

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department- Hyderabad Revised Building Rules, 2006 – Certain amendments – Orders –Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.623

Dated:1-12-2006.

Read the following:

1. G.O.M.S.No. 86 M.A&U.D(M1)Dept Dt.3-3-2006
2. G.O.M.S.No. 171 M.A&U.D(M1) Dept. Dt.19-4-2006.
3. From the C/MCH Lr.No. 516/TPS/MCH/SD/B4/2006/279 Dt.28-9-2006.
4. From the VC HUDA Lr.No. 5420/CDA/H/Misc/2006 Dt.18-10-2006
5. Representation of the A.P. Builders Forum Dt. 9-8-2006.
6. Representation from the Greater Hyderabad Builders Federation Dt.31-8-2006
7. Representation from the APREDA Dt.19-9-2006, and others.

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ORDER:

In the reference 1st and 2nd read above Hyderabad Revised Building Rules, 2006 were issued and after issue of the said orders number of representations have been received from Vice Chairman, Hyderabad Urban Development Authority, Commissioner, Municipal Corporation of Hyderabad and from individuals, professional bodies, builder's associations requesting the Government to make certain amendments to the said rules to make them user friendly for better implementation. After careful consideration of the matter Government here by issue the following notification amending certain provisions of said Hyderabad Revised Building Rules 2006 and the same shall be published in the Andhra Pradesh Extraordinary Gazettee dt. 4.12.2006:

NOTIFICATION

In exercise of the powers conferred under sub-section (1) of section 585 of the Hyderabad Municipal corporation Act, 1955 and sub-section (2) of Section 58 of AP Urban areas (Development) Act, 1975, the Governor of Andhra Pradesh hereby issue the following amendments to the Hyderabad Revised Building Rules 2006.

AMENDMENTS

Amendment 1:

In the Table II to Rule 6, after B4 (iii) the following shall be added namely:

- iv) In case of existing areas not covered in Annexure-I and sites not covered in road widening, building approvals in interstitial sites may be considered by the sanctioning authority with reasons to be recorded in writing and with the following height restrictions:**

Residential Buildings – maximum permissible upto 10m height

Non-residential buildings and mixed occupancies – maximum permissible up to 12 m height;

And after setting back the building 4.5 m from the center line of such existing road/lane, the minimum setbacks on remaining sides shall be as per Table III.”

Amendment 2.

The Table III in Rule 7.1 of GOMs No. 86 MA dated 3.3.2006 shall be substituted with the following Table and foot note namely:

P.T.O

TABLE III
PERMISSIBLE HEIGHT & SETBACKS FOR NON-HIGH RISE BUILDINGS

Sl No	Plot Size (in sq m)	Parking provision	Height permissible (in m)	Building line or minimum front setback (in m) to be left					Minimum setbacks on remaining sides (in m)
				Abutting road width					
				Upto 12 m	Above 12 m & upto 18 m	Above 18 m & upto 24 m	Above 24 m & upto 30 m	Above 30 m	
1	2	4	3	5	6	7	8	9	10
1	Less than 100	-	7	1.5	4	5	6	7.5	-
2	100 & upto 200	-	10	3	4	5	6	7.5	1.0
3	Above 200 & upto 300	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	1.0
			Upto 10	3	4	5	6	7.5	1.5
4	Above 300 & upto 400	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	1.5
			Upto 12	3	4	5	6	7.5	2.0
5	Above 400 & upto 500	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.0
			Upto 12	3	4	5	6	7.5	2.5
6	Above 500 & upto 750	Stilt parking floor allowed	Upto 7	3	4	5	6	7.5	2.5
			Upto 12	3	4	5	6	7.5	3.0
			Below 15	3	4	5	6	7.5	3.5
7	Above 750 & upto 1000	Stilt parking + One Cellar floor allowed	Upto 7	3	4	5	6	7.5	3.0
			Upto 12	3	4	5	6	7.5	3.5
			Below 15	3	4	5	6	7.5	4
8	Above 1000 & upto 1500	Stilt parking + 2 Cellar floors allowed	Upto 7	3	4	5	6	7.5	3.5
			Upto 12	3	4	5	6	7.5	4
			Below 15	3	4	5	6	7.5	5
			Below 18*	3	4	5	6	7.5	6
9	Above 1500 & upto 2500	Stilt parking + 2 Cellar floors allowed	Upto 7	3	4	5	6	7.5	4
			Below 15	3	4	5	6	7.5	5
			Below 18*	3	4	5	6	7.5	6

10	Above 2500	Stilt parking+ 2 or more Cellar floors allowed	Upto 7	3	4	5	6	7.5	5
			Below 15	3	4	5	6	7.5	6
			Below 18*	3	4	5	6	7.5	7

Subject to the following conditions:

- a) Buildings of height above 15 m and below 18 m in Sl Nos 8, 9 and 10 above, shall be permitted only if such plots abut roads of 12m minimum (40 ft.) width .
- b) Stilt parking floor permissible is exclusive of height of building up to 15 m. Height of stilt floor shall not exceed 3.0 m. In case of parking floors where mechanical system and lift are provided, height of such parking floor upto 4.0 m could be considered.
- c) Wherever cellars are permissible, these are excluded from height of Building
- d) No Balcony projection shall be allowed to extend onto the minimum setbacks. These if provided, shall be within the minimum setback required to be left. However, a portico without access to the top may be considered in the front open space.
- e) In case of Sl Nos 4 to 10 of above Table, stepped type buildings or incremental type buildings may be allowed only in respect of individual residential or educational/institutional buildings and such incremental development would be considered only after a minimum time period of 5 years.
- f) As per the provisions of the AP Fire Service Act, 1999, commercial buildings of height 15 m and above, and buildings of public congregation like schools, cinema theatres, function halls and other assembly buildings on plot area of 500 sq m and above or of height above 6 m are required to obtain prior clearance from Fire Department from fire safety point of view.
- g) For the purpose of these Rules, the following conversion from M.K.S. and F.P.S. system shall be reckoned:
 - (i) 3m = 10 ft (ii) 6m = 20 ft (iii) 7.5 m = 25 ft (iv) 9 m = 30 ft (v) 12 m= 40 ft (vi) 15 m = 50 ft (vii) 18 m = 60 ft (viii) 24 m = 80 ft (ix) 30m = 100 ft (x) 45 m= 150 ft (xi) 60 m = 200 ft.”

Amendment 3:

In Rule 7.1 (xiv) the following shall be inserted after the words “ For narrow plots” namely

“ where the length is atleast 4 times the width of the plot ”

Amendment No.4:

In Rule 7.1 (v) the following shall be inserted after the words “ no side shall” namely :

“ be less than 1.5 m in case of buildings of height up to 12 m and in case of buildings of height above 12 m no side shall”

Amendment No.5

After Rule 7.1(xvi) the following shall be added namely :

“(xvii) Where all the owners of sites along an abutting road come forward for widening of the road by undertaking preparation of a Road Development Plan which would improve circulation in the area and duly approved by the competent authority, and by leaving the area affected in the widening of such road free of cost and implement it within one year, then higher height of the corresponding widened road width would be considered for such sites.”

Amendment No.6.

After Rule 7.2 the following proviso shall be added namely:

a). “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 6m in respect of non-high rise buildings and not less than 9m 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/Owners provide an Undertaking to this effect”.

Amendment No.7:

The following shall be added after Rule 9.2 namely:

“In respect of sites proposed for high rise buildings and affected in road widening where there is shortfall of the net plot size, up to 10% of such shortfall in net plot area would be considered with the proposed height and corresponding minimum all round setbacks”.

Amendment 8:

Rule 9.8 (a) shall be substituted as following namely :

- (a) “At ground level : **minimum 9 m all round open
space for the first five floors”**

Amendment 9:

In Rule 9.10 (ii) the following shall be inserted after the words “ and a licensed structural engineer” namely :

“and a fire engineer/fire consultant”

Amendment 10:

After Rule 9.10 (vii), the following shall be added namely:

“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.”

Amendment 11:

The Table V of Rule 10.7(a) shall be substituted as follows, namely:

Height of building block	Distance to be maintained from periphery to building block	Distance between two blocks
Upto 10 m	3 m	2 m
Above 10 m & upto 12 m	4 m	3 m
Above 12 m & below 18 m	6 m	6 m
Above 18 m	As per alround setbacks required under High Rise Buildings given in Table IV	

and subject to the following conditions:

- a) **Stilt parking floor permissible is exclusive of height of building below 15 m. Height of stilt floor shall not exceed 3.0 m.**
- b) **Wherever Cellars are permissible these are excluded from height of Building.**
- c) **No Balcony projection shall be allowed to extend onto the minimum distances to be maintained & other open spaces. “**

Amendment 12:

In Rule 10.10 (f) after the words “ as per Table III” the following shall be added namely : **“Semi-detached buildings may also be allowed. The height of such buildings shall not exceed 10 m. The setbacks shall be as per Table III”**

Amendment 13:

After Rule 12 (iii) C, the following shall be added namely :

“These shall be so located so that they do not hinder the fire safety measures and operations”.

Amendment 14:

Rule 14(2) shall be substituted as follows namely:

“Upon surrendering such affected area the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below

OR

The owner shall be allowed to construct an extra floor with an equivalent built area for the area surrendered subject to mandated public safety requirements

OR

The owner shall be allowed to avail relaxations as per GOMs No. 483 MA&U.D Deptt. Dt 24.8.1998 (incentives to owners who surrender land affected in road widening free of cost) and concessions in setbacks including the front setback (subject to ensuring a building line

of 6m in respect of roads 30 m and above, 3 m in respect of roads 18 m and below 30 mts and 2 m in respect of roads less than 18 m). The concessions shall be considered at the level of Commissioner, MCH in respect of cases falling in MCH area, and at the level of Vice-Chairman the UDA in respect of cases falling in non-MCH area of the UDA area.”

Amendment 15:

In Rule 20 (c) The first sentence of Rule 20 (c) shall be substituted as follows, namely:

“The owner is required to hand over the ground floor area or first floor or the second floor area, as the case may be, or 10% of the total built-up area, whichever is less, to the sanctioning authority by way of a Notarised Affidavit and after the setbacks and open spaces are demarcated on the site”.

Amendment 16:

In Rule 20(c), for the words “Individual buildings in plots upto 200 sq m with height upto 6m” the following shall be substituted namely:

“Individual buildings in plots upto 300 sq m with height upto 6m”

Amendment 17:

In Rule 21 (v) for the words “in the absence of Occupation Certificate for such buildings” the following words shall be substituted namely:

“till such time Occupation Certificate is produced. This condition shall also be applicable to all unauthorized constructions and buildings constructed without sanctioned building plan.”

Amendment 18:

In Rule 24 (e) for the words “warned in the first instance and in the second instance, this” the following shall be substituted namely:– **“ black-listed and this”**

A copy of this order is available on the internet and can be accessed at the address **“aponline.gov.in”** .

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

**S.P. SINGH
SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad
(With a request to publish in the extraordinary Gazette of A.P Dated: 04-12-2006 and furnish 1000 copies to Government)

The Commissioner, Municipal Corporation of Hyderabad.

The Vice Chairman, Hyderabad Urban Development Authority.

The Vice Chairman, Cyderabad Urban Development Authority.

The Vice Chairman, Hyderabad Airport Urban Development Authority.

The Vice Chairman, Buddha Purnima Project Authority, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

All Departments of Secretariat.

All Heads of Departments.

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

The Managing Director, H.M.W.S.&S.B., Hyderabad.

The Managing Director, A.P.I.I.C., Hyderabad.

The Engineer-in-Chief(Public Health), Hyderabad.

The Commissioner & I.G.Registration & Stamps, Hyderabad.

(Contd P 7)

The Managing Director, A.P.Housing Board, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

The District Collector, Rangareddy District, Hyderabad.

The District Collector, Medak District, Hyderabad.

The Commissioners of L.B.Nagar/Kukatpally/Malkajgiri/Kapra/Uppal Kalan/Quatubillahpur/Alwal /
Rajendranagar / Serilingampally /Gaddiannaram/Ramachandrapuram / Patancheru.

Copy to:

The Special Secretary to Hon'ble Chief Minister.

The P.S. to M (MA&UD).

The P.S. to Secretary to Govt., MA&UD Deptt.

SF/SC

FORWARDED // BY ORDER

SECTION OFFICER