

GOVERNMENT OF ANDHRA PRADESH

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

Memo No. 6349/M/2006-10

Dated : 22-11-2006

Sub :- MA & UD Deptt - Common Building Rules, 2006 - G.O. Ms. No. 86, M.A. & UD (M) Deptt., Dt. 3-3-2006 - Certain clarification issued - Reg.

Ref :- 1) G.O.Ms. No. 86, MA & UD (M) Deptt., Dt. 3-3-2006.
 2) G.O.Ms.No. 171, MA & UD (M) Deptt., Dt 19-4-2006.
 3) Memo No. 6349/M/2006-6, Dt. 5-9-2006.
 4) From the Vice Chairman, Cyberabad Development Authority Lr. No. 5420/CDA/H/Misc./2006 Dt. 18-10-2006.

— o0o —

In the reference 3rd cited, the Vice Chairman, Cyberabad Development Authority has sought certain clarifications on the G.O.Ms.No. 86, MA&UD(M) Deptt., Dt. 3-3-2006 and the same have been clarified as detailed in the Annexure.

2. The Commissioner, Municipal Corporation of Hyderabad, Vice Chairman, Hyderabad Urban Development Authority / Cyberabad Development Authority / Airport Development Authority and the Commissioners of surrounding 12 Municipaliteis are directed to take further action accordingly.

S.P. SINGH

Secretary to Government

To
 The Commissioner
 Municipal Corporation of Hyderabad, Hyderabad
 The Vice Chairman,
 Hyderabad Urban Development Authority, Hyderabad.
 The Vice Chairman,
 Cyberabad Development Authority, Hyderabad.
 The Vice Chairman, Airport Developemnt Authority, Hyderabad.
 The Commisioners of surrounding Municipalities.
 The Director of Town & Country Planning, Hyderabad.
 Copy to :
 The P.S. to M(MA)
 The P.S. to Secretary to Govt. MA & UD Deptt.

//FORWARDED::BY ORDER//

SECTION OFFICER

EXURE TO MEMO No. 6349/M/2006-10, Dt. 21-11-2006 (Clarification to G.O.Ms.No. 86, MA & UD (M) Deptt., Dt 3-3-2006)

Sl. No.	Point / Issue raised	Remarks / Clarification
1	To re-consider the plotted restriction in respect of Gated housing development/r Group housing development restricting the plotted Area to 60%	Not be agreed to. Gated Development Schemes are different from the traditional layout Schemes wherein such restriction on plotted area exists in the layout regulations. In gated deveopment schemes, the internal road facilities are meant for the utilization of the colony / Scheme only and as such are not public thoroughfares. The Building Rules are clear that there is no restriction or plotted area, but such Schemes shall be governed with good design practices, proper development of amenities and facilities with ample open spaces and geenery and whole Scheme has to be developed in an integrated manner and designed by registered architects. Hence the instructions issued vide Memo No. 6349/M1/2006, Dt. 5-9-2006 hold good.
2.	Whether to insist in Group Housing Schemes / gated Development schemes/lay Outs with housing units, only 5% of building unit as mortgage or this should be in addition to 25% mortgage being insisted in layouts ?	Only 5% of the building units should be insisted as Mortgage in all such Schemes including layouts Developed with housing units as per approved type Designs.
3.	To reconsider levying only Initial scrutiny fee of only 2% or Rs. 10,000/- at the time of application	The provision of Rule 19 holds good and is reiterated and Vice Chairman, Cyberabad Development Authority / Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Buddha Purnima Project Authority is instructed to levy only 2% or maximum of Rs. 10,000 as initial scrutiny fee at the time of receiving applications.
4.	To reconsider provision of Exempting parking area from levy of fees and charges as there would be considerable financial loss to UDA/local bodies.	Not agreed to and the provisions / instructions hold good. This is to encourage parking in buildings.

Sl. No.	Point / Issue raised	Remarks / Clarification
5.	Greening/landscaping provision all along the periphery Of site of 2m strip may be Deleted as this would conflict with 1.5m space too be Required for cellar and instead of give freedom of Greeing to builder.	Not agreed to and the provisions of Common Building Rules hold good as adequate freedom is Given to builder to go in for combination of soft and hard landscaping / greenery which need to be planned and maintained in the site as per guide-lines given in National Building Code.
6.	To clarify whether to allow Cellar from building line Instead of of 1.5m so as to take care of any future Road widening.	The provisions of the Common Building Rules, viz., Allowing cellar from 1.5m from property line even in case of front open space holds good .
7.	Clarification on Rule 7 Table III and Rule 10 (requirements For group housing schemes / Group development Schmes and gated development Schemes)	There is no conflict between Rule 7 and Rule 10 . Table III of Rule 7 is applicalble to only individual buildings or Blocks. While Rule 10 is applicable for all group development schemes like group housing Schemes/gated Development schemes etc. Thus, for group housing Schemes/Group Development Schemes and gated Development schemes provisions of Rule 10 are to be applied.

S.P. SINGH

Secretary to Government

//FORWARDED::BY ORDER//

SECTION OFFICER

