

# HYDERABAD URBAN DEVELOPMENT AUTHORITY



## PRESENTATION ON *Proposed Outer Ring Road project*

30-8-2004

G.Asok Kumar  
VC, HUDA

## **NEED FOR OUTER RING ROAD**

- **RELIEVING CONGESTION IN THE METROPOLITON AREA AND INNER RING ROAD**
- **TO PROVIDE NEW ORBITAL LINKAGE CONNECTING RADIAL ARTERIALS**
- **PROVIDE FOR CITY SIDE LOGISTICS INFRASTRUCTURE**
- **CREATE OPTIONS FOR DEVELOPMENT OF FURTHER SATELLITE TOWNSHIPS**
- **LINKAGE TO THE PROPOSED MRTS AND BUS SYSTEMS**

# CONNECTIVITY TO THE NEW URBAN NODES OUTSIDE THE CITY-

- HI-TECH CITY
- GAMES VILLAGE
- INDIAN INSTITUTE OF INFORMATION TECHNOLOGY
- INTERNATIONAL SCHOOL OF BUSINESS
- PROPOSED INTERNATIONAL AIRPORT
- HARDWARE PARK
- SINGAPORE TOWNSHIP
- BIO-TECH PARK
- APPAREL PARK










# ORR ALIGNMENT THROUGH CDA AREA



C.D.A BOUNDARY   
ORR SPINAL ROAD   
SPINAL ROAD 

TO NARSAPUR  
(STATE HIGH WAY)

TO MUMBAI  
(N.H-9)

BHEL

MIYAPUR

N.H-9

I.N.T.U

KUKATPALLY

LINGAMPALLY R.S

CHANDANAGAR R.S  
(PRO.)

MADINAGUDA R.S  
(PRO.)

HAFFEEZPET R.S

KUKATPALL R.  
(PRO.)

TO MUMBAI

N.H-9

KONDAPUR

IZZATH  
NAGAR

KOTHAGUDA

CYBERABAD R.S  
(PRO.)

BHARATNAGAR R.S  
(PRO.)

H.C.U

IIIT

CMC

KHANAMET

BORABANDA R.S  
(PRO.)

SANATHNAGAR  
R.S

SPORTS  
VILLAGE

SHILPARAMAM

GUTTALABEGAMPET

FATHENAGAR  
R.S (PRO.)

GOPANPALLY  
(PART)

ISB

GACHIBOWLI

HITEC-CITY

TO JUBILEE HILLS

TO HYD

TO SHANKERPALLY

M.C.H

NANAKRAM  
GUDA

DUGAM  
CHETUVU

KHAJAGUDA

DARGA HUSSAIN  
SHAHWALI

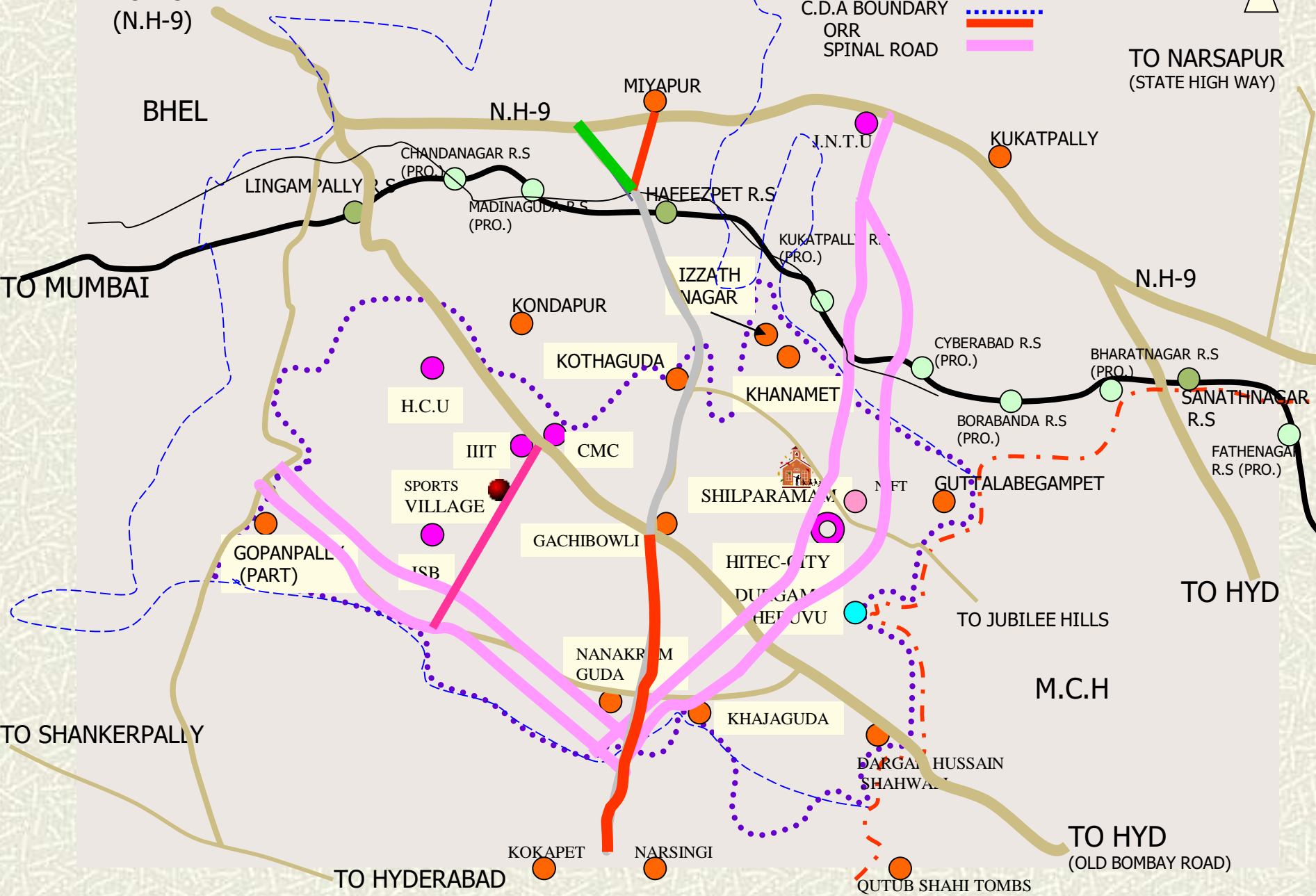
TO HYD  
(OLD BOMBAY ROAD)

TO HYDERABAD

KOKAPET

NARSINGI

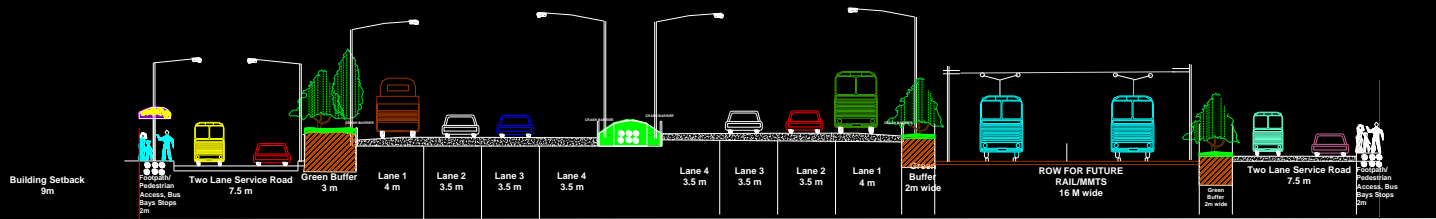
QUTUB SHAHI TOMBS











**Cross Section of the 8 Lane Divided  
Outer Ring Road Expressway  
75 m wide**



**ORR ORBITAL  
TO BE TAKEN UP IN FOUR PHASES**

**148KMS.**

- **PHASE I:GACHIBOWLI-SHAMSHABAD(NH7) WITH CONNECTIVITY FROM NANAKRAMGUDA TO PATANCHERU(NH9) - 44 KMS**  
VIA HIMAYATSAGAR, APPA, NARSINGI, NANAKRAMGUDA,OSMANSAGAR,KOLLUR, EDULANAGULAPALLI AND VELMELA
- **PHASE II: SHAMSHABAD- HAYATHNAGAR - 36 KMS**  
VIA MANKHAL, THUKKUGUDA, NADARGUL AND INJAPUR
- **PHASE III: HAYATHNAGAR- NH7 NEAR GUNDLAPOCHAMPALLI - 38 KMS**  
VIA KUNTLUR,MARRIPALLY, NARAPALLY, SINGAPORE TOWNSHIP, RAMPALLY,CHERIAL,TIMMAIPALLI AND TUMKUNTA
- **PHASE IV: NH7 NEAR GUNDLAPOCHAMPALLI-PATANCHERU(NH9) - 30 KMS**  
VIA BORAMPET,SHAMBUPURAM,KAZIPALLI AND KRISHNAREDDIPET

## **SALIENT FEATURES OF ORR PHASE - I**

<b>● ESTIMATED TOTAL PROJECT COST</b>		<b>– 190 CRORES</b>
<b>● ESTIMATED BYPASSABLE TRAFFIC (APPROX)</b>		<b>– 34,000 PCU</b>
<b>■ FROM TWO NATIONAL HIGHWAYS</b>		
<b>● RIGHT OF WAY (ROW)</b>		<b>75 METERS</b>
<b>● CARRIAGE WAY WIDTH OF ROAD</b>		
<b>■ PRESENT PROPOSAL</b>	<b>4 LANE</b>	<b>14 METERS</b>
<b>■ FUTURE PROVISION</b>	<b>4 LANE</b>	<b>14 METERS</b>

## **COST ESTIMATE OF ORR PHASE-I (28.4 KM)**

	<b>DESCRIPTION</b>	<b>COST (RS IN CRORES)</b>
<b>1</b>	<b>COST OF ROAD WORKS</b>	<b>85</b>
<b>2</b>	<b>COST OF CULVERTS AND BRIDGES</b>	<b>25</b>
<b>3</b>	<b>COST CONTINGENCY, QUALITY CONTROL &amp; SUPERVISION ETC.,</b>	<b>10</b>
<b>4</b>	<b>COST OF LAND ACQUISITION FOR ORR FOR 330 ACRES @ RS.10LAKHS/ACRE</b>	<b>70</b>
	<b>TOTAL PROJECT COST</b>	<b>190</b>
	<b>COST PER KM RS.6.69 CRORES</b>	

# ORR PROJECT – STATUS REVIEW (PHASE- I)

## ● PROJECT DEVELOPMENT

- ENGINEERING SURVEYS, TECHNICAL INVESTIGATIONS, DESIGNS OF PAVEMENT STRUCTURES, ESTIMATES - *COMPLETED*
- TRAFFIC STUDIES AND ECONOMIC FEASIBILITY *COMPLETED*
- ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT STUDIES *COMPLETED*
- EIA CLEARANCE *TO BE OBTAINED*
- PREPARATION OF COMPREHENSIVE DOCUMENTATION AND PROCEDURE AND FRAME WORK FOR EVALUATION FOR SELECTION OF CONTRACTING AGENCY *TO BE TAKEN UP*



# LAND ACQUISITION

## ■ *PRIVATE LAND*

- |   |                  |
|---|------------------|
| 1. LAND REQUIRED                              | AC. 282.03       |
| 2. COST OF LAND ACQUISITION<br>AND STRUCTURES | RS. 70.00 CRORES |

## ■ *LAND ACQUISITION*

1. PUBLICATION OF DRAFT NOTIFICATION (DN): COMPLETED
2. PUBLICATION OF DRAFT DECLARATION (DD): COMPLETED  
EXCEPT FIVE VILLAGES HIMAYATHSAGAR,GACHIBOWLI,  
KONDAPUR,KOTHAGUDA AND HAFIZPET DUE TO STRUCTURES

# **MOBILIZATION OF FUNDS**

## **I INSTITUTIONAL FINANCE**

**(FROM ANDHRA BANK ON A**

**DISCOUNTED RATE OF INTEREST)**

**Rs 100 Crores**

## **II - INTERNAL RESOURCES**

**A) LEVY OF RING ROAD IMPACT FEE ON**

**LANDS ABUTTING ORR**

**Rs 10 Crores**

**B) SALE OF VACANT GOVT. LANDS**

**IN VICINITY OF RING ROAD 557AC.**

**Rs 80 Crores**

**TOTAL**

**Rs.190 Crores**

## **ISSUES : REVENUE SPECIAL VALUE ADDITION CHARGES (VAC)**

- **SPECIAL VALUE ADDITION CHARGE :** For all permissions upto 300m depth along ORR @ Rs.300/Sqm of built up area.

*Issuance of orders : MA & UD Department.*

- **DEDICATED VACANT LAND TAX:** In the same area.

*Issuance of orders : M.A. & U.D. Department.*

- **ENHANCE MENT OF BASIC LAND VALUE:** In the same area (after completion of land acquisition for road) and transfer of 50% of the additional revenue so generated to Revenue Department in terms of Registration charges & stamp duty towards ORR fund to HUDA.

*Issuance of Orders : Revenue Department.*

- **STRATEGIC PROJECTS FUND:** On all development permission in the entire jurisdiction of HUDA/CDA & HADA a surcharge of 10% on all other charges to be levied and credited to ORR fund.

# VACANT LAND TAX

- **OBJECT:** to encourage land owners to develop the properties quickly so as to avoid wasteful locking up of precious real estate and also generate revenue for infrastructure.
- **CURRENT POSITION:**
- NALA in Andhra Pradesh imposes Rs.20 paisa/annum/sqm (highest residential slab) which is insignificant and rarely levied on urban residential properties.
- The MCH collects Vacant Land Tax @ 0.5% of capital value of Plot (as per regn.value) per annum only from those who come for building permission for one year only. From others nothing is collected.
- **SUGGESTION:**
- It is proposed to levy Vacant Land tax for all vacant lands upto 300 m on both sides of ORR @ Rs.5/sqm per annum under Residential zones and Rs.10/sqm for commercial and institutional zones if building/layout permission is not taken within six months of notification of schemes. In the project area a **TOTAL ASSESSMENT WILL BE DONE AND NOTICES SERVED.**



## **SPECIAL CHARGES BANGALORE RATES**

<b>Cauvery water charge</b>	<b>Rs.3 Lakhs/acre i.e Rs.75/sqm of land</b>	<b>Approx Rs.60/sqm of built up area</b>
<b>Ring Road Cess</b>	<b>Rs.1 Lakhs/acre ie Rs.25/sqm of land</b>	<b>Approx Rs.20/sqm of built up area</b>
<b>MRTS Cess – in addition to surcharge on petrol/diesel</b>	<b>Rs.50000 / acre ie Rs.12.50/sqm of land</b>	<b>Approx Rs.10/sqm of built up area</b>
<b>Slum improvement cess</b>	<b>Rs.25000 / acre ie Rs.6.75/sqm of land</b>	<b>Approx Rs.5/sqm of built up area</b>
<b>Total Assuming FAR 1.25</b>		<b>Rs.95/sqm of built up area</b>

HYDERABAD URBAN DEVELOPMENT AUTHORITY  
185th MEETING OF THE AUTHORITY  
held on 09-11-2004

AGENDA

Item No.	Subject	Department	Page No.
	Table Item.		
1	Development of 2 <sup>nd</sup> Ring Road (ORR)- Status of the Project- Approval for implementation of the project-Reg	Planning	1-13
2	Construction of Prayer hall, Medical Center, Vocation training center, Orphanage building in Sy.No.98(P), 99,100, & 112 of Attapur (v) Rajendra nagar (M)R.R.Dist in Residential use Zone on Appeal to Authority Requested -Reg	Planning	14-15
3	Request for recruitment to the post of Assistant Executive Engineer(20)-Reg	Development	16
4	To permit residential activity in Institutional use zone of Plot Nos.13 and 14 (P) (Pr.No.18-19 & 18-19/1) in Sy.Nos.789/2 and 3 of Uppal (V), Uppal Kala Municipality, R.R.District - Under Appeal Clause - Reg.	Planning	17-18
5	Confirmation of the minutes of the 184 <sup>th</sup> Authority Meeting held on 26.10.2004	Meetings	19-27

File No.7462/Plg/HUDA/2004

NOTE TO AUTHORITY:

Meeting No.185:

Table Item No. 1

Sub:-HUDA – Development of 2nd Ring Road (ORR) – Status of the project – Approval for implementation of the project – Reg.

-:000:-

In the statutory Master Plan as part of the main Circulation System, apart from the Inner Ring Road, there are proposals for Intermediate Ring Road and Outer Ring Road. Initially, HUDA undertook the detail alignment proposals for the development of the Intermediate Ring Road in 1984. Subsequently, after discussions with the Government, the matter had to be re-looked as the original Intermediate Ring Road was only covering the northern portion of the Hyderabad metropolitan area and new and major developments were contemplated in west and south of the metropolitan area, especially with the Government promoting major areas for Information Technology Development, major institutions in and around Gachi Bowli like ISB, Games village, Golf course, Financial District in the west, and International Airport and Hardware park in the south. These areas opened up new developments in the west and south. There was therefore a need felt that a 2<sup>nd</sup> Ring Road is required to be planned and undertaken to cater to the circulation needs of these above mentioned new areas keeping in view the circulation pattern enunciated in the Statutory Master Plan. Based on the above discussions at Government level, HUDA has been contemplating undertaking the development of the 2<sup>nd</sup> Ring Road since last few years.

The alignment of the 2<sup>nd</sup> Ring Road has now been finalized in consultation with Government departments like M.A & U.D. Department, I.T.Department, Industries & Commerce Department, R & B Department and A.P.L.I.C.

The total length of the proposed 2<sup>nd</sup> Ring Road is about 159 Kms. broadly divided into (4) sectors as follows:

			<u>Length</u>
Sector - I	...	Patancheruvu to Shamshabad	46 Kms
Sector - II	...	Shamshabad to Amberpet Kalan	48 Kms
Sector - III	...	Amberpet Kalan to Shameerpet	33 Kms
Sector - IV	...	Shameerpet to Patancheruvu	32 Kms
Total			159 Kms

The above alignment is apart from the proposed 75 mtrs., wide road linking Mumbai National Highway at Miapur to junction of National Highway 7 at Shamshabad which has been already notified for Land Acquisition.

The 2<sup>nd</sup> Ring Road in proposed with a width of 250 mtrs. This includes, 8-lane dedicated main carriageway (which is proposed as an exclusive highway for through traffic with access control), a continuous buffer strip of 60 meters on either side wherein green belt, and non-intensive uses like institutional would be proposed with access away from the main 8-lane carriageway, an exclusive 18 meter Right-of-way for mass transit like MMTS or dedicated Rapid Bus System to begin with, and service roads on either side to cater to the local areas and land uses.

The total outlay for the development of the 2<sup>nd</sup> Ring Road including land acquisition of about 8000 acres of private land, development of main road carriageway and junctions would be in the order of Rs.1400 crores.

Regarding the financial mechanism, it is proposed that the total funds required would be generated as follows:

- A. 50 % Grant-in-Aid from the Central Government.
- B. Sale of Government lands to be placed at the disposal of HUDA.
- C. Partial loans from financial institutions.

The Government was requested to accord approval and administration sanctions for 2nd Ring Road project vide D.O. letter dated:07.08.2004. The Government was also requested to handover government lands for generating resources.

Accordingly Government has accorded administrative sanction vide G.O.Ms.No.442, M.A., dated:19.10.2004 to take up the said project subject to the condition that HUDA would meet the expenditure from its own resources and there would not be any monetary support from the Government.

The Government has also issued G.O.Ms.No.433, M.A., dated:16.10.2004 constituting a committee with Prl.Secretary, Revenue as Chairman and Prl.Secretary, M.A. & U.D.Department, Vice-Chairman, HUDA, Collector, R.R.District, Collector, Medak District as members of the committee for identification and faster transfer of Government land to HUDA.

In this regard a meeting was also held in the Chambers of the Hon'ble Chief Minister on 21.10.2004 wherein, it was decided to take up land acquisition expeditiously within (4) months. It was also decided to appoint a special Collector and (7) additional land acquisition units for speeding up the Land Acquisition process.

Accordingly the Government have issued the G.O.Ms.No.459, M.A., dated:29.10.2004 and approved creation of a special project implementation unit headed by Special Collector with (7) Additional Land Acquisition units. It has been also stipulated in the said G.O., that HUDA shall take up the financial packaging of the 2<sup>nd</sup> Ring Road project through the reputed financial institutions and complete the entire preparatory work including the completion of Land Acquisition, the financial structuring and registration of the Special purpose vehicle in 120 days.

As a follow up action, the Government in M.A.& U.D. Department has been addressed to provide a seed money of 100 crores to immediately start the project. Similarly, Government in R & B department has been addressed to release 200 crores to take up the southern stretch of the road south of the proposed International Airport.



The Government has also been addressed to sanction the required staff for the (7) Land Acquisition Units and for the Special Collector Unit.

The Government has also been addressed to constitute a high level committee at Chief Secretary Level to monitor and coordinate the implementation of the project and sort out inter-departmental issues. Principal Secretary, Revenue, Principal Secretary, M.A. & U.D. Department,

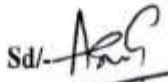
Principal Secretary, Industries, Vice-Chairman, HUDA., APHC, Secretary, R & B., Collectors of R.R. and Medak districts as members of the committee.

In this regard the Vice-Chairman, HUDA has reviewed the matter on 28.10.2004 for follow up action and the following was decided:

- a) A Project Monitoring Unit is to be constituted with the Secretary, HUDA, Chief Engineer, S.O.(RMP), Director (Planning), Estate Officer and Land Acquisition Officer to finalize further action and to monitor the project. It was decided that Director, Planning shall be the coordinator for the project in HUDA.
- b) A separate cell with administrative staff to be established to assist the Project Monitoring Unit.
- c) C.E., EE-V, Director (Planning), S.O.(RMP), Estate Officer and Land Acquisition Officer will make a quick survey to confirm the alignment of the road.
- d) Once the alignment is confirmed, the Development Wing shall make a formal requisition to Estate Officer for acquisition of lands.
- e) Regarding resources generation and financial package, it was decided to workout various alternatives within next 15 days. Expert financial consultants are to be shortlisted for preparing financial package for the project.

- f) For preparation of detailed project report and environment impact assessment action to be initiated for identification of suitable consultants.

The above matter is placed before the Authority for information and for according approval and sanction for establishment of Special Collector unit and (7) Land Acquisition Units for Land Acquisition, for taking action to shortlist and appoint an expert financial institution for preparation of detail project report with financial packaging and environment impact assessment and for implementation of the project. The Authority is also requested to approve further action to pursue with the Government for seed money, transfer of Government land to raise resources, to pursue with Government of India for 50% financial assistance and to raise resources from the available lands with HUDA.

Sd/-   
 Vice-Chairman 2/11/2004  
 (G. ASOK KUMAR)

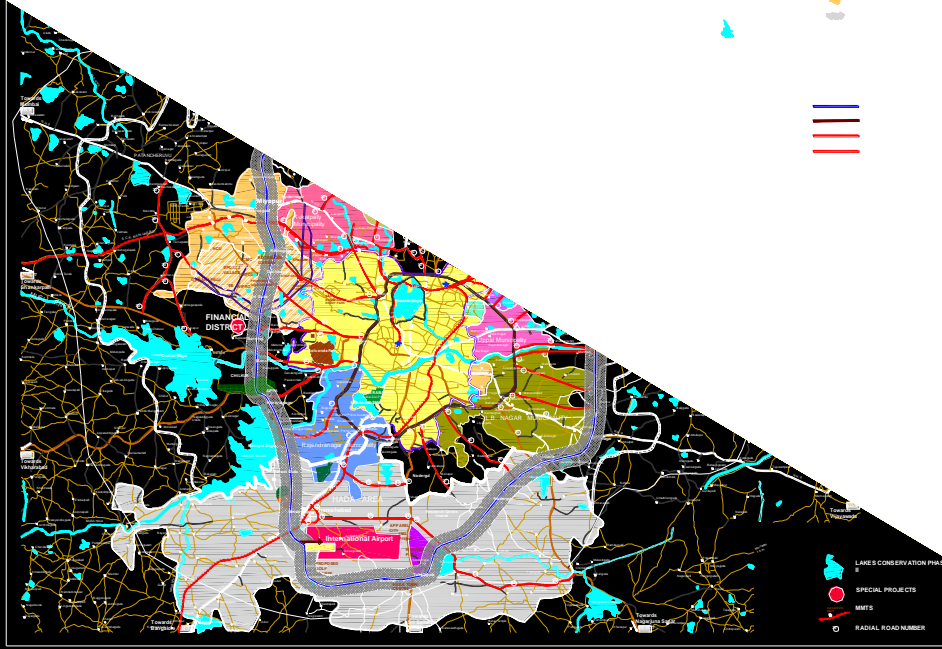
Encl:

1. G.O.Ms.No.433, M.A., dated:16.10.2004
2. G.O.Ms.No.442, M.A., Dated:19.10.2004
3. G.O.Ms.No.459, M.A., dated:29.10.2004





**Thank You**



**MAP SHOWING ORR ALIGNMENT VIS-A-VIS THE IRR AND MAJOR/FLASHIP PROJECTS AROUND**

Stage 1 Drawings as on March 11, 2004

**HYDERABAD URBAN DEVELOPMENT AUTHORITY**

SCALE  
 1:1000  
 1:2000  
 1:4000



Preparation By:  
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