

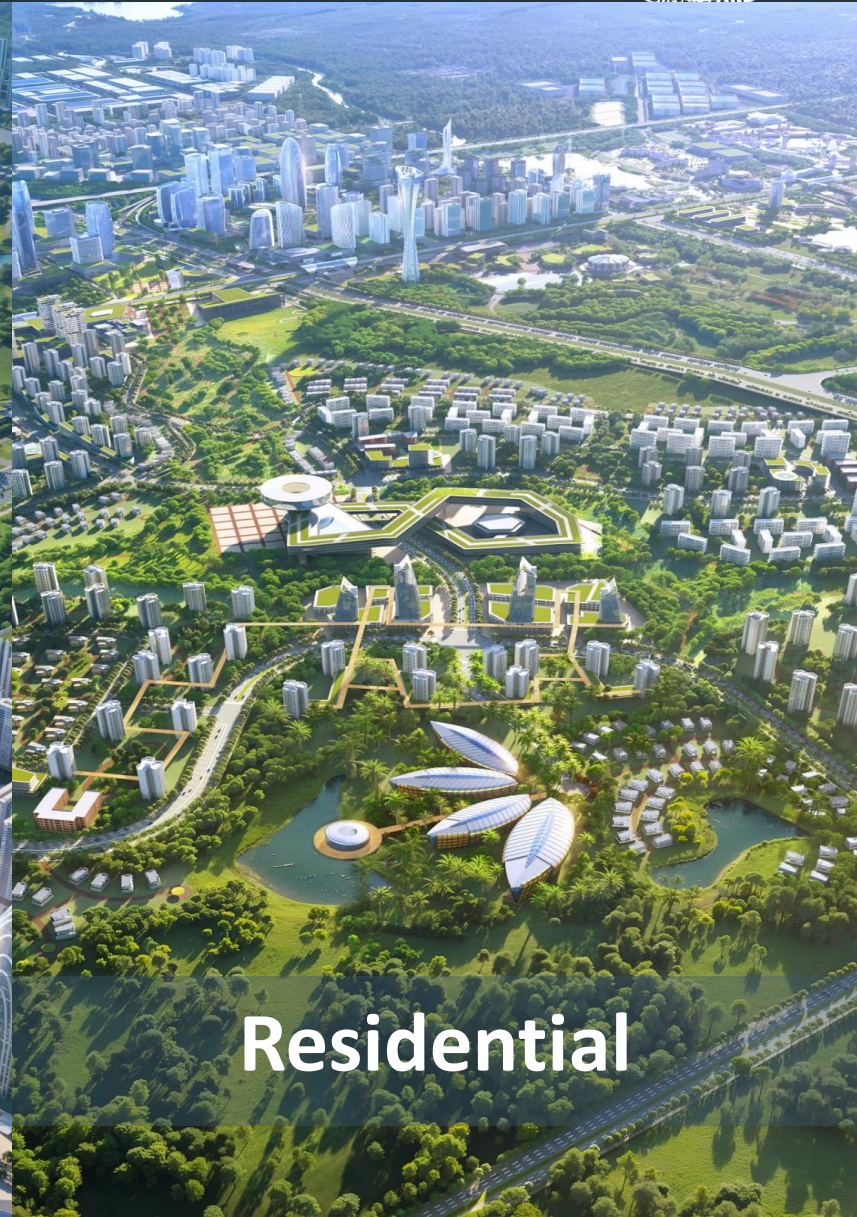
Bharat Future City



Industrial



Business District



Residential

INDEX



1. Hyderabad – Secunderabad – Hi tech city – Future city
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5. Hyderabad – Challenges of Urban Sprawl
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7. "Telangana Rising" Industrial Policy Framework

Why ? Where ? What ?

Future City Development Authority & Bharat Future City



City of Hyderabad ~400 Years Old

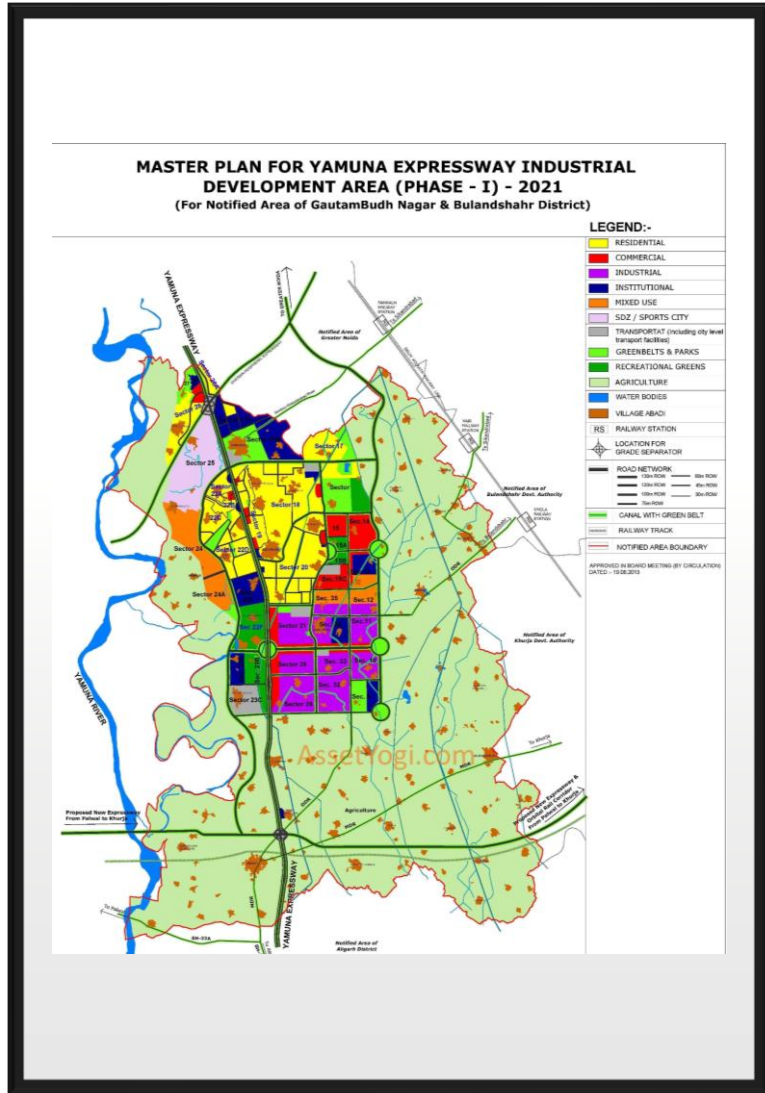


**Secunderabad Cantonment – British Planned Area
(Late 1800s)**

Hi- Tech City (late 1990s)



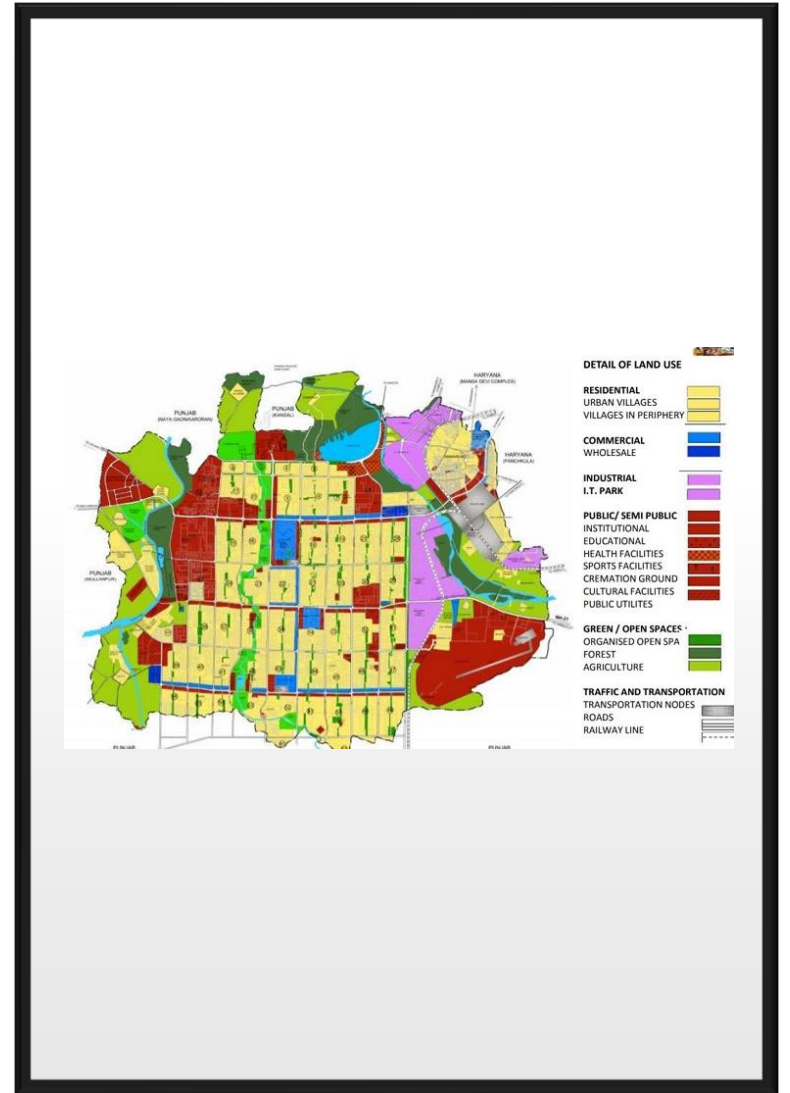
PLANNED CITIES ACROSS INDIA



Yamuna Expressway Industrial Development Authority (YEIDA)



Gandhinagar

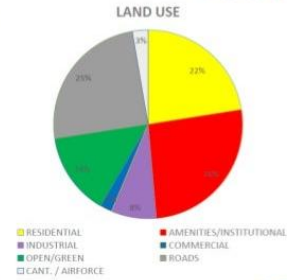
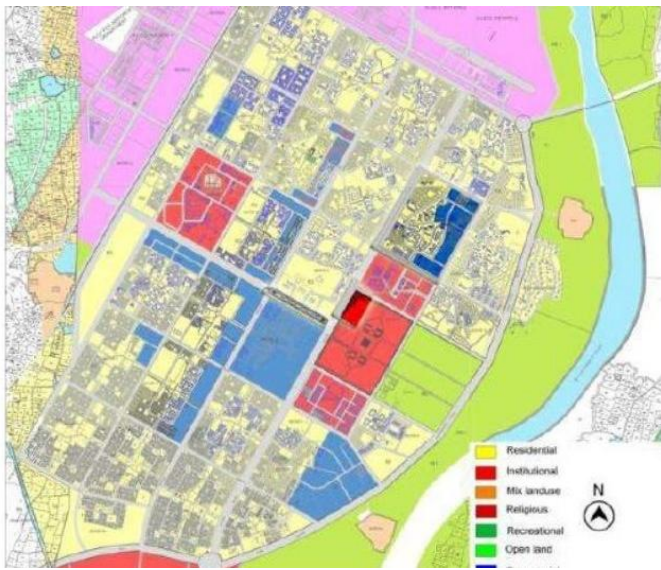


Chandigarh

Chandigarh



- **Founded in the 1950s after Partition**
- **Capital of Punjab and Haryana**
- **Planned by Le Corbusier**
- **Grid-based, sector-planned city**
- **Wide roads, green spaces, modernist architecture**
- **First planned city of independent India**
- **Model for sustainable and organized urban planning**



- Founded in the 1960s
- Capital of Gujarat
- Planned by Prakash M. Apte
- Sector-based, grid layout
- Wide roads, green belts, low density
- Administrative city with planned infrastructure
- Model for sustainable and organized urban growth



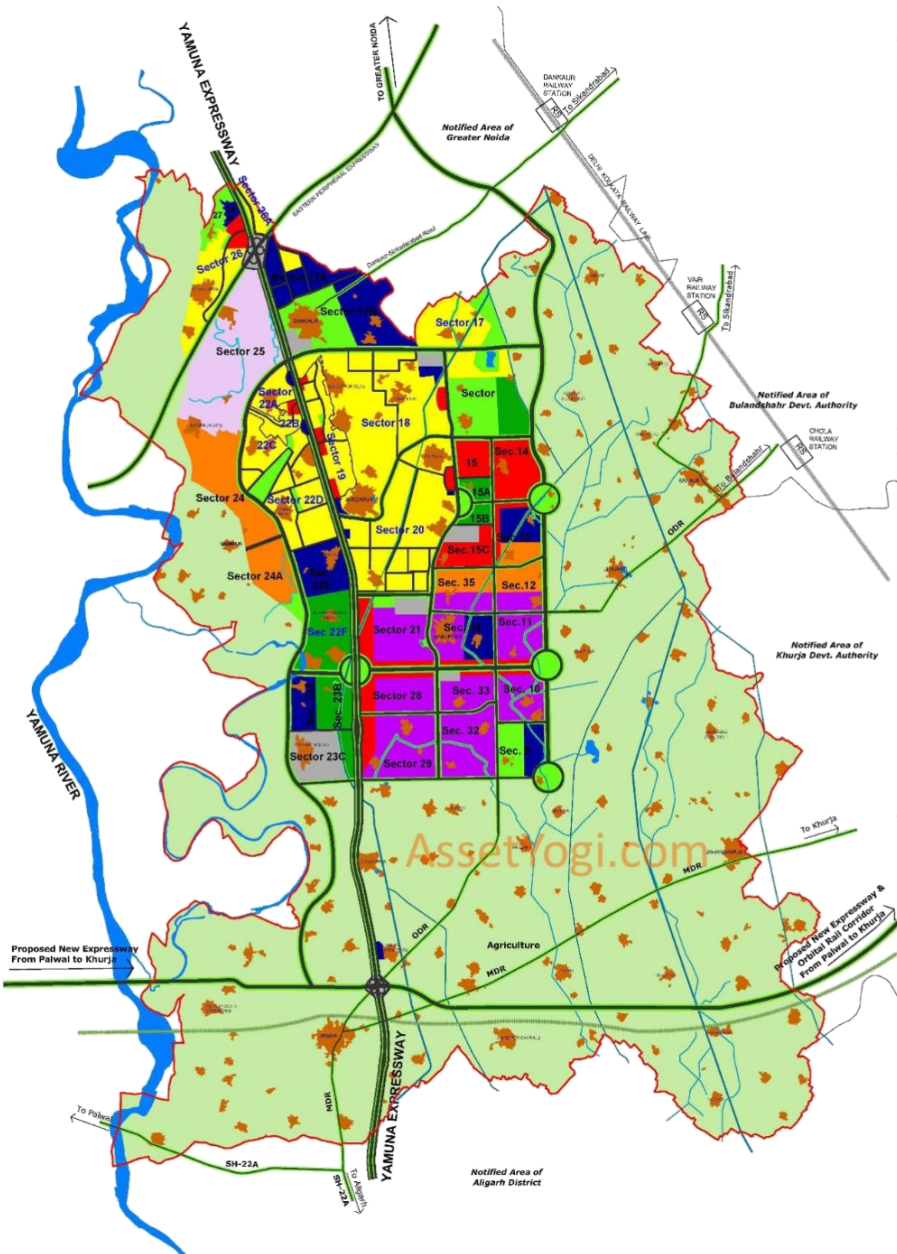
YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY



LEGEND:-

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	MIXED USE
	SDZ / SPORTS CITY
	TRANSPORTAT (Including city level transport facilities)
	GREENBELTS & PARKS
	RECREATIONAL GREENS
	AGRICULTURE
	WATER BODIES
	VILLAGE ABADI
RS	RAILWAY STATION
+	LOCATION FOR GRADE SEPARATOR
	ROAD NETWORK
	130m ROW
	120m ROW
	100m ROW
	75m ROW
	60m ROW
	45m ROW
	30m ROW
	CANAL WITH GREEN BELT
	RAILWAY TRACK
	NOTIFIED AREA BOUNDARY

APPROVED IN BOARD MEETING (BY CIRCULATION)
DATED - 19.08.2013



- Founded in 2001 by the Uttar Pradesh government
- Develops and manages the Yamuna Expressway region
- Covers Gautam Buddha Nagar and nearby districts
- Plans YEIDA City and areas around Jewar Airport
- Focus on industrial hubs, logistics, and smart cities
- Drives NCR expansion and economic growth
- Model for integrated, future-ready greenfield development

Examples from across the Globe

City / Country	Authority	Key Features
Neom (Saudi Arabia)	NEOM Authority	Smart, futuristic city, AI-driven infrastructure, renewable energy
Songdo (South Korea)	Gale International / Songdo Authority	Greenfield, smart city, tech infrastructure, economic hub
Masdar City (UAE)	Masdar City Authority	Carbon-neutral, sustainable, tech-driven urban planning
Brasília (Brazil)	Novacap	Planned capital, zoning & infrastructure, government hub
Canberra (Australia)	National Capital Authority (NCA)	Planned capital, central authority, government & residential planning
Putrajaya (Malaysia)	Putrajaya Corporation	Administrative capital, smart city planning, government & tech hubs
Lavasa (Private, India)	Lavasa Corporation	Planned hill city, residential and tourism-focused
Songdo / Incheon Free Economic Zone (South Korea)	Incheon Free Economic Zone Authority	High-tech business district, smart city integration
New Administrative Capital (Egypt)	NAC Urban Development Authority	Smart, greenfield city, central government & economic hub

Hyderabad – Challenges of Urban Sprawl

Hyderabad has expanded rapidly beyond its historic core (Old City, Secunderabad) into peri-urban and rural areas.

Sprawl is often **unplanned**, leading to:

- Encroachment on agricultural land.
- Fragmented neighborhoods.
- Irregular road networks and lack of connectivity.

- 1. Rapid Urban Expansion**
- 2. Fragmented Governance**
- 3. Illegal Constructions & Encroachments**
- 4. Uncontrolled Vertical Growth**
- 5. Severe Traffic Congestion**
- 6. Flooding & Waterlogging**
- 7. Road, Sanitation & Public Space Issues**
- 8. Underlying Urban Challenges**
- 9. Quantified Impacts**
- 10. Government & Planning Responses**

What Does Hyderabad's Raidurg / Financial District Comprise of?

Hyderabad's Raidurg / Financial District (FD) is a planned high-intensity commercial and institutional zone in the western corridor, integrated with HITEC City and Gachibowli.

Key Components of the Financial District

A. Commercial & Office Infrastructure

- Grade-A IT/ITES office campuses
- Global corporate headquarters and regional offices
- BFSI, fintech, consulting, legal, and professional services

B. Institutional & Government Presence

- Cyber Towers & Cyber Gateway
- SEZ offices and regulatory bodies
- Consulates, trade promotion offices, and support institutions

C. Mixed-Use Development

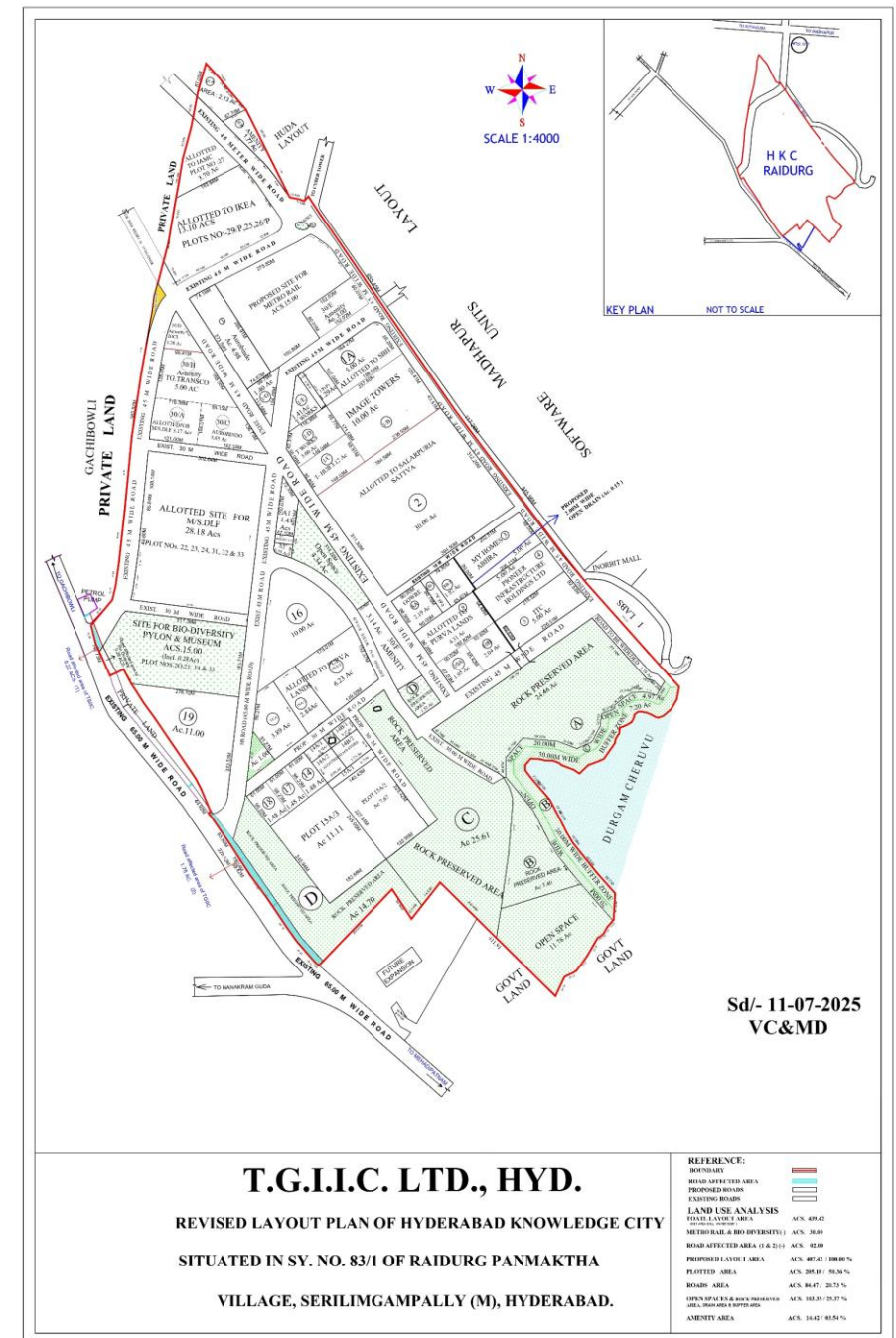
- Premium residential towers (executive housing)
- Business hotels and serviced apartments
- Retail, food courts, and convention spaces

D. Mobility & Urban Infrastructure

- Wide arterial roads and ORR connectivity
- Metro connectivity (existing & proposed)
- Structured parking and internal circulation networks

E. Social & Urban Amenities

- Public plazas and landscaped open spaces
- Hospitals, international schools, and recreation
- Support services for a 24x7 working population





Why Hyderabad Needs a Future City

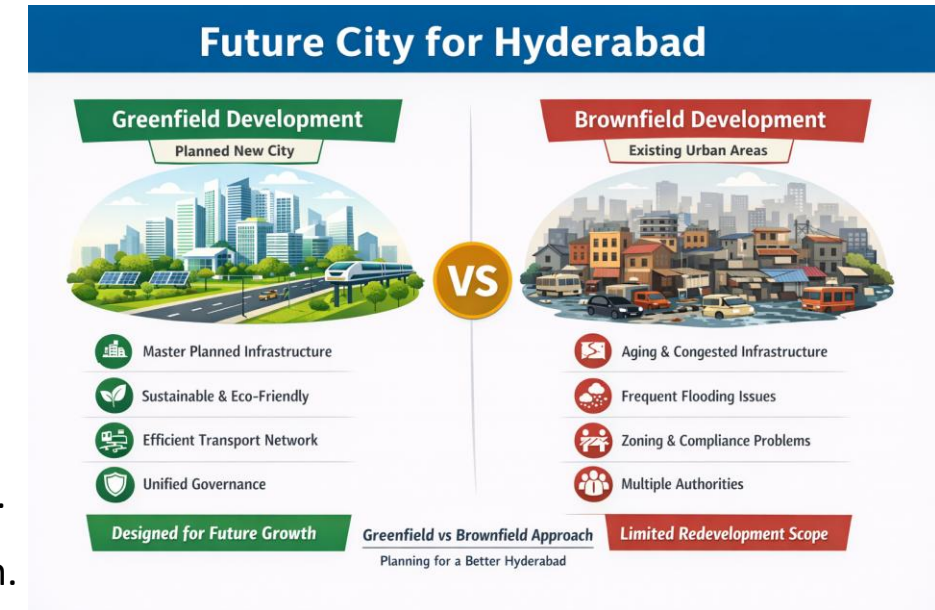
Hyderabad: Structural Urban Stress

- Rapid, unplanned expansion has **outpaced infrastructure capacity**
- High vehicle growth, congestion, flooding, and environmental degradation are now **systemic**
- Retrofitting solutions in dense brownfield areas are **costly, slow, and disruptive**

Core Reality

Hyderabad's challenges are **structural and irreversible within the existing urban fabric.**

Incremental fixes cannot accommodate future population, jobs, and investment growth.

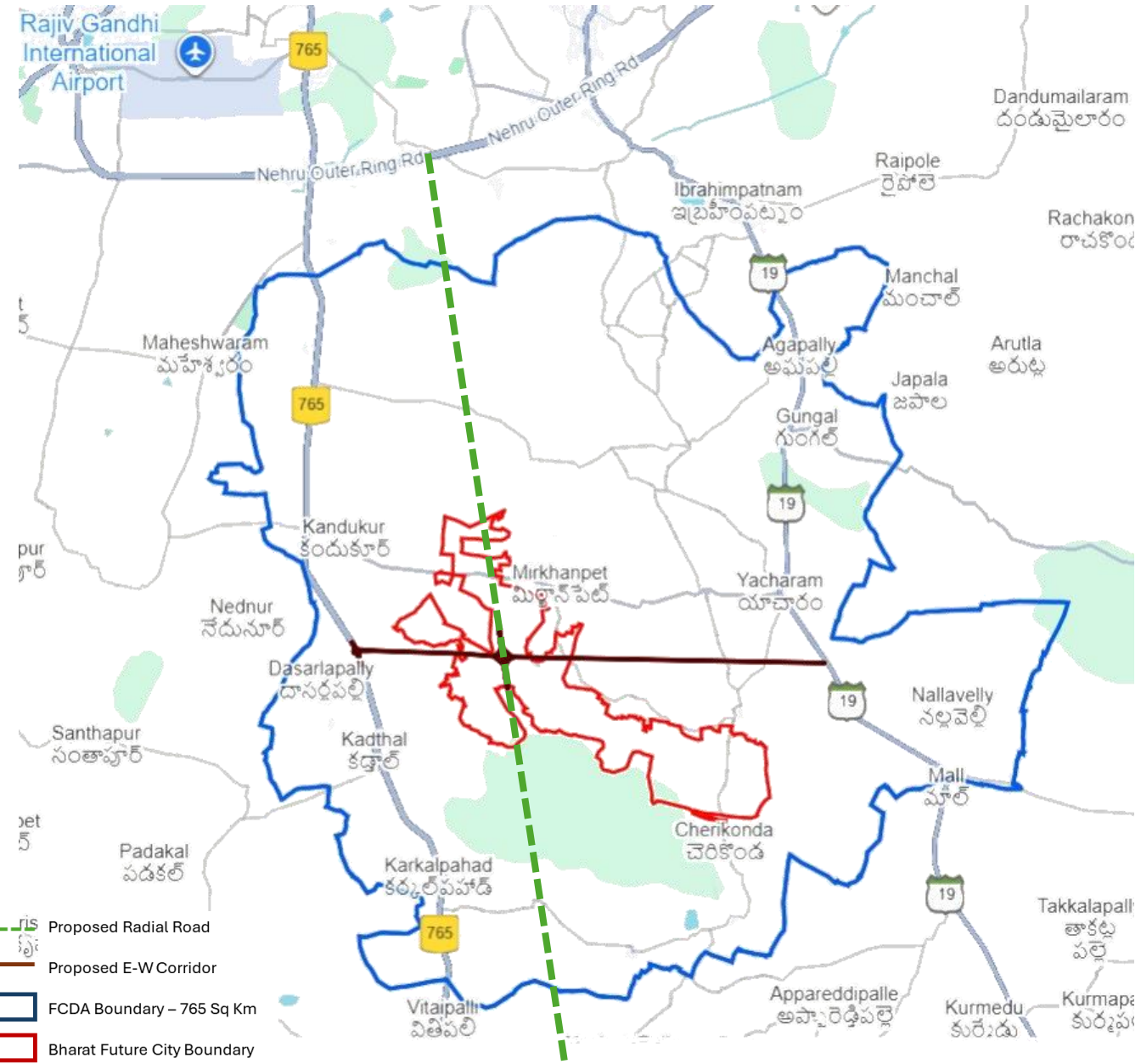


Why a Future City

- Acts as a **planned growth absorber** for population, employment, and investments
- Reduces pressure on GHMC by **redirecting future demand**
- Enables **integrated planning of land use, mobility, infrastructure, and ecology**
- Ensures **single-authority governance** through FCDA

WHERE IS FUTURE CITY?

FUTURE CITY



No of Districts : Ranga Reddy (1 District)

No of Assembly Constituencies : Ibrahimpattanam, Maheshwaram and Kalwakurthy (3 AC's)

No of Mandals : Ibrahimpattanam, Maheshwaram, Kandukur , Yacharam, Kadthal , Manchal and Amangal, (7 mandals)

No of Revenue Villages : 56 Revenue Villages (74 GPs)

Population (approx.) : 131,733 (2011)

Area in Sq Kms / Acres : 765 / 1,88,959

HMDA jurisdiction : 36 villages were within earlier jurisdiction of HMDA

Urban LBs : Predominantly rural, with urban pockets on the periphery in Tukuguda, Adibatla, Ibrahimpattanam & Amangal

Radial Road - Ratan Tata Radial Road



- The Greenfield Radial Road from Raviryal (ORR) to Amangal (RRR) is proposed to address severe congestion, safety issues, and capacity limitations on existing highways SH-19 and NH-765.
- The corridor will provide direct, high-speed connectivity between Hyderabad, the proposed future city, and the Regional Ring Road, supporting industrial, commercial, and residential development.
- It will promote balanced regional growth by opening new development corridors and reducing pressure on existing urban and highway infrastructure.
- Designed as a modern, partially access-controlled expressway, the road includes provisions for future metro integration, service roads, non-motorized transport, and utilities.
- The project covers 41.5 km in two phases with a total estimated cost of about ₹4,621 crore, including land acquisition.

WHAT IS FUTURE CITY?

FCDA - FUTURE CITY DEVELOPMENT AUTHORITY



The Future City Development Authority (FCDA) is a newly proposed urban development authority in the southern region of Hyderabad, Telangana. It is envisioned to manage and guide the planned development of a futuristic, integrated urban zone beyond the traditional GHMC limits. The FCDA focuses on sustainable infrastructure, transit connectivity, economic zones, and environmental conservation to support Hyderabad's rapid growth.



The Government of Telangana, through **G.O.Ms.No.69 dated 12.03.2025**, has constituted a Special Area Development Authority named the Future City Development Authority (FCDA) for the planned and strategic development of the "Future City Area" in Rangareddy District.

Legal Framework:

The Future City Development Authority has been constituted under Section 3-A of the Telangana Urban Areas (Development) Act, 1975 (Act No.1 of 1975).

FCDA ASPIRATIONS ARE CONSOLIDATED UNDER SEVEN THEMATIC PILLARS

1

Economic Resilience

Diversified clusters, SEZs, logistics, digital infrastructure.

2

Equitable Growth

Inclusive housing, integration of village populations, universal access to education, healthcare, and social amenities.

3

Net Zero Readiness

Renewable energy backbone, EV/hydrogen-ready mobility.

4

15-Minute City Compact, walkable, mixed-use neighbourhoods, supported by seamless public transport grids.

5

Barrier-free And Women-safe City

Universal accessibility and gender-responsive planning embedded into statutory codes and regulations.

6

Biophilic and Resilient Systems

Integrating forests, lakes, floodplains, and biodiversity corridors as structuring determinants, sponge city and climate adaptation principles.

7

Circular Economy

Zero-waste strategies, decentralised waste management, water reuse, industrial symbiosis, and recycling of construction waste.

FCDA Office Building



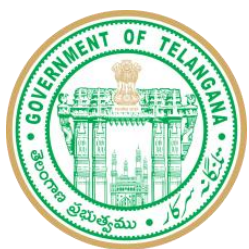


FCDA
FUTURE CITY DEVELOPMENT AUTHORITY





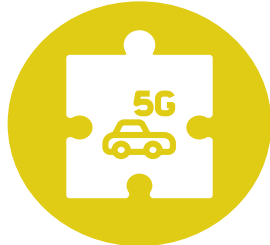




BHARAT FUTURE CITY

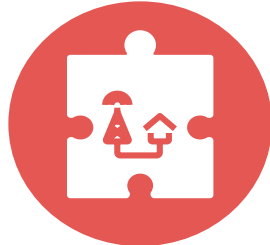
High speed connectivity

Seamless high speed connectivity for residents.



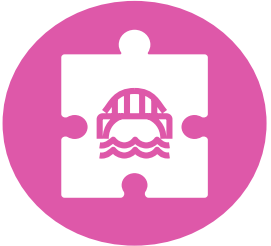
Smart city

City driven and improved by AI.



Vibrant City

A lively and engaging urban environment.

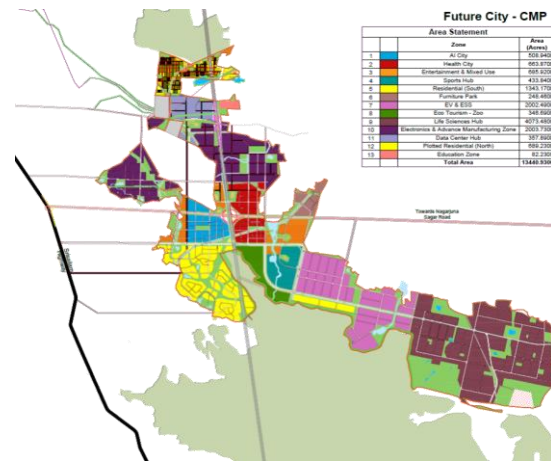
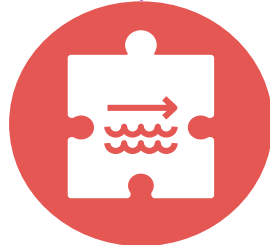


Blue Green Infrastructure

Combination of nature and engineering for sustainability.

Integrating water bodies

Incorporating water bodies into the urban design.

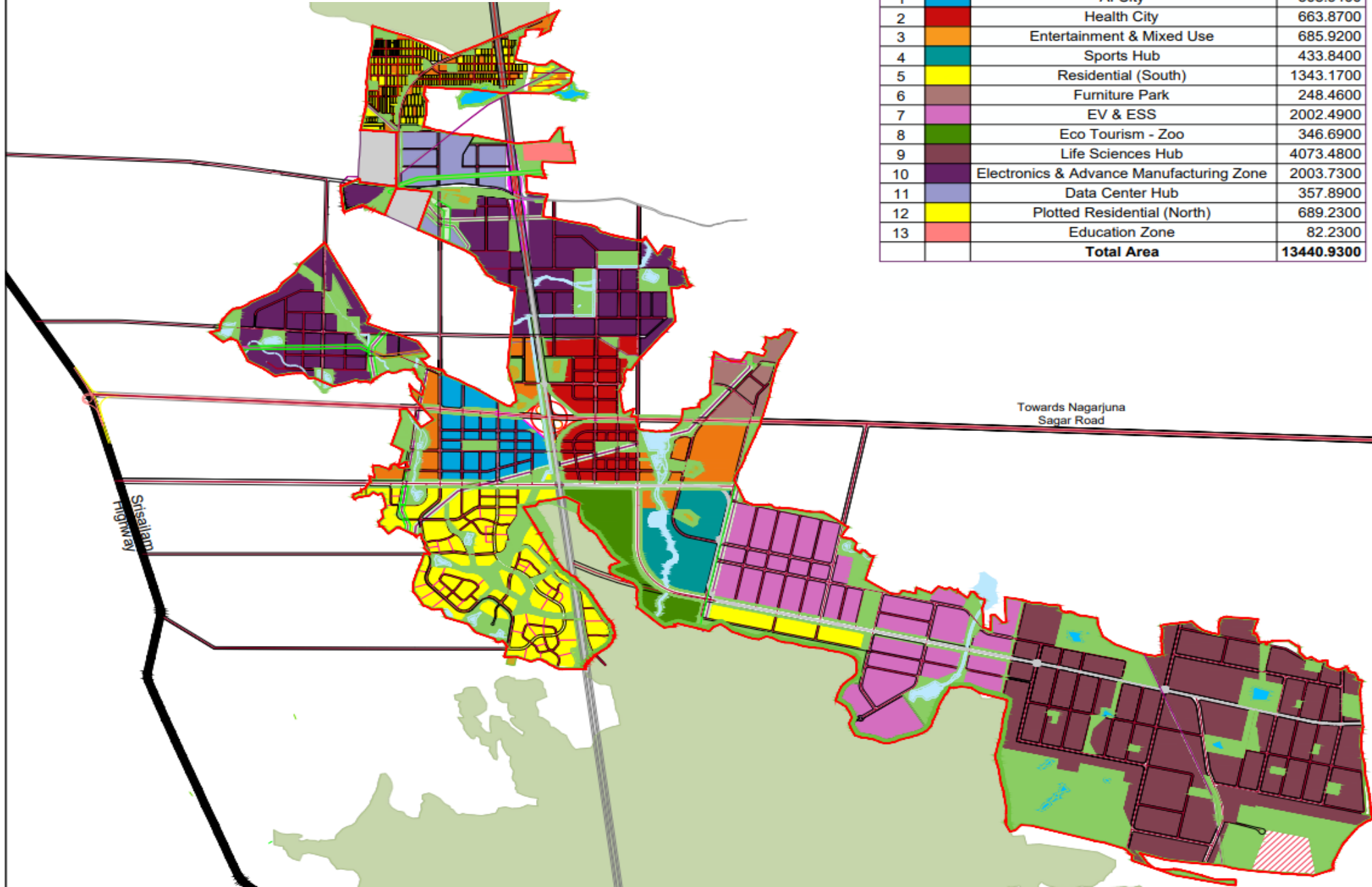


- **Project Area: 30,000 acres = ~15,000 acres + 15000 acres reserve forest**
- **Population Capacity: 15 lakhs**
- **Vision: First-of-its-kind integrated smart city grounded in Net Zero principles**
- **Concept: Work, Live, Learn & Play in a unified, sustainable ecosystem encompassing multi-sectoral integrated industrial township**
- **Grid road network, internal metro/ BRTS connectivity**

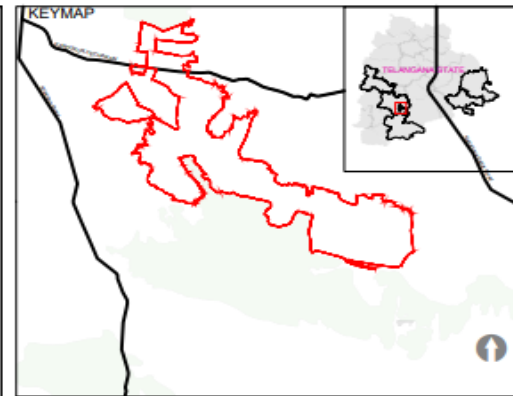


BHARAT FUTURE CITY(HGPC)

ORIGINAL- CONCEPTUAL MASTER PLAN



Area Statement		
	Zone	Area (Acres)
1	AI City	508.9400
2	Health City	663.8700
3	Entertainment & Mixed Use	685.9200
4	Sports Hub	433.8400
5	Residential (South)	1343.1700
6	Furniture Park	248.4600
7	EV & ESS	2002.4900
8	Eco Tourism - Zoo	346.6900
9	Life Sciences Hub	4073.4800
10	Electronics & Advance Manufacturing Zone	2003.7300
11	Data Center Hub	357.8900
12	Plotted Residential (North)	689.2300
13	Education Zone	82.2300
	Total Area	13440.9300



MAP TITLE:
CONCEPT MASTER PLAN

SOURCE:
 SJ

Legend

- AI City
- Health City
- Entertainment and Mixed Use
- Sports Hub
- Residential Use Zone
- Furniture Parks
- EV & ESS
- Eco Tourism-Zoo
- Life Science Hub
- Electronics & Advanced Manufacturing Zone
- Data Center Hub
- Education Zone
- Open space Buffer
- Waterbodies/ Canals
- Forest zone
- Recreational Use
- Powerlines
- Site Boundary
- Existing Settlements

MAP NOTES:
 Projected Coordinate System, UTM Zone 44N, Datum: WGS84

PROJECT NAME : HYDERABAD GREEN PHARMA CITY
 PROJECT CODE: SJPL0004

DELIVERABLE MILESTONE : CONCEPT MASTER PLAN

CLIENT:
 TELANGANA INDUSTRIAL INFRASTRUCTURE CORPORATION LTD.
TELANGANA GOVERNMENT | URBANINFRA

CONSULTANT:
 SURBANA JURONG INDIA PRIVATE LIMITED

SEAL

SEAL

BHARAT FUTURE CITY - KEY FEATURES

- **Planned residential and town center** within to facilitate walk to work lifestyle
- Residential in the zone overlook the vast reserve forest.
- Planned on highly undulating terrain the city is planned to **accommodate people of all economic groups**. The organic housing islands are surrounded with lush green zones and corridors – **green fingers**. All interconnected **green fingers lead to the central public plaza with community center and amenities**.
- Existing seasonal stream and waterbodies, **Zoo and ecotourism** preserved and enhanced as part of design.
- **Resorts, hotel and hospitality centers** along the Project for accommodating tourists and guests
- **120m Green corridor** on the left provides a **buffer** between industrial center from business center
- **400 Acre urban forest** along with a network of pocket parks
- Preserved and enhanced existing seasonal stream with ample green buffers and pocket parks.
- Residential areas shall be supported by cricket stadium, golf course with adjoining golf villas.
- Research centers zoned along periphery to additionally buffer settlements in the boundary



CBD Zones

AI City



Incubation centre for Start-Ups
Flexible R&D Space
Application testing
Cross functional Collaborations

Health City



World Class Health City;
R&D and Medical Tourism

Sports Hub



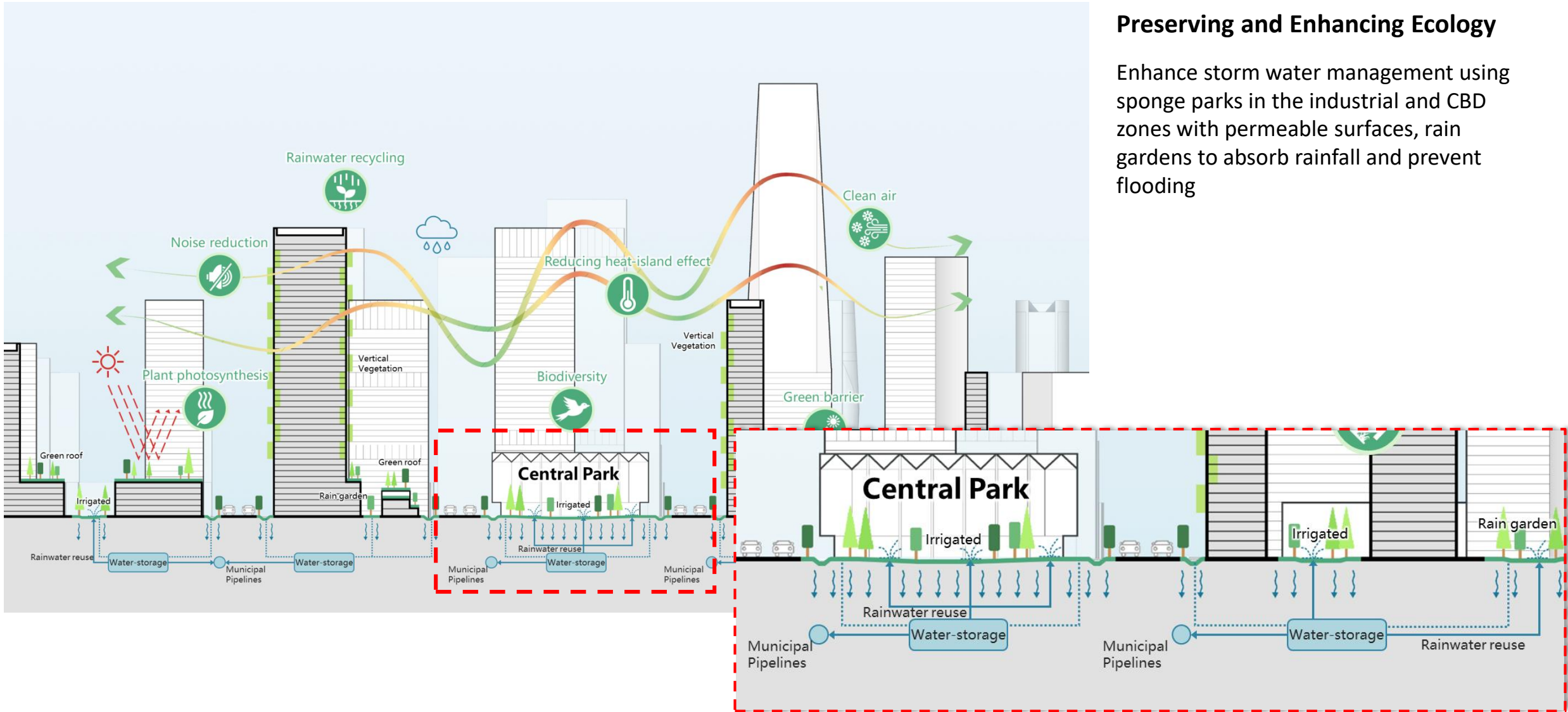
Integrated Sports Hub
Flexible spaces for hosting
National/Intl. events

Entertainment District



World Class Health City;
R&D and Medical Tourism

Central Park as a sponge park



Preserving and Enhancing Ecology

Enhance storm water management using sponge parks in the industrial and CBD zones with permeable surfaces, rain gardens to absorb rainfall and prevent flooding

Broad Indicative Cost

S.No	Description	Amount in Cr
1	Road Infrastructure (Internal roads and Connectivity)	5150.00
2	Utilities including Water & associated Infrastructure, Solid waste Management etc	6700.00
3	Power Distribution System	2350.00
4	ICT & Administrative Building	250.00
5	QA-QC/Administrative Expenses	2035.00
6	Contingency/C&S	2300.00
	Total	18785.00

- **Total expenditure incurred till Dec'25- INR 1963.90 cr (including land cost)**
- **Selection of Consultant for Market Research/ Project phasing and Financial modelling and DPR in process**
- Finalization of the addendum to KPMG concerning Land Allotment Guidelines is underway
- **Selection of Detailed Engineering consultant by March'26**

*Notes:

- These are broad indicative costs within the city / city level core infrastructure and based on the existing draft concept master plan.



EXTERNAL INFRASTRUCTURE

EXTERNAL ROADS

- Work Order issued for Approach Roads from Thakallapally Village Bus Stop 18 to HGPC Boundary @ Medipally (V) - Rs. 24.46 Cr. **Cleaning and Grubbing works ongoing.**
- Cleaning and Grubbing works ongoing.
- LoA issued for Radial Road from Ravirayal (Tata interchange) at ORR to Amangal (19.2 kms)

WATER

- Water demand for HGPC ~235 MLD .
- Water to be sourced from Venkatadri reservoir ~72 kms from HGPC
- Alignment to be finalized with RWS/TGIIC by 04-02-26.
- Tendering of Project- 17 May-26
- **Issue of W/o- 24-05-2026**

POWER

- Power demand for HGPC ~ 2560 MW
- 765/400kV PGCIL SS feeding 400kV DC line to Meerkhanpet 400/220KV ss.
- Additionally, the 765 kV Bider–Maheswaram DC line will serve as an alternate source to cater in future to the proposed power demand of the HGPC project.

INTERNAL INFRASTRUCTURE

INTERNAL ROADS

- Total length of Roads ~- 278 kms
- Trunk Roads (~28 kms)- Post selection of Detailed Engineering consultant by 14-03-2026
 - Detailed Engineering – 13-04-2026
 - Tendering Process-18-05-2026
 - **Issue of W/o-25-05-2026**

WATER

- Water demand for HGPC ~235 MLD .
- Water to be sourced from Venkatadri reservoir ~72 kms from HGPC
- Works to be taken up in post road construction works begin and finalization of tapping point by RWS/external water supply

POWER

- Power demand for HGPC ~ 2560 MW
- **Tender Process & W/0- 22-05-2026**
- Switchyard Equipment (subjected to Capacity)- 07-10-26
- **CEIG approval- 27-12-26**

The "Telangana Rising" Industrial Policy Framework

The "Telangana Rising" Industrial Policy Framework

Telangana is pioneering a transformative shift from merely ensuring ease of doing business to actively reducing the cost of doing business. Under the guiding philosophy of "**Innovate, Incubate, Incorporate**", the state is building a robust industrial ecosystem aligned with India's ambitious \$3 trillion economy vision whilst creating 50 lakh new employment opportunities.

TS- iPASS Act: The Statutory Backbone

The Telangana State Industrial Project Approval and Self-Certification System (TS -iPASS) Act of 2014 establishes a statutory "**Right to Clearance**" for investors, ensuring unprecedented regulatory certainty.

- **Mega Projects:** 15-day approval timeline
- **Other Projects:** 30-day clearance window
- **Deemed Approval:** Automatic sanction on Day 31 if departments fail to respond

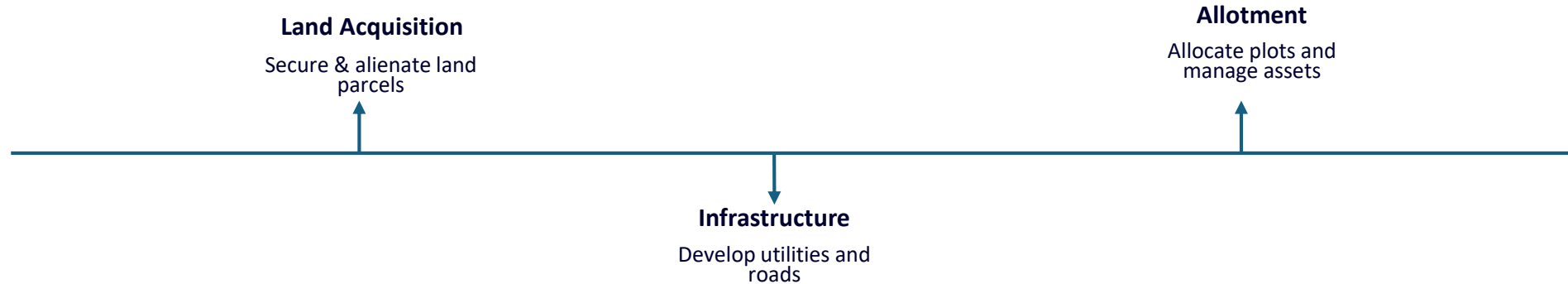
2024-2029 Policy Innovations

MSME Policy 2024 introduces the Yantram Fund (₹100 crore) for technology adoption, built on six foundational pillars: Land, Finance, Raw Material, Labour, Technology, and Market access.

Next Gen Life Sciences Transformation: Evolution from cluster-based infrastructure to value-led R&D through Genome Valley 2.0 initiative.

TGIIC Operational Lifecycle: End-to-End Industrial Facilitation

TGIIC's comprehensive operational model requires seamless coordination with various government departments, particularly Revenue, to deliver industrial infrastructure and manage ongoing operations efficiently.



Phase 1: Land Acquisition & Alienation

Coordination with the Revenue Department for Land Transfer Proposals (LTP), alienation of government lands, and acquisition of patta lands. Critical activities include survey number verification, subdivision work, and formal possession handover to TGIIC.

Phase 2: Infrastructure Development

Comprehensive master planning with industrial zoning (Red/Orange/Green categories based on environmental impact), execution of external linkages including approach roads, dedicated power substations, and Mission Bhagiratha bulk water supply connections.

Phase 3: Allotment & Asset Management

Transparent online allotment process through the TGIIC portal, followed by comprehensive asset management including:

- Execution of Sale Deeds and Lease Deeds
- Issuance of NOCs for mortgage financing
- Processing transfers for change in company management or constitution

TGIIC: The Infrastructure Engine Powering Industrial Growth

The Telangana State Industrial Infrastructure Corporation (TGIIC) serves as the nodal agency for industrial development, functioning not merely as a land aggregator but as a comprehensive "Local Authority" with statutory powers to facilitate seamless industrial operations across the

Massive Land Bank

Custodian of approximately **1 lakh acres** of strategically located industrial land across Telangana, ensuring immediate availability for investors.

Extensive Network

Managing 190+ Industrial Parks and IT Parks including landmark developments like Mindspace and Hitec City, creating integrated ecosystems.

IALA Powers

Holds Industrial Area Local Authority status, enabling independent collection of property tax, sanctioning of building plans through DPMS, and maintenance of critical infrastructure.

TGIIC's core mandate centres on delivering "**Plug-and-Play**" infrastructure—fully developed industrial plots with roads, power connectivity, and water supply—ensuring investors can commence operations immediately upon allotment, eliminating traditional infrastructure bottlenecks that delay project implementation.

Thank You

