

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Buildings – Municipal Corporation/Urban Development authorities Certain amendments is to standards of FAR, Subjected to orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

G.O.Ms.Ro.310 M.A.,

Dated: 11-5-1993

Read the following:-

- 1) G.O.Ms.No.584 MA dt.28-5-187.
- 2) G.O.Ms.No.234 MA dt.6-5-1989.
- 3) G.O.Ms.No.1190 MA dt.17-9-1991.
- 4) G.O.Ms.No.75 MA dt.6-2-1992.

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ORDER:

The following amendment to G.O.Ms.No.75 M.A., Dated 6-2-1992 are issued.

AMENDMENTS

For para 6, the following shall be substituted.

“6. HYDERABAD URBAN DEVELOPMENT AUTHORITY :
VIJAYAWADA GUNTUR TENALI URBAN DEVELOPMENT
AUTHORITY AND VISAKHAPATNAM URBAN
DEVELOPMENT AUTHORITY AREAS.

For residential commercial, public and semi-public and other non-industrial buildings and occupation

Maximum perusable FAR for different Plot sizes.		Intensely populated (developed)/Central Administration Areas where Building construction is permitted.		Other areas	
Abutting road width		Abutting road width			
Below 12 Mts.	12 Mts.	Below 12 Mts.	12 Mts.	Above 18 Mts.	
Road	Road and	12 Mts.	18 Mts.		
above	Road	Road	Road.		
Below 200 sq.mts.	1.00	1.25	1.00	1.25	1.50
200 sq.mts. & above	1.25	1.50	1.25	1.50	1.75

For Industrial Buildings

Sl.No.	Requirement	Size of plot sq.meter
Upto 5000	above 5000	
1.	Maximum permissible F.S.I	1.00 0.50

For Flatted Factories:

Maximum permissible F.S.I - 1.50

In the case of the high pollution areas near industrial belt and port areas the maximum F.S.I is 1.00 Pairs 12 and 14 shall be omitted.

For Annexure .II, the following Annexure shall be substituted.

“ANNEXURE.II”

GROUP HOUSING SCHEMES/APARTMENTS etc.,

a) Group Housing Scheme means the development of buildings having 5 or more multiple dwelling units and common services on a given site of plot, in single or multiple blocks, without customary sub-division of land by way of individual plots. The minimum size of plot for such development shall not be less than 600 sq.mts, In plots less than 600 sq.mts., dwelling units not exceeding 4 will be permitted. If 5 or more dwelling units are constructed in such plots of less than 600 sq.mts. the same will not be allowed to be sold as apartments.

b) The maximum plot coverage for group housing shall not be more than 40 % and for other buildings the plot coverage shall be as per the provisions of G.O.Ms.No.76 M.a.,dt.6-2-92 as amended.

For Group Houses, the permissible F.A.R will be as follows:

For plots of any size whether they are original plots or adjoining plots amalgamated into a single plot, the prescribed far under G.O.Ms.No.75 dated 6-2-1992 and as amended from time to time would be fully allowed if such plot or plots have been a part of an approved layout.

For plots which were not a part of any approved land and from which obviously the prescribed areas measure roads and public places have not been deducted, the first 100 sq.meters only will be entitled to F.A.R under the aforesaid G.O. and land in excess of 100 sq.meters will be allowed a F.A.R of 1.25.

(iii)for the areas covered by G.O.Ms.No.77 dated 6-2- i.e. Banjara Hills etc., the F.A.R :- the following services and structures shall not be included for calculation of the F.A.R:-

Basement or a cellar, space under a building constructed on stilts and used only for open parking with height of 2.5 meters (i.e. without built garages) air – condition plant room, electrical cabin or sub-station and pump house.

Satchman's booth,
garbage chute or shaft.
Corridors,
stair case block,
lift block, portico,
architectural features,
chimneys and elevated Water tanks.
Balconies.

PARKING:

For dwelling units having size of 40 sq.meters and less, one car parking space and 3 scooter parking spaces shall be provided for every 4 dwelling units.

For dwelling units of size higher than 40 sq.meters and up to 100 sq.me

d + 2 floors or building exceeding
Plot size 9 meters height morns prescribed in
Building line if any) building line if any)

1	2	3
Up to 1000 Sq.mts	3 meters	4 meter
Above 1000 Sq.mts & Up to 2000 Sq.mts.	4 meters	5 meters
Above 2000 Sq.mts.	5 meters	6 meters

The distance between two blicks shall not be less than half the height of the talier blick of building.

Ventilating spaces for water closets and bathrooms, if not open to front, side or rear open spaces, shall open to a ventilation shaft, the size of which shall not be lees than 4 Sq.mts. with a minimum width of 1.5 meters

RECREATION AND OPEN SPACE:

The Recreational Open Space for plots of the size of 2,000 Sq.mts. And below shall be at the rate of 5 Sq.mts. per dwelling until and for plots above 2,000 Sq.mts. shall be at the rate of 5 Sq.mts. per dwelling unit or 10% of the size area which ever is higher. In the case of group Open space may be provided within the mandatory open space between the two blocks after 3 meters wide circulation space is left along the building.

ROAD WIDTH:

In the case of group housing the width of the access road shall not be less than 9 meters.

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

T.R. Prasad,
Principal Secretary to Government.

To
The Vice-Chairman, Hyderabad Urban Development Authority /
Vijayawada, Guntur,Tenali , Urban Development Authority /
Visakhapatnam Urban Development Authority.
The Commissioner, Municipal Corporation , Hyderabad /
Visakhapatnam / Vijayawada.
The Director of Town & Country Planning Hyderabad.
The Commissioner & Director of Municipal Administration,
Hyderabad.