

POLICY FOR RATIONALISATION OF FLOOR AREA RATIO (F.A.R.)
AND GROUP HOUSING REGULATIONS IN ANDHRA PRADESH

THE HIGHLIGHTS OF THE POLICY IN BRIEF ARE AS FOLLOWS:

① The Policy is rationalised to encourage developments in the peripheral areas of Municipal Corporations and with this in view, higher FAR is proposed in Panchayats falling in Urban Development Authority areas. A common FAR is made applicable for Hyderabad and Visakhapatnam Corporations. In cases of Municipalities, not falling in Urban Development Authority areas, a uniform FAR is proposed. The FAR applicable for plot sizes has been restructured. Hitherto there were only two categories of plot sizes for FAR i.e., below 200 sq.mts. and above 200 sq.mts. Now it is restructured to provide 4 categories as follows.

1. Up to 200 sq.mts.
2. Above 200 and upto 1000 sq.mts.
3. Above 1000 sq.mts. and upto 2000 sq.mts.
4. Above 2000 Sq.mts.

Accordingly 5 FAR tables are as detailed in Statements A to E.

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| Statement A | - FAR for Hyderabad and Visakhapatnam Municipal Corporations. |
| Statement B | - FAR for other Municipal Corporations |
| Statement C | - FAR for Municipalities with in UDA areas |
| Statement D | - FAR for Gramapachayats falling within UDA areas. |
| Statement E | - FAR for all other Municipalities. |

② Height restriction for construction of buildings removed in plot areas of above 1000 sq.mts. subject to Multi storied Building Regulations and clearances from Fire services and Airport Authority.

③ Hitherto, common areas, such as Balconies, Corridors, Staircases etc., are not taken into account for computation of FAR. Now proposed that the common areas and structures such as balconies, corridors, Staircases etc., (excluding parking area) shall be included for the purpose of FAR. For this, 30% of the FAR for Residential buildings and 35% of the FAR for Commercial/ Institutional buildings and 40% for shopping malls above 2000 sq.mts. plot area will be computed and added over and above the applicable FAR.

④ The FAR would be for all categories of uses like residential, commercial, insitutional.

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A new concept of Row Housing is introduced :

Row Housing will be permitted in Plots of 1000 Sq.Mts. and above. This however would be subject to a minimum size of plot of 60 Sq.mts. and maximum plot size of 100 Sq.mts. with internal front setback of minimum 9 Mts. (30') width.

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Presently apartments/Group Housing (more than 4 dwelling units) are permitted on plots of 600 Sq.mtrs. and above abutting road width of 9' Mtrs. (30 feet) and above. It is proposed to permit apartment / Group Housing on Plots of 450 sq.mts. and above. In addition, apartments / Group Housing will be permitted on road width of 30' subject to the condition that an additional front setback of 10' to be insisted for future road widening.

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In plots of 1000 Sq.mts. and above, where residential apartments are taken up, two still parking will also be permitted if necessary. In case of commercial and institutional buildings parking will be permitted in basement and multi-level stilts. To facilitate these developments, height restriction for construction on plots of above 1000 Sq.mts. is relaxed. However, such constructions should adhere to the multi-storied building regulations.

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8. In case of Apartments, one car parking space will be as follows:

- a) Municipal Corporation Areas
 - i) One Car parking for every flat of above 100 sq.mtrs. built up area.
 - ii) One Car parking for every 2 flats of below 100 sqm. built-up area.
- b) Urban Development Areas
 - i) Car parking for every four flats of less than 40 sq.mtrs. built-up area.
 - ii) One Car parking for every three flats of 40-60 sqm. built up area.
 - iii) One Car parking for every two flats of 60-100 sq.mtrs. built up area.
 - iv) One Car parking for every flat of above 100 sq.mtrs. built up area.
- c) Visitors' Parking
 - i) One Car parking for every ten flats in addition to the above.
- d) Scooter Parking
 - i) As per existing Scooter parking requirements.

As far as Special and Selection Grade Municipalities are concerned there should be one car and two scooter parking facilities for two flats and in the case of 1st, second and third

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grade municipalities for every 4 flats one car and 4 scooter parking facility should be provided. It is proposed to insist that tot-lot should be open to sky and provided at ground floor level.

9. The special characteristics in Banjara and Jubilee Hills will be maintained. The FAR will be restricted to 1:1 for residential areas and 1:1.5 for notified commercial areas as per Master Plan and Zonal Development Plans. For residential use the maximum height will be 10 meters.

10. In the case of Banjara and Jubilee Hills commercial complexes will be permitted on roads with a width of 60' and above.

11. If the existing road width is less than the proposed road width, in addition to the permissible F.A.R. to the total extent of the plot area additional F.A.R. of 0.5 will be considered to the extent of the land affected in road widening and surrendered free of cost. No further FAR relaxation will be admissible.

12. In cases where existing buildings are demolished for road widening purposes then the power to relax front and other setbacks (not FAR) for reconstruction of the building shall be delegated to the Municipal Commissioners.

13. To ease the traffic flow consequent to construction of commercial complexes, it is decided to permit commercial complexes on plots upto and including 1000 Sq.Mts. on roads with a road width of 40' and above. Commercial Complexes in plots beyond 1000 Sq.Mts. will be permitted only on roads with a width of 60' and above. However, where a plot is already earmarked as commercial use it will be permitted to be developed as such.

14. It is decided to dispense with prior permission for construction of individual residential buildings on plots upto 100 Sq.Mts. in approved layouts. For this purpose only set backs etc. as per rules will be insisted. Further the plan along with documents with a specified consolidated fee should be submitted to the Municipality before commencement of the construction. In approved layouts empanelled and licenced architects, Civil Engineers, Diploma holders and licenced surveyors will be authorised to approve a building plan which meets the rules and regulations. This plan will be submitted to the Municipality along with documents and specified consolidated fee to start the construction.

15. For individual residential building in plots upto 300 sq.mtrs, 10% relaxation (except FAR) will be treated as allowable violation, and can be availed by the individuals automatically.

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Commercial/Institutional shall be accompanied by apartment and deposit of floor area. In the case of other Municipalities the security deposit shall be calculated at Rs. 25/Sq. mt. (approx. Rs. 10/Sq. ft.) Rs. 2.5/Sq. ft. The Owner/Developer can also give a P.D.R. for the security deposit which will be refunded without interest on the release of Occupancy Certificate.

17. It is decided not to entertain any request by Government for regularisation of violations of FAR norms and other building regulations, and do away with the provisions for relaxation of these regulations. It is also decided that no individual applications will be entertained for change of land use. However, consolidated change of land use proposal to be notified by D.P./M.P. will be taken up only once in a year.

18. Bombay has adopted a system of Transferable Development Rights (TDR). Under this system the land owner whose land is compulsorily acquired for a public purpose such as road widening, is granted higher FAR for the remaining land. If the FAR granted can not be utilised on the land not covered by acquisition, the land owner is eligible for award of Transferable Development Rights in the form of FAR to the extent of land acquired. The land owner is required to use this FAR on his lands located in other parts of the City or to sell the same to other land owners/developers. This way the exorbitant cost of acquisition of urban land for public purpose can be met by a system of compensation in kind rather than in cash.

The above concept of award of Transferable Development Rights is proposed to be adopted in Hyderabad Urban Development Authority Area on an experimental basis after working out the details.

The above policy will come into effect from 1.8.1998.

REGULARISATION OF UNAUTHORISED CONSTRUCTION:

20. Government have received a number of requests for a simplified system of regularisation of unauthorised constructions made upto now as a one time measure. It is decided to give one time opportunity to the individuals to voluntarily come forward and declare before 31.7.1998 their unauthorised constructions made upto 30.6.1998 and get them regularised by paying reduced penalties. The competent authority to grant building permission i.e., Municipal Commissioners/Vice Chairman's of UDA's have been delegated these powers of regularisation.

Where the owners/Developers fail to get the unauthorised constructions regularised, within the stipulated period, action will be taken to demolish such unauthorised constructions.

21. The applicants shall file declaration voluntarily within a period of 30 days along with 20% of the penal amount self assessed and remaining penal amount has to be paid within a period of three months. The U.D.A/Localbody shall dispose all such applications within period of 3 months and on payment of full penal amount.

22. However it is decided not to regularise unauthorised constructions in the following cases and also in cases where such constructions affects public interest and safety.

- a) Government/Municipal/Local Body's land
- b) Surplus land under Urban Land Ceiling and Agricultural Land Ceiling
- c) Sites coming under the alignment of Master Plan/Zonal Development Plan roads
- d) Tank & Shikam land
- e) Layout open spaces
- f) Parking spaces
- g) To/lot and recreation areas
- h) Areas earmarked for Recreational land use in notified Master Plan/Zonal Development Plans.
- i) In case of Multi-storied Buildings the aspect of Fire Safety, Structural stability, Airport Authority clearances wherever necessary also will have to be looked into by the competent authority before regularisation of such structures.
- j) Subject to resolution of legal issues if any.

Accordingly orders in respect of regularisation of unauthorised constructions as per the above policy have already been issued vide G.O. Ms. No.373, M.A., dated: 1.7.1998.

After issue of the said G.O. and its advertisement in newspapers number of representations have been received stating that the penal rates fixed for the regularisation of unauthorised constructions are too high. Therefore it is proposed to reduce the penal amounts as follows, and a final decision on the rates indicated is yet to be taken.

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PROPOSED PENAL AMOUNT RATES

I. PENAL AMOUNT FOR REGULARISATION OF DEVIATED / UNAUTHORISED INDIVIDUAL RESIDENTIAL BUILDINGS AND INSTITUTIONAL BUILDINGS IN MUNICIPAL CORPORATION OF HYDERABAD AND OTHER AREAS:

Type of Development	MCH Area		Outside Area	
	Per Sft. of violated area		Per Sft. of violated area	
1. Individual Residential Building.	Rs. 15/-		Rs. 10/-	
2. Institutional Building	Rs. 25/-		Rs. 15/-	

II. PENAL AMOUNT RATES FOR REGULARISATION OF DEVIATIONS/UNAUTHORISED CONSTRUCTION OF FLATS IN MUNICIPAL CORPORATION OF HYDERABAD AND OTHER AREAS.

Type of Flats	MCH AREA		OTHER AREAS	
	Flat Areas		Flat Areas	
	Above 60 Sqm.	Below 60 Sqm.	Above 60 Sqm.	Below 60 Sqm.
1. Permitted Bldg. / Flats had deviated from sanction plan and having regd. Sale Deed / Regd. Sale Agreement.	Rs. 5000/- per flat	Rs. 4000/- per flat	Rs. 4000/- per flat	Rs. 3000/- per flat
2. Total unauthorised flats & others	Rs. 10000/- Per flat	Rs. 8000/- Per flat	Rs. 8000/- Per flat	Rs. 6000/- Per flat

III. PENAL AMOUNT RATES FOR REGULARISATION OF DEVIATED / UNAUTHORISEDLY CONSTRUCTED COMMERCIAL / INDUSTRIAL SPACE IN MUNICIPAL CORPORATION OF HYDERABAD AND OTHER AREAS

Type of Development	MCH AREA		OTHER AREAS	
	Per Sft. of violated area		Per Sft. of violated area	
1. Permitted Building but deviated space and covered by Registered sale deed / Sale Agreement.	Rs. 60/-		Rs. 45/-	
2. Total unauthorised space & others.	Rs. 100/-		Rs. 75/-	

PROPOSED TABLE FOR F.A.R

Statement	Plot Size Sq.mts.	Proposed Road Width as per Notified Master Plan/Zonal Development Plan				Max. Height in mts.
		Below 12 mts.	12 to 18 mts.	18mts & above		
(A)						
For Hyd. & VSP Mpl. Corpns. & Gaddiannaram	Below 200	1.00	1.25	1.25	10(no stilt)	
	200 to Below 1000	1.00	1.25	1.33	15 *	
	1000 to below 2000	1.25	1.33	1.50	**	
	2000 & above	1.25	1.50	1.75	**	
(B)						
For other Mpl. Corporations	Below 200	1.00	1.30	1.30	10(no stilt)	
	200 to below 1000	1.10	1.30	1.40	15 *	
	1000 to below 2000	1.25	1.40	1.60	**	
	2000 & above	1.25	1.50	1.75	**	
(C)						
For Mplty. within UDA areas of HUDA, TUDA, KUDA, VUDA, VGTUDA, SSSUDA	Below 200	1.00	1.25	1.33	10(no stilt)	
	200 to below 1000	1.25	1.33	1.50	15 *	
	1000 to below 2000	1.33	1.40	1.60	**	
	2000 & above	1.40	1.50	1.75	**	
(D)						
For Gram-Panchayats falling within UDA areas of HUDA, TUDA, KUDA, VUDA, VGTUDA, SSSUDA	Below 200	1.25	1.25	1.33	10(no stilt)	
	200 to below 1000	1.40	1.50	1.60	15 *	
	1000 to below 2000	1.50	1.60	1.70	**	
	2000 & above	1.75	1.85	2.00	**	

* Without stilt. For Group Housing/Apartments 17.5 with stilt for parking.
 ** No height restriction subject to setbacks as per rules and clearances from Fire Services & Airport Authority & as per the stipulations of Multistoreyed Building Regulations.

Note: The Common areas and structures such as balconies, corridors, staircases, etc. (excluding parking area) shall be included for the purpose of FAR. For this 30% of the applicable FAR for residential buildings, 35% of the applicable FAR for commercial/institutional buildings and 40% for shopping mall on plots of 2000 sq.mts and above will be computed and added over and above the applicable FAR.

F.A.R TABLE FOR SPECIAL GRADE, SELECTION GRADE, 1st, 2nd, 3rd
GRADE MUNICIPALITIES OF ANDHRA PRADESH

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

The common areas and structures such as balconies, corridors, staircases etc. (excluding parking areas) shall be included for the purpose of F.A.R. For this 30% of the applicable F.A.R for residential buildings, 35% of the applicable F.A.R for commercial/institutional buildings and 40% for shopping mall on plots of 2000 sq.mts and above will be computed and added over and above the applicable F.A.R will be computed and added over and above the applicable F.A.R.