

## GOVERNMENT OF ANDHRA PRADESH

### ABSTRACT

Municipal Corporations, Municipalities and other areas falling in Urban Development Authority areas – Rationalization of floor area ratio (F.A.R.) and other standards of building requirements – Orders – issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPT.

G.O.Ms.No.423 M.A.,

Dated: 31<sup>st</sup> July, 1998.

Read the following:-

1. G.O.Ms.No.917 M.A., Dt.11.8.1981
2. G.O.Ms.No.584 M.A.,Dt.28.5.1987
3. G.O.Ms.No.601 M.A., Dt.5.11.1988
4. G.O.Ms.No.76 M.A., Dt.6.2.1992
5. G.O.Ms.No. 310, 311 and 312 M.A., dated 11.5.1993
6. G.O.Ms.No. 249 M.A. dated 23.5.1996.
7. Govt. Memo.No.1593/M2/96-1 M.A.,Dt.09.09.96.

#### ORDER:

In the G.Os first to sixth read above, orders have been issued fixing standards of F.A.R. values and other standards of building requirements for different types of buildings, uses, and occupancies in Municipal Corporations, Municipalities and other areas of Urban Development Authority areas. Various representations have been received from different interest groups like builders and developers on one hand and environmentalists, academicians and residents on the other for further rationalisation of the standards of F.A.R. and building requirements.

Government after holding discussions and deliberations at various levels involving various groups like builders, developers, architects, engineers, town planners, representatives of Urban Development Authorities and local bodies, public representatives academicians, officials and general public, have decided to further rationalize the F.A.R. values and standards of building requirements for different types of buildings, uses & occupancies in Municipal Corporations and Urban Development Authority areas. Accordingly, Government after careful examination of the matter in detail issue the following orders:-

#### 1.PROCEDURE FOR OBTAINING BUILDING PERMIT:

1.1 No person shall carry out development or building construction activity without obtaining permit from the Authority except in the following cases and unless exempted by State or Central Acts/Rules/orders.

- (a) No prior sanction of building applications are necessary for the construction of individual residential buildings in plots upto 100 sq.mtrs. and height up to 10 mtrs. i.e., Ground + 2 upper floors (without stilts) subject to the following conditions:

- (i) Such plot should be less than or equal to 100 sq.mts. and as per the following:

- (a) Part of an approved layout or sub-division.
  - (b) Allotted by or purchased from a public agency like housing board, Housing Corporation etc.
  - (c) Covered by pattas issued by Revenue Department
  - (d) T.S.Record or Registered sale deed of date prior to the date of these orders.
- (ii) The construction shall be carried out, strictly in accordance with the Master Plan / Z.D.P. , zoning Regulations, Building Bye-laws/Rules etc.
  - (iii) The owner shall file with the local authority, the copies of drawings of proposed building along with necessary fee/charges as fixed by the local authority together with attested copies of ownership documents and layout plan before undertaking the construction.
  - (iv) The owner shall file with the local authority an undertaking stating that he shall leave and surrender land for road widening, if any, free of cost and he will not violate any rules, building bye-laws, and that in case of violations the local authority would be liberty to remove summarily such deviations at owners cost without prior notice.
  - (v) Such application filed with the local authority shall be valid for a period of 3 years for completion of building and it would be mandatory to file building completion certificate with the concerned local authorities

b) In respect of construction of individual Residential buildings in plots upto 300 sq.mts. and height up to 10 metres i.e. Ground+two upper floors (without stilts) no prior approval from the local authority/Urban Development Authority is necessary, provided that such type of individual residential buildings are got approved by empanelled licensed personnel i.e. qualified Architects, Engineers, Town Planners and Surveyors. While approving such individual residential buildings it shall be ensured by the licensed technical personnel that the construction will be undertaken and carried out as per the approved building plans. Such plots should form part of an layout or sub-division approved by the competent authority. Further:

- (i) The licensed technical personnel shall be completely and solely responsible to ensure that such building conforms to all regulations, bye-laws in force.
- (ii) The construction shall be commenced by the owner only after filing with the local authority a copy of the building drawings approved by the licenced technical personnel along with prescribed fee/charges as fixed by the local authority together with attested ownership documents, copy of layout/sub-division etc., in the prescribed format.
- (iii) The owners shall file an undertaking stating that he shall leave & surrender the land affected in road widening if any, free of cost and that, he shall not violate any regulations, bye-laws or the approved drawings signed by the licensed technical personnel and in case of any violations, the local authority would be at liberty to summarily remove the same without prior notice at the owner's cost.
- (iv) Such building drawings approved by the licensed technical personnel shall be valid for three years from the date of filing a copy of approved building drawings with the local authority. Building completion certificate shall be filed by the owner with the local authority through the licensed technical personnel within this period.

(v) If it comes to the notice of the local authority the approval of building drawings are in violation of rules or if the facts have been mis-represented in the following cases, the licensed technical personnel will be held solely responsible and his license will be liable for cancellation, disqualification.

- a) If the building proposal is approved in a plot forming part of unauthorised layout or sub-division.
- b) If the building proposal is approved in violation of Zoning Regulations, building rules, Master Plan proposals etc.
- c) If the building proposal approved in a plot of 300 sq.mts. or less but the same is actually having an extent more than 300 sqm.on ground.
- d) Where the dimensions of the plot are not tallying with documentary plan, ground situation to that of sanctioned plan by licenced technical personnel.
- e) If the site details are wrongly represented in the drawings.

vi) If it comes to the notice of the local authority that the owner after obtaining sanctioned plan by the licensed personnel taken up the construction in violation of Rules, Regulations etc., and against the sanctioned plan then action will be taken against such construction as per rules including demolition by the local authority.

vii) The local authority shall also monitor the construction of above buildings and take necessary action against unauthorised constructions/deviations as per rules.

1.2 However, any person can also apply to the concerned local authority for sanction in respect buildings in plots upto and including 300 sq.mts.

1.3 For all other types of residential and non-residential buildings prior written permission of the local authority/Urban Development Authority is necessary.

## 2.TIME LIMIT FOR GRANT OR REFUSAL OF BUILDING APPLICATION

1. The time limit for disposal of building applications is as follows:

- a) Individual Residential Buildings ..... 15 days
- b) Other Buildings ..... 30 days

2. If within the specified time period mentioned above the Municipality fails to intimate in writing to the person or body who has submitted the application for building sanction its decision of refusal or sanction, such applications together with plans and statements shall be deemed to have been sanctioned; provided the deemed sanction shall not be construed as authorizing any such person or body to carry out the construction or works in contravention or against any regulations, byelaws or any other law in force.

## 3. REVIEW OF REJECTION OF BUILDING APPLICATIONS:

1. After rejection of building applications on technical grounds, within seven days of such refusal the Architect/licensed technical personnel and owner may represent the case to the local authority on any working day between 3.00 p.m. to 5.00 p.m. After hearing the

concerned Authority shall communicate its decision on the representation within ten days of such hearing.

2. If the Architect or owner or both are not satisfied with the decision on their representation then they may file a review petition along with 25% of permit fee together with reasons and grounds for reviewing earlier decisions. The review petition shall be referred to a SELECT COMMITTEE whose decision shall be final.

**THE SELECT COMMITTEE SHALL CONSIST THE FOLLOWING OFFICERS: -**

- (a) Two Practicing Architects
  - (b) One Retired, Town Planner not below the rank of Joint Director at the time of Retirement.
  - (c) Chief City Planner/City Planner of concerned local authority or Chief Planning Officer/Planning Officer of concerned Urban Development Authority who shall be the conveners of the Committee for the cases of their jurisdiction.
3. The Select Committee shall meet within seven days from the date of review petition filed and communicate its decision within ten days of its meeting.
  4. **SITE AND BUILDINGS REQUIREMENTS:**

**4.1 MAXIMUM PERMISSIBLE FLOOR AREA RATIO (F.A.R.)**

For Residential, Commercial, Institutional and other non-industrial buildings, and for different areas are as follows:

**TABLE FOR F.A.R.**

Statement	Plot Size Sq.mts	Proposed Road Width as per Notified Master Plan Plan/Zonal Development Plan			
		Below 12 mts.	12 to 18 mts.	18 mts. and above	Max.height in mts.
For Hyd,VSP Mpl.Corp. & Gaddiannaram G.P.	Below 200	1.00	1.25	1.25	10 (no stilt)
	200 to below 1000	1.00	1.25	1.33	15 *
	1000 to below 2000	1.25	1.33	1.50	**
	2000 & above	1.25	1.50	1.75	**
Statement	Plot Size Sq.mts	Proposed Road Width as per Notified Master Plan Plan/Zonal Development Plan			
		Below 12 mts.	12 to 18 mts.	18 mts. and above	Max.height in mts.
(B) For other Mpl.Corp.	Below 200	1.00	1.25	1.30	10 (no stilt)
	200 to below 1000	1.10	1.30	1.40	15 *
	1000 to below 2000	1.25	1.40	1.60	**
	2000 & above	1.25	1.50	1.75	**
For Municipalities within UDA areas of HUDA,	Below 200	1.00	1.25	1.33	10 (no stilt)
	200 to below 1000	1.25	1.33	1.50	15 *

TUDA,KUDA,VUDA, VGTUDA, SSUDA	1000 to below 2000	1.33	1.40	1.60	**
	2000 & above	1.40	1.50	1.75	**
For Gram Panchayats falling within UDA areas of HUDA, TUDA,KUDA,VUDA, VGTUDA, SSSUDA	Below 200	1.25	1.25	1.33	10 (no stilt)
	200 to below 1000	1.40	1.50	1.60	15 *
	1000 to below 2000	1.50	1.60	1.70	**
	2000 & above	1.75	1.85	2.00	**

\* Individual residential buildings upto 300 Sq.mts. Max.height 10 Mts. no stilt  
Individual Residential buildings in plots larger than 300 Sq.mts. Max.height 13 mts. no stilt  
For Group Housing/Apartments in plots of 450 Sq.mts. and above Max.height 18 mts. including stilt

\*\* No height restriction subject to setbacks as per rules and clearances from Fire Services and Airport Authority and as per the stipulations of Multistoreyed Building Regulations.

In case of Individual Residential Building 15% of permissible F.A.R. shall be added for calculation of gross F.A.R. for areas such as Garrage, Servant room, Balconies, Staircase and Portico.

The Common areas shall be included in the calculation of gross FAR by adding 30% of prescribed F.A.R. in case of Group Housing/Apartment.

In the case of Commercial / Institutional buildings the gross F.A.R. shall be calculated by adding 35% of the prescribed F.A.R.

**Common areas shall include:**

- (a) Air-conditioning plant room, electrical transformer cabin, pump house.
- (b) Watchman booth, garbage shaft
- (c) Corridors, Staircase, lift blocks
- (d) Balconies

The width of Balcony shall not be more than 1.2 mtrs if the building set back is 4 mtrs. If building set back is 5 mtrs. and above the maximum width can be 1.5 metres.

- 4.2 FOR EXAMPLE: In a plot proposed for apartment complex/ Group Housing Scheme. If the prescribed permissible F.A.R. is 1.50 then the gross F.A.R. shall be 1.50 +30% of 1.50 = 1.95 which shall include all common areas & structures (excluding parking areas to be provided) as illustrated below:

Building Occupancy	Plot size	Prescribed F.A.R.	Gross FAR inclusive of Common areas, Structures Excepting parking Areas.	Total buildable area including common area (except parking area) in sq.mtrs.
Residential	1000	1.5	$1.5 + 30\% \text{ of } 1.5 = 1.95$	1950
Non-Residential	1000	1.5	$1.5 + 35\% \text{ of } 1.5 = 2.025$	2025

#### FACTORY / INDUSTRIAL BUILDING REQUIREMENTS

Size of Plot (Sq.mts.)	Min.Plot area (Sq.mts)	Max.Cov	Max. FAR	Setbacks in mtrs.		
				Front	Rear	Sides
A.Industrial Buildings	450					
1. Upto 1000		50%	1.00	6.00	3.00	1.50
2. Above 1000 and upto 5000		40%	1.00	9.00	3.00	3.00
3. Above 5000 and upto 15000		35%	0.75	9.00	4.50	4.50
4. Above 15000		35%	0.50	9.00	4.50	4.50
B. Flatted or Guild type factories	1000	40%	1.50	6.00	3.00	3.00

Parking : One car parking space : For every 200 sq.mts of built up area of 20 sq.mts.

#### 5. EDUCATIONAL BUILDINGS:

1. Maximum permissible F.A.R. : Refer relevant statement.
2. The minimum specification for educational buildings upto a height of 10 mtrs. shall be as follows:

Category	Min.Plot area	Max.Coverage	Min.front	Setback other sides
Nursery School	800 Sq.mts.	40%	6 mtrs.	4.5 mtrs.
Primary School	5000 Sq.mts.	35%	9 mtrs.	6.0 mtrs.
High School/College (for genl.education)	2 hectares	35%	9 mtrs.	6.0 mtrs.

(ii) For Educational Buildings above 10 mtrs. height.

In addition to the setbacks prescribed above there shall be an increase of 1.0 mtr. on all sides for every increase of 3.0 mtrs. height of building above 10.0 mtrs.

#### PARKING:

- (i) One vehicular parking space of 20 sq.mtrs. for every 100.0 sq.mtrs built up area or fraction thereof of the administrative office area and public services.
- (ii) for auditorias one vehicular parking space of 20 sq.mtrs. for every 30 seats.

#### 6. INSTITUTIONAL (medical). ASSEMBLY PUBLIC BUILDINGS AND PUBLIC OFFICE COMPLEXES:

- 1. Maximum permissible FAR : Refer relevant statement.
- 2. Building Requirements and setbacks upto 10 mtrs. building height.

Plot area (Sq.mts.)	Max. Cov	Setbacks for Office buildings		Setbacks for Other buildings	
		Front	Remaining sides	Front	Remaining sides
a) Below 500	As per min.building setbacks	6.00	4.50	9.00	6.00
b) 500 – 2000	50%	6.00	4.50	9.00	6.00
c) 2000 & above	1000 sq.mts. or 40% whichever is higher	6.00	4.50	9.00	6.00

- (3) for above category of buildings above 10 mtrs. height:  
In addition to the setbacks prescribed above there shall be an increase of 1.0 mtrs. on all sides for every increase of 3.0 mtrs. height of building above 10 mtrs.

#### 4. PARKING:

Type of Building	One vehicular parking space of 20 sq.mts. area for every
a) Institutional (Medical)	20 beds
b) Government or semi-public buildings	100 sq.mts. builtup area or fraction thereof

#### 8. COMMERCIAL/MERCANTILE BUILDINGS:

- 1. Maximum permissible FAR : Refer relevant statement
- 2. Maximum Plot coverage :

Plot area in Sq.mts	Maximum permissible Coverage
(a) Below 500	As per minimum building setbacks as at item-4 below
(b) 500 & below 2000	50%
(c) 2000 & above	1000 sq.mts or 40% of the Plot area whichever is higher

- 3. Minimum abutting road width for allowing commercial building is as follows:

- (i) Not applicable for sites earmarked as commercial use zone in Master Plan/Zonal Development Plan.
- (ii) In future commercial complexes shall be permitted on minimum road width of 12 mtrs. for sites upto 1000 sq.mts and 18 mtrs. for sites above 1000 sq.mtrs.

4. Building setback Requirements:

- (i) For Commercial Buildings upto 300 sq.mts. plot area and upto 10.00 sq.mts. height.
- (a) Minimum front setback : As per building line i.e.,

Width of abutting road in Mtrs.	Minimum setback in Mtrs.
Upto 12.0	3.00
12.0 and upto 18.0	4.00
Above 18.0	6.00

b) Minimum setbacks on remaining sides:

Plot size in Sq.mtrs.	Min. setback in Mtrs.	
	Rear	Sides
Upto 50	--	--
50 and upto 100	1.00	0.50
100 and upto 150	2.00	1.00
150 and upto 200	2.00	1.25
200 and upto 300	2.00	1.50

- (ii) For buildings above 300 sq.mts plot area and height upto 10 mtrs. minimum building setbacks:

Front(Mtrs.)	Rear (Mtrs.)		Sides (Mtrs.)
Upto 12.0 Road	3.00	3.00	a) 1/4 <sup>th</sup> of plot width with 1.5 mtr. on one side.
			or
12.0 and upto 18.0 mtrs road	4.00	3.00	b) Where 1/4 <sup>th</sup> of side setback is more than 6.0 mtrs. min. of 3.0 mts. on each side
Above 18.0 mtrs.road	6.00	3.00	

- (iii) For commercial building above 300 sq.mtrs. plot area and above 10 mtrs. height:

In addition to the setbacks prescribed above there shall be an increase of 1.0 mtrs. on all sides for every increase of 3.0 mtrs. height of the buildings above 10.0 mtrs.

5. PARKING:

Type of building	one car parking space of 20 sq.mtrs. Area for every.
(a) Mercantile Lodgings, Tourist Houses, Hotels with Lodging and Restaurants	80 sq.mtrs. built up area or fraction thereof



- i) In case of commercial or office-cum-commercial buildings the following are permissible
  - (a) On site parking may be considered in the front setback where such setback shall not be less than 6 mtrs. such parking area will have to be marked on the site.
  - (b) In plots, with an area of 1000 sq.mtrs. and above, basement/stilt or basement + on stilt will be permitted for parking. The basement for parking shall be constructed within the building line (for safety purpose) have a minimum ramp width of 3.6 mtrs. and minimum slope of 1 in 8 for clear ingress and egress of vehicles.
  - (c) In plots, with an area of 2000 sq.mtrs. and above, basement/basement + one stilt /basement + two stilts /basement + first floor shall be permitted for parking. The basement shall not extend beyond the front building line. The basement can extend upto 1.5 mtrs. from boundary walls on the other three sides. The ramp shall have a minimum width of 3.6 mtrs. minimum slope of 1 in 8 and shall be within the building lines (for safety purpose)

#### 7. Others : (A) 'U' Type Development.

As an encouragement for developing 'U' type commercial complexes the setbacks of sides and rear, excluding the front setback, can be reduced provided:

- (a) The area so saved is transferred to the central area/space or court yard.
- (b) The minimum open space on sides and rear except front shall be 1.5 mtrs.
- (c) Minimum plot size for permitting such development shall be 500 sq.mtrs.

(B) Shopping Malls: Shopping malls will be permitted in plots 2000 sq.mtrs. and above with common areas of 40% of permissible F.A.R.

#### 9. RESIDENTIAL BUILDINGS:

##### A. Row Housing:

- i) Minimum site area for permitting row housing development. 1000 sq.mtrs.
- ii) Minimum plot size 50 sq.mtr.  
Maximum plot size 125 sq.mtr.
- iii) Minimum width of plot 4.5 to 8 mtr
- iv) Minimum width of internal road 9 mtrs.
- v) Maximum No. Of plots permissible in a row 8
- vi) Minimum width between two blocks 6 mtrs.
- vii) Building setbacks..... Front 3 mtrs.  
Rear 1.5 mtrs.
- viii) Maximum height of the building 6 mtrs. i.e.,  
(Ground+one upper floor)
- ix) Minimum open space (park)  
In plots 2000 sq.mtrs. and above 10%

- x) Corner plots shall be splayed with 3 mtrs.

##### B. INDIVIDUAL RESIDENTIAL BUILDINGS:

1. Maximum permissible F.A.R. : Refer relevant statement
2. Maximum Plot Coverage

Plot area in sq. Mtrs.	Maximum permissible coverage
a) Below 500	As per min. Building setbacks.
b) 500 & below 2000	50%
c) 2000 & above	1000 sq.mtrs. or 40% of the Plot area whichever is higher.

### 3. Building setback Requirements:

(i) For buildings upto 300 sq. Mtrs. Plot area and upto 10 mtrs. height:

Plot size in sq.mtrs.	Setbacks in Mtrs.		
	Front	Rear	Sides
Upto 50	0.75	--	--
50 and upto 75	1.00	1.00	0.50
75 and upto 100	1.25	1.00	0.50
100 and upto 150	1.50	2.00	1.00
150 and upto 200	2.00	2.00	1.25
200 and upto 300	3.00	2.00	1.50

(ii) for building above 300 sq.mtrs. of plot area and height upto 10.0 mtrs. minimum building setbacks:

	Front (Mtrs.)	Rear (Mtrs.)	Sides (Mtrs.)
Upto 12.0 Road	3.00	3.00	(a) 1/4 <sup>th</sup> of plot width with 1.5 mtr. on one side or
12.0 and upto 18.0 Road	4.00	3.00	(b) Where 1/4 <sup>th</sup> of side setback is more than 6.0 mtrs. minimum of 3.00 mtrs. on each side
Above 18.0 Road	6.00	3.00	

(iii) for buildings above 300 sq.mtrs. of plot area maximum height shall be 13 mtrs. i.e., Ground + 3 floors including height of the plinth.

For this additional 3.00 mtrs. heights there shall be increase of 1.0 mtrs. to the setbacks prescribed for buildings in area more than 300 sq.mtrs. and upto 10 mtrs. height.

### 4. OTHERS:

- A garage not exceeding 3 x 6 mtrs. In size with a maximum height of 2.50 metres will be allowed abutting rear and side boundary only in case of plots of 300 sq. Mtrs and above.
- A servant room not exceeding 9 sq.mtrs. with a latrine of 2.00 sq.mtrs. in area with a maximum height of 2.75 mtrs. will be permitted in the rear open yard only in case of plots having an area more than 500 sq.mtrs and above.

c) In case, if the conditions or the design demands a 10% of relaxation of setbacks(except F.A.R.) can be availed automatically by the individual in plots upto 300 sq.mtrs; this relaxation can not be availed in respect of F.A.R. and height of the building.

d) No stilt floor shall be allowed in individual residential buildings. If a portion of the ground floor is used for parking it will be counted in F.A.R.

e) The individual residential buildings can be permitted with 15% of permissible FAR towards garrage, servant room, balconies, staircase and portico

### C. GROUP HOUSING/APARTMENTS SCHEMES:

1. Group Housing Scheme means the development of buildings having Five or more dwelling units and common services on a given site or plot, in single or multiple blocks, without customary sub-division of land by way of individual plots.

2. Minimum plot area : 450 sq.mtrs.

3. Minimum Abutting Road Width:

Group Housing shall be permitted on 12 mtrs. wide roads. However Group Housing shall also be permitted on 9 mtrs. wide road subject to handing over of 3 mtrs. wide strip of land on the frontage of plot to the local authority on free of cost subject to the condition that the remaining plot shall be 450 sq.mtrs. or more.

The local authority shall pave the area and utilise it for public purposes. Construction of compound wall will be permitted after leaving 3 mtrs. wide strip.

4. Maximum Plot Coverage : 40%  
Maximum permissible F.A.R. : Refer relevant statement

5. Building setback requirements:

The following are the minimum setbacks to be left around the building:

Plot size in sq.mtrs.	For building height	
	12.0 mtr. or stilt+three floors	Above 12.0 mtrs. and upto 18 mtrs. i.e., stilt + five floors
Upto 1000	3.00 mtrs.	4.00 mtrs.
Above 1000 and upto 2000	4.00 mtrs.	5.00 mtrs.
Above 2000	5.00 mtrs.	6.00 mtrs.

Note : (i) In case of front setback it will be as per building line i.e., 3.00 mtrs. upto 12.0 mtrs., 4.00 mtrs. for 12.0 to 18.0 mtrs. and above 6.0 mtrs. above 18.0 mtrs. road width or setback prescribed above whichever is higher.

- (iii) The distance between two blocks shall not be less than half of the height of the taller block or building.
- (iv) It is permitted to transfer one meter of set back from one side to the other side which need not be uniform and at any given point such transfer should not be more than one meter subject to maintaining of minimum building line in the front.

6. Ventilating spaces for water closets and bathrooms if not open to front, sides or rear open spaces, shall open to a ventilation shaft or size not less than 4.0 sq.mtrs. with a minimum of width of 1.5 mtrs.

7. RECREATIONAL OPEN SPACE (TOT-LOT)

- (a) Plot upto 2000 sq.mtrs. : 5% of Plot area  
(b) Plots above 2000 sq.mtrs. : 10% of Plot area.

The area left towards tot-lot shall be open to sky and should be provided on ground level

In the case of Group Housing being developed with more than one block, the Recreational open space may be provided within the mandatory open space between the two blocks after 3 metres wide circulation space is left along the building. The tot-lot shall be provided at ground level only and should be open to sky.

8. PARKING REQUIREMENTS:

The standards of parking requirements for Group Housing/Apartments are modified as detailed below:

A. Car Parking:

Authority Area	Area of Flat	Parking Requirement (one car parking space equal to 20 sq.mtrs.)
1. Municipal Corporation Areas	(a) Below 100 Sq.mt. (b) Above 100 Sq.mt.	1 Car/Every two Flats 1 Car/Every one Flat
2. Other areas of Urban Dev.Areas excluding Mpl.Corp. areas	(a) Upto 40 Sq.mt (b) 40-60 Sq.mt. (c) 60-100 Sq.mt. (d) Above 100 Sq.mt.	1 Car/Every 4 Flats 1 Car/Every 3 Flats 1 Car/Every 2 Flats 1 Car/Every 1 Flat
3. Visitors Parking		1 Car/Every 10 Flats.

B. Scooter Parking:

1. For all areas: (a) Upto 40 Sq.mt 5 Scooters / every six flats.  
(b) 40-60 Sq.mt 3 Scooters / every four flats.  
(c) 60-100 Sq.mt 1 Scooter / every two flats.

2. Visitors Parking 1 Scooter / every five flats.

- (i) The parking shall be provided only on stilt floors.  
(ii) In plots of 1000 sq.mts. and above, where residential apartments are taken up two stilt parking will also be permitted if necessary. To facilitate this developments, height restriction for construction on plots of above 1000 sq.mts. is relaxed. However, such constructions should adhere to the multi-storied building regulations.  
(iii) In plots of 2000 sq.mts. and above parking will be allowed in basement and on stilt floor. The basement will be allowed from the building line on the front side, on remaining sides it will be permitted after leaving 1.5 mtrs. from boundary wall.  
(iv) One set of Toilet of 1.2 M X 2 M separately for ladies and gents shall be provided in the stilt floor. This shall not be included in F.A.R.

- (v) Parking requirements shall be deemed to have been fulfilled in a residential Group Housing Complex which is built within the maximum permissible F.A.R. if the entire stilt floor and/or basement wherever permitted is used for parking except the portion used for the stair case and lift.

#### 10. SPECIAL REGULATIONS:

1. The following are the Special Regulations to maintain special characteristics of Banjara Hills and Jubilee Hills areas covered by Block No.1 & 2 of Municipal Corporation of Hyderabad Ward No.8 comprising

- (a) Areas covered by part of the Jubilee Hills Co-operative Housing Society's Layout.  
 (b) Areas covered by NISIET and Yousufguda Police lines which fall within Zonal Development Plans for the Planning Divisions IV and V.
- |   |     |             |
|---|-----|-------------|
| (i) Maximum FAR for Residential Buildings                 | ... | 1.00        |
| (ii) Maximum FAR for Notified Commercial Areas            | ... | 1.50        |
| (iii) Minimum road width for Commercial Complexes         | ... | 18.00 Mtrs. |
| subject to land use as per Master Plan/Z.D.P.             |     |             |
| (iv) Maximum permissible height for Residential buildings | ... | 10.00 Mtrs. |

#### 2. Building line for Plots abutting certain important Roads in Hyderabad

For certain important roads like Inner Ring Road, National Highways etc to be notified from time to time and as given hereunder, a minimum building line of 6 Mtrs. is prescribed for all types of Residential, Institutional, Educational and Industrial Buildings.

For commercial complexes and mixed occupancies like shopping on Ground floor and other uses on upper floors a minimum building line of 8 mtrs. is prescribed. However, the upper floors are allowed with front setback of 6 mtrs.

However, if the front setback to be provided as per stipulation is more than the building line mentioned above, the same shall be provided.

- (a) Inner Ring Road.  
 (b) Portions of National Highways passing through HUDA areas.  
 (c) Road linking Ameerpet Cross Roads with Greenlands.  
 (d) Road between Lakdikapool to the southern end of Public Gardens.  
 (e) Punjagutta junction to Lakdikapool via Khairatbad.  
 (f) Liberty Junction to Narayanaguda Junction via Himayathnagar.  
 (g) Liberty Junction to Nayapool via Abids and Mojamjahi Market.

#### 11. SECURITY DEPOSIT:

A security deposit in cash or bank guarantee or F.D.R. pledged with the local body at the rate of specified below, shall be payable to the local authority in case of all building applications of apartments/Group Housing/Institutional and commercial buildings in case of plots above 300 sq.mtrs.

(1) Municipal Corporation Area	...	Rs. 100/- Sq.mt of total builtup area
(2) For UDA areas excluding Municipal Corporation areas	...	Rs. 50/- Sq.mt. of total

Builtup area.

The security deposit will be refunded by the local authority only on production of Occupancy Certificate issued by the concerned local authority.

**12. LIGHTING AND VENTILATION REQUIREMENTS OF BUILDINGS:**

1. All buildings and habitable rooms shall have for the admission of light and air, one or more openings, such as windows opening directly onto an exterior space which shall be open to sky. An interior open space shall not be less than 9 sq.mts. upto height of 12 mtrs., 15 mtrs. upto the height of 18 mtrs. and 25 sq.mtrs. upto the height of above 18 mtrs. subject to minimum of 3 mtrs. in width. No portion of a room shall be assumed to be lighted if it is more than 7.5 mtrs. away from the opening assumed for lighting that portion.

**13. MANDATORY INSPECTIONS AND ISSUE OF FIT-FOR OCCUPATION CERTIFICATE BY LOCAL AUTHORITY:**

In respect of commercial complexes/Group Housing and other non-residential complexes, the local authority shall carryout mandatory inspection of the construction at (a) foundation level (b) plinth level and at (c) first and upper floor level.

The completed building shall be allowed to be occupied/used only after issue of "Fit for Occupation Certificate" by the local authority on the basis of submission of building completion certificate by architect and owner.

**14. HEIGHT OF THE BUILDING:**

The maximum permissible height of the building shall be as given in the statements on FAR enclosed to this order. In case of multi-storeyed buildings:

- a) There shall be no restriction on the maximum permissible height of any Multi-storeyed buildings subject to multi-storeyed building regulations and necessary clearance from Fire Services Deptt. and National Airport Authority.
- b) The minimum extent of site for construction of multi-storeyed building shall not be less than 1000 sq.mtrs. in extent and should have the shortest side not less than 24 mtrs. and shall either abut a street not less than 12 mtrs. in width or gain access from a public street of a width of not less than 12 mtrs. through a passage of not less than 12 mtrs.
- c) Buildings with stilt + 5 floors of 18.0 mtrs. height stands excluded from the provisions of multi-storeyed Building Regulations.

**15. RELAXATION POWERS:**

The Government or any other authority shall have no powers hereafter to relax any site from the provisions of these building stipulation either in part or in total.

**16. CONSERVATION AND HARVESTING OF RAIN WATER IN GROUP HOUSING SCHEMES AND COMMERCIAL COMPLEXES/INSTITUTIONAL BUILDINGS :**

Every Group Housing Scheme etc. Shall be provided with required facilities and infrastructure for conservation and harvesting of rain water., viz.

(A) Percolation Pits:

The paved surface around the building shall have percolation pits of 4'x4'x4' covering atleast 30% of such area. Such pits shall be filled with small pebbles or brick jelly or river sand and cover with perforated concrete slabs.

The following requirements are optional and to be provided depending on the site conditions.

(B) Terrace water collection:

The terrace shall be connected to a sump or the well through filtering tank by PVC pipe. A valve system shall be incorporated to enable the first part of the rainwater collected to be discharged out to the soil if it is dirty.

A filtering tank measuring 3 to 4 ft. Square can be constructed near the sump. A tank can be divided by a perforated slab and one part should be filled by small pebbles and other by brick jelly. The bottom portion of the tank should have a slope to avoid stagnation of water.

(C) Open ground:

Whenever there is open ground a portion of top soil should be removed and replaced with river sand to allow slow percolation of rain water.

Or

(D) Any other methods proved to be affective in conservation and harvesting of rainwater may be adopted in each and every construction taken up.

17. The requirements stipulated in these orders are subject to overall conformity with the statutory Development Plan/Master Plan/Zonal Development Plan and Zoning Regulations. For other concerning aspects like structural designing, building services, parts of building requirements, plumbing, fire protection, safety specifications, standard and code of practice, the recommended requirements in National Building Code of India shall be adhered to.

The existing provisions of Zoning Regulations, Building Regulations/bye-laws etc. which are not inconsistent with these orders shall continue to be followed.

18. THESE ORDERS SHALL COME INTO FORCE WITH EFFECT FROM 1.8.1998.

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

N.S.HARIHARAN,  
PRINCIPAL SECRETARY TO GOVERNMENT.