

SANCTION TO THE GENERAL TOWN PLANNING SCHEME (MASTER PLAN) IN  
RESPECT OF TANUKU MUNICIPALITY UNDER SECTION 14(3) OF THE  
ANDHRA PRADESH TOWN PLANNING ACT, 1920.

[G.O.Ms.No. 480, Municipal Administration and Urban Development  
(H1) M.A., 19th September, 2000.]

In exercise of the powers conferred by Sub-sections (3) and (5) of section 14 of the Andhra Pradesh Town Planning Act, 1920 (Act 7 of 1920), the Governor of Andhra Pradesh hereby accord sanction to the General Town Planning Scheme of Tanuku Municipality, West Godavari District as approved in G.O.Ms.No.72, M.A., dated the 17th February, 1989 subject to the condition that in Zoning Regulation the Floor Area Ratio and Building Requirement shall be as per G.O.Ms.No. 422 M.A., dated the 31st July, 1998.

The Scheme sanctioned in para - 1 above will be open for inspection by the Public at the Municipal Office, Tanuku, West Godavari District during the office hours for a period of six months from the date of publication of this Notification in the Andhra Pradesh Gazette.

[ SCHEDULE ]

SCHEDULE - IDEFINITIONS

I. In this scheme unless there is anything repugnant in the subject or context:

- i) 'Act' means the Andhra Pradesh Town Planning Act, 1920.
- ii) 'Council' means the Municipal Council of TANUKU Municipality.
- iii) 'Competent Authority' means the Director of Town and Country Planning, Govt. of Andhra Pradesh.
- iv) 'Director' means the Director of Town and Country Planning, Govt. of Andhra Pradesh.
- v) 'Date of Scheme' means the date of publication of notification of the Government sanctioning the scheme under sub-section (5) of the Section 14 of Andhra Pradesh Town Planning Act, 1920.
- vi) 'Development' with a grammatical variations means the carrying out of all or any of the works contemplated in the scheme, and the carrying out of the buildings, engineering, mining or other operations in or over or under land or the making of any material change in any building or land and includes re-development, laying out or subdivision of any land and "to develop" shall be construed accordingly.
- vii) 'Executive Authority" means the Executive Authority of the Municipality.
- viii) 'Government' means the Government of Andhra Pradesh.
- ix) 'Municipal Act' means the Andhra Pradesh Municipalities Act, 1965.
- x) 'Map' means the proposed land use map annexed to the scheme.
- xi) 'Regional Deputy Director means the Regional Deputy Director of Town & Country Planning .
- xii) 'Scheme' means the General Town Planning Scheme/Outline development plan/Master Plan
- xiii) 'Zoning Regulations' means the regulations made under Section 13(1) (g) of A.P.Town Planning Act, 1920.

NOTE:

1. Words and expressions not defined above shall have the same meaning or sense as in the Andhra Pradesh Municipalities Act, 1965 and the A.P.Town Planning Act, 1920.
2. The GTP Scheme proposals are formulated for a period of 20 years and shall continue further unless the Govt. orders otherwise.
3. The Responsible Authority is the Municipal Commissioner of the Municipality for the purpose of the scheme and shall function in consultation with the Head of the Town Planning Section.
4. The area to which the scheme is applied shall be within the inner edge of the boundary line coloured red in the proposed land use map which indicates the existing lands and streets and the proposed streets and land use zones in the area and such particulars and details in relation to the development of the area by means of references, letters, numbers, distinguishing colours or otherwise.
5. The responsible authority shall have power to specify any date or period for the execution of any work, which under the scheme is to be executed by any authority, owner or other person, as the responsible authority thinks necessary and expedite for the purpose of securing the development of the area envisaged in the scheme without delay and ensuring the efficient operation of the scheme.
6. Subject to the provisions of the scheme, all the new and the proposed streets shown in the plan shall be constructed by the owners provided that any reasonable modifications for such new and proposed streets may be made by the responsible authority with the prior approval of the Director.
- 7.(i) If any owner of the land within the area covered by the scheme intends or proposes to layout a street, lane or path-way or subdivides, utilises, leases or otherwise disposes off such land or any portion or the portions of the same as site or sites for the building and other purposes, he shall submit for the approval to the responsible authority the site or layout plan showing the land and the site or sites intended for or proposed for building and other purposes and street or streets either existing already or intended to be laid out and made by the owner giving access to the site or sites.
- 7(ii) Save on such cases as the site or sites intended for building and other purposes may abut an existing public street or an existing private street made in conformity with the provisions of section 184 and 185 of the A.P.M.Act1965, the owner of the land shall make out a layout and make a street or streets giving access to the site or sites and connecting with the existing street and subject to the provisions of the Scheme comply with the provisions of Section 184 and 185 of the Municipal Act.
7. (iii) The owner of any land shall not proceed to sub-divide, utilise, sell, lease or otherwise dispose off the site or sites intended for building and other purposes unless he has carried out or otherwise made arrangements to carry out the

street works contemplated under sections 184 and 185 of the Municipal Act and sub-clause (i) and (ii) to the satisfaction of the responsible Authority.

- 7.(iv) If the Street or streets have not been made as required by the clauses (i) and (ii), the Responsible Authority may seek police assistance to abate the offence and order the streets works to be carried out or to carry out the works by himself the manner prescribed by Section 187 of the Municipal Act, in which case, the cost of such works shall be recovered from the owner.
- 7.(v) So far as may be necessary, the owner while laying out the street shall follow the architectural arrangement of street furniture and provide and construct all proper approaches, embankments, culverts, retaining walls, drains and other works connected there with or incidental thereto.
- 8 For the purposes of adjusting boundary of any street, the council may make any exchanges of land owned by it or forming part of the street for other land that it may require with or without paying or receiving any money, for equality or exchange.
- 9.(i) No Development in the area covered by the Scheme shall be undertaken in contravention of the Zoning Regulations appended to this scheme.
9. (ii) The owners or occupiers may continue to use the land and buildings in the area for the purpose for which they are used on the date of scheme, provided that the responsible authority with the prior approval of the Director may at any time issue notice on the owners or occupiers to prohibit the further use of the land and building for such purposes which in his opinion hinder or is likely to hinder the progress of the scheme or create hindrance to the general interest.
10. Any land in the area required for the purposes of the scheme may be acquired by purchase or otherwise by the Responsible Authority at any time subject to the provisions of the Act and without prejudice to the interest of the scheme. Subject to the provisions of Section 34 of the Andhra Pradesh Town Planning Act, 1920, the notification of the scheme under sub-section 5 of the Section 14 of the Andhra Pradesh Town Planning Act, 1920 in the A.P. Gazette shall operate as a declaration under Section 6 of the land acquisition Act, 1894 in respect of any land for acquisition for the purpose of the scheme.
11. The responsible Authority may, for the purposes of the Scheme, demolish or cause to be demolished or alter or cause to be altered any building in the scheme area so far as may be necessary for carrying out the proposals envisaged in the scheme into effect.
12. Notwithstanding any thing contained in the scheme, the Responsible Authority may prepare a layout plan for any portion of the area to determine on the lines in which the detailed development of such area shall take place and the manner in which the layout of streets, sub-divisions of land into sites for the building purposes and other purposes and the reservation of any land for community or public purpose shall be carried out and submit the same for the approval of the

Director. The layout plan as approved by the Director and the restrictions and conditions, if any, imposed by him shall be read as part of the scheme and shall be enforceable.

13. The Responsible Authority with the prior approval of the Director of Town and Country Planning shall have power to impose restrictions and conditions, while granting permissions to certain buildings of importance and to make suitable modifications or alterations in the designs or architecture or materials of the buildings as he thinks fit or shall cause to be made such modifications or alterations as the Director may consider necessary. The restrictions and conditions as laid down by the Responsible Authority or as altered by the Director shall be adopted by the applicant; owner or other persons concerned and shall be enforceable.
14. The Responsible Authority, if he thinks fit, in any particular case and subject to such conditions as he may impose, dispense with or modify in consultation with the Director, any of the requirements of the scheme other than the requirements made obligatory by any law, provided that he is satisfied to the effect that there are circumstances warranting such dispensation or modification and that the interest of the scheme will not be prejudicially effected thereby and his decision shall be final.
15. Any person who commits or knowingly permits breach of any provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, proceedings, conditions, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act, shall be convicted or punished in accordance with section 44 of Andhra Pradesh Town Planning Act, 1920.

SCHEDULE-IIZONING REGULATIONS1.0 GENERAL:

1.1 The implementation and enforcement of the General Town Planning Scheme or Master Plan shall be in accordance with the Zoning Regulations herein prescribed:

I.	Residential use	Zone
II.	Commercial use	Zone
III.	Industrial use	Zone
IV.	Public and Semi-public use	Zone
V.	Urbanisable Area or Area for Future Development	Zone

1.2 The uses permitted in these Zoning Regulations are subject to overall conformity with the General Town Planning Scheme or Master Plan. These Regulations will not prohibit the existing use of lands and buildings that have been lawfully established prior to the coming into force of these regulations, provided that where the existing use is a non-conforming use (i.e., a use under these regulations, will not be permissible in the concerned zone) no expansion of existing use will be permissible provided further that it will be open to the competent authority to order the discontinuance or continuance subject to such restrictions and conditions as may be imposed by him of an existing use, which is non-conforming and which is in his opinion, is injurious to the particular use zone.

1.3 In these regulations the use of present tense includes the future tense, the Masculine gender includes the feminine and the neutral. The singular number includes the plural and the plural includes the singular. The word 'Person' includes corporation and individual writing includes printing and typing and signature includes 'Thumb impression' made by a person who cannot write if his name is written near to such thumb impression.

2.0 DEFINITIONS:General:

2.0.1. In these regulations, unless the context otherwise requires, the definition given under, shall have the meaning indicated against each term.

2.0.2. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act, 1920 and the Andhra Pradesh Municipalities Act, 1965, Andhra Pradesh Panchayat Raj Act, 1994.

2.1 **Accessory Building:** A building separate from the main building on a plot and containing one or more rooms for necessary use such as servant's Quarter, Garage, Store rooms or such areas as may be classified by the Competent Authority.

2.2 **Accessory Use:** Any use of the premises subordinate to the principal use.

2.3 **Basement/Cellar:** The lower storey of a building below or partly below the ground to be used for parking of vehicles.

2.4 **Building :** Building' means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balcony, cornice or projection part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Temporary structures for public purpose such as fairs, exhibitions, etc. in the form of tents, shamianahs and tarpaulin shelters, erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.

2.5 **Building Height:** The vertical distance measured in the place of flat roofs. From the average level of the ground around and contiguous to the building or as decided by the competent authority to the height point of the building adjacent to the street wall and in case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of fables placing the road, the mid point between the caves level and ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights.

2.6 **Building Line:** The line upto which the plinth of a building adjoining a street or an extension of a street or future street may lawfully extend.  
NOTE:This term is synonymous with "Building Set back Line".

2.7 **Building Set back:** The distance by which any building or structure shall be separated from the boundary lines of the plot.

2.8 **Clean Industries:** Industries which do not throw out any smoke, noise, offensive odour or harmful industrial waste and employing not more than (10) workers and with or without power and those not included in the list of polluting industries issued by concerned authorities.

2.9 **Congested area:** means the areas notified by the Commissioner of the Municipality from time to time in consultation with the Director with prior approval of the Government.

2.10 **Corner site:** When the site fronts on two streets, the frontage would be as one on the street having the larger width. In cases where the two streets are of the same width then the larger depth of the site will decide the frontage and open spaces. In such cases the location of a garage (in a corner plot), if provided

within the open spaces shall be located diagonally opposite the point of intersections.

2.11 **Covered area:** Ground area covered immediately above the plinth level by the building but does not include the area covered by compound wall, gate, cantilever porch, portico, slide swing, uncovered staircase, balcony chajjas and the like.

2.12 **Customary Home Occupation:** Occupation conducted only by persons residing in the dwelling, the area for such use not exceeding 25% of the total floor area of the dwelling and without any public display of goods.

2.13 **Detached Building:** A building whose walls and rooms are independent of any other building with open spaces on all sides as specified

2.14 **Dwelling :** A building or a portion thereof which is designed or used wholly or principally for residential purposes. This shall not include boarding or Lodge houses, tents, tourist camps, hotels or other structures designed or used primarily for transient residents

2.15 **Dwelling unit:** Independent housing unit, with separate facilities for living, cooking and sanitary requirements.

2.16 **Floor:** The lower surface in a storey on which one normally walks in a building. The general term 'Floor' unless otherwise specifically mentioned shall not refer to a mezzanine floor.

**NOTE:** The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level, the lowest floor in the building with direct entrance from the road/street shall be termed as floor 1. The other floors above floor 1 shall be numbered in sequence as floor 2, floor 3 etc., with number increasing upwards. Similarly floors below ground levels shall be termed Basement floor 1, Basement floor 2 with number increasing downwards.

2.17 **Floor Area:** Floor Area shall mean covered area of a building at any floor level.

2.18 **Floor Area Ratio (F.A.R.):** The quotient obtained by dividing the total built up area on all floors by the plot area. (F.A.R: Total built up area on all floors/Plot area ).

**NOTE:** The term F.A.R. is synonymous with Floor Space Index (F.S.I)

2.19 **Group Housing:** Group housing 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.

2.20 **Group Housing Scheme:** A Housing Scheme, where a building or buildings having five or more dwelling units proposed in one plot or site.

**2.21 Habitable room:** A room occupied or designed for occupancy by one or more persons for study, living, drawing, sleeping, eating (dining), kitchen(if it used as a living room) but not including bathrooms, water closets compartments, laundries, serving and storage, storage pantries, corridors, cellars, sit-outs attics and spaces that are not used frequently or during extended periods.

**2.22 Mezzanine Floor:** An intermediate floor, between two floor levels above ground level.

**2.23 Multistoried building:** Building with more than 5 floors or whose height is 18.00 M or more measured from the average level of the centerline of the street on which the site abuts, provide the staircase rooms, lift rooms, chimney and elevated tanks above the top most floor and architectural features shall not be included in the numbers of floors in calculating the height of building.

**2.24 Non-Conforming Building or use :** A Building, structure or use of land existing at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.

**2.25 Occupancy or use Group:** The Principal Occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to the occupancy. Any occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the building.

**2.25.1 Assembly Buildings:** These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example theatre, motion picture houses, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, marriage halls, Gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations and terminals of air/surface and other public transportation services, recreation places and stadia.

**2.25.2 Business Buildings:** These shall include any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes; doctor's service facilities like Nursing Homes Clinics and Diagnostic centres but do not include Hospitals or other Medical Institutions of higher order functions, court houses, record and reference libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

**2.25.3 Educational Buildings:** "Educational Buildings" means any building used for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education, or recreation incidental to educational buildings.

25.4 **Hazardous buildings:** Any building or part of the building which is used for the storage, handling, manufacture or processing of high combustible or explosive materials or products which poisonous fumes, or explosions for storage, handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous, ignition.

2.25.5 **Industrial Buildings:** "Industrial Buildings" means and includes any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc

2.25.6 **Institutional Buildings:** These shall include any building or part thereof which is used for the purposes such as medical or other treatment, or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, Sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories. However these shall not include Nursing Homes, Clinics, Diagnostics centres.

2.25.7 **Mercantile building:** Building or part of building, which is used as shops, stores, market, for display and sale of merchandise either whole sale or retail, office, storage and service facilities incidental to the sale of merchandise and located the same building shall be included under the roof.

2.25.8 **Office Buildings:** The premises whose sole or principal use is to be used as an office or for office purpose. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and "clerical work" includes writing, book keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculating, drawing of matter for publication and the editorial preparation of matter for publication.

2.25.9 **Residential Buildings:** These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging houses, dormitories, apartment houses and flats and private garages.

2.25.10 **Storage Buildings:** Any building or part of a building used Primarily for the storage or sheltering of goods, wares merchandise, like warehouses, cold storage's, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators barns and stables.

2.25.11 **Wholesale establishments:** establishments wholly or partly engaged in wholesale trade, manufacturers, wholesale outlets including related storage

facilities, ware houses and establishments engaged in truck transport including truck transport booking agencies.

2.26 Open Space: An area, forming an integral part of the site, left open to the sky.

2.27 Owner: The person who receives the rent for the use of the land or building or would be entitled to do so if they were let.

2.28 Parking Space: An area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

2.29 Room Height: The vertical distance measured from the finished floor surface to the finished ceiling / slab surface.

2.30 Row housing : A row of Houses with only front, rear and interior open spaces.

2.31 Semi-detached Buildings: A building detached on three sides with open space as specified.

2.32 Service Industry: Industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with the repair, maintenance, servicing and/or other jobbing work.

2.33 Site or Plot: A parcel piece of land enclosed by definite boundaries.

2.34 Site double frontage: A site having a frontage on two streets other than a corner plot.

2.35 Staircase: The width of staircase may be fixed by the Competent Authority in relation to the number of floors and the total number of users and in no case it should be less than 1M in width with minimum of 25 Cm. Treads and 17.5 Cm of maximum rise and shall have direct ventilation. In the case of public buildings, a staircase shall be provided for every 300 persons who are expected to use the building.

2.36 Storey: The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

2.37 Width of road: The whole extent of space within the boundaries of road when applied to a new road, as laid down in the service of the city or development plans or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.

### 3.0 COMPETENCE FOR APPROVAL OF THE BUILDING PERMITS

Only three storeyed individual residential buildings (G+2 floors) shall be allowed on each individual plot by the local authority. Buildings upto G+3 floors shall be permitted by the local body after the technical appraisal of the concerned Regional Deputy Director of Town and Country Planning and further additional floors beyond G+3 floors shall be permitted after the technical approval of the Director of Town and Country Planning, Hyderabad subject to fulfillment of relevant rules and regulations in force.

### 4.0 QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR BUILDING PERMIT AND SUPERVISION.

#### 4-1. GENERAL:

The qualification of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the authority shall be as given in Regulations No. 4-2 to 4-6. The procedure for licensing the technical personnel is given in Regulation No. 4-7.

#### 4-2 ARCHITECT:

**4-2.1. Qualifications** – The qualifications for licensing of Architect will be the Associate membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act 1972 and shall be registered under the Council of Architecture as per Architects Act 1972.

**4-2.2 Competence** – The licensed architect shall be competent to carry out work related to Building permit, as given below and shall be entitled to Submit:

- a). All plans and related information connected with building permit.
- b). Structural details and calculations for building on plot up to 500 sq.m. and up to 3 storeys or 11 m; and
- c). Certificate of supervision and completion for all buildings.

**4-3 ENGINEER:**

**4-3.1. Qualifications.** – The qualifications for licensing of Engineer will be the corporate membership (Civil of the Institution of Engineers or such Degree or Diploma in Civil for Structural Engineering which make him eligible for such memberships).

**4-3.1.1 Competence.** – The licensed engineer shall be competent to carry out the work related to building permit as given below shall be entitled to submit:

- o a). All plans and related information connected with building permit.
- b). Structural details and calculations for building on plot up to 500 sq.m. and up to 5 storeys or 18 m; and
- c). Certificate of supervision and completion for all buildings.

**4-4. SURVEYOR:**

**4-4.1. Qualifications** – The qualifications for licensing of surveyor be:

- (i) three years architectural assistantship or intermediate in Architecture with two years experience; or
- (ii) diploma in Civil Engineering with two years experience;

**4-4.2. Competence** - The Surveyor will be entitled to submit :

- i) All plans and related information connected with building permit on plot up to 200 sq.m. and up to 2 storeys and
- ii) Certificate of supervision of buildings on plots up to 200 sq.m and up to 2 storeys.

**4-5. STRUCTURAL ENGINEER.**

**4-5.1 Qualifications** – Qualifications for licensing of structural engineer shall be the following with minimum 3 years experience in Structural Engineering practice with designing and fieldwork.

- (a). Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of Institution of Engineers( India ) or equivalent Overseas institution; and
- (b). Associate member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the branch of Structural Engineering. In the case of doctorate in Structural engineering, the experience required would be one year.

**4-5.2. Competence** - Structural Engineers shall be competent to submit the structural details and calculations for all buildings and supervision.

4-5.2.1. In the case of complicate buildings and sophisticated structures, as decided by the Authority which are within the horizontal areas and vertical limits under 4-2.2(b) and 4-4.2(a)(i) shall be designed only by structural engineers.

#### 4-6 TOWN PLANNER.

4-6.1 . Qualifications- The minimum qualification for a Town Planner shall be the Associate membership of the Institute of Town Planners or Post-graduate Degree or Diploma in Town and Country Planning which makes him eligible for such membership or recognised by the Public Service Commission for the post of Assistant Town Planner.

4-6.2. Competence – The licensed Town Planner shall be entitled to submit :

- (a) all plans and related information connected with development permit of all areas; and
- (b) Certificate of supervision for development of land of all areas.

#### 4-7. LICENSING.

4-7.1 Technical Personnel to be licensed – The qualified technical personnel or group as given in Regulations No. 4-2, 4-3, 4-4, 4-5 and 4-6 shall be licensed with the Authority and the license shall be valid for one calendar year ending 31 December after which it shall be renewed annually.

4-7.2 Fees for Licensing – The annual licensing fees shall be decided by the Authority and Architects who are registered with council of Architects need not pay any Licensing fee as per the Hon.ble Supreme Court directions and they should submit the copy of the validity, their registration certificate along with the submitted plans.

## 5.0 USES PERMISSIBLE IN VARIOUS LAND USE ZONES

The following regulations specify uses that are permissible in the normal course, uses that may be permitted on appeal to the competent authority through the Municipal Council and uses that are prohibited entirely in each use zone in the planning area. These regulations shall guide the grant or refusal of the permission and shall be enforceable by the Municipal Council.

All the new and future widening of streets contemplated in the General Town Planning Scheme should conform on the lines shown in the sanctioned G.T.P. Scheme (Proposed land use map) provided that suitable modifications may be made by the Municipal Council with the prior approval of Director of Town and Country Planning/ Government.

### 5.1 RESIDENTIAL USE ZONE:

#### A) USES PERMISSIBLE BY LOCAL AUTHORITY:-

- 1) **RESIDENTIAL BUILDINGS:** Dwellings, detached, Semi-detached, tenements, flats, boarding homes, bachelor quarters
- 2) **BUSINESS BUILDINGS:** Diagnostic centers, clinics, maternity homes, nursing homes, libraries, garden plant nurseries, and customary home occupations, hotels, professional establishment satisfying the requirements of the home occupations, ration shops.
- 3) **ASSEMBLY BUILDINGS:** Community halls, Play grounds and play fields, Public conveniences, Swimming pools, clubs cultural and philanthropic associations of non-commercial nature, Bus stands, religious buildings and other places of worship with technical clearance of the Director of Town and Country Planning prior to the approval of District Collector.
- 4) **EDUCATIONAL BUILDINGS:** Schools and Colleges offering general educational courses.
- 5) **OFFICE BUILDINGS:** Post offices, Telephone exchanges, Police Stations, Fire Stations, Electric sub-stations.
- 6) **INDUSTRIAL BUILDINGS:** Cottages and other industries up to 5 HPEM with a limit of 5 employees ( as per Annexure-III)
- 7) **STORAGE BUILDINGS:** Pumping stations.
- 8) **MERCANTILE BUILDINGS:** Poultry keeping for domestic use with limitation of 20 birds.

B) USES PERMISSIBLE ON APPEAL TO THE COMPETENET AUTHORITY:

- 1) RESIDENTIAL BUILDINGS: Hostels according to standards specified and measured in terms of population they are to serve, farmhouses.
- 2) BUSINESS BUILDINGS: Local banks with safe deposits vaults, petrol filling stations without servicing facilities.
- 3) INSTITUTIONAL BUILDINGS: Hospitals, not treating contagious diseases or mental patients.
- 4) ASSEMBLY BUILDINGS: Cemeteries, Auditoria, public assembly halls, sport stadiums, transient visitors camp, taxi and Scooter stand. Parking lots, Bus terminus, Public Utility Buildings, Museums, Holiday homes, Dharmasalas, Kalyanamandapams.
- 5) EDUCATIONAL BUILDINGS: Multipurpose or Junior Technical schools not giving rise to smoke noise or other nuisance.
- 6) OFFICE BUILDINGS: Municipal, State and Central Government uses.
- 7) INDUSTRIAL BUILDINGS: Flour mills up to 10 HPEM, Oil rotary up to 5 HPEM, Coffee grinding machines with 1 HPEM, Printing press up to 10 HPEM not employing more than 9 persons.
- 8) STORAGE BUILDINGS: Storage and sale of kerosene exceeding 1000 liters in approved Ration shops and cooking gas cylinder godowns with prior permission of Director of Explosives.
- 9) MERCANTILE BUILDINGS: Retail Shops, Fruits, Vegetable, Meat and Fish markets, professional establishments not occupying more than 20 Sq.M of Floor area.

5.2 COMMERCIAL USE ZONES:A) USES PERMISSIBLE BY LOCAL AUTHORITIES:

- 1) RESIDENTIAL BUILDINGS: Dwellings of Shop Owners and Employees working in the areas, Residential hotels.
- 2) BUSINESS BUILDINGS: Professional business establishments, libraries, Dispensaries, Clinics, and nursing homes not treating contagious diseases or mental patients.
- 3) ASSEMBLY BUILDINGS: Restaurants and their accessory uses, parks, playgrounds and other recreational uses, public assembly halls, cultural centers, Social and Welfare Institutions, Public Utility Buildings, Kalyanamandapams, Temples, Churches, Mosques, other religious buildings and other places of worship with technical clearance of the Director of Town and Country Planning prior to the approval of District Collector.

- 4) **EDUCATIONAL BUILDINGS**: Schools and Colleges offering General Educational courses.
- 5) **OFFICE BUILDINGS**: Offices and Banks.
- 6) **INDUSTRIAL BUILDINGS**: Flour Mills, Chilli grinding Mills, Coffee grinders, Dal grinders, Oil Rotaries and Printing presses not exceeding 20 HPEM.
- 7) **STORAGE BUILDINGS**: Petrol filling stations with garage and servicing facility.
- 8) **MERCANTILE BUILDINGS**: Retail shops

**B) USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY:**

- 1) **RESIDENTIAL BUILDINGS**: Residential Buildings, Multi-storied buildings, hotels, lodging and boarding houses.
- 2) **BUISENESS BUILDINGS**: Financial Institutions, Nursing Homes, Nursery.
- 3) **INSTITUTIONAL BUILDINGS**: Research and Social Service Institutions , Hospitals and medical centers.
- 4) **ASSEMBLY BUILDINGS**: Taxi and Scooter stand, Circus, Theatres, Commercial entertainment of a transient nature, gardens, sport stadium, swimming pools and other recreational uses.
- 5) **EDUCATIONAL BUILDINGS**: Multi-purpose or Junior technical schools, Colleges, Technical and research social and service institutions, Polytechnic.
- 6) **OFFICE BUILDINGS**: Government Offices, Newspaper Offices with Printing press .
- 7) **INDUSTRIAL BUILDINGS**: Clean and light industries not exceeding 20 HPEM, lathe and Welding machines, Bakeries and Ice Factory, Quarrying of gravel, sand , clay and stone for purpose of development of the area only with specific permission.
- 8) **STORAGE BUILDINGS**: Coal and timber storage, Transport terminals and the like, for both goods and passengers, wear housing, cold storage, contractors plant, storage for perishable and inflammable goods shall be allowed.
- 9) **MERCANTILE BUILDINGS**: All retail and wholesale business, nurseries , Fish farms.

### 5.3 INDUSTRIAL USE ZONE:

#### A) USES PERMISSIBLE BY LOCAL AUTHORITY:

- 1) **BUSINESS BUILDINGS:** Wholesale business establishments.
- 2) **ASSEMBLY BUILDINGS:** Parks and play grounds, Restaurants, Public Utility buildings.
- 3) **OFFICE BUILDINGS:** News paper Offices, with printing press and their accessory uses.
- 4) **INDUSTRIAL BUILDINGS:** All types of light industries, clean industries, service industries not exceeding installation of 100 HPEM indicated in Annexure I(a) and I(b).
- 5) **STORAGE BUILDINGS:** Warehousing and Storage and their accessory uses, Petrol filling stations with garages and service stations, contractors plant, Transport terminals for goods and passengers.

#### B) USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY THROUGH THE MUNICIPAL COMMISSIONER / T.P.O./A.P.I.I.C. ETC.,

- 1) **RESIDENTIAL BUILDINGS:** Dwellings of essential to watch and ward personal.
- 2) **BUSINESS BUILDINGS:** Hospitals, Nursing Homes and wholesale business.
- 3) **INSTITUTIONAL BUILDINGS:** Educational, Technical and Research Institutions.
- 4) **ASSEMBLY BUILDINGS:** Commercial entertainment of a transient nature like circus, Sport stadium, Swimming pools and other recreational uses.
- 5) **INDUSTRIAL BUILDINGS:** Quarrying of gravel, sand, clay, or stone for the development of the area, all heavy industries shown in Annexure IIA, all special industries shown in Annexure IIB, all noxious and hazardous industries shown in Annexure IIC and accessory uses.
- 6) **STORAGE BUILDINGS:** Storage of perishable and inflammable goods, Junk yard, sewage farms.

### 5.4 PUBLIC AND SEMI PUBLIC USE ZONE:

#### A) USES PERMISSIBLE BY LOCAL AUTHORITY:

- 1) **BUSINESS BUILDINGS:** Hospitals
- 2) **INSTITUTIONAL BUILDINGS:** Research Institutions, Educational and Medical institutions.
- 3) **ASSEMBLY BUILDINGS:** Social and cultural Institutions, municipal and community facilities, public utilities, Radio transmission, TV relay and wireless

stations, Rail and road termini, Off street parking, burial grounds, cemeteries, and crematories, Sports stadium, Swimming pools, Gardens, Parks and play grounds, Golf Courts other recreational uses requiring extensive open spaces, exhibitions and fair grounds, Special recreational areas, Picnic spots, Zoological and Botanical gardens, Museums, Aquariums, Water fronts and areas of semi interest and national parks, conservation and preservation.

**B) USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY:**

- 1) **RESIDENTIAL BUILDINGS:** Residential other uses incidental to the main use and in no way causing any nuisance or hazard.
- 2) **ASSEMBLY BUILDINGS:** Open Air theatres, Cinemas, Restaurants, temporary uses for exhibitions, circus, fairs and festivals.

## 6.0 SITE & BUILDING REQUIREMENTS

### 6.1) RESIDENTIAL BUILDINGS

#### 6.1a Individual Residential Buildings:

1) Plot Size (i): A plot intended for residential purposes in an approved layout shall not be less than 100 Sq. M. in extent with a minimum width of 6.00 Mts. or as amended by the Government from time to time, in all areas of the town other than those set apart for :-

- a) Areas declared as such under section 205 of APM Act, 1965.
- b) Slum clearance and rehabilitation areas as notified under A.P. Slum improvements (Acquisition of lands) Act, 1956.
- c) Areas to be developed by the Government/Municipality or any other authority authorised by the Government or the concerned Municipality for providing housing for S.C.s and S.T.s persons belonging to the Weaker Sections of the Society, persons engaged in unclean occupations and
- d) Housing for Industrial workers.

ii) A plot intended for residential purposes in the areas set apart or proposed by various authorities under categories (a), (b), (c) and (d) as mentioned under sub rule (i) shall not be less than 96 Sq.Mts (8m X 12m).

2(a) Frontage of Plots: An individual plot shall have a minimum frontage of 6.00 Mts. on the access road (existing/Private street).

(a) If the approach road is meant to give access to one plot in the rear, only a 12'0" wide road should be insisted upon in the layout. Provision of footpath in such a case is not necessary.

#### 3 Maximum permissible F.A.R.(F.S.I.)

ROAD WIDTH	F.A.R.	MAX.HEIGHT PERMISSIBLE
Less than 12.20 mts. (40'0")	1.25	11.00 mts. (No stilt)
12.2 mts. (40'0") to 18.30 mts.(60'0")	1.50	13.00 mts. (No stilt)
More than 18.30 mts. (60'0")	1.75	13.00 mts. (No stilt)

Note: Common area shall be included in the calculation of gross F.A.R. by adding 15% prescribed FAR. These common areas shall include garage, servant room, Balconies, staircase and portico.

#### 4 Maximum Plot Coverage:

PLOT AREA IN SQ. MTS.	MAX.PERMISABLE COVERAGE
(a) upto 300	As per min. building set backs
(b) 301 to 670	60%
(c) 671 to 2000	50%
(d) Above 2000	40%

5 Building set back requirements:

(i) For buildings *upto 300 m<sup>2</sup> plot area.*

PLOT SIZE IN SQ. MTS.	SETBACK IN MTS.		
	FRONT	REAR	SIDES
Upto 50	0.75		
51 and upto 75	1.00	1.00	0.50
76 and upto 100	1.25	1.00	0.50
101 and upto 150	1.50	2.00	1.00
151 and upto 200	2.00	2.00	1.25
201 and upto 300	3.00	2.00	1.50

(ii) For buildings *above 300 Sq.mts. of plot area and height upto 13.0 Mts.*

(a) Minimum front setback:

WIDTH OF ABUTTING ROAD IN MTS.	MIN.SET BACK IN MTS.
Upto 12.20 (40' 0")	3.0
Above 12.20 (40' 0") to 18.30 (60' 0")	4.0
Above 18.30 (60' 0")	4.5

(b) Minimum Rear set back: 3.00 mts. (with a minimum of 1.5 mts at any point)

(c) Minimum side set backs:

PLT AREA	MIN.SIDE SET BACK
301 to 670 sq.mts.	1.5 mts. Or $\frac{1}{4}$ of height of the building on each sides whichever is higher.
Above 670 sq.mts.	3 mts. on both sides or $\frac{1}{4}$ of the height of building on either side whichever is higher.

NOTE: (a) A garage not exceeding 3 X 6 Mts. in size with a maximum height of 2.50 mts. will be allowed in the rear or side open space only in case of plots of 300 sq. mts. and above.

(b) A servant room not exceeding 20 sq. mts. in area with a maximum height of 2.75 mts. will be permitted in the rear open yard only in case of plots having an area more than 300 sq. mts.

(c) In case, if the site conditions or the design demands relaxation of setbacks to an extent of 10% (except F.A.R.) then same can be availed automatically by the individual in plots upto 300 sq. mts. However this relaxation cannot be availed in respect of FAR and height of the building.

(d) In case of individual residential buildings, well, latrine and other rooms not intended for human habitation can be permitted in the rear set back and the area of

the same should not exceed 25% of the rear open space area and height of such structures should be restricted to ground floor only.

(e) The side set back on one side can be transferred to other side subject to a maximum of  $1/4^{\text{th}}$  of the required set back.

For example: If the area of a plot proposed for individual residential building is 680 sq. mts. Then the minimum side set back will be 3 mts. on both sides. In such case the applicant may have liberty to provide 3.75 mts on one side and 2.25 mts. on other side.

(f) No stilt floor shall be allowed in individual residential building

(g) In case site with irregular shape the rear and side open space shall be taken as average subject to minimum width of  $3/4^{\text{th}}$  of required mandatory open spaces.

(h) Maximum permissible height:

- (a) 10 mts. upto 300 sq. mts of plot area (No stilt)
- (b) 13 mts. in case of plots above 300 sq. mts plot area (No stilt)

(i) In case of corner plots and double frontage plots the setbacks shall be reduced suitably by competent authority on appeal.

(j) Height regulations

- (i) **Habitable Room** :- The height of all rooms for human habitation including kitchen shall not be less than 2.70 meters measured from the surface of the floor to the lowest point of ceiling, provided that minimum head room at any point shall not be less than 2.5 meters.
- (ii) **Bathrooms, Water closets and Stores and Garage**-The height of all such rooms measured from the floor to the lowest point in the ceiling shall not be less than 2.25 meters nothing on the ground floor shall be constructed in such a way as to leave a head way less than 2.25 meters.
- (iii) **Rooms in non Residential buildings**:- The height of the rooms of the buildings ( other than residential, shops , buildings, shops, offices, schools and like) shall not be less than 3 meters measured from the surface of the floor to the lowest point of the ceiling. This rule shall apply to all constructions, re-constructions and additions to the buildings.

(k) Size of rooms:

- (i) **Habitable Rooms**:- The size of habitable room shall not be less than 9 sq.m. with a minimum width of 2.5meters.
- (ii) **Kitchen**:- Every Kitchen shall have a floor area of not less than 5.5 sq.m. and shall not be less than 1.8 meters width at any part. Where there is a separate store, the floor area of the kitchen may be reduced to 4.5 sq.m. A Kitchen, which is intended as a dining room also, shall have floor area of not less than 9 sq.m with a minimum width of 2.5 meters.
- (iii) **Bath Room and Water closet**:- The size of bath room shall not be less than 1.2 X 1.2 meter and where it is combined bath and water closet, its floor area

shall not be less than 2.5 sq.m. . The size of water closet shall not be less than 1.2 X 1.0 meters. This rule shall apply to all constructions, reconstructions and additions to the buildings.

(I) Where a site abuts on two or more streets the front setback shall be provided on all the streets.

**6.1.B ROW HOUSING:**

(i)	Minimum site area for permitting row housing development	1000 sq. mt.
(ii)	Minirnum plot size	50 sq. mt.
	Maximum plot size	125 sq. mt.
(iii)	Minimum width of plot	4.5 mt to 8 mt
(iv)	Min. width of internal road	9 mt.
(v)	Max. Nc. of plots permissible in a row	8 Nos.
(vi)	Minumum Width between two blocks	6 mts.
(vii)	Building setbacks front	3 mts.
	Building setbacks rear	1.5 mts.
(viii)	Max. height of the building (Ground + One upper floor)	6 mts.
(ix)	Min. open space (Park) in plots 2000 sq. mts and above	10%
(x)	Corner plots shall be splayed with 3 mts offset or round off.	

**6.1.C Group Housing/Apartment 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. Min. Plot Area: 335 Sq.Mts.

3. Minimum abutting road width:

Group housing shall be permitted on 12.2 mts (40'-0") wide roads. However group housing shall also be permitted on 9 mts. wide road subject to handing over of 3mts. wide strip to the local authority on free of cost subject to the condition that the remaining plot shall be 335 sq. mts or more.

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

4. Max. Permissible F.A.R.

ROAD WIDTH	F.A.R.	MAX.HEIGHT PERMISSIBLE
Less than 12.20 mts. (40'.0")	1.25	11.00 mts. (Excl. Stilt)
12.20 mts. (40'.0")to 18.30 mts. (60'.0")	1.50	15.00 mts. (Excl. Stilt)
More than 18.30 mts. (60'.0")	1.75	15.00 mts. (Excl. Stilt)

Note: The common areas and structures such as balcony projections, corridors, stair case/lift blocks etc (excluding parking area to be provided) shall be included in the calculation of F.A.R. For this purpose the gross F.A.R. shall be computed by adding 30% of prescribed F.A.R.

5. Max. Plot coverage = 50%

6. Lifts: As per the standards that may be prescribed by the competent authority and shall be provided in all buildings having more than four storeys.

7. Building set back requirements:

(a) Minimum front setback:

WIDTH OF ABUTTING ROAD	MIN.FRONT SET BACK
9 mts. to 12.20 mts. (40'.0")	3.0 mts.
12.20 mts. (40'.0") to 18.30 mts. (60'.0")	4.0 mts.
Above 18.30 mts. (60'.0")	4.5 mts.

NOTE: However if the height of the building exceeds 12 mts, then front setback shall not be less than  $\frac{1}{4}$  of the height of the building.

(b) Rear and Side setbacks:

PLOT SIZE IN SQ. MTS.	MIN.REAR SETBACK	SIDE SETBACK ON EITHER SIDE
335 to 670	3.00 mts. or $\frac{1}{4}$ of the height of the building whichever is higher	3.0 mts. Or $\frac{1}{4}$ of height of building whichever is higher.
Above 670 m <sup>2</sup>	4.5 mts.	3.0 mts. Or $\frac{1}{4}$ of height of building whichever is higher.

NOTE: -

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

(b) All buildings and habitable rooms shall have one or more openings for admission of light and air. Such windows and fan lights opening directly on to an exterior open spaces shall open to the sky. An interior open space shall not be less than 9 sq. mt in area and 3 mts. in width. No portion of a room shall be assumed to be lightened if it is more than 7.5 mts. away from the opening.

(c) The distance between two blocks shall not be less than half of the height of the taller building.

8. Recreational Open Space (Tot-lot)

In case of plots having an area 671 to 2000 sq. mts 5% of the plot area shall be left towards totlot and in case of plots above 2000 sq. mts., 10% of the plots area shall be left towards totlot which shall be open to sky. In the case of Group Housing being developed with more than one block, the recreational open space/tot lot may be provided within mandatory open space between the two blocks after 3 mts. wide circulation space is left along the building. The totlot shall be provided at ground level only and should be open to sky.

## 9. Parking requirements:

GRADE OF MUNICIPALITY	PARKING REQUIREMENT
(a) Selection / Special grade Municipalities.	One Car Parking and two scooter parking for every two flats.
(b) 1st, 2nd and 3rd grade Municipalities, (Nagar Panchayats)	One Car Parking and four scooter parking for every four flats.

## NOTE:

- (a) In addition to the above one car parking for every 10 flats shall be provided for visitors as visitors parking.
- (b) In case of apartments/Group housing only stilt floor parking is allowed.
- (c) Parking requirement shall be deemed to have been fulfilled in Apartments/Group Housing which is built within the maximum permissible FAR, if the entire stilt floor is used for parking purpose except the portion used for the staircase and lift.
- (d) Two common toilets not exceeding 1.2 mts. X 2.0 mts. for each toilet have to be provided in the stilt floor for the use of watchman, servants, drivers etc., and this shall not be included in calculation of F.A.R.
- (e) Each car parking space shall not be less than 20 sq. mts. and each scooter parking shall be 2.50 sq. mts. in area.

## 10 Maximum permissible height:

- (a) 18 mts. including stilt in respect of road width of 12.20 mts(40':0") and above.
- (b) 14 mts. including stilt in respect of road width less than 12.20 mts(40'.0").

## 6.1.D FARM HOUSING:

(a) Minimum road	: 8.00 meters
(b) Minimum extent of plot	: 1000 sq.m.
(c) % of open space to be provided	: 5%
(d) Maximum built up area on each Plot with ground + one floor	: 200 sq.m
(e) Maximum permissible height	: 7.00 meters

6.2 COMMERCIAL / MERCANTILE BUILDINGS

1. Sub-Division of Land (Layout): A Layout/Sub-division of land for commercial plots shall be provided with the following minimum provisions/facilities:-
  - i) Size of Plot: The Size of Plot shall depend on the layout and requirements of the users, but in no case the plot size shall be less than 18 sq. mts. with a minimum width of 3.25 M on the road side.
  - ii) The width of roads may be fixed by the Competent Authority depending on length, circulation pattern and General Town Planning Scheme but in no case

it shall be less than 10.00 M in width in rural areas and 12.20M(40') in Municipal areas.

iii) An open space of 10% of the total layout site shall be provided for parking and open space.

## 2. Max. Permissible F.A.R.

Road width	F.A.R.	Max.height permissible
Less than 12.20 mts. (40'.0")	1.25 mts.	11.00 mts.
12.20 mts. (40'.0") to 18.30 mts. (60'.0")	1.50 mts.	15.00 mts.
More than 18.30 mts. (60'.0")	1.75 mts.	15.00 mts.

NOTE: Common areas such as balcony projections, corridors, stair case, lift block, Air conditioning plant room, Electrical transformer cabin, pump house, watch man booth, garbage shaft shall be included in the calculation of F.A.R. For this purpose the gross F.A.R. shall be calculated by adding 35% of the prescribed F.A.R. in case of commercial buildings/Institutional buildings.

## 3. Max. Plot coverage:

PLOT AREA IN SQ. MTS.	MAX.PERMISIBLE COVERAGE
(a) upto 300	As per min. building setbacks.
(b) 301 to 670	60%
(c) 671 to 2000	50%
(d) Above 2000	40%

## 4. Building setback requirements:

(i) For buildings upto 300 sq. mts. plot area and upto 10.0 mts. height.

### (a) Minimum front setback:

WIDTH OF ABUTTING ROAD	MIN.SETBACK
Up to 12.20 mts. (40'.0")	3 mts.
12.20 mts. (40'.0") to 18.30 mts. (60'.0")	4 mts.
More than 18.30 mts. (60'.0")	4.5 mts.

### (b) Minimum setbacks on remaining sides:

PLOT SIZE IN SQ. MTS.	MIN.SETBACK IN MTS.	
	REAR	SIDES
Upto 50	-	-
51 and upto 100	1.00	0.50
101 and upto 150	2.00	1.00
151 and upto 200	2.00	1.25
201 and upto 300	2.00	1.50

4.(ii) for buildings above 300 sq. mts plot area and height above 10 mts.

### (a) Minimum front setback:

WIDTH OF THE ABUTTING ROAD	MIN.FRONT SETBACK
Up to 12.20 mts. (40'.0")	3 mts.
12.20 mts. (40'.0") to 18.30 mts. (60'.0")	4 mts.
More than 18.30 mts. (60'.0")	4.5 mts.

(b) Minimum rear and side setbacks : 3 mts or  $\frac{1}{4}$  of the height of the building whichever is higher on each side.

**5. Max. Permissible Height:**

(a) 15 mts. for plots above 300 sq. mts. plot area.  
 (b) 10 mts. for plots below 300 sq. mts plot area.

**6. Parking:**

TYPE OF BUILDING	ONE CAR PARKING SPACE OF 20 M <sup>2</sup> AREA FOR EVERY
1 (a) Mercantile	
(b) Lodging, Tourist houses, Hotels with Lodging.	100 sq. mts of buildup area or fraction there of.
(c) Restaurants	
(d) Storage	
(e) Nursing Homes, Diagnostic centers and Clinics	350 Sq.mts.

**NOTE:**

(i) In case of commercial or mixed commercial buildings, on site parking may be considered in the front setback and such setback shall not be less than 6 mts. provided atleast 25% of the total parking requirement is provided in the cellar, such parking areas will have to be clearly marked on the site.

(ii) In case of commercial or office cum commercial buildings, basement or stilt floor parking is permissible. The basement shall not extend beyond the front building line. In case of basement or cellar, ramps shall be provided within the building line (for safety purpose) for clear ingress and egress of vehicles. The width of ramp shall not be less than 3.6 mts and the slope of the ramp shall not be less than 1 in 8.

**7. Other Uses:** The same regulations shall be applicable to identical usage in the particular zone in which the usage is permissible in the normal course, shall be applicable in this zone also.

**6.3. FACTORY / INDUSTRIAL BUILDINGS****1. Minimum plot area:**

(a) Flatted or guild type factories : 1000 sq. mts.  
 (b) Other Industrial buildings : 400 sq. mts.

**2. Minimum width of approach road**

12.2 mts. (40')

**3. Maximum permissible floor area ratio (F.A.R.)**

Description	F.A.R.
(a) Flatted or guild type factories	1.50
(b) Industrial Buildings	
(i) Plot size upto 5000 Sq.mts.	1.00
(ii) Plot size above 5000 Sq.mts	0.75

## 4. Maximum Plot Coverage

(a) Flatted or guild type factories : 40%

(b) Industrial buildings

irrespective of the plot area maximum coverage is allowed from 25% to 50% depending upon the nature of the industry.

## 5. Set back requirements:

(a) front set back

WIDTH OF ABUTTING ROAD	MIN.FRONT SET BACK
Up to 12.20 mts. (40' 0")	3 mts.
12.20 mts. (40' 0") to 18.30 mts. (60' 0")	4.5 mts.
More than 18.30 mts. (60' 0")	6 mts.

(b) Rear set back : 3 mts.

(c) side set back : 3 mts. on either side.

6. Parking: One motor vehicle parking space of 20 sq. mts for every 200 sq.mts of built-up area and fraction thereof.

7. Each industry to be permitted is subject to its performance characteristics in respect of noise, smoke, dust, vibration, odour and general nuisance. These performances characteristics will be judged by the Competent Authority (Director of Town and Country Planning) with his discretionary powers.

8. For all industrial layouts of site area 40 hectares and above, provision shall be made for industrial housing at the rate of 5% of the site area.

## 6.4 PUBLIC &amp; SEMIPUBLIC BUILDINGS

## 1. Minimum plot area:

SL.NO	USAGE OF PLOT	MIN.PLOT AREA
1.	Central and State offices, Defense usage's, Research Institutions, Medical Institutions, Hospitals, Sports - stadiums, Museums, Swimming pools and Educational Institutions.	500 Sq. mts.
2.	Assembly buildings, cinema theatres, Auditoriums etc.	1000 Sq. mts.
3.	Petrol filling stations without service facilities.	500 Sq. mts with a minimum width of 16 mts.
4.	Petrol filling stations with service facilities.	1000 Sq. mts with a minimum width of 30 mts.

## 2. Maximum permissible F.A.R.:

ROAD WIDTH	F.A.R.	MAX.HEIGHT PERMISSIBLE
Less than 12.20 mts. (40' 0")	1.25	11.00 mts.
12.20 mts. (40' 0") to 18.30 mts. (60' 0")	1.50	15.00 mts.
More than 18.30 mts. (60' 0")	1.75	15.00 mts.

NOTE: Common areas and structures such as balcony projections, corridors, stair cases, lift blocks, Air conditioning plant room, Electrical transformer cabin, pump

house, watchman room, garbage shaft shall be included in the calculation of F.A.R. For this purpose the gross F.A.R. shall be computed by adding 35% of the prescribed F.A.R.

**3. Max. plot coverage:**

- (i) plot size below 300 sq. mts. As per minimum building set backs.
- (ii) plot size 301 to 670 sq. mts. 60%
- (iii) plot size 671 to 2000 sq. mts. 50%
- (iv) plot size above 2000 sq. mts. 40%

**Building setback requirements:**

**4(a) Front set back:**

WIDTH OF THE ABUTTING ROAD	FRONT SET BACK
Up to 12.20 mts. (40' 0")	3 mts.
12.20 mts. (40' 0") to 18.30 mts. (60' 0")	4.5 mts.
More than 18.30 mts. (60' 0")	6 mts.

(b) Rear and Side set back: 3 mts. or  $\frac{1}{4}$  of the height of building whichever is higher on each side.

5. Parking requirements: One Car parking space of 20 m<sup>2</sup> for every 100 sq. mts. of built up area and fraction thereof.

**6.5 URBANISABLE AREA (AREA FOR FUTURE DEVELOPMENT) ZONE:**

Uses permissible on appeal to the competent authority:

(Director of Town and Country Planning)

Director of Town & Country Planning shall permit any land use according to the merits of the case in the interest of development and base on the surrounding developments.

**6.6 LIGHTING AND VENTILATION REQUIREMENTS OF BUILDINGS:**

All buildings and habitable rooms shall have one or more openings for the admission of light and air. In case if the windows are opened directly on to an interior open space then the area of such interior open space shall not be less than 9 sq.mts. in area and 3 mts. in width. No portion of a room shall be assumed to be lighted if it is more than 7.5 mts. away from the opening.

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

Every group housing scheme and commercial complex/institutional buildings shall be provided with required facilities and infrastructure for conservation and harvesting of rain water viz - Part A is compulsory and Part B & C or D are optional.

**A) Percolation pits or Trenches:**

The paved surface around the building shall have percolation pits or Trenches or combination of pits & Trenches in such a way that total volume of such structures shall be not less than 6 cum for each 100 Sq.Meters of roof top area and multiples there on. Depending on the geomorphological and topographical condition, the pits can be of size 1.2m wide x 1.2 m long x depth of 2 to 2.5 m. The trenches can be of width of 0.60 m x length of 2 to 6 m. x depth of 1.5 to 2.0 meters Terrace water

shall be channelised, to pits and or Trenches. Such pits shall be back filled with filter media comprising of the following materials.

- i) 40mm Road metal as the bottom layer up to 50% of the depth
- ii) 20mm Road metal as the lower middle layer up to 20% of the depth
- iii) Course sand as the upper middle layer upto 20% of the depth.
- iv) A thin layer fine sand as the top layer
- v) Top 10% of the Pits/Trenches will be empty and a splash pad is to be provided in such a way that roof top water falls on the splash pad.
- vi) Brick masonry wall is to be constructed and cement mortar plastered on the exposed surface. The depth of wall below ground shall be in such a way that the wall prevents loose soil going into pit Trenches. The projection of the wall above ground could be a minimum of 15 cm.
- vii) Perforated concrete slabs shall be provided on the pits and trenches.

**B) Terrace Water collection:**

The terrace shall be connected to a sump or the well through a filtering tank by P.V.C. pipe. A valve system shall be incorporated to enable the first part of the rain water collected to discharged out to the ground, if it is dirty.

A filtering tank measuring 1 m x 1m x 1 m can be constructed near the sump. The tank can be divided by a perforated slab and the one part shall be filled by fine sand and another by course sand. The bottom portion of the tank should have a slope to avoid stagnation of water.

**C) Open ground:**

Wherever there is a open ground, the top soil shall be removed over a portion of the ground and back filled with course sand to allow percolation of rain water.

(or)

D) Any other methods proved to be effective in conservation and harvesting of rain water may be adopted in each and every construction taken up.

6.8 The requirements 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 buildings requirements, plumbing, fire protection, safety specifications, Standard and Code of Practice, the recommended requirements in National Building Code of India shall be adhered to.

**6.9 GENERAL REGULATIONS:**

- 1) Every building should be commenced within 1 year and completed within 3 years from the date of obtaining building permission. Fresh building permission shall be obtained if the building is not commenced and completed within the above-prescribed period.
- 2) Every person should obtain before occupying the building an occupancy/certificate from the local authority.

## ANNEXURE - I (A)

SERVICE INDUSTRIES

1. Manufacture of confectionery candies and sweets
2. Manufacture of Ice, Ice cream and creamery and soft drinks
3. Electroplating and engraving
4. Photography and painting
5. Manufacture of Bamboo and cane products
6. Making of cardboard boxes and paper products including paper making
7. Stationery items including educational and school drawing instruments
8. Furniture making (Wooden)
9. Cotton and silk printing
10. Manufacture of small domestic appliances and gadgets such as room heaters, cookers, hot plates, irons and lamps.
11. Printing books binding, embossing and block making
12. Manufacture of Musical instruments
13. Manufacture of trunks, metal boxes, suitcases and small containers
14. Manufacture of steel wire products
15. Metal polishing
16. Manufacture of porcelain ware
17. Radio service, Radio assembling and manufacture of parts
18. Manufacture of fluorescent light fittings including neon signs
19. Manufacture of Electric lamps, shades, fixtures
20. Automobile, Scooter and Cycle service and repair workshops
21. Laundry and dry-cleaning
22. General jobbing and machine shops
23. Manufacture of brushes
24. Shoe making and repairing
25. Manufacture of leather goods
26. Manufacture of Jewelry

## (A) I - ANNEXURE ANNEXURE - I (B)

## LIGHT INDUSTRIES

## I. CHEMICALS AND COMMERCIAL CHEMICAL PRODUCTS:

1. Bakelite
2. Cosmetics
3. Disinfectants and Insecticides
4. Drugs
5. Essences and Aromatic compounds
6. Ink
7. Plastic materials
8. Matches
9. Soaps

II. CLOTHING: *sib-fordha apu le mohsuba pribitoni arnaliing to*

1. Canvas goods
2. Ready made clothes
3. Umbrellas

## III. ELECTRICAL MACHINERIES, APPLIANCES AND APPARTUS:

1. Automobile electric parts
2. Electrical motor appliances
3. Flash lights
4. Fans
5. Refrigerators
6. Insulated wires and cables
7. Radio and electric equipment
8. Storage batteries
9. Studio equipment
10. Transformers.

## IV. FOOD:

1. Canning and preservation of food
2. Confectionery
3. Dairy products
4. Dall mills
5. Edible oils
6. Flour Mills
7. Rice Mills
8. Tobacco and Tobacco products
9. Ice

## V. FURNITURE:

1. Steel furniture

## VI. GLASS AND GLASS PRODUCTS:

1. Glass cutting, etching and polishing
2. Vacuum flasks

## VII. METAL PRODUCTS:

1. Bolts, Chains and Building hardware
2. Sheet metal works
3. Button cutlery, locks

4. Metal galvanizing, tinning and plating
5. Metal containers and Steel trunks
6. Metal lamps and stoves
7. Safes and vaults
8. Type foundry
9. Razor blades
10. Umbrella ribs
11. Utensils

12. Tea processing machinery  
13. Flour mills  
14. Oil mills  
15. Soap making  
16. Dyeing and bleaching  
17. Shot making  
18. Glass making  
19. Pottery  
20. Ceramic  
21. Rubber  
22. Synthetic fibres  
23. Synthetic resins  
24. Synthetic fibres  
25. Chemical industries

### VIII. NON-ELECTRICAL MACHINERY:

1. Agricultural implements
2. Gramophone parts
3. Sewing machines and machinery parts
4. Printing machines and machinery parts
5. Springs
6. Steel gates and grills
7. Structural steel fabrication
8. Metal printing
9. Textile machinery
10. Type writer parts
11. Wood working machinery.

12. Gramophone parts  
13. Sewing machines and machinery parts  
14. Printing machines and machinery parts  
15. Springs  
16. Steel gates and grills  
17. Structural steel fabrication  
18. Metal printing  
19. Textile machinery  
20. Type writer parts  
21. Wood working machinery.

### IX. TEXTILES:

1. Artificial leather and clothes, water proof textiles
2. Cotton textiles
3. Hosiery
4. Lace, Silk and thread

12. Artificial leather and clothes, water proof textiles  
13. Cotton textiles  
14. Hosiery  
15. Lace, Silk and thread

### X. TRANSPORT EQUIPMENT:

1. Bicycles, frame and tricycle parts
2. Motor vehicle parts

12. Bicycles, frame and tricycle parts  
13. Motor vehicle parts

### XI. WOOD AND CORK:

1. Plywood
2. Timber

### ANNEXURE-II (A)

#### HEAVY INDUSTRIES

1. (a) Basic Metal Industries, Ferrous rough Castings, Non-Ferrous.  
(b) Rolling, (i) smelting and refining of metals (ii) tube making
2. Foundries and forges
3. Sheet metal work
4. Washing soap
5. Small scale paper mill
6. Hand tools
7. Ball and roller bearings
8. Photographic materials
9. Shot chilled iron

12. Basic Metal Industries, Ferrous rough Castings, Non-Ferrous.  
13. Rolling, (i) smelting and refining of metals (ii) tube making  
14. Foundries and forges  
15. Sheet metal work  
16. Washing soap  
17. Small scale paper mill  
18. Hand tools  
19. Ball and roller bearings  
20. Photographic materials  
21. Shot chilled iron

10. Tea processing machinery
11. Power station equipment
12. Machine tools
13. Diesel engines
14. A.C., S.R., conductors
15. Fertilizers
16. Mixing plants
17. Particle board, chip boards
18. Iron foundries

#### ANNEXURE-II(B)

#### SPECIAL INDUSTRIES

1. Automobile and coach building, trucks and trailers, earth moving machinery.
2. Air crafts
3. Blast furnaces, steel works and rolling mills
4. Basic metals
5. Borax
6. Cinema slides
7. Cement
8. Large foundries and forges
9. Hydrogenated oils
10. Large textile mills, woolen silk and cotton
11. Large scale agricultural implements
12. Large scale manufacture of Bicycles, Sewing machines and type writers
13. Large scale non-electrical machinery
14. Optical glass and glass sheets
15. Rubber goods
16. Rayon and rayon products
17. Sugar
18. Large scale smelting and refining of metals
19. Structural steel fabrication
20. Ship building
21. Telephone equipment's
22. Tin plates
23. Baby foods
24. Paper mills
25. Chemical industries.

#### ANNEXURE-II (C )

#### NOXIOUS/HAZARDOUS INDUSTRIES

1. Acids, fertilizers and alcoholic chemicals
2. Animal oil and fats
3. Petroleum by-products
4. Carbon black, lamp black
5. Bone meat
6. Coal oven by-products and coal for distribution
7. Dye stuffs and intermediaries
8. Distilleries and breweries

9. Glue and gelatin
10. Leather tanning
11. Industrial gases
12. Large scale manufacturing of insecticides and disinfectants
13. Manufacture of rubber linoleum and reclamation of rubber and industrial rubber goods
14. Manufacture of ammunitions, explosives, fireworks
15. Manufacture of glass
16. Paper, pulp, paper boards, news print
17. Power and industrial alcohol
18. Plastisers and chemical intermediaries
19. Thermal generating stations
20. Timber sawing
21. Wood seasoning and curing.

### ANNEXURE-III

#### **CUSTOMERY HOME OCCUPATIONS AND COTTAGE AND OTHER INDUSTRIES (SUBJECT TO A LIMIT OF 5 EMPLOYEES WITH OR WITHOUT POWER)**

1. Wax Candles
2. Agarbathis
3. Alpins and safety pins
4. Basket Making
5. Bangle making
6. Boot polish
7. Ball pen refill
8. Brooms
9. Bamboo products
10. Coir mat and rope weaving
11. Carpentry
12. Camphor tablets (for temples)
13. Cleaning powder and liquid
14. Cane furniture
15. Coffee grinding
16. Cañom boards and coins
17. Cement jallies
18. Cement water tanks, manhole covers wall rings etc.
19. Date processing
20. Diamond polishing
21. Embroidery and tailoring
22. Envelopes
23. Exercise note books
24. Assembling of electronic units
25. Fibre industries
26. Glass ample packing
27. Gold smithy and gilded metal ornament manufacturing
28. Hosiery and dress making
29. Heating elements
30. Hangers
31. Hand gloves (cotton and leather)

- 32. Khadi (Metal charkas)
- 33. Kum kum, Kajal Tilak etc.,
- 34. Khas khus jatties
- 35. Lime Motor Lime-mixture power driven
- 36. Liquid gum (Bottling only)
- 37. Laundry and dry cleaning
- 38. Manjan and Hair oils
- 39. Miniature bulbs
- 40. Model making
- 41. Mattresses and pillows
- 42. Ophthalmic lenses, frames
- 43. Papad making
- 44. Photo frames
- 45. Packing boxes for sweet etc.,
- 46. Paper bags
- 47. Precious and semi precious stone cutting & and polishing
- 48. Pottery industries
- 49. Pulmugar (Brush making machine etc.)
- 50. Readymade garments
- 51. Radio repairing works
- 52. Reapers, Wooden blocks and boxes for Lighting fitting.
- 53. Repairing and servicing of electrical appliances like air coolers, fridges, washing machines, Mixers, electronic motor and pumpsets etc.
- 54. Shoe and chappal making with finished leather (without including any kind of tanning process)
- 55. Stationery articles like file pads etc.
- 56. Stationery rolls and other items for computers and calculators.
- 57. Shoe tags visiting cards, stove wicks, lamp wicks (flats and rounds)
- 58. Stitching of tarpaulin and postal bags kind bags, school and hand bags.
- 59. Toy making (without using inflammable materials)
- 60. T.V. cabinets.
- 61. Travelling goods ladies bags, air bags cash bags suit cases, brief cases.
- 62. Twine balls, sewing thread reels
- 63. Wooden furniture
- 64. Wooden rulers
- 65. Wet grinding
- 66. Bags made with waste paper
- 67. Xerox and photo copying
- 68. Aerated water
- 69. Book binding and printing press
- 70. Bakeries
- 71. Chewing gum and suparies
- 72. Confectionery bubble gum
- 73. Fruit processing and preservation pickles and fruit crushers.
- 74. Handlooms and power looms (cotton or silk or synthetic fibers)
- 75. Ice candy.
- 76. Ground and processed spices (except chillies)
- 77. Paper/Plate and similar items
- 78. Tooth pate
- 79. Aluminum Furniture

- 80. T.V. antennas
- 81. T.V Games
- 82. Pick Up Cartridges
- 83. T.V. Booster & Amplifiers
- 84. Radio & T.V. Coils
- 85. Inverters & Converters up to 500 V.A
- 86. Regulated Power Supplies up to 0.01% regulation
- 87. Electronic fan Regulators
- 88. Dimmers and two light switches
- 89. Digital clocks
- 90. I.F. Transformers
- 91. Telescopic Arial for Radio Receiving
- 92. Battery eliminators
- 93. Ophthalmic Lenses from blanks
- 94. Bio gas stoves
- 95. Solar cookers
- 96. Portable Coolers

#### ANNEXURE – IV

#### LIST OF POLLUTING INDUSTRIES IN SMALL SCALE SECTOR(WATER AND AIR)

- 1. Cement
- 2. Asbestos and Asbestos products
- 3. Re-factories & Ceramic Products
- 4. Calcium Carbide
- 5. Mining Projects other than minerals
- 6. Lime manufacture
- 7. Dry Coal processing/mineral processing industries like ore sintering/benefaction, pelletization, pulverization etc.,
- 8. Coke making, coal liquefaction and fuel, industries Stone Crushers
- 9. Fermentation and Distillery units
- 10. Basic Drugs and Pharmaceuticals
- 11. Sugar
- 12. Fertilizers (Smaller units) & Micro nutrients
- 13. Dye & Dye Intermediates
- 14. Sulfuric Acid
- 15. Petrochemical Intermediates (such as DMT, Capcalcium LAP etc.,)
- 16. Industrial explosives (including detonating fuse, safety fuse, nitro cellulose, Electric Detonators, gum powder etc.,)
- 17. Hydrocyanic acid and its derivatives
- 18. Alkalies (such as Soda ash, precipitated calcium carbonate, Potassium Hydroxide etc.,)
- 19. Paints, pigments and varnishes
- 20. Resins
- 21. Photographic Chemicals
- 22. Processes involving chlorinated Hydrocarbon
- 23. Pesticides, Insecticides, Fungicide and Herbicides (Technical and Formulation)
- 24. Potassium Permanganate
- 25. Metallic Sodium

26. Manufacturing of Lubricating oils
27. Grinding of Zirconium Oxide
28. Pulp, Paper Board and News Print
29. Tanneries
30. Synthetic Rubber
31. Butyl Rubber Tyres and Tubes
32. Re treading of all types of tyres
33. Iron and Steel Production
34. Extraction and recovery of Zinc/Copper/Aluminum and Lead
35. Metal Castings and Foundries
36. Ferro Alloys
37. Industries involving operations such as pickling, degreasing, nitriding, and phosphating
38. Nickel and Cadmium Batteries
39. Storage batteries (integrated with manufacture of oxides of lead and lead antimony alloy)
40. Incineration plant for hazardous and non-hazardous wastes
41. Electroplating and Galvanizing
42. Welding fluxes and electrodes
43. Manufacture of power driven pumps, compressors, refrigeration units, fire fighting equipment etc., (excluding assembling units)
44. Industrial gases (Nitrogen, Oxygen, Carbondioxide, Hydrogen, Acetylene etc., )
45. Glue and Gelatin
46. Chlorine, Fluorine, Bromine, Iodine and their compounds
47. Glass and Glassware
48. Textiles (excluding handlooms and power-looms upto 50 hp)
49. Textiles, Dyeing and Printing
50. Surgical Cotton and Sanitary Napkins
51. Milk products (Skimmed milk, pasteurized milk condensed milk, milk powder and baby food)
52. Soap and Detergents (except cottage soap and detergent industries)
53. Vanaspathi, Hydrogenated and refined and solvent extracted oils
54. Aqua culture Project more than 5 hectares
55. Slaughtering of animals , rendering of bones and processing
56. Processing of fish and prawn
57. Fruits and Vegetables Processing
58. Cashew Nut industries
59. Tobacco redrying

**A.K. GOYAL,**  
Principal Secretary to Government