

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Buildings - Municipalities/Municipal Corporations/Urban
Development Authorities - Revision of F.S.I. - Orders - Issued.

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Municipal Administration & Urban Development (M2) Department
G.O.Ms.No.75 M.A.,

Dated 6-2-1992
Read the following:-

1. G.O.Ms.No.587 M.A., dt. 28-5-1987.
2. G.O.Ms.No.234 M.A., dt. 6-5-1989.
3. G.O.Ms.No.1180 M.A., dt. 17-9-1991.

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ORDER:

The Government in the G.O. 1st read above have issued orders fixing F.S.I standards uniformly for each type of use of the buildings irrespective of road widths and plot sizes.

2. In the G.O. 2nd read above the Government tentatively enhanced the F.S.I from 1:1.5 to 1:2.00 and 1:2.5 in respect of residential and commercial buildings respectively in selected areas. However, these orders are kept in abeyance in the G.O. 3rd read above.

3. In order to have a rational and scientific approach of regulating the densities with reference to the existing state of development on one side and the available facilities on the other to minimise the mis-match between the Urban Construction and infrastructure requirements, the Government reviewed the matter.

4. After careful examination, the Government decided to revise the present F.S.I standards. Accordingly in supersession of the orders issued in the G.Os read above the following orders are issued.

5. The areas under the jurisdiction of HUDA (excluding the area covered by G.O.No.601 M.A., dated 5-11-1988), Vijayawada Guntur Tenali Urban Development Authority and Visakhapatnam Urban Development Authority are broadly classified into the following three categories.

- a) Intensely populated / developed areas
- b) Central administration areas, and
- c) Other areas

(Contd. .2)

The list of the localities with boundaries under each of the above categories are furnished in the Annexure-I, The boundaries of the localities in HUDA area will be fixed separately.

- Note:-1) Where two sides of the same road are included in different areas, namely (A&C) areas, the classification of the areas on other side of the road shall also be treated as intensely populated area upto 30 M depth.
- 2) Where two sides of the same road area, included in different areas (A&B) areas, the side of the B areas shall also be treated as intensely populated area upto 30M depth.
- 3) Where two sides of the same road are included in different areas B & C areas, the side of the C areas shall also be treated as B areas (Central Administrative Area), upto 30 M depth.
- 4) In areas (covered by the above three categories) where Multi-storeyed Buildings are permissible, and the developer opts for such type of development, then the provisions of Multi-storeyed Building Regulations, 1981 shall be attracted for such developments.
6. The following are the maximum standard of F.S.I fixed:

HYDERABAD URBAN DEVELOPMENT AUTHORITY AND VIJAYAWADA GUNTUR TENALI URBAN DEVELOPMENT AUTHORITY AREAS

For residential commercial public and Semi-public and other Non-industrial buildings and occupancies.

Max. permissible F.S.I for different plot sizes (In sq.Mts.)	Intensely populated/ developed areas							
	Central Admn. areas				Other areas			
	(Abutting the road width)							
	Below 18 Mts.	18 Mts & above	Below 18 Mts	18 Mts & above	Below 9 Mts	9 Mts to 18 Mts	18 Mts & above	18 Mts.
Below 250	1.00	1.25	1.00	1.25	1.25	1.25	1.25	1.50
250 to below 500	1.00	1.25	1.25	1.50	1.25	1.25	1.25	1.50
500 to below 750	1.25	1.50	1.25	1.50	1.25	1.50	1.50	1.75
750 to below 1000	1.25	1.50	1.25	1.50	1.25	1.50	1.50	1.75
1000 & above	1.25	1.50	1.25	1.50	1.25	1.50	1.50	1.75

(Contd. . 3)

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For Industrial Buildings

Sl.No.	Requirement	Size of plot sq.metres	
		upto 5000	Above 5000
1.	Maximum permissible F.S.I	1.00	0.50

For Flatted Guild Factories

Maximum permissible F.S.I : 1.50

Orders regarding plot coverage, set backs etc., will be issued separately.

VIS.KAPATNAM URBAN DEVELOPMENT AUTHORITY AREAS

For Residential, Commercial, Public and Semi-Public and other Non-Industrial buildings and occupancies.

Maximum permissible FSI for different plot sizes (in sq.mtrs)	Intensely populated areas	Sea front areas where building construction is permitted	Other areas				
			Abutting road width		Abutting road width		
			Below 18 Mts	18 Mts & above	Below 9 Mts	9 Mts to 18 Mts and above	
Below 250	Max.FSI	1.00	1.25	1.50	1.25	1.25	1.50
250 to below 500	"	1.00	1.25	1.50	1.25	1.25	1.50
500 to below 750	"	1.25	1.50	1.50	1.25	1.50	1.75
750 to below 1000	"	1.25	1.50	1.50	1.25	1.50	1.75
1000 and above	"	1.25	1.50	1.50	1.25	1.50	1.75

For Industrial Buildings

Requirements.	size of plot in Sq.metres.	
	Up to 5000	above 5000
F.S.I	1.00	0.50

For Flatted Guild Factories

Maximum permissible F.S.I 1.50

(Contd. . 4)

In the case of high pollution areas near industrial belt and port areas the maximum F.S.I is 1.00.

7. 1. The above tables shall not apply to flats/ apartments which come under the purview of Group Housing Schemes for which separate provisions are prescribed in Annexure-II.
8. 2. The following areas of services are excluded from F.S.I computation:
 - a) Area under cellar or stilt used for open parking purpose;
 - b) Stair case block;
 - c) Lift Block;
 - d) Services like ducts, water tank machine room etc.,
 - e) Balconies.
9. 3. The coverage of the cellar or basement shall not exceed the permissible ground coverage (Plinth area).
10. 4. For specially developed infrastructure areas like inner ring roads of 150' width and National Highway FSI upto 2.00 is permissible.
11. 5. For the purpose of F.S.I calculations, the plinth area of all floors of the building shall be taken into account.
12. 6. Construction in plots of more than 1000 sq.mtrs. plinth area will attract the provisions of Group Development Schemes.
13. 7. The road widths in this table shall relate to width of road existing on the date of permission and not the proposed widths.
14. 8. The above FSI figures shall be restricted to 75% of the permissible FSI on sites at junctions upto a length of Five times the width of the road abutting a given site.
15. 9. Stilt floor parking on ground floor is allowed and the maximum height in respect of non-multistoreyed buildings with stilt is allowed upto 17.5 metres including the stilt height of 2.5 metres. Thus buildings upto 17.5 metres in height now stand excluded from the application of Multi-storeyed Building Regulations. In the case of multi-storeyed buildings the stilt parking at ground floor is allowed and the height of the multi-storeyed buildings with stilt parking is allowed upto 27.5 metres including the stilt height of 2.5 metres. In otherwords, permissible maximum height of a building under M.S.B.R is raised to 27.5 metres.

16. ~~10.~~ Sanction of building permits for commercial, non-residential and multi-storeyed Buildings is valid subject to mandatory inspections at foundation stage, plinth level and at first floor level. This position should be made clear by the competent authority while according sanctions.

17. In respect of the areas other than the areas falling in Hyderabad Urban Development Authority, Vijayawada Guntur Tenali Urban Development Authority and Visakhapatnam Urban Development authority areas, the existing pattern of F.S.I which is as follows shall continue.

Land use	FSI in the areas with a population of less than 2 lakhs within the Mpl.limits and vicinity areas.	FSI in the areas with a population of 2 lakhs & above within municipal limits	Out side the Municipal limits.
1	2	3	4
1. Residential & Commercial	1.25	1.50	1.25
2. Service industries	1.00	1.00	0.75
3. General, Special industries, Godown & warehouses	0.75	0.75	0.50
4. Educational buildings	1.00	1.25	1.00
5. Institutional buildings cinema theatres, Assembly Halls and Kalyana mandapams	0.50	1.00	0.75

18. The concerned competent authorities are requested to take immediate necessary action to amend the relevant Zoning Regulations/Bye Laws etc. suitably.

(By order and in the name of the Governor of Andhra Pradesh)

T.R.Prasad.,
Principal Secretary to Government.

To
The Vice-Chairman, Hyderabad Urban Development Authority/
VGT Urban Development Authority/Visakhapatnam Urban
Development Authority, Kakatiya Urban Development
Authority, Tirupathi Urban Development Authority.

Contd. . 6)

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The Commissioner, Municipal Corporation of Hyderabad,
Hyderabad.
The Commissioner, Visakhapatnam Municipal Corporation/Vijayawada
Municipal Corporation.
The Director of Town & Country Planning, Hyderabad.
The Commissioner & Director of Municipal Administration,
Hyderabad.
The Commissioners of all municipalities.

Copy to P.S. to M (M.A.)
Copy to P.S. to Prl. Secy., M.A. & U.D. Department.
SF/SC.

// Forwarded by order //


Section Officer.

HYDERABAD URBAN DEVELOPMENT AUTHORITY (H.U.D.A)

Intensely populated/
developed Areas

Central Administration
Areas

Other Areas

1. Charminar, Dhruvshifa, Falaknuma,
Saidabad, Mallepally, Sabzi mandi,
Dhoolpet, Lakdikapul, Nampally, Abids,
Chikkadpally, Mushaerabad, Golconda,
Kulsumpura, Mehdi petnam, Ranigunj,
General Bazar, Lalapet, Uppal,
Ramanthpur, Ramakrishnapuram, Safilguda,
Malakajigiri, Balanagar, Fathenagar.

Secretariat, Reserve Bank,
Venkateswara Temple, Ravindra
Bharathi, Erramanni, Bellavista,
Somajiguda, Fenzigutta, Greenlands,
Begumpet, Fatiguda, Prakasimagar,
Lake fronting area of Secunderabad.

All the areas outside
Municipal Corporation of
Hyderabad and certain low
density parts of Municipal
Corporation of Hyderabad.
Area not covered under
Intensely Developed Area
or Central Administration
Zone.

V.G.T. URBAN DEVELOPMENT AUTHORITY (V.G.T.U.D.A)

Thickly built up areas
(Ward Nos. 4,5,6,7,8,9,10,
11,12,13,14,15 and 16)

Central business area ward
Nos. 17, 18, 19, 20, 21, 27, 28,
29, 30, 31, 32, 33, 34, 35, 38,
40, 47, 48, 49 and 50.

Peripheral areas Ward Nos.
1, 2, 3, 22, 23, 24, 25, 26,
36, 37, 39, 41, 42, 43, 44,
45 and 46.

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY (V.U.D.A)

Intensely populated/
developed areas

Congested Area:

North: From Chavalamadam junction along Central Jail South Road upto Bangarammametta road and turns towards east along Bangaramma metta road, Leela Mahal road, Brindavan hotel road to meet Yetapeta road junction and along Allipur main road to meet Super Bazaar road junction, runs towards North along town main road upto Maharanipecta road at K.G.H. down turns east along K.G.H. road and Collectorate down road to meet Beach Road in the east.

East: All along Beach road to meet Harbour area at the Southern end of Fort Ward.

South: Port Boundary.

West: Railway line all along the Harbour boundary to meet Chavalamadam junction.

Central Administration areas

Beach Front Area:

North: From 80' M.V. Palem road all along Kailasa hill Southern boundary to meet beach road.

East: Beach road to meet Mahamanipeta road at Collectorate Corn beach road junction.

South: Maharanipecta Road at Beach Road Junction turns towards west to meet Collectorate Junction.

West: From Collectorate Junction-runs towards north along Krishna Nagar-Hume Sastry Road, meets Krishna Chaitanyamath junction runs north from St. Joseph Hospital-Port quarters Road to meet Nowroji Road and enters into Dasapalla

layout runs north all along 50' wide layout road to meet A.I.R., Vutagedda road-turns towards west all along Vutagedda road, Siripuram junction, Waltair main road to meet Karakachettu road at

Siripuram junction turns towards north all along Karakachettu road to meet Pedawaltair junction at Pedawaltair village-turns towards West to meet 80'

Other Areas

North: Southern boundary of Simhachalam range of hills and the northern boundary of Visakhapatnam Municipal Corporation limits and southern boundary of Kailasa hill range upto 80' M.V. Palem road.

East: 80' M.V. Palem road to SBI colony junction--turns towards east to Pedawaltair junction to meet Karakachettu road--upto Siripuram junction University road at C.R.Reddy square at VUDA office junction--

Vutagedda road at AIR/ Harbour park junction runs along the Dasapalla

Intensely populated/
developed areas

Central administrative
areas

Other areas

West: From the above point runs all along NH 5 Bye pass road to meet western boundary of Visakhapatnam Municipal Corporation limits and runs along the Visakhapatnam Municipal Corporation limits western boundary to meet Simhachalam hill range.

High Pollution Zone

Port Area - Air Port Zones.

North: Bowdara road, NH 5 junction point at Butchirajupalem runs all along the Bowdara Road to meet Chavulamadam junction.

East: All along the Railway line along Harbour boundary to meet Dolphin's nose hill range.

South: All along the Dolphin's nose, Yarada hill range to meet old GNT road at Zinc factory.

West: Visakhapatnam Municipal Corporation Western boundary to meet the NH 5 and then Bowdara road.

Intensely populated/
developed areas

Central administrative
Areas

M.V.Palem Main Road at SBI colony
and runs along 80' M.V.Palem
road to meet the Kailasa hill
boundary at the northern end.

Other Areas

colony 50' road to meet Nowroji road--
runs along the Port quarters--Doctors
quarters--St. Joseph Hospital road to
Krishnachaitanya Math Road junction
runs along Hume Sastry Road to meet
Maharani peta road at Collectorate
Junction.

South: From Collectorate junction along
Maharani peta road to meet town main
road at KGH down junction turns towards
South along town main road to meet
super bazaar junction turns towards
west runs all along Allipur Main road to
meet Yetepeta junction--and runs along
Brundavan road to meet Leelamahaj Bangara--
mmametta road and runs towards north to
meet south central jail road and runs
along Central Jail South road to meet
Chavulamadam junction--at Bowdera road
running all along Bowdera road to meet
NH 5 at Butchirajupalem Kotha road
Junction.

A N N E X U R E -- II

GROUP HOUSING SCHEMES/APARTMENTS etc.

- a) The minimum size of plot for only one block type of development shall be 400 sq.metres and 1000 sq.metres if there are more than one block
- b) The maximum plot coverage of blocks shall not exceed 35% of total plot area in case of gross residential density is above 125 persons per Hectare and 30% in case of gross density upto 125 P.P.H.
- c) The maximum F.A.R. permissible shall be 1:1.25 or otherwise specially prescribed whichever is lower. The following services and structures shall not be included for calculations of the F.A.R.
 - (i) Basement or a cellar, space under a building constructed on stilts and used as only for open parking with height of 2.5 metres (i.e., without built garages) air-condition plant room, electrical cabin or sub-station and pump house.
 - (ii) Watchman's booth, garbage chute or shaft.
 - (iii) Corridors, Stair case block, lift block, Portico, architectural features, chimneys and elevated water tanks.
- d) Maximum permissible density.

The maximum permissible density shall be as follows:

Average Floor Area of dwelling units.	Dwelling density units per hectare
Upto 60 Sq.metres	175
61 to 100 m ²	120
Above 100 m ²	100

- e) Parking: One car parking space of 20 sq.mtrs. will have to be provided for every two flats upto 100 sq. metres each and one car parking space of 20 sq.metres for each flat of above 100 sq.metres. These areas shall be exclusive of the open spaces to be kept within & around the building.

Open Spaces:

- (i) Exterior open spaces:

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The following minimum building set-backs, shall be left around the building

Plot size.	Minimum set-backs on all sides in case of Buildings Ground + 2 floors or 9 mtrs. height.	Minimum setback on all sides in case of Building exceeding 9 mtrs. in height.
Upto 1000 m ²	3 metres.	4 metres.
1001 m ² to 2000 m ²	4 metres.	5 metres.
above 2000 m ²	5 metres.	6 metres.

The distance between two blocks shall not be less than half the height of the tallest building.

ii) Interior open space:

Rooms which do not abut front, rear or side open space shall abut an interior open space. The size of any interior open spaces should not be less than 9 sq.metres with a minimum width of 3 metres, such courtyard shall be left unobstructed open to sky.

For Ventilating spaces for water closets and bathrooms if not opened on to the front, side or rear open space these shall open to a ventilation shaft. The size of which shall not be less than 4 sq.metres with minimum width of 1.5 metres.

iii) Recreational Open spaces:

Recreational open space (distinguished from incidental open space) shall be provided at the rate of 15 to 20 sq.mts. per dwelling unit. The minimum size shall not be less than 450 m². The provision shall be applicable to schemes in more than one block and plot size more than 1000 m².