GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department –Municipal Corporations, Municipalities and Urban Development Authority (UDA) areas except areas covered under Hyderabad Urban Development Authority, Cyderabad Development Authority, Hyderabad Airport Development Authority, Visakhapatnam Urban Development Authority and Vijayawada, Tenali, Mangalagiri Urban Development Authority – Rationalization of Floor Area Ratio (F.AR) and other standards of building requirement – certain amendment – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.738 **Dated the 3rd October 2007.**

Read the following:

1. G.O. Ms. No. 423 M.A & U.D. (M) Department, dated 31-07-1998
2. G.O. Ms. No. 611 M.A. & U.D. (M) Department, dated 26-1999
3. G.O. Ms. No. 23 M.A. & U.D. (M) Department, dated 22-01-2003.
4. G.O. Ms. No. 206 M.A. & U.D. (M) Department, dated 22-04-2003.
5. G.O. Ms. No. 86 MA&UD. (M) Department, dated 3-3-06
6. G.O. Ms. No. 670 MA&UD. (M) Department, Dated: 06 – 09 -2007

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ORDER :

In order to ensure that the buildings are constructed as per the approved plan and for effective enforcement of the building Regulations, the Government herby make the following amendment to the GO first read above, as amended in GOs second to fourth and last read above :

AMENDMENT

After Regulation 24, the following Regulation shall be added:

25. a) The owner and builder /developer shall give an Affidavit duly notarized to the effect that in case of any violation from the sanctioned building plan , the Enforcement Authority (the Commissioner of the Municipality/Corporation or Vice Chairman of Urban Development Authority as the case may be), can summarily demolish the violated portion . In respect of apartment buildings, the owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations.

b) Before the release of the building sanction by the sanctioning authority (the Commissioner of the Municipality/ Corporation or Vice Chairman of Urban Development Authority as the case may be), the owner of the plot/site is required to produce the original sale deed registered under the provisions of the Indian Registration Act, 1908 for the perusal of the sanctioning authority, and cross verification with the attested copy submitted with the building application.

c) The owner is required to hand over the ground floor area or first floor or second floor area, as the case may be or 10% of the total built up area, which ever is less to the sanctioning authority by way of Notarized Affidavit and after the setbacks and open spaces are demarcated on the site. The Notarized Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released and the owner shall be allowed to commence the construction.

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However, in respect of gated development schemes like row houses /independent houses/cluster housing/residential enclaves, 5% of the units shall be handed over to the sanctioning authority.

All the buildings in plot size of upto 300 sq,metres with height up to 6 mtrs and industrial buildings are exempted from the above condition.

The system of taking a Security Deposit is dispensed with.

i). The sale or disposal of such built up area under the said Notarized Affidavit by way of sale , lease and registration of such buildings shall be allowed by the Registration Authority only after Occupancy Certificate is obtained from the sanctioning authority

ii). In case of any violation by way of construction onto the setbacks or open space or area to be left for any road widening, such violations shall be removed by the owner within one week of issue of Notice by the Enforcement Authority.

iii). Upon failure to comply with the above direction, the Commissioner of the Municipality/Corporation or Vice Chairman of Urban Development Authority as the case may be, may dispose the handed over portion of the building by public auction duly removing the violated portion.

A copy of the order is available on the Internet and can be accessed at the address http://apts.gov.in/apgos.

(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 G.O., in the A.P. Gazette 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, A.P. Hyderabad.
The Vice chairman of all Urban Development Authorities in the State
All Departments of Secretariat
All Heads of Department.
The Director General Fire Services.
The Chairperson and managing Director, 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.
The District Collectors of all Districts.
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.