GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development (M) Department – Hyderabad Revised Building Rules 2006 – Certain amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G. O. Ms. No. 279 Dated: 01.04.2008
Read the following:

1. G.O. Ms. No. 86 MA&UD Dept Dated 03-03-2006.
2. G.O. Ms. No. 171 MA&UD Dept Dated 19-04-2006.
3. G.O. Ms. No. 623 MA&UD Dept Dated 01-12-2006.
4. G.O. Ms. No. 17 MA&UD Dept Dated 10-01-2007.
5. G.O. Ms. No. 744 MA&UD Dept Dated 04-10-2007.
6. From the Commissioner and Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad Lr. No. 83/TPS/CCP/HO/GHMC/07/152 Dated 17-12-2007.

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ORDER:

In the reference last read above the Commissioner and Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad has suggested amendment to Rule 14 of the Hyderabad Revised Building Rules 2006 for the reasons that i). There has to be correlation between the road affected portion and floor area compensated in order to avoid disparity, ii). In the case of smaller plots, in addition to setback and height relaxation, other relaxations such as allowing cellar floor may also be considered to meet the parking requirements and iii). In case of multi storied buildings the relaxation of setback should be with reference to the extent of land surrendered with minimum setbacks as stipulated in G.O. 4th read above.

Government after careful consideration of the matter issue the following Notification

NOTIFICATION

In exercise of the powers conferred under sub–section (1) of Section 585 of Hyderabad Municipal corporation Act, 1955 and sub-section (2) of Section 58 of Andhra Pradesh Urban Areas (Development) Act,1975, the Governor of Andhra Pradesh hereby issue the following amendment to the G.O. 1st as amended in G. Os 2nd to 5th read above.

AMENDMENT

1. Sub Rule (2) of Rule 14 shall be substituted as follows:

14 (2). "Upon surrendering such affected area and vesting it with the local authority or Urban Development Authority as the case may be, the owner of the site would be entitled to a Transferable Development Right (TDR) as given in Rule 15 below.

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The owner shall be allowed to construct extra floor with an equivalent built up area for the area surrendered subject to mandated public safety requirements.

OR

The owner shall be allowed to avail relaxations as per G. O. Ms No 483 MA&UD Dept dated 24-08-1998, (incentives to owners who surrender land affected in road widening free of cost) subject to the following:

a). The concessions are given in terms of height of the building and setbacks including front setback subject to ensuring a building line of 6 meters in respect of 30 meters wide roads, and 3 meters in respect of roads 18 meters and below 30 meters wide and 2 meters in respect of roads below 18 meters width.

b). The extent of concessions given shall be such that the total built up area after concession shall not exceed the sum of built up area allowed on total area without road widening and built up area equivalent to surrendered area.

c). In case of plots less than 750 sq.meters, in addition to concessions in setbacks and height, the cellar floor may be allowed keeping in view its feasibility on ground.

d). In case of multi storied buildings, the relaxation in setbacks shall be subject the stipulations of G.O. 4th read above.

e). The above concessions shall be considered at the level of Commissioner, Greater Hyderabad Municipal Corporation in respect of cases falling in Greater Hyderabad Municipal Corporation area and at the level of Vice Chairman , Hyderabad Urban Development Authority in respect of cases falling in non Greater Hyderabad Municipal Corporation, area."

A copy of this order is available on the internet and can be accessed at the address "www.aponline.gov.in"

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

S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner and Director, Printing, Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of A.P. dated: 01-04-2008, and furnish 1000 copies to Government)
The Director of Town and Country Planning, A.P. Hyderabad.
The Commissioner and Director of Municipal Administration, A.P. Hyderabad.
The Commissioners of all Municipal Corporations / Municipalities in the State, through Commissioner and Director of Municipal Administration.
The Vice chairman of all Urban Development Authorities in the State.
The Director General Fire Services.
The Chairperson, AP Transco.
The Managing Director, H.M.W.S&S.B, Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
The Commissioner& Inspector General of Registration & Stamps.
The Managing Director, AP Housing Board.

Copy to:
The Special Secretary to Chief Minister.
The P.S. to Minister (M.A).
The P.S. to Principal Secretary to Government (MA&UD Dept)
The P.S. to Secretary to Government (M.A & U.D. Dept)
S.F/S.C.

// **FORWARDED BY ORDER**//

SECTION OFFICER