



Government of Andhra Pradesh

F A R & BUILDING POLICY

Contents	Page No.
G.O.Ms.No.422, M.A Dated: 31st JULY, 1998.	3 - 17
G.O.Ms.No.423, M.A. Dated:31st JULY, 1998.	19 - 36



HIGHLIGHTS

- ❖ **Speedy disposal of applications:** The time period for disposal of building applications reduced to 15 days for individual residential buildings and 30 days for other buildings.
- ❖ Emphasis on boosting suburban development by providing higher FAR in the peripheral areas of Municipal Corporations
- ❖ The areas of local bodies and Urban Development Authorities are regrouped into five groups for computing FAR
- ❖ Height restriction on the construction of buildings is removed for plot areas of above 1,000 sq.mtrs.
- ❖ Additional FAR of 0.5 will be considered when land affected in road widening is surrendered free of cost
- ❖ Row housing will be permitted in plots with area of 1000 sq.mtrs. and above
- ❖ A new concept of Transferable Development Rights will be introduced in HUDA area on an experimental basis
- ❖ **Plot sizes restructured (for FAR) :** (i) Below 200 sq.mtrs. (ii) 200 sq.mtrs. to 1,000 sq.mtrs (iii) 1,000 sq.mtrs. to 2,000 sq.mtrs. (iv) Above 2,000 sq.mtrs.

Easy to obtain permissions

- ❖ Individual residential building on plots upto 100 sq.mtrs. in approved layouts can now be constructed after paying the required fee and charges and intimating the municipality which will ratify them.
- ❖ In plots of 100 to 300 sq.mtrs. empanelled licensed architects, engineers, town planners and surveyors will be empowered to grant permission to the construction of individual residential buildings subject to certain safeguards

Parking Area

- ❖ Multi level parking is allowed in plot areas of above 1000 sq.mtrs.
- ❖ Parking standards are rationalised. Provision of one slot for every flat of above 1000 sq.mtrs. built-up area.

Lighting and Ventilation Requirements

- ❖ New regulations to allow enough lighting and ventilation in buildings, both residential and commercial.

Rainwater Harvesting

- ❖ Provision of facilities for conservation and harvesting rain water made mandatory for better ground water management.





GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipalities not covered by Urban Development Authority areas - Rationalisation of Floor Area Ratio (F.A.R) and other standards of Building Requirements - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.422, M.A,

Dated: 31st JULY, 1998.

Read the following:

1. G.O.Ms.No.584, M.A., dated 28.5.1987.
2. G.O.Ms.No.313, M.A., dated: 11.5.1993.
3. G.O.Ms.No.274, M.A., dated: 19.5.1994.
4. G.O.Ms.No.292, M.A., dated: 28.5.1994.
5. Govt. Memo No.3150/M1/98-1 M.A., dated:09.02.98.

ORDER:

In the G.Os. read above, orders have been issued fixing standards of F.A.R. values and standards of building requirements for different types of buildings, uses, and occupancies in Municipalities. Various representations have been received from different interest groups like builders and developers on one hand and environmentalists, academicians and residents on the other for further rationalisation of the standards of F.A.R. and building requirements.

The Government, after holding discussions and deliberations at various levels involving various groups like builders, developers, architects, engineers, town planners, representatives of Urban Development Authorities and local bodies, public representatives, academicians, officials and general public, have decided to further rationalise the F.A.R. values and standards of building requirements for different types of buildings, uses and occupancies in Municipalities which are not covered by the Urban Development Authorities. Accordingly, the Government issue the following orders:

1. PROCEDURE FOR OBTAINING BUILDING PERMIT

1.1. No person shall carry out development without obtaining permit from the Authority except in the following cases and unless exempted by State or Central Acts/Rules/Orders:

(a) No prior sanction of building applications are necessary for the construction of individual residential buildings in plots upto 100 sq.mtrs. and height up to 10 mtrs. i.e. Ground + 2 Upper Floors (without stilts) subject to the following conditions:

i) such plot should be less than or equal to 100 sq.mtrs and as per the following:

- a) Part of an approved layout or sub-division
 - b) Allotted by or purchased from a public agency like Housing Board, Housing Corporation etc.,
 - c) Covered by pattas issued by the Revenue Department
 - d) T.S. Record or Registered Sale Deed of date prior to the date of these orders.
- ii) the construction shall be carried out, strictly in accordance with the Master Plan/Z.D.P., Zoning Regulations, Building Bye-laws/Rules etc.
 - iii) the owner shall file with the local authority the copies of drawings of proposed building along with necessary fee/charges as fixed by the local authority together with attested copies of ownership documents and layout plan before undertaking the construction.
 - iv) the owner shall file with the local authority an undertaking stating that he shall leave and surrender land for road widening, if any, free of cost and he will not violate any rules and building bye-laws, and that in case of violations the local authority would be at liberty to remove summarily such deviations at owner's cost without prior notice.
 - v) such application filed with the local authority shall be valid for a period of 3 years for completion of building and it would be mandatory to file building completion certificate with the concerned local authorities.
- b) In respect of construction of individual residential buildings in plots upto 300 sq.mtrs. and height up to 10 metres i.e. Ground + two Upper Floors (without stilts) no prior approval from the local authority is necessary provided that such type of individual residential buildings are got approved by empanelled licensed personnel i.e. qualified Architects, Engineers, Town Planners and Surveyors. While approving such individual residential buildings it shall be ensured by the licensed technical personnel that the construction will be undertaken and carried out as per the approved building plans. Such plots should form part of a layout or sub-division approved by the competent authority. Further:
- i) The licensed technical personnel shall be completely and solely responsible to ensure that such building conforms to all regulations, bye-laws in force.
 - ii) The construction shall be commenced by the owner only after filing with the local authority a copy of the building drawings approved by the licensed technical personnel along with prescribed fee/charges as fixed by the local authority together with attested ownership documents, copy of layout/ sub-division etc., in the prescribed format.
 - iii) The owners shall file an undertaking stating that he shall leave and surrender the land affected in road widening, if any, free of cost and that, he shall not violate any Regulations, bye-laws or the approved drawings signed by the licensed technical personnel and in case of any violations, the local authority would be at liberty to summarily remove the same without prior notice at the owner's cost.

- iv) Such building drawings approved by the licensed technical personnel shall be valid for three years from the date of filing a copy of approved building drawing with the local authority. Building completion Certificate shall be filed by the owner with the local authority through the licensed technical personnel within this period
 - v) If it comes to the notice of the local authority that the approval of building drawings are in violation of rules or if the facts have been mis-represented in the following cases, the licensed technical personnel will be held solely responsible and his licence will be liable for cancellation, disqualification.
 - a) If the building proposal is approved in a plot forming part of an unauthorised layout or sub-division.
 - b) If the building proposal is approved in violation of Zoning Regulations, building rules, Master Plan proposals etc.
 - c) If the building proposal is approved in a plot of 300 sq.mtrs. or less but the same is actually having an extent more than 300 sq.mtrs. on ground.
 - d) Where the dimensions of the plot are not tallying with the documentary plan or ground situation to that of sanctioned plan by licensed technical personnel.
 - e) If the site details are wrongly represented in the drawings.
 - vi) If it comes to the notice of the local authority that the owner after obtaining sanctioned plan by the licensed personnel taken up the construction in violation of Rules, Regulations etc., and against the sanctioned plan action will be taken against such construction as per rules including demolition by the local authority.
 - vii) The local authority shall also monitor the construction of above buildings and take necessary action against unauthorised constructions/deviations as per rules.
- 1.2. However, any person can also apply to the concerned local authority for sanction in respect of buildings in plots upto and including 300 sq.mtrs.
- 1.3. Further only three storeyed buildings (G+2 floors) shall be allowed on each individual plot by the local authority. Buildings upto G+3 floors shall be permitted by the Local Body after the technical approval of the concerned Regional Deputy Director of Town and Country Planning and further additional floors beyond G+3 floors shall be permitted after the technical approval of the Director of Town and Country Planning , Hyderabad subject to fulfilment of relevant rules and regulations in force.

2.TIME LIMIT FOR GRANT OR REFUSAL OF BUILDING APPLICATION

2.1 The time limit for disposal of building applications is as follows:

- | | | |
|-------------------------------------|----|---------|
| a) Individual Residential Buildings | .. | 15 days |
| b) Other Buildings | .. | 30 days |

2.2 If within the specified time period mentioned above the Municipality fails to intimate in writing to the person or body who submitted the application for building sanction its decision of refusal or sanction, such applications together with plans and statements shall be deemed to have been sanctioned, provided the deemed sanction shall not be construed as authorised any such person or body to carry out the construction or works in contravention or against any regulations, bye-laws or any other law in force.

3. REVIEW OF REJECTION OF BUILDING APPLICATIONS:

3.1. After rejection of building applications on technical grounds, within seven days of such refusal the Architect/licensed technical personnel and owner may represent the case to the local authority on any working day between 3 p.m. and 5.00 p.m. After hearing, the Authority shall communicate its decision on the representation within ten days of such hearing.

3.2. If the Architect or owner or both are not satisfied with the decision on their representation then they may file a review petition along with 25% of permit fee together with reasons and grounds for reviewing earlier decisions . The review petition shall be referred to a SELECT COMMITTEE whose decision shall be final.

The SELECT COMMITTEE shall consist the following officers:-

- 1) Regional Dy. Director of Town and Country Planning.
- 2) Regional Director of Municipal Administration.
- 3) Municipal Commissioner of the concerned Municipality

The Municipal Commissioner of the concerned Municipality shall be the Convenor of the Select Committee. The Select Committee shall meet within seven days from the date Review Petition filed and shall communicate its decision within ten days of their meeting.

4. SITE AND BUILDINGS REQUIREMENTS:

4.1 MAXIMUM PERMISSIBLE FLOOR AREA RATIO (F.A.R)

F.A.R FOR RESIDENTIAL/ COMMERCIAL/ INSTITUTIONAL BUILDINGS AND OTHER NON INDUSTRIAL BUILDINGS IN SELECTION GRADE, SPECIAL GRADE 1st , 2nd , and 3rd GRADE MUNICIPALITIES OF A.P.

Road Width	F.A.R.	Maximum Height Permissible
Less than 12 Mtrs.	1.25	11.00 Mtrs.
12 Mtrs. to 18 Mtrs.	1.50	15.00 Mtrs.
More than 18 Mtrs.	1.75	15.00 Mtrs.

NOTE :

- i) In case of Individual Residential Buildings 15% of permissible F.A.R. shall be added towards common area for calculation of gross F.A.R. and common areas shall include Garage, Servant room, Balconies, Staircase and Portico.

- ii) Common areas shall be included in the calculation of gross FAR by adding 30% of prescribed F.A.R. in case of Group Housing/ Apartments.
- iii) In case of Commercial / Institutional buildings the gross F.A.R. shall be calculated by adding 35% of the prescribed F.A.R.

The common areas shall include :

- a) Air-conditioning plant room, electrical transformer cabin, pump house.
- b) Watchman booth, garbage shaft.
- c) Corridors, staircase, lift blocks,
- d) Balconies

The width of Balcony shall not be more than 1.2 Mtrs if the building set back is 4 Mtrs. If building set back is 5 Mtrs. and above the maximum width can be 1.5 Mtrs.

FOR EXAMPLE: In a plot proposed for Apartment complex / Group Housing Scheme, if the prescribed permissible F.A.R. is 1.50, then the gross F.A.R. shall be 1.50 + 30% of 1.50 = 1.95 which shall include all common areas & structures (excluding parking areas to be provided) as illustrated below:

Building occupancy	Plot size	Prescribed FAR	Gross FAR inclusive of common areas, structures, excepting parking areas	Total buildable area including common areas (except parking area) in sq. mtrs.
Group Housing/ Apartments	1,000	1.5	1.5 + 30% of	1950
Non-Residential	1,000	1.5	1.5 + 35% of 1.5 = 2.025	2025

5. RESIDENTIAL BUILDINGS:

5.1. INDIVIDUAL RESIDENTIAL BUILDINGS

5.1.1. Maximum permissible F.A.R. :

Road Width	F.A.R.	Maximum Height Permissible
Less than 12 Mtrs.	1.25	11.00 Mtrs. (No Stilt)
12 Mtrs. to 18 Mtrs.	1.50	13.00 Mtrs. (No Stilt)
More than 18 Mtrs.	1.75	13.00 Mtrs. (No Stilt)

Note:

Common areas shall be included in the calculation of gross F.A.R. by adding 15% of prescribed F.A.R. These common areas shall include Garage, Servant Room, Balconies, Staircase and Portico.

5.1.2. Maximum Plot Coverage:

Plot area in Sq.mtrs.	Maximum Permissible Coverage
a) Upto 300	As per min.building setbacks.
b) 301 to 670	60%
c) 671 to 2,000	50%
d) Above 2,000	40%

5.1.3. Building setback Requirements:

i) For buildings upto 300 sq.mtrs. plot area :

Plot size in sq. mtrs.	Setbacks in Mtrs.		
	Front	Rear	Sides
Upto 50	0.75	-	-
51 and upto 75	1.00	1.00	0.50
76 and upto 100	1.25	1.00	0.50
101 and upto 150	1.50	2.00	1.00
151 and upto 200	2.00	2.00	1.25
201 and upto 300	3.00	2.00	1.50

ii) For buildings above 300 sq.mtrs. of plot area and height upto 13.0 mtrs.

a) Minimum front setback:

Width of abutting road in mtrs.	Min. setback in mtrs.
Upto 12	3.0
Above 12 to 18	4.0
Above 18	4.5

b) Minimum Rear setback. : 3.0 Mtrs.(with an average of 1.5 Mtrs. at any point.)

c) Minimum side setbacks :

Plot area	Minimum side set back
301 to 670 sq. mtrs.	1.5 mtrs. or 1/4 th of the height of the building on each side, whichever is greater
Above 670 sq. mtrs.	3 mtrs. on both sides or 1/4th of the height of the building on either side whichever is higher

Note:

- A Garage not exceeding 3 X 6 mtrs. in size with a maximum height of 2.50 mtrs will be allowed in the rear or side open space only in case of plots of 300 sq.mtrs and above.
- A Servant Room not exceeding 20 sq.mtrs. in area with a maximum height of 2.75 mtrs. will be permitted in the rear open yard only in case of plots having an area more than 300 sq.mtrs.

- c) In case, if the site conditions or the design demands relaxation of setbacks to an extent of 10% (except F.A.R.) then the same can be availed automatically by the individual in plots upto 300 sq.mtrs. However this relaxation cannot be availed in respect of FAR and height of the building.
 - d) In case of individual residential buildings well, latrine and other rooms not intended for human habitation can be permitted in the rear setback and the area of the same should not exceed 25% of the rear open space area and height of such structures should be restricted to ground floor only.
 - e) The side set back on one side can be transferred to other side subject to a maximum of 1/4th of the required set back
- For Example:** If the area of a plot proposed for individual residential building is 680 Sq.Mtrs. then the minimum side set back will be 3 Mtrs. on both sides. In such case the applicant may have liberty to provide 3.75 Mtrs. on one side and 2.25 Mtrs. on other side.
- f) No Stilt floor shall be allowed in individual residential building.
 - g) In case of irregular shape site the rear and side open space shall be taken as average, subject to minimum width of 3/4 th of required mandatory open spaces.

5.1.4. Maximum permissible height :

- (a) 10 Mtrs. Upto 300 Sq.Mtrs. of plot Area (No Stilt).
- (b) 13 Mtrs. in case of plots above 300 Sq.Mtrs Plot area. (No Stilt)

5.2. Row Housing:

- i) Minimum site area for permitting Row Housing Development 1,000 sq.mtrs.
- ii) Minimum Plot Size 50 sq. mtrs.
Maximum Plot size 125 sq.mtrs.
- iii) Minimum width of Plot 4.5 to 8.0 mtrs.
- iv) Minimum width of internal road 9.0 mtrs.
- v) Maximum No. of Plots permissible in a row 8
- vi) Minimum width between two blocks 6.0 mtrs
- vii) Building setbacks Front 3.0 mtrs
Rear 1.5 mtrs
- viii) Maximum height of the building 6.0 mtrs. i.e.
(Ground+One Upper Floor)
- ix) Minimum open space (Park)
In plots 2000 Sq.Mtrs. and above 10%
- x) Corner Plots shall be splayed with 3 mtrs. offset or roundoff.

6. GROUP HOUSING / APARTMENT SCHEMES :

6.1. Group Housing Scheme means the development of buildings having FIVE or more dwelling units and common services on a given site or plot, in single or multiple blocks, without customary sub-division of land by way of individual plots.

6.2. Minimum Plot Area : 335 sq.mtrs.

6.3. Minimum abutting road width:

Group Housing shall be permitted on 12.2 Mtrs.(40') wide roads. However, Group Housing shall also be permitted on 9 Mtrs. wide road subject to handing over of 3 Mtrs. wide strip to the local authority free of cost subject to the condition that the remaining plot shall be 335 Sq.Mtrs. or more.

Construction of compound wall will be permitted after leaving 3 Mtrs. wide strip. The Local Authority shall pave the area and utilise it for public purpose.

6.4. Maximum permissible F.A.R.

Road Width	F.A.R.	Maximum Height Permissible
Less than 12 Mtrs.	1.25	11.00 Mtrs.
12 Mtrs. to 18 Mtrs.	1.50	15.00 Mtrs.
More than 18 Mtrs.	1.75	15.00 Mtrs.

NOTE :

- i) The common areas, and structures such as balcony projections, corridors, staircase/ lift blocks etc.. (excluding parking area to be provided) shall be included in the calculation of F.A.R. For this purpose, the gross F.A.R. shall be computed by adding 30% of prescribed F.A.R.

6.5. Maximum Plot Coverage : 40%

6.6. Building Set back requirements:

a) Minimum front Set back :

Width of abutting road	Minimum front set back
9 Mtrs. to 12 Mtrs.	3.0 Mtrs.
Above 12 to 18 Mtrs.	4.0 Mtrs.
Above 18 Mtrs.	4.5 Mtrs.

Note:

However if the height of the building exceeds 12 Mtrs. then front set back shall not be less than 1/4 th of the height of the building.

b) Rear and side set backs:

Plot size in Sq.Mtrs.	Minimum Rear Set back	Side set back on either side
335 to 670	3.00 mtrs. or 1/4th of the height of the building whichever is higher	3.00 mtrs. or 1/4th of the height of the building, whichever is higher
Above 670	4.5 mtrs.	3.00 mtrs. or 1/4th of the height of the building, whichever is higher

Note:-

- a) Ventilating spaces for water closets and bathrooms if not open to front, sides or rear open spaces, shall open to a ventilation shaft of size not less than 4.0 sq.mtrs. with a minimum width of 1.5 mts.
- b) All buildings and habitable rooms shall have one or more openings for admission of light and air. Such windows and fan lights opening directly on to an exterior open spaces shall open to the sky. An interior open space shall not be less than 9 sq.mtrs. in area and 3 Mtrs. in width. No portion of a room shall be assumed to be lightened if it is more than 7.5 Mtrs. away from the opening .
- c) The distance between two blocks shall not be less than half of the height of the tallest building.

6.7. RECREATIONAL OPEN SPACE (TOT-LOT)

In case of plots having an area 671 to 2000 Sq.Mtrs. 5% of the plot area shall be left towards tot-lot and in case of plots above 2,000 Sq.Mtrs. 10% of the plot area shall be left towards tot-lot which shall be open to sky. In the case of Group Housing being developed with more than one block, the Recreational Open Space/ tot-lot may be provided within the mandatory open space between the two blocks after 3 mtrs. wide circulation space is left along the building. The tot-lot shall be provided at ground level only and should be open to sky.

6.8. PARKING REQUIREMENTS

Grade of the Municipality	Parking Requirement
a) Selection/Special Grade Municipalities	One car parking and two Scooter parking for every two flats
b) Ist, IInd and IIIrd Grade Municipalities	One car parking and four Scooter parking for every four flats

Note:

- a) In addition to the above one car parking for every 10 flats shall be provided for visitors as visitors parking.
- b) In case of Apartments/Group Housing only stilt floor parking is allowed.

- c) Parking requirement shall be deemed to have been fulfilled in Apartments/Group Housing which is built within the maximum permissible F.A.R., if the entire stilt floor is used for parking purpose except the portion used for the staircase and lift.
- d) Two common toilets not exceeding 1.2 Mtrs. x 2.0 Mtrs. for each toilet have to be provided in the stilt floor for the use of watchman, servants, drivers etc., and this shall not be included in calculation of FAR.

6.9. MAXIMUM PERMISSIBLE HEIGHT :

- (a) 18 Mtrs. including stilt in respect of road width of 12 Mtrs. and above.
 (b) 14 Mtrs. including stilt in respect of road width less than 12 Mtrs.

7. COMMERCIAL / MERCANTILE BUILDINGS

7.1. Minimum plot area : 18 sq.mtrs

7.2. Maximum permissible FAR :

Road Width	F.A.R.	Maximum Height Permissible
Less than 12 Mtrs.	1.25	11.00 Mtrs.
12 to 18 Mtrs.	1.50	15.00 Mtrs.
More than 18 Mtrs.	1.75	15.00 Mtrs.

Note: Common areas such as balcony projections , corridors, staircase, lift block, Air conditioning plant room , Electrical transformer cabin , Pump house , Watchman booth, Garbage shaft shall be included in the calculation of F.A.R. For this purpose the gross F.A.R. shall be calculated by adding 35% of the prescribed F.A.R. in case of Commercial Buildings /Institutional Buildings.

7.3. Maximum Plot coverage:

Plot area in Sq.mtrs.	Maximum Permissible Coverage
a) Upto 300	As per minimum building setbacks
b) 301 to 670	60%
c) 671 to 2,000	50%
d) Above 2,000	40%

7.4. Building setback Requirements:

i) For Buildings upto 300 sq.mtrs. plot area and upto 10.0 mtrs. height.

a) Minimum front setback:

Width of abutting road	Minimum setback
Upto 12 Mtrs.	3.0 Mtrs.
Above 12 to 18 Mtrs.	4.0 Mtrs.
Above 18 Mtrs.	4.5 Mtrs.

b) Minimum setbacks on remaining sides:

Plot size in Sq.mtrs.	Minimum setback in Mtrs.	
	Rear	Sides
Upto 50	-	-
51 and upto 100	1.00	0.50
101 and upto 150	2.00	1.00
151 and upto 200	2.00	1.25
201 and upto 300	2.00	1.50

ii) For Buildings above 300 sq.mtrs. plot area and height above 10 mtrs.

a) Minimum Front setback :

Width of the abutting road	Minimum front set back
Upto 12 Mtrs.	3.0 Mtrs.
Above 12 to 18 Mtrs.	4.0 Mtrs.
Above 18 Mtrs.	4.5 Mtrs.

b) Minimum rear and side setbacks: 3 mtrs or 1/4th of the height of the building whichever is higher on each side.

7.5. Maximum permissible Height:

(a) 15 Mtrs. for plots above 300 Sq.Mtrs plot area

(b) 10 Mtrs. for plots below 300 Sq.Mtrs plot area.

7.6. Parking:

Type of Building	One Car parking space of 20 sq.mtrs. area for every
1.a) Mercantile	
b) Lodgings, Tourist Houses, Hotels with lodging	100 sq. mtrs. of built up area or fraction thereof
c) Restaurants	
d) Storage	

NOTE :

- i) In case of commercial or mixed commercial buildings, on site parking may be considered in the front setback and such setback shall not be less than 6 mtrs. provided at least 25% of the total parking requirement is provided in the cellar. Such parking areas will have to be clearly marked on the site.
- ii) In case of commercial or office cum commercial buildings basement or stilt floor parking is permissible. The basement shall not extend beyond the front building line. In case of basement or cellar, ramps shall be provided within the building line (for safety purpose) for clear ingress and egress of vehicles. The width of ramp shall not be less than 3.6 mtrs. and the slope of the ramp shall not be less than 1 in 8.

- a) Flatted or guild type factories 1000 Sq.Mtrs.
- b) Other Industrial Buildings 400 Sq.Mtrs.

8.2. Minimum width of approach road 12.2 Mtrs.(40')

8.3. Maximum Permissible Floor Area Ratio (F.A.R)

- a) Flatted or guild type factories 1.50
- b) Industrial Buildings
 - i) Plot size upto 5,000 sq.mtrs. 1.00
 - ii) Plot size above 5,000 sq.mtrs. 0.75

8.4. Maximum Plot Coverage:

- a) Flatted or guild type Factories 40%
- b) Industrial Buildings : Irrespective of plot area the maximum coverage is allowed from 25% to 50%, depending upon the nature of the industry

8.5. Setback requirements:

a) Front Setback :

Width of abutting road	Minimum front Set back
Upto 12 Mtrs.	3.0 Mtrs.
Above 12 to 18 Mtrs.	4.5 Mtrs.
Above 18 Mtrs.	6.0 Mtrs.

- b) Rear set back** 3 Mtrs.
- c) Side Set back** 3 Mtrs. on either side

8.6. PARKING:

One Motor Vehicle Parking Space of 20 sq.mtrs for every 200 sq.mtrs. of built up area and fraction thereof.

9. PUBLIC AND SEMI PUBLIC BUILDINGS:

9.1. Minimum Plot Area

Sl. No.	Usage of plot	Minimum Plot area
1.	Central and State Offices, Defence Usages, Research Institutions, Medical Institutions, Hospitals, Sports Stadia, Museums, Swimming Pools, Educational Institutions	500 Sq.mtrs.
2.	Assembly Buildings, Cinema Theatres, Auditoriums etc.,	1,000 sq.mtrs.

3. Petrol Filling Stations without Service facilities	500 sq.mtrs. with a minimum width of 16 Mtrs.
4. Petrol Filling Stations with Service Facilities.	1,000 sq.mtrs. with a minimum width of 30 Mtrs.

9.2. Maximum Permissible F.A.R. :

Road Width	F.A.R.	Maximum Height Permissible
Less than 12 Mtrs.	1.25	11.00 Mtrs.
12 Mts. to 18 Mtrs.	1.50	15.00 Mtrs.
More than 18 Mtrs.	1.75	15.00 Mtrs.

Note: Common areas and structures such as balcony projections, corridors, staircases, lift blocks, Air conditioning plant room, Electrical transformer cabin, pump house, Watchman room, Garbage shaft shall be included in the calculation of F.A.R. For this purpose the gross F.A.R. shall be computed by adding 35% of the prescribed F.A.R.

9.3. Maximum Plot Coverage:

i) Plot size below 300 sq.mtrs.	As per minimum building setbacks.
ii) Plot size 301 to 670 sq.mtrs	60%
iii) Plot size 671 to 2,000 sq.mtrs	50%
iv) Plot size above 2,000 sq.mtrs.	40%

9.4. Building setback requirements:

a) Front Setback

Width of the abutting road	Front setback
Upto 12 Mtrs.	3.0 Mtrs.
12 to 18 Mtrs.	4.5 Mtrs.
Above 18 Mtrs.	6.0 Mtrs.

b) Rear and side setback : 3 Mtrs. or 1/4 th of the height of the building, whichever is higher on each side.

9.5. Parking Requirements: One Car Parking space of 20 Sq.Mtrs. for every 100 Sq.Mtrs. of built up area and fraction thereof.

10. SECURITY DEPOSIT:

A security deposit in cash or bank guarantee or F.D.R. pledged with the local body at the rate of Rs.25 per sq.mtr. of total built up area shall be payable to the local authority i.e., Municipality in case of all building applications of Apartments, Group Housing / Institutional and Commercial buildings in case of plots above 300 sq.mtrs.

The security deposit will be refunded by the Municipality only on production of Occupancy Certificate issued by the concerned Municipality.

11. LIGHTING AND VENTILATION REQUIREMENTS OF BUILDINGS:

All buildings and habitable rooms shall have one or more openings for the admission of light and air. In case if the windows are opened directly on to an interior open space then the area of such interior open space shall not be less than 9 sq.mtrs. in area and 3 mtrs. in width. No portion of a room shall be assumed to be lighted if it is more than 7.5 mtrs. away from the opening.

12. MANDATORY INSPECTIONS AND ISSUE OF FIT-FOR-OCCUPATION CERTIFICATE BY LOCAL AUTHORITY:

In respect of Commercial Complexes / Group Housing and other non-residential complexes, the Municipality shall carry out mandatory inspection of the construction at (a) foundation level (b) plinth level and at (c) first floor level.

The completed building should be allowed to be occupied/ used only after issue of fit-for-occupation certificate by the local authority.

13. CONSERVATION AND HARVESTING OF RAINWATER IN GROUP HOUSING SCHEMES AND COMMERCIAL COMPLEXES/ INSTITUTIONAL BUILDINGS

Every Group Housing Scheme etc. shall be provided with required facilities and infrastructure for conservation and harvesting of rain water., viz

(a) Percolation Pits:

The paved surface around the building shall have percolation pits of 4'x4'x4' covering at least 30% of such area. Such pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs and terrace water should be channelised into the percolation pit.

OR

A Recharge pit of 1.5 mtrs. x 1 mtr. x 1.5 mtrs. for every 250 sq.mtrs of plot area and multiples thereof shall be provided.

The following requirements are optional and to be provided depending on the site conditions.

(b) Terrace Water Collection:

The terrace shall be connected to a sump or the well through a filtering tank by PVC Pipe. A valve system shall be incorporated to enable the first part of the rain water collected to be discharged into the soil if it is dirty.

A filtering tank measuring 3 to 4 ft. square can be constructed near the sump. A tank can be divided by a perforated slab and one part should be filled by small pebbles and other by brick jelly. The bottom portion of the tank should have a slope to avoid stagnation of water.

(c) Open ground :

Whenever there is open ground a portion of top soil should be removed and replaced with river sand to allow slow percolation of rain water.

- (d) In case of major apartments (more than 20 units) apart from the Recharge pit, it is desirable to have treatment plants for recycling of water from bathrooms for gardening and flushing of W.C's.

OR

any other method proved to be effective in conservation and harvesting of rain water may be adopted.

14. The requirements stipulated in these orders are subject to overall conformity with the statutory Development Plan / Master Plan / Zonal Development Plan and Zoning Regulations. For other concerning aspects like structural designing, building services, parts of building requirements, plumbing, fire protection, safety specifications, Standard and Code of Practice, the recommended requirements in National Building Code of India shall be adhered to.
15. The existing provisions of Zoning Regulations, Building Regulations / Bye-laws etc. which are not inconsistent with these orders shall continue to be followed.

16. RELAXATION POWERS:

Hereafter the Government or any other authority shall have no powers to relax any site from the provisions of these Building stipulations either in part or in total.

- 17. THESE ORDERS SHALL COME INTO FORCE WITH EFFECT FROM 1.08.1998.**

(BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

N.S.HARIHARAN
PRINCIPAL SECRETARY TO GOVERNMENT