

Q. Can we construct Houses in Conservation Zone covered under GO111? Is HUDA permission required for this? If not who is the authorized agency to give Building Permission? Srinivas P , US

First of all, please note that Houses are Not Permitted within FTL. (Full Tank Level of the nearby lake). As long as your plot or land is outside FTL, you can construct in Conservation Zone, **subject to the following:**

1. Building in Non Converted, Non Developed Agricultural Land /Acres :

If your plot is in Conservation Zone under Panchayat and is a part of Agricultural Land which is not converted, you need to only apply to Panchayat for Approval. However, as per Govt regulations, you are allowed to build a Home in 5% of the Plot area to height of 7 Meters (2 Floors). In effect, if you have 0.5 Acre Plot (2420SQD) you can build home on 121 SQD. That is About 2500 SFT Duplex. By “suitable design” you can take it to 3000 to 3500 SFT. (Most of the Homes that we see in Farm Land are above 3000 SFT)

So as long as you have Plots of ½ Acre and above, you can legally construct Homes in Conservation Zone. **There is no doubt or ambiguity in this matter.**

2. Building in Non Converted but Developed Agricultural Land :

If yours is a small plot in a Layout Developed under Conservation Zone, approved by Panchayat, technically construction **is not possible unless plot is large**. If Plot is 1000SQD, you can get 450sft Ground Cover. By “suitable” design you should be able to go up to 1500 SFT Duplex. So just like in previous case, you can legally construct Homes in Conservation Zone provided your plot is of Large Size. **There is no doubt or ambiguity in this matter, either.**

If your Plot is small, then the matter becomes tricky! But its observed that Panchayat **MAY** give permission for up to 25% or more. Though as per conservation Zone Regulations, it not permissible, Panchayats have their own guidelines and in fact its understood that HUDA limitations can not be imposed on Villagers, due to ECONOMICAL reasons.

Everyone in Villages, can not be rich enough to hold 1000 SQD plot. So generally building permission is given by Panchayat. Incidentally, 75% of all land in Hyderabad do not have HUDA Approval. 90% of the population lives in plot layouts not constructed as per HUDA regulation.

As long as the Layout has clean ownership status and no legal disputes, you should be able to build subject to above restrictions.

Based on the requirement of GO111, HUDA had formed rules for Building in Conservation Zone and the same can be seen at HUDA website: <http://www.hudahyd.org/inside/hudamasterplans01.asp>

For easy understanding its reproduced below:

As you can observe, in **Column 1**, we can build **Dwellings up to height of 10 Meters subject to 5% Ground Cover Usage** for own use assuming that we are also using the land for cultivation/horticulture.

In Column III, we can see that **Residential use, other than that in Column 1**, is restricted to 2% ground coverage! That means, if a developer has to make Gated Layout, he should use only 2% land in Conservation Zone. Obviously this is not practical.

The Farm Houses (Dwellings) that we see near Gandipet and Himayat Sagar Lake **all come under Column 1**. No one can blame you if your crops in ½ Acre fails and you stop Farming and resort only to Kitchen Gardening.

CONSERVATION ZONE BUILDING RESTRICTIONS

SL.NO	Land use categories	USES PERMITTED on all locations (subject to maximum height of 10 meters and further requirements as specified)	USES PERMISSIBLE ON INDEPENDENT PREMISES ON MIN 18 M EXISTING ROADS AND ON PLOTS MIN 2000 SQM (subject to further requirements as specified)	USES PROHIBITED
		I	II	III
	CONSERVATION ZONE	agriculture	all Activities permitted under column I	Residential use except those ancillary uses permitted in agricultural use zone (Column 1) subject to 2% ground coverage
		Horticulture and forestry, poultry and dairy farm, agro based cottage industries without use of power, storage,	sewage disposal works, electric power plant, quarrying, service	other than service industries

		processing and sale of farm produce, petrol and other fuel filling stations, public utilities, Dwellings and ancillary buildings for the people engaged in the farm (rural settlement) subject to a maximum height of 7 meters and ground coverage of 5%	industries, schools and libraries, primary health centers, milk chilling stations and pasteurization plants.	
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