

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

Memo.No.6349/M1/2006-6

Dated.05.09.2006.

Sub: MA&UD Department – Common Building Rules, 2006 -
G.O.Ms.No.86 M.A., dated 03.03.2006 – Certain clarification issued
– Regarding.

Ref: 1. G.O.Ms.No.86 M.A., dated 03.03.2006.

2. From the Commissioner, Municipal Corporation of Hyderabad
letter No.A/9079/TPS/MCH/HO/06/ 191, dated 06.07.2006 and
Letter No.351/TPS/HO/MCH/06/ 193, dated 14.07.2006.

3. Representations from Sri V. Yashodar, dated NIL. President,
Builders Forum, dated 15.07.2006. MD, Sagar cements Ltd. Dated
24.7.2006, Sri Aditya Homes (P) Ltd. dt.12.7.2006, Secretary-
General, APREDA dt. 27.7.2006, President, APREDA
dt.17.7.2006, Nandagiri Hills Coop Housing Society dt. 24-7-2006,
Sri Prabhu Kishore, Varun Motors dt. 26.7.2006 and Sri Harinath
Reddy, dt. 06.8.2006.

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In the references second & third cited, certain further clarifications have been
sought for on the G.O.Ms.No.86, dated 03.03.2006 and same have been clarified as
detailed in Annexure.

2. The Commissioner, Municipal Corporation of Hyderabad, Vice-Chairman, Hyderabad
Urban Development Authority / Cyberabad Development Authority / Hyderabad Airport
Development Authority and the Commissioners of surrounding 12 Municipalities are directed to
take further action accordingly.

S.P. SINGH
SECRETARY TO GOVERNMENT

To
The Vice-Chairman,
Hyderabad Urban Development Authority., Hyderabad.
The Vice-Chairman,
Cyberabad Development Authority., Hyderabad.
The Vice-Chairman,
Hyderabad Airport Development Authority, Hyderabad.
The Commissioner,
Municipal Corporation of Hyderabad., Hyderabad.
The Commissioners of surrounding Municipalities.
The Director of Town and Country Planning, Hyderabad.
Sf/Sc.

FORWARDED // BY ORDER


SECTION OFFICER

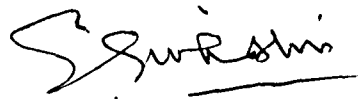
**ANNEXURE TO MEMO.NO.6349/M1/2006-6, DT.05-09-2006 (Clarification to G.O.Ms
No. 86 M.A& UD Dept. (M1) Dept. dt. 3.3.2006.**

Sl. No.	Clarification sought for / issue raised	Clarification
1.	layout norms of restricting plotted area to 60%, minimum internal road widths of 12.2 m and Cul de sacs (dead end roads) should be permitted/insisted in Group Housing Schemes and Gated development schemes given in Rule 10 of the Revised Building Rules ?	In Gated Development Schemes and Group Housing Schemes covered in Rule 10 of the Revised Building Rules, 2006 there is no restriction on plotted area; internal roads of 9m and cul-de-sacs are allowed. The Scheme should be governed with good design practices, good built environment and standards
2.	the condition of periphery road in respect of Residential enclaves under Rule 10.10.(b) is to be insisted on all sides or only any one side?	Only on any one side and not all sides. This condition would not apply if there is an existing peripheral road on any side since the purpose is to give access to other sites located in the interior.
3.	the common amenities area in Gated Development Schemes and Group Housing Schemes should be 5 % of the total site area as given in Rule 10.7 (b)	Yes, and this should be located in one or more pockets and this is applicable for all types of Gated Development Schemes and Group Housing Schemes where more than 100 dwelling units are proposed. These need to be in separate blocks and should not be part of the residential blocks
4.	In Rule 11.3 on Parking requirements whether the Parking requirement mentioned in Table VI is inclusive or exclusive of visitors parking (10%) ?	Rule 11.3 (xii) is clearly states that Visitors parking shall be 10% of the area mentioned in Table VI. It is exclusive of the area mentioned in Table VI, and can be provided separately in the setbacks other than the front setback after leaving an open space of minimum 6 mts.
5.	Whether the maximum initial fees of Rs. 10,000 at the time of application under Rule 19 (a) is applicable to CDA area also ?	Yes. Since the provisions of the Hyderabad Revised Building Rules, 2006 are applicable in toto CDA Area also.
6	Whether the fees and charges (including value addition Charge) are exempted for parking areas under Rule 19 (b) are applicable to CDA area also?	Yes. Since the provisions of the Hyderabad Revised Building Rules, 2006 are applicable in toto to CDA Area also.
7	Whether the minimum distance between cellar and boundary wall should be 1.5 m or 3.5 m ?	Minimum distance of 1.5 m is allowed as per Rule 11.3 (ix)
8	Under Rule 21 (ii) only four parameters shall be considered for issue of an Occupancy Certificate. Does this mean the builder/architect has the freedom to design the flats/common areas of their choice and the same shall not affect the issue of Occupancy Certificate ?	Yes. Within the building it is for the builder/architect who has the freedom to design the inside areas as per their choice. However, the issue of Occupancy Certificate would be considered only after the Completion Certificate is submitted jointly by the architect and licenced builder / developer in the given format.

9	Under Rule 21 (iii) whether the compounding fee is to be levied only for the deviated area or whole floor area ?	Only to the extent of violation and deviation and not on the total floor area.
10	Under Rule 9.8(2) there is no mention of High rise building committees. Does this imply that these committees are done away with all permissions that are to be given by the respective authorities only?	No.
11	Whether the applications for High-rise Buildings can be submitted in HUDA pending clearance from Fire Services department?	No. Since Rule 9.5 is clearly specifies that prior clearance from Fire Services department is a pre-requisite for High-Rise Buildings.
12	Whether one can submit to MCH/HUDA/Municipality individual residential building plans for plots abutting less than 9 m wide roads and obtain building permission duly surrendering the area affected in road widening free of cost?	Yes. Such plans can be considered for approval by taking over the area affected in road widening and the building line should be insisted after the area affected in road widening.
13.	A plot has three side roads. Which setbacks are to be insisted – as per table III or the building line of the respective road side ?	Where a side abuts more than one road, then the front setback should be insisted towards the bigger road width and for the remaining side or sides, the side or rear setback as the case may be need to be insisted.
14.	The parking area which has to be left as a percentage of the total built up area, includes or excludes the driveway, aisle of the parking area on the floor?	The parking area to be left under Rule 11 is inclusive of the aisle, ramps and drives
15.	Does the provision of mechanical lifts in Parking floors mean that one need not provide ramps?	Yes, one need not provide ramp if the means of access to parking floors / facility is accomplished through mechanical lifts.
16.	In respect of sites covered by Special Regulations (Ward No.8, Block No.1,2 and 3 Part) whether the plot coverage stipulations as per G.O.Ms.No.423 M.A., Dt.31.7.98 is applicable ?	Yes, the plot coverage stipulations as per G.O.Ms.No.423 Dt.31.7.1998 are applicable.
17.	Whether the Rule 7.1 and 10.7 of G.O.Ms.No.86 which specify that " <i>still parking is permissible and is exclusive of height of building</i> " are applicable to Nandagiri Hills, Jubilee Hills and Banjara Hills?	Yes.
18.	Whether Rule 10.7 of G.O.Ms.No.86 which specifies that " <i>in case of Group Development / Housing Schemes above 15 mts height only cellar is excluded from the height of building</i> " are applicable to buildings of 10mts height in Nandagiri Hills, Jubilee Hills and Banjara Hills?	As per Rule 10.7 in case of Group Development / Housing Schemes, cellars are allowed irrespective of height. However the minimum plot area should be 750 sq.mts and above as stipulated in Rule 11.2 (a) and these Rules are also applicable to the Nandagiri Hills, Jubilee Hills and Banjara Hills and all other areas covered by Special Regulations.

Sl. No.	Clarification sought for / issue raised	Clarification
19.	Whether the benefit of setback concession under GOMs 483 and Rule 14 (2) of GOMs 171 can be applied to the rear adjoining plot belonging to same owner ?	No, this is not allowed. The benefit is for the plot abutting the road which has been affected in road widening and road widening area is surrendered free of cost and cannot be applied to any adjoining plot or rear plot.

S.P.SINGH
SECRETARY TO GOVERNMENT


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