



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

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. 4<sup>th</sup> read above.

*D/R*

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. 1<sup>st</sup> as amended in G.Os 2<sup>nd</sup> to 5<sup>th</sup> 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.

OR

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:

*DA (L.R.)*  
*μ credits to all*  
*10/7/08*  
*all in*  
*Street up to 10 ft*  
*level of 100 ft*  
*4/2008*

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. 4<sup>th</sup> 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](http://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//

*S. P. Singh*

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH  
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT



Memo No.5123/M1/2009

Dated:08.04.2009

Sub:- Incentives to Owners who surrender land  
Affected in road Widening free of cost -  
Certain instructions - Issued - Regarding.

Ref:- 1.G.O.Ms.No.86, MA, Dated: 03.03.2006  
2.G.O.Ms.No.279, MA, Dated: 01.04.2008

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The attention of the Commissioners of all Municipalities /Municipal Corporations, and Vice-Chairmen of all Urban Development Authorities is invited to the references cited, wherein Government have issued orders in respect of Road Widening cases to the Rule 14 (2) (b) of G.O. 2<sup>nd</sup> cited is as follows:

"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 equipment to surrendered area"

2. It is brought to the notice of the Government that, the above rule in respect of road widening cases is not being interpreted properly.

3. Government after careful examination of the matter and in order to extend the concession in an appropriate way, hereby issue the following instructions for strict compliance in respect of Building Approvals on Road Widening cases:

"The built up area allowed on total area without road widening shall be calculated / arrived at, based on actual number of floors applied by the applicant and not on notional / eligible number of floors."

For Example: The total plot area is 3000 sq. meters and out of which 300 sq. meters of land is affected by road widening and the applicant has proposed to construct stilt + 10 floors. The concession in setback may be given such that total built up area after concession shall not exceed built up area allowed on 3000 sq. meters of plot with stilt + 10 floors height plus 300 sq. meters built up area.

4. All the Commissioners of Municipal Corporations, Municipalities and Vice-Chairmen of Urban Development Authorities are instructed to take necessary action accordingly.

DR. C.V.S.K. SARMA  
PRINCIPAL SECRETARY TO GOVERNMENT.

To  
The Director of Town and Country Planning, A.P. Hyderabad.  
The Commissioner and Director of Municipal Administration, A.P. Hyderabad.  
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad  
The Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad

*DR. C.V.S.K. SARMA*  
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