GOVERNMENT OF TELANGANA
ABSTRACT

MA &UD Department – HMDA – Hyderabad Metropolitan Region Land Pooling Scheme, Area Development Plan, Development Scheme Assemblage, Formulation and Implementation) Rules, 2017 – Certain Guidelines - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.I) DEPARTMENT

G.O. Ms. No.83, Dated:04-06-2020
Read the following: -

1. G.O. Ms. No. 306, MA &UD (Plg.I) Dept., dt: 7.12.2017
2. From MC, HMDA L. N. 4300/LPS/HMDA/2019, dt: 3.2.2020.

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ORDER:

In the circumstances reported by the MC, HMDA in the reference 2nd read above, Government after careful examination hereby issue the following guidelines under Rule-24 of Hyderabad Metropolitan Region Land Pooling Scheme, Area Development Plan, Development Scheme and other Land Assemblage Projects (Assemblage, Formulation and Implementation) Rules, 2017 for taking up Land Pooling Scheme in HMDA area.

(1) Sharing of Developable Land under Rule-13 (b): The developable area shall be shared between the Land Owner and Developer in the ratio of 60:40.

(2) Out of the HMDA share 5% shall be earmarked for EWS Housing, 10% for LIG Housing, and 10% for MIG Housing, as required under Section 24 of the HMDA Act,2008. HMDA shall be at liberty to amalgamate/group such allocated areas into one area/one place within the Scheme.

(3) HMDA/Allotted owners shall be at liberty to allocate/dispose / auction/or lease their share of developable area as residential /residential cum commercial/institutional/IT/Offices/ Mix of the above uses as per Zoning Regulations.

(4) To expedite the land pooling process following steps are suggested:

(i) Step - I - Take the consent from land owners in Form-2,

(ii) Step - II - Approval of the intent to undertake the Scheme from the HMDA Internal Committee, and

(iii) Step – III - Notifying w.r.t. Declaration of the Land Pooling Scheme / Area Development Plan / Development Scheme by HMDA.

(5) The total Project Cost should broadly reflect the following:

(i) Development works (viz., roads, side drains, water supply lines, sewerage lines, electricity, landscaping and avenue plantation, other Greenery, lakefront development, if any,)line estimate costs;

(ii) Cost of leveling/filling and developing the land topography;

(iii) The NALA Charges of the Revenue Sy Nos. /Patta lands to be borne by HMDA;

(iv) The Registration and Stamp Duty fees of the Sale deeds to be executed by HMDA for the allocated plots/sites to owners by HMDA- to be borne by HMDA;

(v) The land use conversion charges in lieu of Change of land use to be borne by HMDA;

P.T.O.

(vi) Cost of low rise Compound Wall and chain link fencing of the reserve sites/open spaces/ lands in favour of HMDA;

(vii) Balance cost towards the Master Plan Capitalization costs;

(viii) Administrative and Establishment Charges (10% of the Total estimated cost)

(6) **Infrastructure Development** - Within six months from the date of approval of the Draft Development Scheme/Land Pooling Scheme/Area Development Plan, HMDA shall complete the physical demarcation of roads, open spaces, utilities, plots, etc.; and complete the basic formation of the roads with gravel, as the First Stage. In second stage, HMDA shall undertake to develop and complete the entire infrastructure in a phased manner, within 3 years.

(7). The title deeds/documents shall be executed in favour of land owners according to the Reconstituted plots and draft approved Scheme, within 3 months from the date of approval of draft Scheme. HMDA shall duly takeover of all lands/sites/plots pertaining to HMDA share, and construct low rise 2 feet high compound wall with chain link fencing of all plots, open spaces, amenities sites, etc. after approval of draft development scheme.

2. These orders shall come into force with immediate effect. The Metropolitan Commissioner, HMDA shall take further action accordingly in the matter.

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

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Managing Director, Hyderabad Growth Corridor Limited.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Director of Town & Country Planning, Hyderabad.
The Managing Director, Hyderabad Metropolitan Water Supply & Sewerage Board. The Director of Municipal Administration, Hyderabad.

Copy to:
OSD to M (MA).
The PS to Principal Secretary, MA&UD.
The Law (C) Department, TS Secretariat, Hyderabad.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER