Land GMBH" of Germany, to supply, install and operate the Laser Show. The other

civil works like Musical Fountain, Viewers Gallery are under construction. It is a prestigious project of the Government of Andhra Pradesh and it is first of its kind in India. The total cost of the project is about Rs.13.00 Crores.

## XI Hyderabad Airport Development Authority

Hyderabad Airport Development Authority was constituted as per the Section 3-A of A.P. Urban Areas (Development) Act, 1975 to develop the areas around the proposed International Airport at Shamshabad and surrounding areas vide G.O.Ms.No. 352, M.A., dated 30-7-2001 indicating the villages covered. Chairman, Vice-Chairman and Members were appointed vide G.O.Ms.No. 35, M.A., dated 31-1-2002.

A public Caution Notice indicating unauthorized layouts in HADA area was published in August, 2002. As per the decisions taken in the meeting with the Hon'ble Chief Minister Plan for HADA area is under revision.

