

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Corporations and Municipalities – Building permissions - being granted Basing on the F.S.I./F.A.R. prescribed under the sanctioned Master Plans and General Town Planning Schemes and Zonal Development plans – Review made guide-lines to prescribed the standards of F.A.R./F.S.I. – Orders – Issued.

HOUSING MUNICIPAL ADMN.&URBAN DEVELOPMENT (M2) DEPT.

G.O.Ms.No.584 M.A.

Dated: 28.5.1987.

Read the following: -

- 1.Andhra Pradesh Urban Areas (Development) Adt. 1975.
2. Andhra Pradesh Town Planning Act, 1920 as amended.

ORDER:

The representations received from the promoters of residential and other complexes doing real estate business and the request made by the Urban Development Authorities for standardization of F.S.I/F.A.R both in Municipal Corporations limits and out-side limits and in Municipalities have been carefully examined by the Government.

It is observed that the cities and towns in Andhra Pradesh are witnessing abnormal growth due to various reasons. This growth of the cities interms of their population, directly affects their physical growth which will have to be directed and guided according to the Master Plans, prepared as per principle on town planning and other-wise enormous damage will be done to the quality of life in the cities which are not able to provide basic facilities even for the existing population. The prevailing trends of unhealthy growth in our cities are to continue, the mobility of the goods and passenger traffic within them will become impossible within a decade. Additional living or working spaces created by resorting to vertical development and the enormous increase in the population densities at the micro level will definitely worsen the situation and will adversely affect the levels of per capita supply of the various essential services needed of urban life like (1) water supply (2) drainage (3) roadways (4) electricity supply, and play-grounds, educational, health and transport facilities etc. The cities are not physical entities but they are living organisms and therefore every effort, shall be made to make them to serve their citizens to lead a happy and healthy life. The available infrastructure facilities in Municipal Corporations and Municipalities and out-side like water supply, drainage, road net-work etc., are not in a position to cope-up with the increased F.A.R/F.S.I. standards.

Therefore, the Government considers that it is high-time that F.S.I./F.A.R. stands as which determines the intensity of growth in major cities of Hyderabad, Visakhapatnam, Vijayawada and other Municipalities are rationalised and standards prescribed.

Accordingly the following standards of F.S.I./F.A.R. are prescribed to be followed immediately in twin cities of Hyderabad, Secunderabad, Visakhapatnam and Vijayawada Municipal Corporation areas and also in Municipal Corporations as and when constituted by Government and in Municipality having population of over 2.00 lakhs and for all other Municipalities in Andhra Pradesh having less than 2.00 lakhs population.

Revised F.S.I./F.A.R. standards suggested for Twin Cities of Hyderabad and Secunderabad , Visakhapatnam, Vijayawada in the Municipal Corporation areas as and when constitute the Government and Municipalities having a population over 2.00 lakhs.

Land use	Proposed FSI/FAR	Maximum permissible coverage.	Area of the Municipal Limits
1.	2.	3.	4.
1. Residential & Commercial	1:1.50	45% to 80% depending upon the size of the plots	within the Municipal limits.
	1:1.25	35% to 60% depending upon the area of the plots	Outside the Municipal Limits.
2. Service Industries	1.:1.0	35% to 50% depending upon the area of the plot.	Within the Municipal limits.
	1:0.75	30% to 40%	Outside the Municipal Limits.
3. General and Special Industries.	1:0.75	35%	Inside the Municipal limits.
	1:0.50	30%	Outside the Municipal limits.
4. Godown & Ware-houses	1:0.75	35%	Inside the Municipal limits.
	1:0.050	30%	Outside the Municipal limits.
5. Educational buildings.	1:1.25	50%	Within the Municipal limits.
	1:1.00	35%	Outside the Municipal limits.
6. Institutional buildings, Cinema theatres, Assembly halls, Kalyanamandapas.	1:1.0	35%	Within the Municipal Limits.
	1:0.75	30%	Outside the Municipal limits.

Revised F.S.I./F.A.R. standards suggested for all other Municipal Towns in Andhra Pradesh having less than 2.00 lakhs population.

Land Use 1.	Proposed FSI/FAR 2.	Maximum Permissible Coverage. 3.	Area of the Applicability. 4.
1. Residential & Commercial	1:1.25	40% to 75% depending upon the area of the plot.	within the Municipal limits And vicinity area.
2. Service Industries.	1:1.00	30% to 50% depending Upon the area of the Plot.	within the Municipal limits And vicinity area.
3. General and Special Industries, Godown and Warehouses.	1:0.75	30% to 40%	Within the Municipal limits and vicinity area.
4. Educational Building.	1:1.0	40%	Within the Municipal limits And vicinity areas.
5. Institutional buildings, Cinema theatres Assembly Halls And Kalyana Mandapams.	1:0.50	30%	Within the Municipal limits and vicinity areas.

These standards shall come into force forthwith.

The Vice-chairman, of Hyderabad Urban Development Authority, Vijayawada, Guntur, Tenali urban Development Authority/ Visakhapatnam Urban Development Authority/ Tirupathi Urban Development Authority/Kakatiya Urban Development Authority and Director of Town & Country Planning, are requested to take immediate action to make the review of existing F.S.I./F.A.R. standards now in-force and submit necessary proposals for the notification of the General Town Planning Scheme, Master Plans and Zonal Development Plans etc., to the Government for approval and adoption of the above revised F.S.I./F.A.R. standards as suggested above.

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

C.ARJUNA RAO,
SECRETARY TO GOVERNMENT.

To
The Vice-Chairman,
Hyderabad Urban Development Authority/Vijayawada Guntur Tenali Urban Development
Authority/ Tirupathi Urban Development Authority / Kakatiya Urban Development
Authority.
The Director of Town&Country Planning, A.P., Hyd.
Copy to the Private Secretary to Minister (Municipal Administration)
For placing before Minister (Municipal Administration) for perusal.

//forwarded by order//

Sd/-
Section Officer.

//true copy//

for DIRECTOR.