

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Hyderabad Revised Building Rules 2006 – certain Amendments – Notification – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.744

Date: 4th October 2007.

Read the following :

1. GOMs No.601 MA&UD(M) Dept Dated 05-11-1988
2. GOMs No.423 MA&UD(M) Dept Dated 31-07-1998
3. GOMs No.86 MA&UD(M) Dept Dated 03-03-2006
4. From the C/MCH Lr.No. 355/TPS/HO/MCH/2006 Dated 17-3-2006.
5. GOMs No.171 MA&UD(M) Dept Dated 19-04-2006
6. From the C/MCH Lr.No. 355/TPS/HO/MCH/2006 Dated 19-05-2006.
7. GOMs No.623 MA&UD(M) Dept Dated 01-12-2006
8. GOMs No. 17 MA&UD(M) Dept Dated 10-01-2007

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ORDER :

In the Government Orders 1st and 2nd read above, Government have issued Special Regulations to maintain special characteristics of Banjara Hills and Jubilee Hills areas in Hyderabad city, restricting the maximum height for residential building to 10 meters with an Floor Space Index (FSI) of 1.00 and in case of commercial buildings, the maximum height to 15 meters with an FSI of 1.5. In the references 3rd read above, while issuing Hyderabad Revised Building rules 2006, it was stipulated in Rule 5(g) that in case of Banjara Hills and Jubilee Hills areas, the building restrictions imposed in Government Orders 1st and 2nd read above would be applicable

In the references 4th and 6th read above, the Commissioner of erstwhile Municipal Corporation of Hyderabad (MCH) stated that the property owners of Banjara Hills and Jubilee Hills areas are not in a position to utilize the additional built up area permitted as concession in lieu of surrendering of land for road widening, due to height restrictions. The Commissioner of erstwhile Municipal Corporation of Hyderabad has requested that additional heights may be permitted on the Road No.2 and 3 Banjara Hills and Road No. 36, Jubilee Hills, in cases where owners have surrendered land free of cost in road widening.

In view of the circumstances reported by the Commissioner of the erstwhile Municipal Corporation of Hyderabad and after careful consideration of the matter, Government hereby issue the following Notification duly amending the provisions of the Government Order 3rd read above. The same shall be published in AP Extraordinary Gazettee Dated 05-10-07

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 amendments to the Government Order 3rd read above.

Amendments.

I. For sub rule (g) of Rule 5 of G.O.Ms..No. 86 MA&UD Dept Dated 03-03-2006, the following shall be substituted, namely :

“ (g). (i) In case of Banjara Hills and Jubilee Hills area covered by Block 1 & 2 , and part of Block No3. of ward No.8 of erstwhile Municipal Corporation of Hyderabad and present Greater Hyderabad Municipal Corporation area, except the plots abutting Road Nos.1,2 and 3 of Banjara Hills and Road No.36 of Jubilee Hills, the building restrictions imposed vide G.O.Ms.No.601 M.A dated 05-11-1988 read with

G.O.Ms.No. 423 M.A dated 31-07-1998 shall be applicable. The setbacks and parking requirements shall be as per these Rules in such areas.

(g) (ii) In case of plots abutting Road No.1, 2 and 3 of Banjara Hills and Road No.36 of Jubilee Hills the building height shall be limited to 30 meters, and shall be subject to the stipulations of G.O.MS. No.17 MA&UD Department Dated 01-12-2006, and also subject to obtaining all other applicable statutory clearances. Further the above height relaxations are allowed only on the plots where land owners have surrendered their land in the past or will surrender their land free of cost to Municipal Corporation for ongoing road widening.”

II. For item A)3 of Annexure II to Government Order 3rd read above, regarding ‘List of areas prohibited for High Rise Buildings’ the following shall be substituted namely :

3. “ Banjara Hills – Jubilee Hills Area -Ward No. 8 Block 1,2 and 3 (part), except plots abutting to Road No.1,2 and 3 of Banjara Hills and Road No.36 of Jubilee Hills.”

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

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad.

(With a request to publish in the Extraordinary Gazette of A.P.Dated: 05- 10 -2007 and furnish 1000 copies to Government, and also place copies on sale.)

The Commissioner and Special Officer, Greater Hyderabad Municipal Corporation
Vice Chairman of HUDA, HADA/CDA/BPPA

The Airport Authority of India, Hyderabad Airport, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

All Departments of Secretariat

All Heads of Departments

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

The Managing Director, H.M.W.S.& S.B., Hyderabad.

The Managing Director, A.P.I.I.C., Hyderabad.

The Commissioner & I.G.Registration & Stamps, Hyderabad.

Copy to:

The Special Secretary to Hon`ble Chief Minister.

The P.S. to M (MA & UD).

The P.S. to Principal Secretary to Govt., MA & UD Dept.

SF/SC

// FORWARDED BY ORDER //

SECTION OFFICER