

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department –
Municipalities not covered by Urban Development Authorities –
Rationalization of Floor area ratio (F.A.R) and other standards of building
requirements – certain amendments – orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No : 669

Dated: 06 - 9- 2007

Read the following:

1. G.O. Ms. No. 422 M.A. & U.D. Department, dated 31-07-1998
2. G.O. Ms. No. 86 M.A. & U.D. Dept Dated 03-03-2006
3. From the Director of Town & Country Planning, A.P. Lr No, 5149/2006/A1 dated 31-10 -2006

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ORDER:

In the GO first read above, orders were issued rationalizing the F.A.R..Values and standards of Building requirements for different types of buildings, uses & occupancies in Municipalities which are not covered by the Urban Development Authorities. in the reference 3rd read above the DTCP, In view of the rapid urbanization and development of small and medium towns in the reference 3rd read above the Director of Town and Country Planning proposed to incorporate necessary regulations relating to Multi Storied Buildings and Gated Community Development in the GO 1st read above, on the lines of the GO issued in the reference 2nd read above.

Government have examined the matter and observe that it has been the policy of the Government to encourage development of Information Technology and related infrastructure in other than bigger cities. Infrastructure like hotels etc., are also needed in Municipalities not covered by Urban Development areas. In order to encourage higher investments in Information Technology hospitality related infrastructure, it is necessary to allow High Rise Buildings and gated communities etc., in Municipalities, not covered in Urban Development Authority area.

Government after careful examination of the proposal of DTCP, hereby makes the following amendments to the Go 1st read above.

The amendment shall come into force with effect from 6th September, 2007.

AMENDMENTS

In the orders issued in G.O.Ms No.422 M.A&U.D.Dept dated 31st July,1998 after Regulation 17 the following Regulations shall be added namely :

18. **Gated Community Development:** means an exclusive housing development in an area with compound wall, access through gates and having their own facilities and amenities. The housing units may comprise of Apartment blocks, detached, semi-detached or row houses with or without combinations.
19. **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.
20. **REQUIREMENTS FOR HIGH RISE BUILDINGS:**
 - 20.1. High Rise buildings / Complexes shall be permissible only in areas other than Congested areas/existing areas and settlement areas/ Abadi /Gram khantam areas.
 - 20.2. The minimum size of plot for High Rise building shall be 2000 sq. m. The building bulk, coverage and height shall be governed by the minimum around setbacks to be left, the organized open spaces to be left and the height restrictions imposed by the Airport authority (where applicable) / Defence authorities (where applicable) and Fire Services Department and the City/Town -level Impact fee on built up area required to be paid, as applicable.
 - 20.3. Prior Clearance from the Directorate of Fire Services and Airport Authority:

For any High Rise building located in vicinity of airports, 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.

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.

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

Height of building	Minimum abutting road width required (in metres)	Minimum alround open space on remaining sides (in metres) *
(1)	(2)	(3)
Up to 21 mt.	12	7
Above 21 mt. & upto 24 mt	12	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

For heights above 40 m, specific approval from the Government shall be required.

The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 3 of above Table or the Building line given in the GO 1st read above, whichever is more.

- (i) The abutting road has to be black-topped with minimum two 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) 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 clear 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.
- (vi) The minimum width of corridor shall be 2.00 m

20.5. TOWER AND PODIUM TYPE HIGH RISE STRUCTURE UPTO 40 M
may be allowed with the following:

- i). For podium, i.e., Ground plus first floor: around setbacks shall be 7 m around
- ii). 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,
- iii). The fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.

20.6 "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:

- (i) At ground level: Minimum 9m all round open space for the first five floors
- (ii) 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 9 m.

20.7 (i) In every high rise building site, an organized open space shall be utilised 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.

(ii) 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 in all high rise building sites. Rain water structures shall be provided in the prescribed manner within the setbacks.

20.8. COMPLIANCE OF NATIONAL BUILDING CODE PROVISIONS FOR AMENITIES AND FACILITIES IN ALL HIGH RISE BUILDINGS

(i). 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 6 m, in respect of non- high rise buildings on plots 750 sq metres and below, and not less than 9 m. 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 / Owner provide an undertaking to this effect.

- (ii) The design and construction of high-rise 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. High-rise 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, 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 all high-rise buildings.
- (vi) These buildings shall be planned, designed and constructed duly ensuring fire and safety requirements are met and maintained, and shall also comply 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 Services Department from time to time. NOC from the Fire Services 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) In all high rise buildings the provision for parking shall be made in a minimum of 20% of the total built up area for residential and 25% of total built up area for other categories. 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 High Rise Public and semi-public buildings / Assembly buildings / Commercial complexes and such other public congregation buildings 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.

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

- 21.1** 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.
- 21.2** All Group Development Schemes applications shall in addition to the requirements under these stipulations, be accompanied by:
- (i) 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.
 - (ii) A landscaping plan including rain water harvesting / water recycling details.
 - (iii) Parking & internal Circulation Plan along with Common pool parking area plan, if any.

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

21.3. The minimum plot size for Group development Schemes shall be 4000 sq m and the minimum abutting road width shall be 12.2 m wide and black topped.

21.4. 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 licenced 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 / licenced developer.

21.5. All 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.

21.6. 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.

21.7. GROUP DEVELOPMENT SCHEMES REQUIREMENTS

Group Development Schemes are reckoned as Building in more than two blocks in a campus or site, and could be normal height buildings or high-rise blocks or combination of both. There is no plotted area restriction. Such Schemes shall be governed by good design standards and amenities and facilities suiting the socio-economic requirements of the occupants.

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

TABLE

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

- (ii) 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.
- (iii) 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.
- (iv) In case of blocks up to 12 m height, access through pathways of 6m width branching out from the internal roads/loop road of minimum 12.2 m width would be allowed. All internal roads and pathways shall be developed as per standards.

- (v) 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.

21.8 CLUSTER HOUSING

- (i) Minimum site area: 1000 sq m
- (ii) Minimum plot size for cluster house: 25 sq m with maximum number of 20 houses in a cluster
- (iii) Minimum size of cluster open space: 36 sq m with a minimum width of 6m
- (iv) Height permissible: 2 floors or 6 m
- (v) Minimum access road to the Cluster Housing Complex: 9 m
Internal access may be through pedestrian paths of 6 m
- (vi) Minimum space between two clusters: 6m which may be utilized as pathway/alley
- (vii) 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 sides that are abutting peripheral thoroughfare roads, setback shall be as per the Building line given in Table III.

21.9 RESIDENTIAL ENCLAVES:

- (i) These 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.
- (ii) Residential enclaves would be permitted only in those sites that give through access of minimum 9 m peripheral road for the neighboring 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.
- (iii) Minimum size of site: 4000 sq m.
- (iv) Size of plots and height permissible: as per type of housing and requirements as given above for the respective type of housing.
- (v) Minimum Common Open space: 10 % of site area.
- (vi) 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.

(vii) 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 loop roads

22. Technical approval by Director of Town & Country Planning

The proposals in respect of High rise developments and all gated community development/Group Housing developments shall be got technically approved by the Office of Director of Town & Country Planning. The proposals in respect of high rise buildings shall be scrutinized by a Committee consisting of following members:

- | | |
|---|-----------------|
| a) Municipal Commissioner | Member |
| b) Regional Deputy Director of Town Planning | Member |
| c) Superintending Engineer, Public Health Dept. | Member |
| d) A senior practicing architect (to be nominated by DT&CP) | Member |
| e) City Planner/ Town Planning Officer of local body | Member-Convener |

The Committee shall give its recommendations within one week to the Director of Town & Country Planning, AP.

23. CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:

- i). With a view to ensuring development of City/Town Level Infrastructure facilities and for the purpose of 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

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	Municipality			
	175	350	750	1500
Commercial, Offices, ITES	Municipality			
	350	500	1000	2000
Institutional, educational & Others (except Industrial sheds/factories)	Municipality			
	100	200	400	800

- (ii) The Government may revise the above rates from time to time.
- (iii) The above rates shall not be applicable for Government Departments and public agencies like APIIC, APHB etc.
- (iv) The amount levied and collected under above stipulation shall be credited and maintained in a escrow account by the concerned Municipality. 50% of this amount shall be utilised for development of infrastructure in the same area and balance utilised towards improvement of Town level capital infrastructure in the concerned Municipality. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Municipal Corporation/Municipality and the said Fund utilised accordingly.

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

S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
 The Commissioner and Director, Printing , Stationery and Stores
 Purchase A.P.Hyderabad (in duplicate, with a request to publish the
 G.O., in the A.P.Gazette and furnish 1000 copies to Government)
 The Director of Town and country Planning, A.P.Hyderabad.
 The Commissioner and Director of Municipal Administration,
 A.P.Hyderabad.
 The Commissioners of all Municipal Corporations/ Municipalities in
 the State.
 The Vice chairman of all Urban Development Authorities in the State
 All Departments of Secretariat
 All Heads of Department.
 The Director General Fire Services.
 The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
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S.F/S.C.

// FORWARDED BY ORDER //

SECTION OFFICER.