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'Influence zones' proposed near metro rail stations

Hyderabad: If Hyderabad Metropolitan Development Authority's plans materialise, only high-rise buildings with minimum 40 metre height will be encouraged in 'influence zones' (an area in a radius of 300 to 800 metres) around metro rail and MMTS stations soon. Also, mixed land use, where property developers can exploit real estate for commercial, residential, recreational and other purposes, will be allowed in these zones.

The HMDA has prepared development regulations (building rules) for 19 proposed influence zones in the city. The authority has already decided to promote Transit Oriented Development (TOD) around the metro rail stations. To take it further, the development regulations have been formulated by the HMDA.

Officials said the influence zones would focus on all-round development. In the influence zones, commercial space, budget hotels, coffee shops, day-care facilities, restaurants, service apartments, hospitals, cyber cafes, health clubs, entertainment centres apart from residential purpose would be allowed. Banquet halls, car showrooms, bus depots, electrical sub-station and automobile repair shops would not be permitted in the zones.

"The authority will encourage minimum 2.5 hectares plot area with 40-metre height (10 to 12 floors) buildings in the area. The developers will be given concessions. For instance, instead of 12-metre setback, only eight metre will be insisted upon. Parking space requirement will be reduced in the development regulations," a senior HMDA, who is involved in preparation of rules, told TOI.

Since open spaces were



GHMC commissioner Somesh Kumar inspects under-construction metro rail station at Nagole on Tuesday. Metro rail MD NVS Reddy is also seen

ON THE TRACK

Proposed Influence Zones

Miyapur, Kukatpally, Balanagar, Moosapet, Bharatnagar, Ameerpet, Punjagutta, Erramanzil, Khairatabad, Nampally, Nagole/Uppal, Tarnaka, Mettuguda, Parade Grounds, Rasoolpura, Hi-Tec City, Raidurg, LB Nagar and Moosarambagh

*Locations have been tentatively finalized based on parameters like densification, scope for redevelopment, pedestrian facility, parking space, access to transit stations and multi-modal transportation

not available in many areas in the city, the authorities would encourage plot owners to go for amalgamation of plots and redevelopment.

"Building permission in below one acre will also be given, but the builders and owners have to follow the guidelines in the influence zones. If the owners want to exploit their space, they can go in for redevelopment on the lines of

Road No. 36, Jubilee Hills," the official said. To create a model for the influence zone development, the HMDA has asked a consultant to prepare a concept plan for its 18.5 acre land at Moosapet, where the Authority plans to construct multi-storied structures. "The draft development control regulations will be approved by the HMDA at its meeting on May 9. The draft

GHMC chief inspects metro rail works

Hyderabad: GHMC commissioner Somesh Kumar has directed officials to take up measures for effective traffic management plan to avoid inconvenience to road-users. The commissioner along with Hyderabad Metro Rail (HMR) managing director NVS Reddy inspected critical stretches of metro rail corridor, especially Begumpet road, where metro rail works were going on at a brisk pace, on Tuesday. TNN

regulations will then be sent to the government for approval. Later, a notification will be issued seeking objections and suggestions from the public before notifying the rules," a senior consultant of the authority said.