

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Andhra Pradesh Building Rules, 2012 – Restriction of height of Buildings – Amendment Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.469

**Dated: 18.11.2013
Read the following:**

1. G.O.Ms.No.168, MA Dated: 07.04.2012.
2. From President, Plant Doctors Housing Welfare Association, letter Dated: 10.09.2013.
3. From the Commissioner, GHMC Lr.No.A/1795/TPS/HO/ GHMC /2011/971, Dated: 19.05.2011.
4. From the Commissioner, GHMC Lr. No. B/2696/CCP/W-8/HO/ 2011/ 1991, dt: 11.06.2012
5. From Commissioner, GHMC Lr.No.B/2898/TPS/GHMC/2013, Dated:11.10.2013

ORDER:

Government of Andhra Pradesh vide reference 1st read above, have issued Andhra Pradesh Building Rules, 2012 applicable to all Urban Development Authority Areas and Urban Local Bodies together with Gram Panchayat areas in the State covered in Master Plans / General Town Planning Schemes / Outline Development Plans.

2. Certain representations from Housing Societies have been received by the Government, wherein among other things they have stated that, in order to protect the serenity of the Society and to avoid irregularities and construction of apartments / commercial complexes and violation of Society Bye-laws, they have requested the Government to issue necessary orders for restricting the height of the houses to be constructed in the society area.

3. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad after examining the representations has reported that, plot owners of Housing Societies are obtaining building permission for construction of ground + 4 upper floors for individual residential building and later converting into apartments and other uses. He has further reported that, as per the prevailing Norms / Rules there is no provision for restriction of height of buildings and informed that the request of the Societies for restriction of height of the buildings to come up in future may be considered and necessary orders may be issued to adhere while granting building permission.

4. Government after examining the matter have decided to evolve a comprehensive policy proposal at the first instance since, there is no provision for restricting the height of the buildings in A.P Building Rules, 2012 issued vide reference 1st read above.

5. Accordingly, Government after careful examination of the matter and in order to declare certain areas as restricted areas or limit the height of the building in certain areas, hereby issues the following amendment to the Andhra Pradesh Building Rules, 2012 issued vide G.O 1st read above.

AMENDMENT

After rule 3 (j) (v) of Andhra Pradesh Building rules, 2012 the following shall be added as Rule 3(k):

P.T.O

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“ The Government, either on *suo motu* or on receipt of proposal from the Commissioner, Nagara Panchayat / Municipality / Corporation / Housing Societies can restrict the height of the building and nature of construction in any particular area keeping the following aspects in view :

- Lack of infrastructure facilities
- Environmental consideration
- Heritage conservation
- Undulating terrain and road formation
- Obstruction of view of Historical and ancient monuments
- Any other aspect involving public interest”

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

**Dr. S.K. JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad for Publication of G.O in the Gazettee and furnish 500 copies.

The Commissioner,

Greater Hyderabad Municipal Corporation, Hyderabad,

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad,

The Director of Municipal Administration, Hyderabad A.P, Hyderabad,

The Director of Town & Country Planning, A.P. Hyderabad,

The Director General of State Disaster Response and Fire Services, Andhra Pradesh

The Chairman & Managing Director, 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, Hyd.

The Managing Director, AP Housing Board, Hyderabad

All Vice Chairmen of Urban Development Authorities in the State

All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad A.P, Hyderabad

The Airport Authority of India, Begumpet, Hyderabad

The South Central Railway, Secunderabad

The Commissioner of Police (Traffic), Hyderabad

The Managing Director,

Andhra Pradesh Industrial Infrastructure Corporation Limited, Hyderabad

The Member Secretary,

Andhra Pradesh Pollution Control Board,

Copy to:

The Energy Department

The Home (Fire Services) Department

The PR&RD Department

The PS to Secretary to CM

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

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

//FORWARDED :: BY ORDER //

SECTION OFFICER