

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development (M) Department - Revised Building Rules 2007 – Certain amendments – Orders – Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G. O. Ms. No. 281

Dated: 01.04.2008
Read the following:

1. G.O. Ms. No. 678 M.A. & U.D. Department Dated 07-09-2007.
2. From the Commissioner and Special officer, Greater Hyderabad Municipal Corporation Letter No.83/TPS/CCP/HO/GHMC/07/152, Dated: 17-12-2007.

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ORDER:

In the reference second read above, the Commissioner and Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad has suggested amendment to Rule 14 of the Hyderabad Revised Building Rules 2006 for the reasons that i). There has to be correlation between the road affected portion and floor area compensated in order to avoid disparity, ii). In the case of smaller plots, in addition to setback and height relaxation, other relaxation s such as allowing cellar floor may also be considered to meet the parking requirements and iii). In case of multi storied buildings the relaxation of setback should be with reference to the extent of land surrendered with minimum setbacks.

Government after careful consideration of the above proposal, decide to extend the same to Revised Building Rules 2007 also. Accordingly the following Notification is issued.

NOTIFICATION

In exercise of the powers conferred under Section 585 of the Hyderabad Municipal Corporation Act, 1955, Section 11 of the Visakhapatnam Municipal Corporation Act, 1955, Section 11 of the Vijayawada Municipal Corporation Act 1981, Section 326 of the Andhra Pradesh Municipalities Act, 1965, and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 the Governor of Andhra Pradesh hereby issue the following amendment to the Rules issued in the G.O. 1st read above.

AMENDMENT

1. Rule 14 of the Revised Building Rules 2007, shall be substituted as follows :
 14. “Upon surrendering such affected area and vesting it with the local authority or Urban development authority a the case may be , 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 extra floor with an equivalent built up area for the area surrendered subject to mandated public safety requirements.

OR

The owner shall be allowed to avail relaxations as per G. O. Ms No 33 MA&UD Dept dated 03-03-2001,(incentives to owners who surrender land affected in road widening free of cost) subject to the following :

a). The concessions are given in terms of height of the building and setbacks including front setback subject to ensuring a building line of 6 meters in respect of 30 meters wide roads, and 3 meters in respect of roads 18 meters and below 30 meters wide and 2 meters in respect of roads below 18 meters width.

b). The extent of concessions given shall be such that the total built up area after concession shall not exceed the sum of built up area allowed on total area without road widening and built up area equivalent to surrendered area.

c). In case of plots less than 750 sq. meters, in addition to concessions in setbacks and height, the cellar floor may be allowed keeping in view its feasibility on ground.

d). In case of High Rise Buildings the concessions in setbacks, other than the front setback would be considered subject to maintaining minimum clear setback of 7 meters on the sides and rear side and such minimum setback area shall be clear without any obstructions to facilitate movement of fire fighting vehicles and effective fire fighting operation.

e). The above concessions shall be considered at the level of Commissioner, Greater Visakhapatnam Municipal corporation in respect of cases falling in Greater Visakhapatnam Municipal Corporation area and at the level of Vice Chairman , Visakahapatnam Urban Development authority in respect of cases falling in non Greater Visakahapatnam Municipal Corporation.”

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

(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 Notification in the Extraordinary Gazette of A.P. dated: 01-04-2008, 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, through Commissioner and Director of Municipal Administration.

The Vice chairman of all Urban Development Authorities in the State.

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.

The Commissioner& Inspector General of Registration & Stamps.

The Managing Director, AP Housing Board.

Copy to:

The Special Secretary to Chief Minister.

The P.S. to Minister (M.A).

The P.S. to Principal Secretary to Government (MA&UD Dept)

The P.S. to Secretary to Government (M.A & U.D. Dept)

S.F/S.C.

// FORWARDED BY ORDER//

SECTION OFFICER