

**GOVERNMENT OF TELANGANA  
ABSTRACT**

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT -  
Hyderabad Metropolitan Development Authority - Minimum area for Layout  
development - 1 acre - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 102**

**Dated: 28.08.2015.**

**Read the following:-**

1. G.O.Ms.No.439, MA & UD (I1) Dept., Dt: 13.06.2007.
2. G.O.Ms.No.287, MA & UD (I1) Dept., Dt: 03.04.2008.
3. G.O.Ms.No.288, MA & UD (I1) Dept., Dt: 03.04.2008.
4. G.O.Ms.No.470, MA & UD (I1) Dept., Dt: 09.07.2008.
5. G.O.Ms.No.526, MA & UD (I1) Dept., Dt: 31.07.2008.
6. G.O.Ms.No.527, MA & UD (I1) Dept., Dt: 31.07.2008.
7. G.O.Ms.No.528, MA & UD (I1) Dept., Dt: 31.07.2008.
8. G.O.Ms.No.33, MA & UD (I1) Dept., Dt: 21.01.2013.
9. From the MC, HMDA, Hyderabad Lr.No.000282/Policy/  
Plg/HMDA/2014, Dt:17.04.2014.

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**ORDER:**

Whereas the Layout and Subdivision Regulations approved by the Government along with the Master Plan for erstwhile Hyderabad Urban Development Authority area notified vide G.O.Ms.No.288, MA&UD Department, dated 03.04.2008 read with G.O.Ms.No.526, MA&UD Department, dated 31.07.2008; Master Plan for Hyderabad Airport Development Authority area notified vide G.O.Ms.NO.287, MA&UD Department, dated 03.04.2008 read G.O.Ms.No.527, MA&UD Department, dated 31.07.2008; Master Plan for Outer Ring Road Growth Corridor area notified vide G.O.Ms.No.470, MA&UD Department, dated 9.7.2008 read G.O.Ms.NO.528, MA&U Department, dated 31.07.2008 and the Master Plan for Metropolitan Development Plan - 2031 for Hyderabad Metropolitan Region notified vide G.O.Ms.No.33, MA&UD Department, dated 24.01.2013, among other things stipulates that “the minimum area for layout development shall be 4 hectares (10 acres)”.

2. And whereas, the Metropolitan Commissioner, HMDA in the reference 9<sup>th</sup> read above reported that one of the main reasons for development of unauthorised layouts especially in below 10 acres extent is mainly due to above stipulation and that there has been consistent requests from owners of small land holdings to approve layouts approvals in smaller layouts also. Further, MC, HMDA has stated that, to encourage people to come forward for planned development there is a need to relax the above stipulation and requested the government to issue necessary orders subject to payment of differential development charges for layouts in below 10 acres.

3. And whereas, Government after careful examination of the matter, have agreed to the proposal of the HMDA and accordingly in super session

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of the earlier regulation mentioned above hereby specifies that the “minimum area for layout development shall be 1 acre”. However, the layout owners / developers have to pay differential development charges as specified below:

- a) 1.75 times of the prevailing development charges in respect of layouts between 1 acre to below 5 acres.
- b) 1.5 times of the prevailing development charges in respect of layouts between 5 acres to below 10 acres.

4. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority & Commissioner, Greater Hyderabad Municipal Corporation shall take further action accordingly.

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

**M.G. GOPAL  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority,  
Hyderabad.  
The Commissioner,  
Greater Municipal Corporation of Hyderabad,  
Hyderabad.  
SC/SF

**// FORWARDED : : BY ORDER //**

**SECTION OFFICER**