

**GOVERNMENT OF ANDHRA PRADESH**

**A B S T R A C T**

Municipal Administration and Urban Development Department – Revised Common Building Rules, 2006 – Extending to Visakhapatnam Urban Development Authority and Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, - Notification– Issued

**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M)  
DEPARTMENT**

**G.O.Ms.No.678**

**Date: 07- 09- 2007.**

Read the following :

1. G.O.Ms No 144 M.A &U.D.Department dated: 03.03.1988
2. G.O MS.NO.423 M.A& U.D. Department dated :31-07-1998
3. G.O.Ms.No. 86 M.A & U.D. Department, dated :03-03-2006
4. G.O.Ms No. 171 M.A & U.D. Department, dated: 19-04-2006
5. G.O.Ms. No.345 M.A.&U.D.Department,dated:30-06-2006
6. G.O.MS No. 623 M.A & U.D.Department, dated 01-02-2006
7. G.O.MS No. 17 M.A & U.D.Department, dated 10-01-2007
8. Objections and Suggestions called for vide Memo No. 17909/M1/2006 dated: 9-7-2007 and published in the A.P. Extraordinary Gazette No 399 dated: 09-07-2007

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**ORDER:**

In the reference 3<sup>nd</sup> read above, Government have issued the Hyderabad Revised Building Rules, 2006. The said rules were partly amended in the G.Os 4<sup>th</sup>,6<sup>th</sup> and 7<sup>th</sup> read above.

2. Government decided to initially apply the said Hyderabad Revised Building Rules, 2006, to the Hyderabad Development Authority Area and subsequently to extend them to other Urban Areas / Urban Development Authority areas of Andhra Pradesh in a phased manner. In view of the above, Government have now decided to apply the said Hyderabad Revised Building Rules, 2006 to the areas covered by Visakhapatnam Urban Development Authority area and Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority area.

3. The draft Rules were notified in the Andhra Pradesh Extraordinary Gazette No. 399 dated: 09-07-2007 duly inviting objections and suggestions. A number of objections and suggestions were received from individuals, professionals, Municipal Corporations, Urban Development Authorities, environmental organizations, etc.

4. After careful examination of all the objections and suggestions received, Government have finalized the Revised Building Rules 2007 so as to have uniform application of the Rules relating to regulation of building construction, etc., in the above areas.

Therefore in supersession of the Regulations issued in the reference 2<sup>nd</sup> read above, and the Municipal Corporation of Hyderabad Building By-laws 1981, and the Government orders in the G.Os 1<sup>st</sup> and 5<sup>th</sup> read above to the extent specified in these Rules, Government hereby issue the following Notification.

A copy of the notification is available on the Internet and can be accessed at the address <http://apts.gov.in/apgos>.

### **NOTIFICATION.**

In exercise of the powers conferred under Section 585 of the Hyderabad Municipal Corporations Act, 1955; Section 11 of the Visakhapatnam Municipal Corporation Act, 1979; Section 11 of the Vijayawada Municipal Corporation Act, 1981, Section 326 of the Andhra Pradesh Municipalities Act, 1965; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, and in supersession of the Regulations issued in G.O. 2<sup>nd</sup> read above the Governor of Andhra Pradesh hereby issue the following Revised Building Rules.

#### **1. Short Title, Applicability & Commencement:**

- (a) These Rules may be called Revised Building Rules, 2007.
- (b) They shall apply to all building activities in the Greater Visakhapatnam Municipal Corporation and the rest of Visakhapatnam Urban Development Authority area and the Municipal Corporations of Vijayawada, Guntur, and other areas covered by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority
- (c) They shall come into force with immediate effect.

#### **2. Definitions:**

(1). In these rules, unless the context otherwise requires;

(i) **‘Competent Authority’** means:

- (a) The Vice - Chairman of the Visakhapatnam Urban Development Authority / Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, in the case of areas outside Municipal Corporations of Greater Visakhapatnam, Vijayawada and Guntur,
- (b) The Commissioner, in the case of Municipal Corporations of Greater Visakhapatnam, Vijayawada, and Guntur areas.

(ii) **“Enforcement Authority”** means the Commissioner of the Municipal Corporation, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat in case of

areas outside the Municipal areas of the Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

- (iii) **“Height of building”** means height measured from the abutting road and in case of undulated terrain height can be considered as average of the corresponding ground level or formation level of proposed site.
- (iv) **“High-Rise building”** means a building 18 meters or more in height. However, chimneys, cooling towers, boiler rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 18 m including stilt floor/parking floor stand excluded from the definition of high-rise buildings.
- (v) **“Parking Complex / Parking Lot”** means a premises either built or open which is utilized purely for parking of vehicles and where parking fees is collected by the owner and permitted in specific areas. The minimum site shall be 300 square meters.
- (vi) **‘Sanctioning Authority’** means the Vice Chairman of Urban Development Authority, Commissioner of the Municipal Corporation, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat or a Special Unit created for the purpose of sanctioning and monitoring building and development activity as the case may be.
- (vii) **“Transferable Development Right” (TDR)** means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Master Plan or in road widening or covered in recreational use zone, etc. and applicable only after such lands are vested with the local body/ Urban Development Authority as the case may be. The award would be in the form of a TDR Certificate issued by the Competent Authority.
- (2) Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective rules / regulations / by-laws of the respective local authorities and as defined in the National Building Code as the case may be, unless the context otherwise requires.

### **3. Restriction on Minimum Building Plot Size along abutting roads in new developments and layouts:**

There shall be restriction on the minimum building plot size along the abutting roads in all new development areas and new layouts as follows:

**TABLE I**

Abutting road Right-of-way (in Mts.)	Minimum plot size allowed (in sq. m)	Max. Plot size allowed (in sq m)
9 and below 12.2	100	2000
12.2 and below 18	200	No Restriction
18 and below 30	300	No Restriction
30 and above	400	No Restriction

- *Road/ Right-of-way means the total land width reserved for the road in the layout / Master Plan / Development Plan / Development Scheme whether the road is developed/formed or otherwise and includes the service road, if any, to be provided in the given Right-of-Way.*
- *Further in all such new approved layouts, the minimum width of roads other than cul-de-sac shall be 12.2 m (40 ft).*

*The above shall not be applicable to existing sites / plots.*

#### **4.1 Minimum Approach road requirement for sites in new areas/layout areas:**

No site or parcel of land shall be used for building activity unless it has a clear and established approach road of minimum 9 m Black topped Road is provided by the developer / builder / owner at his own cost or deposits the necessary cost for laying of the road by the sanctioning authority.

#### **4.2 Access conditions & Requirements for plots/sites abutting Ring roads / Highways / Bypass Roads of 30 m and above identified in the Master Plan / Zonal Development Plan:**

In addition to the requirement of confirmation to the minimum plot size along the abutting roads, height and other requirements stipulated in these rules, buildings abutting major roads of 30 metres and above width shall be permitted only after black topped service road of 7 metres width with two-lane carriageway is provided to the extent of the building in question within the defined Right-of way. It will be the responsibility of the developer / builder / owner to provide the above service road of the standards fixed by the Sanctioning Authority at his own cost. For the purpose of height of proposed buildings, the total Right-of-way including the service road shall be reckoned as the road width.

**5. Restrictions of building activity in vicinity of certain areas:**

- (a) No building / development activity shall be allowed in the bed of water bodies like river, or nala, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands.
- (b) The above water bodies and courses shall be maintained as recreational / Green buffer zone, and no building activity other than recreational use shall be carried out within:
- (i) In the Coastal Regulation Zone (CRZ) restricted area in case of areas along the sea coast
  - (ii) 100 metres from the River edge outside Municipal Corporation / Municipal limits and 50 metres within Municipal Corporation/ Municipal limits. No permanent constructions/structures will be permitted within the above-mentioned buffer zone.
  - (iii) 30 metres from the boundary of Lakes of area 10 Ha and above;
  - (iv) 9 meters from the boundary of lakes of area less than 10 Ha / kuntas / shikam lands;
  - (v) 9 meters from the boundaries of major Canal, Vagu, etc.
  - (vi) 2 meters from the defined boundary of Nalas, Storm water drains, etc. The above shall be in addition to the mandatory setbacks. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake / kunta shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept.
- (c) Unless and otherwise specified in the Master Plan / Zonal Development Plan,
- the space to be left in and around the major Canal / Vagu (including the actual Canal / Vagu bed width and alignment) shall be minimum 15 m. This may be developed as Green Buffer/recreational and / or utilised for road of minimum 9 m width, wherever feasible.
  - In case of (b) (iii) above, in addition to development of recreational/green belt along the foreshores of lake, a ring road or promenade of minimum 12 m may be developed, wherever feasible; while in respect of foreshores of River a river drive road of minimum 18 metres may be developed in the said 30 metre buffer zone.
  - The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India, 2005.
- (d) For Building activity within the restricted zone near the airport or within 500 m distance from the boundary of Defence areas / Military establishments, necessary clearance from the concerned Airport Authority / Defence Authority / shall be obtained. For sites located within the Air Funnel zone, prior clearance from the Airport Authority shall

be obtained. In case of NSTL, Visakhapatnam no building shall be allowed within a distance of 20 metres from the boundary wall of NSTL, Visakhapatnam.

- (e) In case of sites in vicinity of High Tension Electricity transmission lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3 m (10 ft.) shall be maintained between the buildings and the High Tension Electricity lines, and 1.5 m for Low Tension Electricity lines.
- (f) In case of sites in the vicinity of oil/gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.
- (g) Distance shall be maintained between Railway boundary and building line in accordance with the Railway Manual.

## **6. REQUIREMENTS OF APPROACH ROAD FOR BUILDING**

### **SITES/ PLOTS:**

**TABLE II**

<b>Type/ Use of Building plot permissible</b>		<b>Minimum abutting road width required (in meters)</b>
<b>A) SITES IN OLD/EXISTING BUILT-UP AREAS/CONGESTED AREAS/SETTLEMENT (GRAM KHANTAM/ABADI) (as listed in Annexure I, IV, V and VI respectively)</b>		
<ul style="list-style-type: none"> <li>• Residential Buildings – maximum permissible upto 10m height</li> <li>• Non-residential buildings and mixed occupancies – maximum permissible up to 12 m height</li> </ul>		6 *
<b>B) SITES IN NEW AREAS/ APPROVED LAYOUT AREAS</b>		
The type of buildings & intensity of development shall be w.r.t. the abutting road width, viz.,		
<b>B 1</b>	Non-High Rise Residential Buildings including Apartment Complexes; Buildings with shopping on GF and residences on upper floor; Basic level social amenities like Nursery School / Primary School/ Religious Place / Public Health Center / Dispensary / Diagnostic Laboratory/ Police outpost/Post Office/ Neighbourhood Library cum Community Center and all buildings up to 15 m height	9 *
<b>B 2</b>	In addition to B 1 above, High Rise Building/ Complex of height above 18 m and up to 24 m; Group Housing Scheme; Primary School, Middle school / Tutorial institution / General Industry / Godown / Petrol/diesel Filling station; High School, Junior College/ General Degree and other non-professional College / Commercial Complex,	12

	Computer units/ Office Building, ITES Complex, Nursing Home / Community Hall / Function/Marriage Hall / Assembly Hall/Cinema Theater; Service establishment/ Workshop;  Others not specified in the Table and all non high-rise buildings up to 18 m height	
<b>B 3</b>	In addition to B 1 & B 2 above, High Rise buildings above 24 m and up to 30 m height; General Degree and other non-professional College / Polytechnic, ITI; Professional College Campus; Multiplex Complexes, Shopping Malls, Hospitals and all non high-rise buildings up to 18 m height	18
<b>B 4</b>	In addition to B 1 to B 3 above, High Rise Buildings above 24 m height and up to 45 m height	24
<b>B 5</b>	In addition to B 1 to B 4 above, High Rise Buildings above 45 m height	30

\* Provided that in case of single plot sub-division approved by the sanctioning authority, a means of access of minimum 3.6 m pathway may be considered for individual residential building and 6m for Apartment Complexes / Commercial Complexes and other non-high rise buildings.

- (i) In case of (A) above, where the existing road is less than 6 m, building in the site would be allowed after setting back the building 4.5 m from the center line of such existing road and after leaving the front setback.
- (ii) In case of existing buildings approved prior to these Rules, further additions of floors on the earlier permitted building may be considered either as per these rules or the then rules in force in respect of setbacks, whichever is the applicant opts for. This will not apply for building extensions or redevelopment ventures in such sites.
- (iii) Building line is from the edge of the Road Right-of-way (whether existing or proposed). In individual plots where a plot abuts two or more roads, the setbacks along these abutting roads shall be as per the respective building line of the roads.
- (iv) In case of existing areas not covered in Annexures and sites not covered in road widening, building approvals in interstitial sites may be considered by the sanctioning authority with reasons to be recorded in writing and with the following height restriction:

Residential Buildings – Maximum permissible upto 10mts. height.

Non-Residential buildings and mixed occupancies – maximum permissible upto 12mts. Height;

and in case where the existing road is less than 6 meters , the building shall be allowed after setting back the building 6.0 metres (which is inclusive of 1.5 metre building line) from the center line of such existing road / lane, while the minimum setbacks on remaining sides shall be as per Table – III.

- (v) All buildings shall be constructed in conformity with the zoning regulations.

## **7.0 PERMISSIBLE HEIGHT & SETBACK REQUIREMENTS:**

There are no plot size stipulations based on use or occupancy of the building. However, the sites shall conform to the statutory Plan and zoning regulations for permitting the building activity. The setbacks and height stipulations given hereunder are applicable for all types of buildings.

### **7.1 MINIMUM SETBACKS & HEIGHT STIPULATIONS FOR ALL TYPES OF NON-HIGH RISE BUILDINGS**

**(BUILDINGS BELOW 18 m height inclusive of stilt / parking floor):**

- (i) The height of buildings permissible in a given site/plot shall be subject to restrictions given in the Annexures.
- (ii) There are no specific Floor Area Ratio and plot coverage stipulations. The permissible coverage would be as per the minimum setbacks to be left within the given site. The minimum setbacks and permissible height would be as per Table III below.

**TABLE – III  
PERMISSIBLE HEIGHT & SETBACKS FOR NON-HIGH RISE BUILDINGS**

Sl. No.	Plot Size (in Sq.mts.)	Parking provision	Height permissible (in mts.)	Building line or minimum front setback (in mt.) to be left					Minimum setback / setbacks on remaining sides (in mts.)
				Up to 12m	Above 12m & up to 18m	Above 18m & up to 24m	Above 24m & up to 30m	Above 30m	
1	2	3	4	5	6	7	8	9	10
1	Less than 100	-	7	1.5	4	5	6	7.5	-
2	100 & upto	-	10	2	4	5	6	7.5	1.0



	200								
3	Above 200 & upto 300	Stilt parking floor allowed	Upto 7	2	4	5	6	7.5	1.0
			Upto 10	3	4	5	6	7.5	1.5
4	Above 300 & Upto 400	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	1.5
			Upto 12	3	4	5	6	7.5	2.0
5	Above 400 & upto 500	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.0
			Upto 12	3	4	5	6	7.5	2.5
6	Above 500 & upto 750	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.5
			Upto 12	3	4	5	6	7.5	3.0
			Below 15	3	4	5	6	7.5	3.5
7	Above 750 & upto 1000	Stilt parking + One cellar floor allowed	Upto 7	3	4	5	6	7.5	3.0
			Upto 12	3	4	5	6	7.5	3.5
			Below 15	3	4	5	6	7.5	4.0
8	Above 1000 & upto 1500	Stilt Parking + 2 Cellar floors allowed	Upto 7	3	4	5	6	7.5	3.5
			Upto 12	3	4	5	6	7.5	4
			Below 15	3	4	5	6	7.5	5
			Below 18	3	4	5	6	7.5	6
9	Above 1500 & upto 2500	Stilt parking + 2 Cellar floors allowed	Upto 7	3	4	5	6	7.5	4.0
			Below 15	3	4	5	6	7.5	5.0
			Below 18	3	4	5	6	7.5	6.0
10	Above 2500	Stilt parking + 2 or more Cellar floors allowed	Upto 7	3	4	5	6	7.5	5.0
			Below 15	3	4	5	6	7.5	6.0
			Below 18	3	4	5	6	7.5	7.0

and permissible subject to the following conditions:

- (i). (a). Buildings of height above 15mts. and below 18m height (inclusive of parking floors) in Sl.Nos.8, 9 and 10 of above Table, shall be permitted only in such plots which abut roads of 12mt. minimum (40ft) width. Necessary prior clearance from Fire Department shall be necessary for such buildings which have 6 floors .
- (b) Stilt parking floor permissible is exclusive of height of building upto 15mts. height of stilt floor shall not exceed 2.75 mt. In case of non-residential occupancies on sites below 750 sq m, for parking a semi-basement of 3 m height and with such height not exceeding 1.5 m above ground level may be considered. In case of parking floors where mechanical system and lift are provided, height of such parking floor upto 4.0mt. could be considered.
- (c) Wherever cellars/sub-basements are permissible, these are excluded from height of building.

- (d) No Balcony projections shall be allowed to extend on to the minimum setbacks. These if provided, shall be within minimum setback required to be left. However, a portico without access to the top may be considered in the front open space.
  - (e) In case of Sl.Nos. 4 to 10 of above Table, stepped type buildings or incremental type buildings may be allowed only in respect of individual residential or educational / institutional buildings and such incremental development would be considered only after a minimum time period of 5 years.
  - (f). As per the provisions of the Andhra Pradesh Fire Service Act, 1999, Commercial buildings of height 15mts. and above, and buildings of public congregation like schools, Cinema theatres, function halls and other assembly buildings on plot area of 500 sq.mts. and above or of height above 6mts. are required to obtain prior clearance from Fire Department from fire safety point of view.
- (ii) For the purpose of these Rules, the following conversion from Meters-Kilograms-Second (M.K.S) and Feet-Pound-Second (F.P.S) system shall be reckoned:
- i) 3m – 10ft      ii) 6m = 20ft      iii) 7.5m=25ft      iv) 9m= 30ft
  - v) 12m = 40ft      vi) 15m=50ft      vii) 18m=60ft      viii) 24m=80ft
  - ix) 30m=100ft      x) 45m=150ft      xi) 60=200ft.
- (iii) The setbacks are to be provided after leaving the affected area of the plot/site, if any, for road widening. In respect of owners who surrender land affected in road widening free of cost under would be eligible for concessions in setbacks under GOMs.No.33 MA, dated 03.02.2001.
  - (iv) Building line is from the edge of the Road Right-of-way (whether existing or proposed).
  - (v) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and of area at least 9.0 sq m and no side shall be less than 1.5m in case of buildings of height upto 12m and in case of buildings of height above 12m no side shall be less than 2 m.
  - (vi) A strip of at least 1.0 m greenery/lawn along the frontage of the site within the front setback shall be compulsorily developed and maintained with greenery and trees.
  - (vii) For plots above 200 sq.m in addition to (vi) above, a minimum 1 m wide continuous green planting strip in the periphery on remaining sides are required to be developed and maintained as greenery and trees within the setback.

Rain water structures shall be provided in the prescribed manner within the setbacks.

- (viii) For all residential/institutional/industrial plots above 750 sq m, in addition to (vi) and (vii) above, 5 % of the site area has to be developed as tot-lot/landscaped area and trees planted and maintained. Such organized open space could be in more than one location, shall be open to sky and shall be of a minimum width of 3.0mts.
- (ix) To enhance the streetscape in respect of 18 m and above roads, no front compound wall is recommended along the front setback. Only iron grill or low height green hedge and / or with sloping type planters is recommended along such roads.
- (x) In all plots 750 sq m and above, provision shall be made for earmarking an area of 6 sq m for the purpose of siting of public utilities like distribution transformer, etc. within the owner's site and located in a corner splay of setback, subject to mandated public safety requirements, ensuring turning radius for vehicles etc.
- (xi) If the above greenery mentioned at (iv) to (viii) above and Rule 9.9 is not maintained and rain water harvesting structures are not provided, 10% of additional Property tax every year would be imposed as penalty by the sanctioning authority till the said condition is fulfilled.
- (xii) In case of plots 300 sq m and upto 750 sq. mt, it is permitted to transfer up to one metre of setback from one side to any other side, and in case of plots above 750 sq m, it is permitted to transfer up to 2 m of setback, which needs to be uniform at any given point, subject to maintaining of minimum building line in the front.
- (xiii) In case of corner plots or plots abutting two or more roads, the front setback shall be as per the building line for the respective abutting road width.
- (xiv) For narrow plots, where the length is 4 times the width of the plot, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of 1m on each side.
- (xv) The space between 2 blocks shall be as given Table-V.
- (xvi) The height of the building will be calculated after excluding the parking floors for the purpose of computation of minimum setbacks to be left.
- (xvii) Where all the owners of sites along an abutting road come forward for widening of the road by undertaking preparation of a Road Development Plan which would improve circulation in the area and duly approved by the competent

authority, and by leaving the area affected in the widening of such road free of cost and implement it within one year, then higher height of the corresponding widened road width would be considered for such sites,

(xviii) In case of plots upto 200 sq m, semi-detached houses with common wall and height upto 10 m would be permissible with building line as given in above Table and 1 metre setback on remaining sides

(xix) Splay at road junctions, including Y-junctions shall be provided as follows:

3.0 m x 3.0 m offset/splay if the width of the road is 12 m or less;

4.5 m x 4.5 m offset/splay if the width of the road is above 12 m but less than 24 m in width;

6.0 m x 6.0 m offset/splay if the width of the road is above 24 m and in case of road junctions of different widths, a combination of the above as the case may be shall be ensured.

The area of such splay would be deemed to form part of the road junction. No compound wall or any structure shall be allowed to be constructed in the said splay area

## **7.2 OTHER REQUIREMENTS FOR BUILDINGS ABOVE 10 M HEIGHT**

### **(a). PROVISION OF JOINT OPEN SPACE IN CERTAIN CASES**

With a view to facilitating fire and emergency operations in a building site and adjoining sites, the Fire Service Department, in addition to the minimum setbacks to be left, may insist on the owner for providing Joint Open Space between the proposed site and adjoining sites for mutual use during fire and emergencies. The Joint open space shall be reckoned from building edge to building edge (inclusive of any type of projections). Such Joint open space shall not be less than 6mt. in respect of non- high rise buildings on plots 750 sq metres and above, and not less than 9mt. in respect of high-rise buildings.

Such Joint open space shall be kept unobstructed and open to sky and no permanent compound wall of masonry or civil construction would be allowed. The compound wall, if any, shall be of fencing type or collapsible type. The greenery and landscaping shall be of soft type with lawns, grass, creepers and climbers and shrubs variety of plants and mountable in cases of emergencies. The Joint open spaces shall be maintained to the satisfaction of the Fire Service Department. Clearance would be considered only after the Builder / Developer / Owners provide an undertaking to this effect.

- (i) The building requirements and standards other than heights and setbacks specified in the National Building Code of India, 2005 shall be complied with.
- (ii) Such buildings shall be undertaken by owners by engaging registered architects/ licenced builders/developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced structural Engineer who shall be responsible for the supervision, structural safety, earthquake safety, fire safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake and natural hazards, compliance with structural safety and fire safety requirements.
- (iii) The work of the building services like sanitation, plumbing, fire and life safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- (iv) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the sanctioning Authority.
- (v) The applicant / builder / developer may provide for solar water heating system in the building and solar lighting in the site for outdoor lighting within the site, etc. and give a bank guarantee to this effect to the sanctioning authority for compliance of the same.
- (vi) All Public and semi-public buildings / Assembly buildings / Commercial complexes and such other public congregation buildings with covered area above 300 sq m shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the National Building Code of India,2005.
- (vii) In all buildings irrespective of above height provisions, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and Water closets, other areas, corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India,2005.
- (viii) All environmental aspects like provision of Rain water harvesting structures, greenery, solar heating and lighting systems, AP WALTA Act provisions, etc shall be complied in such of the sites and Schemes where these are applicable.

## **8. ENCOURAGEMENT FOR BUILDINGS WITH CENTRAL COURTYARDS:**

As an encouragement for developing 'U' type buildings (under non-residential category only) with central courtyards, the setbacks of sides and rear, except the front setback, can be reduced provided:

- (a) the area so saved is transferred to the central area/space or court yard;
- (b) the minimum open space on sides and rear except front, shall be
  - 1.5 m for building height upto 12 m,
  - 2.0 m for building height upto 15 m,
  - 3.0 m for building height upto 18 m,
  - 6 m in case of high rise buildings 21 m height and buildings coming under purview of AP Fire Act and 7 m in respect of buildings 21m – 30 m height. Such high rise buildings and buildings coming under purview of AP Fire Act need to obtain prior clearance from the Fire Services Department;
- (c) the depth of such courtyard shall be at least 50% of the average building depth.

## **9. REQUIREMENTS FOR HIGH RISE BUILDINGS:**

- 9.1 High Rise buildings / Complexes shall be permissible only in areas other than those given in Annexure I, II, IV, V, VI, and VII. High Rise buildings shall not be allowed in Congested areas/existing areas and settlement areas/ Abadi /Gram khantam areas.
- 9.2 The minimum size of plot for High Rise building shall be 2000 sq. m. For buildings in the Skyscraper zone, high rise buildings between 18mt. to 36mts. height shall not be permitted. However normal buildings below 18mts. height would be allowed.
- 9.3 In respect of sites proposed for high rise buildings and affected in road widening where there is shortfall of the net plot size, upto 10% of such shortfall in net plot area would be considered with the proposed height and corresponding minimum all round setbacks.
- 9.4 The building bulk, coverage and height shall be governed by the minimum all round setbacks to be left, the organised open spaces to be left and the height restrictions imposed by the Airport authority (if applicable) / Defence authorities (if applicable) and Fire Services Department and the City-level Impact fee on built up area required to be paid, as applicable

### 9.5 Prior Clearance From Fire Dept. and Airport Authority:

For any High Rise building located in vicinity of airports as given in the National Building Code, the maximum height of such building shall be decided in consultation with the Airport Authority and shall be regulated by their rules/requirements. Interstitial sites in the area which are away from the direction of the Airport Funnel zone and already permitted with heights cleared by the Airport Authority, shall be permitted without referring such cases to the Airport Authority.

**9.6** Every application to construct or reconstruct a High Rise building or alteration to existing High Rise building shall be made in the prescribed form and accompanied by detail plans floor plans of all floors along with complete set of structural drawings and detail specifications duly certified by a qualified structural engineer. Necessary prior NOC shall be submitted from the Airport Authority (if applicable) and Directorate of Fire services, along with the application.

9.7 The minimum abutting road width and all round open space for High rise Building / Complex shall be as follows:

**TABLE – IV**

<b>Height of building</b>	<b>Minimum abutting road width required ( in metres)</b>	<b>Minimum around open space on remaining sides (in metres) *</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
Up to 21 mt.	12.2	7
Above 21 mt. & upto 24 mt	12.2	8
Above 24 m & up to 27 m	18	9
Above 27 m & upto 30 m	18	10
Above 30 m & up to 35 m	24	11
Above 35 m & upto 40 m	24	12
Above 40 m & up to 45 m	24	13
Above 45 m & upto 50 m	30	14
Above 50 m	30	16

The front open space shall be on the basis on the abutting road width and shall be either as given in shall be either as given in Col. 3 of above Table IV or the Building line given Table III whichever is more.

- (i) The abutting road has to be black-topped with minimum 2 –lane carriageway. Service roads where required as per these Rules, shall be minimum 7 m wide with minimum 2-lane black topped carriageway.

- (ii) For upper floors from 2nd floor onwards, the balcony projection of up to 2 m may be allowed projecting onto the open spaces.
- (iii) The open space to be left between two blocks shall be equivalent to the open space mentioned in Column (3) of above Table IV.
- (iv) In case of high rise buildings upto 30 m height, it is permitted to transfer upto two metres of setback from one side to the other side, which needs to be uniform at any given point, subject to maintaining of minimum setback of 7 m on all sides.
- (v) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct, such open space shall be open to sky and of area at least 25 sq m and no side shall be less than 3 m.

**9.8 TOWER AND PODIUM TYPE HIGH RISE STRUCTURE UPTO 50 M may be allowed with the following:**

- (a) For podium, i.e., Ground plus first floor: around setbacks shall be 7 m around
- (b) For the Tower block: The coverage and around setbacks shall be minimum 50 % of the Podium Block, and shall be atleast 3m from the Podium edge on all sides,
- (c) The fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.

**9.9 “STEPPED TYPE” OR “PYRAMIDAL TYPE” HIGH RISE STRUCTURE**

Such type of high rise building blocks may be allowed for heights above 30 m with the following open space requirements:

- (a) At ground level : Minimum 9m. all round open space for the first five floors”
- (b) At upper floors : increase of 1 m all round open space or more, for every 5 upper floors or 15 m height or part thereof, over and above the ground level open space of minimum 8 m.

**9.10 Provision of greenery:**

- (a) In every high rise building site, an organised open space which shall be utilized as greenery, tot lot or soft landscaping, etc. shall be provided over and above the



mandatory open spaces to be left in and around the building. This space shall be at least 10% of total site area and shall be a minimum width of 3mts. This may be in one or more pockets and shall be open to sky.

- (b) In addition to the above, a minimum 2 m wide green planting strip in the periphery on all sides within the setbacks are required to be developed and maintained greenery and trees in all high rise building sites.
- (c) Rain water structures shall be provided in the prescribed manner within the setbacks.

#### **9.11 COMPLIANCE OF NATIONAL BUILDING CODE PROVISIONS FOR AMENITIES AND FACILITIES IN ALL HIGH RISE BUILDINGS**

- (i) The building requirements and standards other than heights and setbacks specified in the National Building Code, 2005 shall be complied with.
- (ii) Such buildings shall be undertaken by owners by engaging registered architect, licenced builders/developers and licenced structural engineers. The designs and building plans shall be countersigned by the owner, licenced developer, registered architect, licenced engineer and a qualified & licenced structural Engineer and a fire engineer / fire consultant who shall be responsible for the supervision, structural safety, fire and life safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall contain mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.
- (iii) The work of the building services like sanitation, plumbing, fire and life safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- (iv) In addition to the required staircases and lifts, there shall be at least one fire escape staircase and lift. These staircases and lifts shall be got certified from the manufacturer's authorised Service technical personnel from time to time.
- (v) Provision for power generator shall be made in such buildings.
- (vi) These buildings shall be planned, designed and constructed to ensure fire and safety requirements are met and maintained and shall comply in accordance with the Fire Protection Requirements of National Building Code of India.

- (vii) The facilities for providing fire protection and fire fighting facilities in such buildings should be in compliance with the stipulations laid down and clearance issued by the Fire Department from time to time. NOC from the Fire Department shall be obtained from time to time regarding the fire safety requirements and facilities installed. The designs and installations regarding fire protection and safety measures including exit requirements and smoke containment and smoke management measures shall be undertaken through a fire engineer / fire consultant.
- (viii) The parking requirements shall comply as given in these rules. The parking facilities and vehicles driveways etc. shall be maintained to the satisfaction of the sanctioning Authority.
- (ix) Shall provide for solar water heating system in the building and solar lighting in the site for outdoor lighting, etc. and give a bank guarantee to this effect to the sanctioning authority for compliance of the same.
- (x) All Public and semi-public buildings / Assembly buildings / Commercial complexes and such other public congregation buildings with covered area above 300 sq m shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the National Building Code of India, 2005.
- (xi) In all high rise buildings, the requirements of parts of the building like size and area requirements of habitable rooms, kitchen, bathrooms and water closets, other areas, corridor and staircase widths, service ducts, etc. shall conform to the National Building Code of India.
- (xii) all environmental aspects like provision of Rain water harvesting structures, greenery, solar heating systems, AP WALTERA Act provisions, etc shall be complied in such of the sites and Schemes

**9.12** Notwithstanding anything contained in these Rules or any other orders, the minimum clear setback on the sides and rear sides of any high-rise building under any circumstances including in cases where a concession or incentive is availed in terms of setbacks shall not be less than 7 metres, and such minimum setback area shall be clear without any obstructions to facilitate movement of fire fighting vehicles and for effective fire fighting operations.

**10. REQUIREMENTS OF GROUP DEVELOPMENT, GROUP HOUSING/ CLUSTER HOUSING/ RESIDENTIAL ENCLAVES AND ROW HOUSING SCHEMES:**

- 10.1 Such developments shall be considered where the site is developed together with building constructions and all amenities and facilities and not disposed as open plots.

- 10.2 All Group Development Schemes, Group Housing Scheme / Cluster Housing Scheme applications, in addition to the requirements under these Rules, shall be accompanied by:
- (a) A Services and Utilities Plan as per standards for water supply system, drainage and storm water disposal system, sewerage system , rain water harvesting structures, and for other utilities.
  - (b) A landscaping plan including rain water harvesting and waste water recycling details.
  - (c) Parking & internal Circulation Plan along with Common pool parking area plan, if any.

The above shall be drawn on suitable scale with relevant details.

- 10.3 The minimum plot size for Group Housing Schemes and Group development Schemes shall be 4000 sq m and the minimum abutting road width shall be 12 m wide and black topped. The internal roads may be of 9 m width in case of non-high rise blocks.
- 10.4 In case of housing in large plots or blocks, the proposals should be promoted with the immediate improvement of the accessibility of the site from the nearest main road by way of an approved Road Development Plan by the competent authority with a minimum width of 12 m which should be implemented by the licensed developer within a period of three years. Any road widening required shall be deemed to be approved under these Rules and has to be adhered to by the owners / local body / licensed developer.
- 10.5 All Group Housing Schemes/ Group Development Schemes/ Cluster housing / Residential Enclaves and row type development schemes shall be developed with complete infrastructure facilities and amenities as stated at (a) and (b) above.
- 10.6 These shall not be applicable in case of Government sponsored Housing Scheme/ approved NGOs or private schemes, and the guidelines and requirements as given in the National Building Code for Low Cost Housing / Government orders shall be followed.
- 10.7 No additional or proportionate open space charge need to be levied in such Schemes.

**10.8 GROUP DEVELOPMENT SCHEMES & GROUP HOUSING SCHEMES**

Group Housing Schemes are reckoned as Apartment blocks in more than two blocks. These could be high-rise or simple walk-up units. Group Development Schemes are reckoned as Building in two or more blocks in a campus or site, and could be normal height buildings or high-rise blocks or combination of both.

The open spaces/setbacks for such type of development shall be as follows:

**TABLE V**

<b>Height of building block</b>	<b>Distance to be maintained from periphery building block</b>	<b>Distance between two blocks</b>
Upto 10 mts.	3 mts.	2 mts.
Above 10 mts. & upto 12 mts.	4 mts.	3 mts.
Above 12 mts. & below 18 mts.	6 mts.	6 mts.
Above 18 mts.	As per around set-backs required under High Rise Buildings given in Table IV	

*and are permissible subject to the following conditions:*

- (a) (i) Stilt parking floor permissible is exclusive of height of building below 15 mts. Height of stilt floor shall not exceed 3.0 mts.
- (ii) Wherever Cellars are permissible these are excluded from height of Building.
- (iii). No Balcony Projection shall be allowed to extend onto the minimum distances to be maintained & other open spaces.
- (b) Common amenities and facilities like shopping center, community hall or center / club house etc. are required to be provided in up to 5 % of the area and shall be planned and developed in cases where the units are above 100 in number and not be part of the residential blocks.
- (c) A through public access road of 9 m width with 2-lane black-topped is to be developed on any one side at the periphery/ as per suitability and feasibility for the convenience of accessibility of other sites and lands located in the interior. This may not be necessary in case where a peripheral road of minimum 9 m width already exists.
- (d) In case of blocks up to 12 m height, access through pathways of 6m width branching out from the internal roads/loop road would be allowed. All internal roads and pathways shall be developed as per standards.
- (e) Minimum of 10 % of site area shall be earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. and shall be provided over and above the mandatory open spaces. This space may be in one or more pockets and shall be open to sky.
- (f) All the roads and open spaces mentioned in various schemes in Rule 10 shall be handed over to the local authority free of cost through a registered gift deed before the issue of Occupancy Certificate. The local authority may in turn enter into an agreement with the Society /Association for utilizing,

managing and maintaining the roads and open spaces. In case of any violation or encroachment, the local authority has the power to summarily demolish the encroachments and resume back the roads and open spaces and keep it under its custody.

### **10.9 ROW TYPE HOUSING / ROW TYPE SHOPPING PRECINCTS:**

- (a) Minimum site area : 1000 sq m
- (b). Minimum size of individual plots for row houses 50 sq m.  
Not more than 8 plots shall be developed in a row.  
Separation between two blocks shall not be less than 6 mt, which may be an open space or an alley/pedestrian plaza.  
Only internal staircase would be allowed.
- (c) Minimum width of internal roads: 9 m ;  
Internal cul-de-sac road of 6m with max. length 50 mt. is allowed
- (d). Minimum open space : 10 % of site area
- (e). Height permissible: 2 floors or 6 m for plots up to 125 sq m  
Ground + 2 floors for plots above 125 sq m for row houses
- (f). Minimum setbacks: Front 3m ; Rear 1.5 m  
The setbacks in a row can be interchangeable, however the aggregate setback shall be minimum 4.5 m.  
In case of row type shopping precincts, back to back shops with above front setback of 3m would be allowed.
- (g) In case of very large projects more than 5 acres, common amenities and facilities like shopping center, community hall/club house etc. are required to be provided in 5 % of the area.
- (g) In case of Row Type Shopping Precincts, common basement parking in one or more levels would be permissible subject to conditions mentioned in Rule (11).

### **10.10 CLUSTER HOUSING**

- (a). Minimum site area: 1000 sq m
- (b). minimum plot size for cluster house: 25 sq m with maximum number of 20 houses in a cluster
- (c) Minimum size of cluster open space: 36 sq m with a minimum width of 6m
- (d). Height permissible: 2 floors or 6 m
- (e). Minimum access road to the Cluster Housing Complex: 9 m
- (f). Internal access may be through pedestrian paths of 6 m
- (g). Minimum space between two clusters: 6m which may be utilised as pathway/alley

- (h). Building setbacks: No setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway/ access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters, the sides that are abutting peripheral thoroughfare roads, the setback shall be as per the Building line given in Table III.

#### **10.11 RESIDENTIAL ENCLAVES:**

- (a) Residential Enclaves would be allowed as gated development that are exclusive housing areas with common compound wall with access control through gates and having their own facilities and amenities. The housing units may comprise of row houses, semi-detached, detached or Apartment blocks or a mix or combination of the above. The building requirements would be as per the given type of housing.
- (b) Residential enclaves would be permitted only in those sites that give through access of minimum 9 m peripheral road for the neighbouring plots or lands that are located in the interior. They would be governed by good design standards and not impinging on the overall accessibility and circulation network of the area.
- (c) Minimum size of site: 4000 sq m.
- (d) Size of plots and height permissible: as per type of housing and requirements as given above for the respective type of housing.
- (e) Minimum Common Open space : 10 % of site area.
- (f) Building setbacks: As per type of housing & requirements given above for the said type of housing and as per Table III. Semi-detached buildings may also be allowed. The height of such buildings shall not exceed 10 mts. The set-backs shall be as per Table III.
- (g) Internal Road requirements:
- 9.0 to 18 m for main internal approach roads;
  - 9 m for other internal roads and
  - 8 m for cul-de-sacs roads between 50-100 m length
  - 9 m for looped roads

## **11. PARKING REQUIREMENTS:**

11.1 In all Complexes including Residential Complexes, Hotels, restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multi-storied buildings/Complexes, etc and all other non-residential activities provision shall be made for parking spaces as per the following requirements:

**TABLE VI**

<b>Category of building/activity</b>	<b>Parking area to be provided as percentage of total built up area</b>	
	<b>In Municipal Corporation Area</b>	<b>In Municipalities and rest of Development Authorities areas</b>
Shopping Malls*, Information Technology Enabling Services Complexes	50 %	40 %
Hotels, restaurants, lodges, Cinema halls, business buildings, other commercial buildings, Kalyana Mandapams, Offices, & non-residential high-rise buildings / Complexes	30%	25 %
Residential Apartment Complexes, Hospitals, Institutional buildings, Industrial buildings, Schools, Colleges & other educational buildings, Godowns and other uses	20 %	20 %

\* Parking and other requirements in case of Multiplex Complexes shall be governed by the provisions of Multiplex rules.

### **11.2 The parking spaces may be provided in (for all Schemes):**

- (i) basements or cellars allowed upto 3.25 m height, in one or more levels/multi-level and such cellars shall be allowed in plots 750 sq m and above ; or
- (ii) on stilt floor or in upper parking floors (at any level)- the height of such parking floor shall be allowed upto 2.75 m height;
- (iii) in the open space over / setbacks (except the front setback) to be left around the building with adequate

vehicular access, aisle, drives, ramps required for maneuvering of vehicles, or

- (iv) common pool parking area (in the case of Group Housing Scheme/Residential enclave/Cluster housing/Row housing schemes) or
- (v) a combination of any or all the above
- (vi) In case of non-residential occupancies on sites below 750 sq m, for parking a semi-basement of 3 m height and with such height not exceeding 1.5 m above ground level may be considered.

### **11.3 The other aspects for providing parking spaces are:**

- (i) Common and Continuous cellar parking floors between adjoining buildings would be allowed depending upon structural safety aspects, mutual agreement between owners, etc.
- (ii) The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles.
- (iii) Stilt floor/ sub-basement /Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.
- (iv) For parking spaces in basements and upper storeys of parking floors, at least two ramps of minimum 3.6 m width or one ramp of minimum 5.4 m width and adequate slope shall be provided. Such ramps may be permitted in the side and rear setbacks after leaving sufficient space for movement of fire-fighting vehicles. Access to these may also be accomplished through provisions of mechanical lifts wherein the height of the parking floor upto 4.25 m is allowed.
- (v) Basement/cellar shall be set back at least 1.5 m from the property line and in case of more than one cellar 1 m additional setback for every additional cellar floor shall be insisted
- (vi) Up to 10% of cellar may be utilised for utilities and non-habitation purpose like A/C Plant room, Generator room, STP, Electrical installations, Laundry, etc,
- (vii) Space over and above 6m in front setback may be considered as off-street parking space.
- (viii) Visitors' parking to be provided shall be 10 % of the area mentioned in Table VI, which is over and above the required parking area, and may be accommodated in the mandatory setbacks other than the front setback, wherever such setbacks are more than 6m. The Visitors' Parking facility shall be open to all visitors.



- (ix) In respect of Apartment Complexes / Building / Block, in sites up to 750 sq m the Parking requirement shall be deemed to be met if the entire stilt floor is left for parking. A WC / Toilet facility shall be provided for watch and ward in the stilt floor.

#### **11.4 Encouragement for provision of Parking Complexes**

To encourage parking complexes, Parking lots and enclaves, owners who develop parking complexes / Parking lots, the following incentives would be considered:

- a) equivalent built up area of such Parking Complex / or area of Parking lot as the case may be would be considered as Transferable Development right by the sanctioning authority.
- b) In an existing area/locality where an owner or two or more owners come together and develop combined or common parking Complex, pedestrian plaza / subway, or improve/facilitate additional access by linking with surrounding roads etc for public usage are provided, as part of their premises / land development/improving the urban design aspects, additional bonus built up area / TDR would be considered by the sanctioning authority.
- c) The setbacks for Parking Complexes shall be as follows: front – as per building line setbacks on remaining sides – 50% of setbacks given in Table III
- d) No fees and other charges shall be charged by the Sanctioning Authority for the area/floors developed as Parking Complex / Parking lot;
- e) A moratorium on property tax for 5 years would be considered;
- f) For the next 5 years – Property tax shall be levied on the lowest slab of residential category.
- g) Such parking facility enclaves may be permitted along or off main commercial roads, city center, close to Bus stations, Railway Stations and any public transport system so as to encourage use of public transport, etc. Access to these parking spaces in such Complexes may be accomplished through provision of mechanical lifts. Such areas may be identified by the sanctioning authority and notified to public every year by 1<sup>st</sup> April.

#### **12. RESTRICTIONS ON PROJECTIONS ALLOWED IN MANDATORY OPEN SPACES:**

Only the following Projections shall be allowed in the mandatory open spaces / setbacks / interior open spaces:

- (i) No balcony projections or corridor may be permitted beyond the setbacks i.e., projecting within the mandatory open spaces in case of non-high rise buildings. These, if provided for, shall be set back as per the minimum

mandatory open spaces and the setback shall be clear from the edge of the balcony or corridor.

(ii) Cornice, Chajjas / weather shades only of width not exceeding 60cm shall be allowed in the mandatory setbacks.

(iii) In case of non-high rise building plots more than 300 sq m:

a. Sump, septic tank, well and a servant quarter, may be allowed in the rear and side open spaces.

These shall need to be setback at least 1.5 m from the property or boundary line of the plot.

b. Parking sheds, generator room may be allowed in the rear and side open spaces.

c. In the front setback only a security guard booth of 2 sqm

The height of these accessory buildings shall not be more than 2.50 m and shall not occupy more than 1/4<sup>th</sup> of the plot width. These shall be so located so that they do not hinder the fire safety measures and operations.

### **13. URBAN DESIGN AND ARCHITECTURAL CONTROL**

For certain areas as well as sites abutting major roads of 30 mt and above, the Sanctioning Authority may enforce urban design and architectural control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets / Plans approved by the Sanctioning Authority shall be complied with.

### **14. Obligations of the owner and licenced developer/builder / licenced technical personnel to implement and develop the Master Plan/Statutory Plan circulation network and specific land uses:**

(1) Where any land or site or premises for building is affected in the statutory plan/ Master Plan road or circulation network or an road required to be widened as per a Road Development Plan, such area so affected in the road or circulation network shall be surrendered to the Sanctioning Authority by the owner of land. No development permission shall be given unless this condition is complied with.

(2) Upon surrendering such affected area and vesting it with the local authority or Urban Development Authority as the case may be, the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

OR

The owner shall be allowed to construct an extra floor with an equivalent built area for the area surrendered subject to mandated public safety requirements.

OR

The owner shall be allowed to avail relaxations as given in GOMs.No.33 MA, dated 03.02.2001 respectively (incentives to owners who surrender land affected in road widening free of cost) and concessions in set-backs including the front set-back (subject to ensuring a building line of 6m in respect of roads 30m and above, 3mt in respect of roads 18m and below 30mts. and 2mt. in respect of roads less than 18mt.) and a minimum of 7m in respect of high rise buildings. The concessions shall be considered at the level of Commissioner, Municipal Corporation in respect of cases falling in Corporation area, and at the level of Vice Chairman the UDA in respect of cases falling in other areas of the UDA area.

**15. GRANT OF TRANSFERABLE DEVELOPMENT RIGHT:**

Grant of Transferable Development Right (TDR) may be considered by the Competent Authority for the following areas subject to the owner complying with the conditions of development above, as per the following norms:

- (a) *For the Master Plan road network undertaken and developed:* equivalent to 100 % of built up area of such area surrendered.
- (b) *For conservation and development of lakes / water bodies / nalas foreshores & Recreational buffer development with greenery, etc:* equivalent to 50 % of built up area of such recreational buffer area developed at his cost.
- (c) For Heritage buildings and heritage precincts maintained with adaptive reuse: equivalent to 50 % of built up area of such site area.

The TDR may be arrived at on the basis of relative land value and equivalent amount in both export and import areas, as per the Registration Department records. The Competent authority shall have the discretion in the matter of applicability of TDR. The TDR shall not be allowed in unauthorized buildings/ structures/ constructions and shall be considered only after the land is vested with the local authority/UDA. The TDR Certificate would be issued by the Competent authority would be valid or utilized/ disposed only within the concerned local body area and as per guidelines and conditions prescribed by the Competent Authority.

**16. LEVY OF SPECIAL FEES AND OTHER PROVISIONS FOR CERTAIN AREAS:**

The Sanctioning Authority with the specific approval of the Government may, when implementing such Projects, levy Special fees and other fees / charges for lands / sites / premises abutting or in the vicinity of the Ring Road or other highways / major roads or the Mass Rail Transit System / Light Rail Transit / MMTS route/ BRTS route indicated in the Master Plan, at the rates and procedure prescribed by the Government.

**17. CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:**

(1)With a view to ensuring development of City Level Infrastructure facilities and levy of Impact Fees, buildings are categorized as follows:

Type I : Buildings up to height 15 m excluding stilt parking floor

Type II : Buildings of height above 15 m (excluding stilt floor)

The City level Infrastructure Impact Fees would be levied for Buildings under Type II above as follows:

- First 15 m or 5 floors (whichever is less): No levy of Impact fee.
- For any additional floors or part thereof: at differential rates specified in Table below:

**TABLE VII**

Occupancy / Use	Height of Building (in metres) and rate in Rs. per sq m of built up area*			
	Above 15 m & up to 21 m	Above 21 m & up to 30 m	Above 30 m & up to 50 m	Above 50 m
Residential	Municipal Corporation Area			
	350	500	1000	2000
	Other areas of UDA Area			
	175	350	750	1500
Commercial, Offices, ITES	Municipal Corporation Area			
	500	1000	2000	3000
	Other areas of UDA Area			
	350	500	1000	2000
Institutional, educational & Others (except Industrial sheds/factories)	Municipal Corporation Area			
	175	350	750	1500
	Other areas of UDA Area			
	100	200	400	800

*\* In case of Multiplex Complexes, the rates given in the Multiplex Rules shall apply.*

- (1) Alternatively, the owner may be allowed to utilize TDR given in Rule 14 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the differential impact fee for the proposed additional built up area that is permissible under these Rules / Provisions. The Government may revise the above rates from time to time.
- (2) The above rates shall not be applicable for Government Departments and public agencies like Urban Development Authority, APIIC and local bodies.
- (3) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the Competent authority and 50% utilised for development of infrastructure in the same area and balance utilised towards improvement of city level capital infrastructure in the area and for development of infrastructure/Master Plan road network. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund utilised accordingly.

**18. INCENTIVES FOR OWNERS LEAVING MORE SETBACKS / INSTALLING SOLAR HEATING & LIGHTING SYSTEM / RAIN WATER HARVESTING / RECYCLING OF WASTE WATER:**

The following incentives in terms of rebate in Property tax will be given by the local authority for owners or their successors-in-interest who:

- (a) Construct the building /blocks by leaving more setbacks than the minimal stipulated in these Rules:
  - Leaving 1.5 times the minimum setbacks in all sides: 10 % rebate\*
  - Leaving 2.0 times the minimum setbacks on all sides: 20 % rebate\*
- \* *The setbacks has to be on all sides to qualify for the rebate. Leaving more on one side and the minimum on other sides would not qualify for such rebate.*
- (b) Install and use solar heating and lighting system: 10 % rebate.
- (c) Undertake both recycling of waste water and rain water harvesting structures: 10 % rebate
- (d) Where owners provide at least 25% additional parking space over and above the minimum specified in Rule 11, they would be allowed for a rebate of 10 % in property tax.

**19. BUILDING PERMIT/LICENSE FEES & UNDERTAKING:**

- a) The Sanctioning /Competent Authority shall along with the Building Application levy and collect 2% of the Building Permit / License fees, subject to a maximum of Rs.10,000 as initial fees. The balance building permit / License Fees together with other fees and Charges shall be levied and collected before the issue of permission/sanction. In case of rejection of application, the above initial fees would be forfeited.
- b) No fees and charges would be levied for parking spaces provided in any floor.
- a) that Building Permit fees collected by the UDA will be transferred to local bodies and the development charges collected by local bodies shall be remitted in a separate account and transferred to the UDA

**20. COMPLIANCE BY OWNER FOR ENSURING CONSTRUCTION AS PER SANCTIONED PLAN:**

- a) The owner and builder/developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion. In respect of Apartment Buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations.
- b) Before the release of the building sanction by the sanctioning authority, the owner of the plot/site is not only required to produce the original Sale Deed, registered under the provisions of the Indian Registration Act, 1908 for the perusal of the sanctioning authority and cross verification with the attested copy submitted with the building application.
- c) The owner is required to hand over the ground floor area for first floor or the second floor area, as the case may be, or 10% of the total built-up area, whichever is less, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released and the owner shall be allowed to commence the construction.
  - However in respect of gated development schemes like row houses / independent houses / cluster housing / residential enclaves, 5% of the units shall be handed over to the urban development authority.

- Individual buildings in plots upto 300Sq.mts. with height upto 6mts. and Industrial buildings are exempted from the above conditions.

The system of taking a Security Deposit is dispensed with.

## **21. OCCUPANCY CERTIFICATE:**

- (i) Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building or part of a building for any purpose unless such building has been granted an Occupancy Certificate by the Sanctioning Authority. Partial OC may be considered by the Sanctioning authority on merits i.e. flats / units or area within a complex which have fulfilled all the requirements in addition to basic facilities like lifts, water supply, sanitation, drainage, roads, common lighting etc. However, in respect of individual buildings in plots upto 300 Sq.mts. with height upto 6mts Occupancy Certificate is optional.
- (ii) The owner shall submit a notice of completion through the registered architect and licenced builder/developer along with prescribed documents and plans to the Sanctioning Authority. The Sanctioning Authority on receipt of such notice of completion shall undertake inspection with regard to the following aspects:
  - (a) Number of floors
  - (b) External setbacks
  - (c) Parking space provision
  - (d) Abutting road width
 and shall communicate the approval or refusal of the Occupancy Certificate within 15 days or may issue the same after levying and collecting compounding fee, if any, as follows:
- (iii) The sanctioning authority is empowered to compound the offence in relation to setback violations (other than the front setback) upto 5% in respect of individual residential buildings, duly recording thereon the reasons for violations in writing. This provision is made to take care of unintentional and minor violations in setbacks by the individual plot owners. The rate of Compounding fee shall be a minimum rate of Rs.1000 per sq m of built up area on each floor in Municipal Corporation areas and at the rate of Rs.500 per sq m in case of other Municipal areas and UDA areas, and the Government may revise this rate from time to time. Compounding of such violation shall not be considered for buildings constructed without obtaining any sanctioned plan. These fees shall be maintained in a separate escrow account and utilised towards improvement of the roads and public open spaces development in the area.
- (iv) For all high rise buildings, the work shall be subject to inspection by the Fire service Department and the Occupancy Certificate shall be issued only after clearance

from the Fire Services Department with regard to Fire and life Safety requirements.

- (v) The functional/line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate where required is produced, or alternatively may charge 3 times the rate till such time Occupancy Certificate is produced. This condition shall also be applicable to all unauthorized constructions and buildings constructed without sanctioned building plan. In addition to the above, the local body shall collect every year two times the property tax as penalty from the owner/occupier till such time the Occupancy Certificate is obtained.
- (vi) The Registration Authority shall register only the permitted built up area as per the sanctioned building plan and only upon producing and filing a copy of such sanctioned building plan in original. On the Registration Document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan in respect of setbacks and number of floors.
- (vii) The financial agencies/institutions shall extend loan facilities only to the permitted built up area as per the sanctioned building plan.

## **22. ENFORCEMENT**

- A) In addition to the enforcement powers and responsibilities given in the respective laws to the local authority, in respect of these Rules:
  - (i) The Enforcement Authority concerned shall be wholly and severally responsible for ensuring and maintaining the road right of way/width and building restrictions as given in these Rules. The Enforcement Authority shall particularly check all buildings/structures for any violations along all main roads/public roads and take action to remove these.
  - (ii) The Enforcement authority shall summarily remove any violation or deviation in building construction in maintaining the road widths and building line.

### **B) Constitution of Town Planning and Building Tribunal:**

The Government shall constitute a Town Planning and Building Tribunal for dealing with all town planning, enforcement and building issues by making necessary amendment to the AP Urban Areas (Development) Act, 1975.

### **C) Constitution of Building Ombudsman:**

The Government may constitute a Building Ombudsman for dealing with all complaints of building violations, shortfall in building standards, services and specifications and safety



aspects. The Government shall separately work out the procedure, role and details of the functioning of the Building Ombudsman.

**23. LIMITATIONS OF BUILDING SANCTION:**

Sanction of building permission by the Sanctioning Authority shall not mean responsibility or clearance of the following aspects:

- (i) Title or ownership of the site or building
- (ii) Easement Rights
- (iii) Variation in area from recorded areas of plot or a building or on ground
- (iv) Structural Reports, Structural Drawings and structural aspects
- (v) Workmanship, soundness of structure and materials used,
- (vi) Quality of building services and amenities in the construction of building
- (vii) The site/area liable to flooding as a result of not taking proper drainage arrangements as per natural lay of the land, etc.
- (viii) Other requirements or licences or clearances required for the site/ premises or activity under various other laws.

**24. LICENSING OF REAL ESTATE COMPANIES, DEVELOPERS, BUILDERS, TOWN PLANNERS, ENGINEERS & OTHER TECHNICAL PERSONNEL MADE MANDATORY:**

- (a) No developer/builder/real estate firm or company/engineer/town planner/other technical personnel shall be allowed to undertake development/do business/practice in a Municipal Corporation/ UDA/ Municipal area unless they are licenced with the sanctioning authority of the respective area. Architects shall be required to be registered with the Council of Architecture.
- (b) The engaging of the services of a licenced developer/builder shall be mandatory for Apartment Buildings, Group Housing Schemes, all types of gated developments mentioned in Rule 10, all High-Rise Buildings, and all commercial complexes.

Developments undertaken for construction of individual residential houses, normal educational /institutional /industrial buildings and developments undertaken by public agencies are exempted from the above condition.

- (c) Any developer/builder undertaking development or any firm doing property business in any Municipal Corporation / UDA / Municipality or soliciting property sale/transactions or advertising as such in case of above, shall necessarily

mention the details of its licence number, licence number of the licenced developer to whom the approval is given by the said Municipal Corporation / UDA / Municipality, together with the permit number and its validity for information and verification of public/prospective buyers.

- (d) Absence of the above or suppressing of the above facts or in the case of other licences and other technical personnel who violate the conditions would invite penal action including debarring of the real estate firm/development firm / company from practice in the local authority area for 5 years besides prosecution under the relevant laws / code of conduct by the sanctioning authority.
- (e) Any licenced developer / builder / other technical personnel who undertake construction in violation of the sanctioned plans shall be black-listed and this, this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.
- (f) The format for application forms for licencing of developers / builders, real estate firms, town planners, architects, engineers, other personnel, and other conditions shall be as prescribed by the Competent Authority.

## **25. ANNEXURES**

***The Government by Notification may modify, alter or add to the list of the areas given in Annexures below***

### **ANNEXURE I** **VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY** **AREA**

#### **LIST OF CONGESTED AREAS / OLD AREAS/SETTLEMENT AREAS IN VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY AREA**

**(See Rule 6 and 7)**

#### **(A). In Greater Visakhapatnam Municipal Corporation Area (Ward-Wise & Block-Wise):**

Height of the Buildings are restricted in the following areas, except those plots abutting 18 m and above roads, as follows.

*Maximum Height Permissible For All Types of*

*Residential Buildings / Complexes : 10 M*

*Other Occupancies : 12 M*

Ward No.	Name of the Locality / Area
1,2,3	Hanumanthwaka Junction to Dindayalapuram along Simhachalam hill slope
14	New Resapuvanipalem
19	Bhanojinagar, Pithanidibba, Santoshimatha Colony
20	Dibbapalem
21	Kotha Salipeta, Gendachetu Street
22	Agraharam Street, Telakala Street, Dwarmvari Street, Chaitlavari Street, Asipapa Street, Dnka Street, Relli Veedhi Main Road
23	Kodapandala Dibba, Chaitlavari Street
24	Gangabathal Street, N.Venkappa street, Gajula Street, Sivalayam street, Main Road, Bukka Street, Kadambari Street, Chengalraopeta road, Agraharam Street, Town Hall road, Chinnamavari street, Chavala street, Gongula street, Seetaramaswamy street, Main Road.
25	Kota Veedhi, Ambusanga Veedhi, Kadiridasappa street, Pata Salipeta, Palla street, Athmapuri Street, Main road, Rudhrawari Street, Changanti Street, Raja Street, Kandula Street, Godawari Street, Thiyala street,
26	Madara Street, Periki Street, Woodyard Street, Poola street, Chintapandu street.
28	Kantamvari Street, Kumara veedhi, Allipuram Road,
30	Total Ward except Railway Quarters.
31	Venkateswara Colony, Jagannadhapuram.
32	Muslim Tatichetlapalem, Gollapalem.
33	Narendranagar, Tatichetlapalem.
34	Ganeshnagar (Hill slope), Varahagiri Colony (Hiill slope), Simhagiri Colony (Hill slope), Singamma Colony (Hill slope), Satyasai Nagar (Hill slope).
35	Kasutirinagar, Kaparada, Kailasapuram, Jayaprakhnagar, Tikkavanipalem colony, Ramjee Estate, Sanjeevayya Colony, Santoshnagar, Gangannanagar,

- Jogaraonagar, Santosh Nagar (Hill slope).
- 36 Reddy Kancharlapalem,  
Gollakancharlapalem, Jashuvanagar,  
Ashoknagar, durganagar.
- 37 Srinivasa Nagar (Hill slope).
- 38 A.S.R.Nagar, Burma Camp, LB Nagar,  
irijanagar, Satyanagar, Ayyappanagar,  
Manyikamba Colony, Chakala Veedhi,  
Ajaykalam Nagar, Sai Ram Nagar (Hill slope)
- 41 Ramunaidu Colony, Thummadipalem,  
Subhashnagar, Gokulnagar, Gajapathinagar,  
Nalanda Nagar.
- 42 Gurajada Nagar, Sanjeeva Nagar,  
saketapuram.
- 43 Gavara Kancharapalem, Megadripeta,  
Rammurthypanthulupeta.
- 44 Gnanapuram.
- 46 Kunchamma Colony.
- 47 Ganapathinagar, Kotha Nakkavanipalem,  
Hanuman Nagar.
- 48 Indiranagar, Pavanaputra Nagar, Bapuji  
Colony.
- 49 Durganagar, Gudivada appanna Colony,  
Ganapathinagar (Hill Slope).
- 60 Dasimikonda (Hill slope), Chitinaidu Colony  
(Hill slope).
- 62 Dayalanagar (Hill slope), Ambedkar Colony.
- 63 Sankarnagar, Sainagar, Kaiasnagar,  
Meharnagar, Nehrunagar,Pydimaba Colony,  
Azimabad, Simhagiri Colony (Hill slope),  
Seetharamnagar, Indira Colony.
- 64 Pentayanagar, Patulugarimeda,  
Jogavanipalem, Krishnanagar, Ganesh  
Nagar, Old Gajuvaka.
- 69 B.C.Colony, Anjanaya Nagar (Hill slope),  
Gangireddi colony (Hill slope).
- 70 Lakshmipuram, santhinagar  
Chinnamushidiwada), SC,BC,Colony  
(Chinnamushidivada).
- 71 Saradanagar, Dhronamrajunagar,  
Dggavanipalem.

**B. i)** All Village settlements (Gramakanthams)

ii) All notified slum areas and EWS Housing areas.

**C.** In the areas covered by Tarakaramanagar, Rishikonda Satellite township maximum height upto 10 m for residential buildings shall be allowed.

### **ANNEXURE –II**

#### **VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY AREA**

##### LIST OF AREAS PROHIBITED FOR HIGH RISE BUILDINGS

1. All areas and localities mentioned in Annexure –I, except for plots abutting 24 m and above roads
2. 1 km from the boundary of existing and proposed Airports
3. 1 km from the boundary of Defence establishments, Naval base, NSTL, Port, HPCL, Hindustan Shipyard and other oil based industries.
4. Areas covered in Coastal Regulation Zone (CRZ).

### **ANNEXURE –III**

#### **VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY AREA**

##### **SKY-SCRAPER ZONE**

Minimum height of High Rise buildings in this zone shall be 36 metres. However, normal buildings of public utility and institutional nature may be allowed. The minimum plot size is 4000 sq m and abutting road width shall be 24 m for such sites where Sky scrapers are proposed in the following areas:

- i) Earmarked areas in proposed New Townships of VUDA
- ii) To be earmarked in Yendada, Madhurwada, Vepagunta, Kappulapadda, Kommadi and Pardeshipalem by VUDA taking into consideration the suitability of areas, viz. soil capacity, history of earth quakes, formations in case of coastal areas, etc. Discourage sky scrapers along hill slopes from environment, conservation and safety points of view.

**ANNEXURE IV****Vijayawada Guntur Tenali Mangalagiri Urban Development Area.****LIST OF CONGESTED AREAS / OLD AREAS/SETTLEMENT AREAS IN VIJAYAWADA, GUNTUR, TENALI, MANGALGIRI Urban Development Authority AREA****(See Rule 6 and 7 )****In Vijayawada Municipal Corporation Area (Ward-Wise & Block-Wise):**

Height of the Buildings are restricted in the following areas, except those plots abutting 18 m and above roads, as follows.

*Maximum Height Permissible For All Types of Residential Buildings / Complexes : 10 M*

*Other Occupancies : 12 M*

<b>LIST OF CONGESTED AREAS / OLD AREAS</b>				
Sl. No	Revenue Ward No.	Block Nos.	Localit y Nos.	Name of Locality
1	Bhavanipuram		75	Southern side of N.H.5, Bhavanipuram area excluding local commercial and insurtial area shown in the Master plan.
2	1, 13	2, 4, 7, 9.	1, 3	Eastern side of N.H.5 road from Head Water Works via : Kotteti Kotiah street – Eastern side of Ambedkar Road upto Municipal Corporation limits.
3	13, 1	9, 10, 13, 14, 15, 16, 17, 7, 9.	4, 9	Western side of K.T.Road – Syed Appalaswamy College upto Ganapathi Rao junction excluding 200' belt.
4	1	7, 10, 11, 12, 13, 14.	9, 10, 11.	Western side of main bazaar at Thammina Potharaju Junction via Bhavannarayana St, upto B.R.P.Road and Canal Road junction excluding 200' belt abutting canal road.
5	13	17, 12, 11, 12, 13.	6	Chittinagar area ecluding 200' belt abutting Eastern side of K.T.Road upto Tunnel Road.
6	4	1	8	Gollapalem Gattu Hill area.
7	8	1	19	Entire locality i.e., Kamsalipet, Subbarajunagar etc.
8	16,17	24, 1.	32	Machavaram Hill slope area. Mogalrajapuram Hill slope area.
9	10, Patamata	11, 10, 8.	41	Brahmarambhapuram, Balajinagar, Nahrunagar, Gowthaminagar, Ranigarithota, excluding 22' belt abutting Highway.
10	Gundala		46, 47, 50, 51, 53	Gangireddula Dibba, Gunadala Hill slope.



All Departments of Secretariat

All Heads of Departments

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

The Managing Director, H.M.W.S.& S.B., Hyderabad.

The Managing Director, A.P.I.I.C., Hyderabad.

The Engineer-in-Chief (Public Health), Hyderabad.

The Commissioner & I.G.Registration & Stamps, Hyderabad.

The Managing Director, A.P.Housing Board, Hyderabad.

The District Collectors of all District in the State.

Copy to:

The Special Secretary to Hon`ble Chief Minister.

The P.S. to M (MA & UD).

The P.S. to Principal Secretary to Govt., MA & UD Dept.

SF/SC

// FORWARDED BY ORDER //

SECTION OFFICER