

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department - The Andhra Pradesh Building Rules, 2017 –Amendments - Notification - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 401

Dated: 15-11-2017

Read the following:-

- 1.G.O.Ms.No.119, M.A & U.D (H) Department, dated: 28-03-2017.
- 2.From the Director of Town and Country Planning, A.P., Guntur, Lr.Rc.No.3290/2016/P, Dt:12.07.2017.

ORDER:

Government in the G.O 1st read above, have issued the Andhra Pradesh Building Rules, 2017 duly revising Andhra Pradesh Building Rules 2012 along with certain amendments to the Transferable Development Rights (TDR) Policy prevailing in the State based on the Model Building Bye-Laws 2016 of Government of India.

2. In the letter 2nd read above, the Director of Town and Country Planning, A.P., Guntur has proposed certain amendments to the said rules for rectifying the typographical mistakes in order to cover all Model Building Bye-Laws, 2016 of Government of India.

3. Government after careful examination of the matter hereby decided to amend the Andhra Pradesh Building Rules, 2017 issued vide G.O 1st read above.

4. A copy of this Order is available on the Internet and can be accessed at the address <http://goir.ap.gov.in/>

5. Accordingly the following notification will be published in an Extra-ordinary issue of the Andhra Pradesh Gazette dated:15.11.2017.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Vijayawada for Publication of the Notification in the Gazette and furnish 1000 copies.

The Director of Municipal Administration, A.P., Guntur.

The Director of Town and Country Planning, A.P., Guntur.

The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P.

All Municipal Commissioners in the State through the Director of Municipal Administration, A.P.

The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

All Vice Chairmen of Urban Development Authorities in the State.

The Chairman & Managing Director, APTRANSCO, Vijayawada.

The Commissioner & Inspector General of Registration & Stamps, Govt. of A.P.

Copy to:

The Law (A) Department, (2 copies),

The Revenue (R&S) Department,

The Energy Department,

The Law (I) Department

SF/SC.

//Forwarded :: By Order//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, section 2 of the Andhra Pradesh Capital Region Development Authority Act, 2015 and section 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government of Andhra Pradesh, hereby make the following amendments to the Andhra Pradesh Building Rules, 2017 issued in G.O.Ms. No.119, MA&UD (H) Department, dated 28.03.2017:

AMENDMENTS

In the said Rules:-

I. (1) in rule 2, for sub-rule (87) the following shall be substituted, namely,-

“(87) **Group Development Scheme** is reckoned as development of Buildings for any use in a Campus or Site of 4000sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks, Commercial, Institutional, Industrial buildings or High-Rise buildings or mix or combination of the above”

(2) for sub-rule (119), the following shall be substituted namely, -

“(119) **Occupancy Certificate** means the Certificate issued by the sanctioning authority permitting occupation of any building which is in conformity with applicable building rules.”

II. In rule 3,-

(1) in sub-rule (22), in clause (c), in sub-clause (iii),-

(a) for item (1) the following item shall be substituted, namely,-

“(1) The concerned Regional Deputy Director of Town & Country Planning **along with concerned Sanctioning Authority** shall undertake post verification of building permissions which are having site area of above 300sq.m and up to 1000sq.m where the proposed activity is permissible in normal course as per Master Plan and Zoning Regulations.”

(b) for item (2) the following item shall be substituted, namely,-

“(2)The Director of Town & Country Planning or his representative **along with concerned Sanctioning Authority** shall undertake post verification of building permissions which are having the site area above 1000sq.m where the proposed activity is permissible in normal course as per Master Plan and Zoning Regulations.”

(2)After sub clause (iii), the following sub clause shall be added, namely,-

“(iv) Post verification of High rise buildings:

(1) APCRDA/MRDA/UDA/IALA Areas:

*Post Verification of High Rise Building permissions in Urban Local Bodies and Gram Panchayats falling in **APCRDA/MRDA/UDA/IALA** shall be done by the Multi-storeyed Building Committee constituted by the Commissioner, APCRDA / Vice-Chairman, UDA / Managing Director, APIIC with D.T&C.P as one of the members.*

(2) Areas not covered under APCRDA/MRDA/UDA/IALA Areas:

Post Verification of High Rise Building permissions shall be done by the Multi-storeyed Building Committee consists of Municipal Commissioner of concerned ULB, Engineering Section Head, Town Planning Section Head (Convener) with D.T&C.P as one of the members."

(3) in sub-rule (23), after clause (b), the following clause shall be added namely,-

"(c) The following committee shall scrutinize High Rise Building applications in Gram Panchayats covered in sanctioned Master Plan Area / General Town Planning Schemes notified under the Andhra Pradesh Town Planning Act, 1920 not falling in APCRDA / MRDA / UDA.

- (i) Regional Deputy Director of Town Planning (RDDTP) - Member / Convener
- (ii) Superintendent Engineer Panchayat Raj Dept. - Member
- (iii) Panchayat Secretary of concerned Gram Panchayats - Convener

The Panchayat Secretary shall submit the proposal through the concerned Regional Deputy Director of Town Planning (RDDTP) to place before the committee and the committee shall give the recommendations to the Director of Town & Country Planning."

(4) in sub-rule (33) in clause(b), to sub clause(i), the following note shall be added namely,-

"Note-The total height of the building may vary to a maximum of 1m with no change in the permitted number of floors subject to compliance of fire service norms".

III. in rule 6,-

(1) in sub rule (14), in Table-8 in column(c) against Sl.No.2 for the figures "1.25" the figures "1.20" shall be substituted.

(2) in sub rule (15) for Table-9, the following Table shall be substituted namely,-

"TABLE – 9

Minimum Width Provisions for Passageway/Corridors

S. No.	Type of Building	Minimum width (m)
(A)	(B)	(C)
(1)	Individual Residential buildings	1.00
(2)	Other Residential buildings, e.g. Hostels, Group Housing etc.	2.00
(3)	All Other Buildings including Hotels	2.00
(4)	Assembly Buildings like Auditoria, Theatres and Cinemas	3.00
(5)	Hospital, Nursing Homes, etc.	2.40

(6)	Ramps- for applicability in all other building types refer CHAPTER-IX-2 [PROVISIONS FOR DIFFERENTLY ABLED, ELDERLY & CHILDREN]	Ramps & Gradients
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(3) in sub rule (17), in clause (a), in sub-clause(iii), the words "and terrace" shall be omitted.

(4) in sub rule (22), in clause (b), in sub-clause (iii), in item(1) for the expression "1.5 m", the expression "2.10 m" shall be substituted.

IV. in rule 16, in sub rule(4),

(1)to clause (a), the following note shall be added, namely,-

"Note:- The total height of the building may vary to a maximum of 1 m with no change in the permitted number of floors subject to compliance of fire service norms".

(2)After clause (g), the following clause shall be added namely,-

"(h) Usage of the building".

V. in rule 52, for Table 13, the following Table shall be substituted namely,-

**"TABLE – 13
Category wise Minimum Size of Plots**

S. No.	Category	Minimum Plot Size (Sq. m)
(A)	(B)	(C)
(1)	Cinema Theatre / Convention Center/Game Center/ Kalyana Mandapam / Marriage hall / Social clubs and amenities	2000
(2)	Educational Institution	
(a)	High School / Residential School	6000
(b)	Junior college	4000
(c)	Degree College	6000
(d)	Technical Educational Institution	10000
(3)	Group Development Scheme	4000
(4)	LPG Storages	500
(5)	Multiplex Complex	3000
(6)	Multi storey Car Parking	1000
(7)	Nursing homes	300

(8)	Petrol pumps/Filling Stations	500
(9)	Row Type Housing / Row Type Shopping Precincts /Cluster Housing	1000
(10)	'U' Type Commercial Building	2000
(11)	Others	As per required standards/as prescribed by the Competent Authority

VI. in rule 53, in sub- rule (1) in Table 14

(1) for entry No. (xiii) in B2 category in columns (2) and (3) respectively, the following shall be substituted, namely,-

“(xiii) (a) smaller Restaurants (without lodging) in site area below 200 sq.m – 9.00 m.

(b) restaurants coming up in plot sizes 200 sq.m and above – 12.00 m.”

(2) against category (xiv) and (xv) in column (3), the figure “12” shall be inserted.

VII. in rule 54 in sub- rule (4) to Table 16, the following note shall be inserted at the end, namely,-

“Note: As per Model Building Byelaws of Government of India, prior Environmental clearance shall be insisted for built up space of 1,50,000 sq.m and above and township development projects in 50 ha and above. The environmental aspects to be complied in 3 categories of built up spaces below 1,50,000 sq.m as classified in rule 165 in Chapter XI-3.”

VIII. in rule 57 in sub -rule (6), -

(1) for clause (h), the following clause shall be substituted, namely,-

“(h) In case of plots 300 – 750 sq.m it is permitted to transfer up to 1m of setback from any one side to other sides without exceeding overall permissible plinth area **subject to maintaining minimum 1.50 m setback for the buildings of height exceeding 10.00 m.** The transfer of setback from front setback is not allowed.”

(2) for clause (i), the following clause shall be substituted, namely,-

“(i) In case of plots above 750 sq.m, it is permitted to transfer up to 2m of setback from any one side to other sides without exceeding overall permissible plinth area, subject to maintaining of a minimum 2.5m setback. The transfer of setback from front setback is not allowed.”

IX. in rule 70 in sub- rule (2), for clause (c) the following clause shall be substituted, namely, -

“(c) At Upper floors: Increase of 1.00 mt. all round open space or more, for every 5 upper floors or 15 m height or part thereof, over and above the ground level open space of minimum 9m.”

X. in rule 139,-

(1) for sub-rule (3) the following shall be substituted, namely,-

“(3) Green buildings must be environmentally responsible from siting and designing to construction, maintenance, renovation and demolition.”

(2) sub-rule (4) to (8) shall be omitted.

(3) sub-rule (9), (10), (11) and (12) shall be renumbered as (4), (5), (6) and (7) respectively.

(4) for existing sub-rule (6) as renumbered, the followings shall be substituted namely,-

“(6) Construction costs: On average, estimates show a gold certified building in India costs between 1 to 2 percent more to build, while platinum costs 3 to 5 percent more and for silver & certified level, there is no incremental cost.”

XI. in rule 140, in sub-rule (3), for the Table 34, the following table shall be substituted, namely,-

“TABLE – 34

Applicability and Provisions for various plot sizes (all use premises) for Green Building Components

Plot Category	Sub-Category	Applicable plot area (Sq. m.)	Provisions for Residential	Provisions for Non-Residential
(A)	(B)	(C)	(D)	(E)
		Above 200	RWHS	RWHS
II	A	300 to 500	<p>(1) Water Conservation and Management (a) Rain Water Harvesting (by Recharge)</p> <p>(2) Solar Energy Utilization (a) Installation of Solar Assisted Water Heating Systems (Optional)</p> <p>(3) Waste Management (a) Segregation of Waste</p>	<p>(1) Water Conservation and Management (a) Rain Water Harvesting (by Recharge)</p> <p>(2) Solar Energy Utilization (a) Installation of Solar Assisted Water Heating Systems</p> <p>(3) Waste Management (a) Segregation of Waste</p>

	B	500 to 1000	<p>(1)Water Conservation and Management (a) Rain Water Harvesting (by Recharge) (d) Reduction of Hardscape (c) Low water consumption plumbing fixtures</p> <p>(2)Solar Energy Utilization (a) Installation of Solar Assisted Water Heating Systems (optional)</p> <p>(3)Waste Management (a) Segregation of Waste</p>	<p>(1)Water Conservation and Management (a) Rain Water Harvesting (by Recharge) (d) Reduction of Hardscape (c) Low water consumption plumbing fixtures</p> <p>(2)Solar Energy Utilization (a) Installation of Solar Photovoltaic Panels (b) Installation of Solar Assisted Water Heating Systems</p> <p>(3)Waste Management (a) Segregation of Waste</p>
	C	1000 to 3000	<p>(1) Water Conservation and Management (a) Rain Water Harvesting (by Recharge) (b) Waste Water Recycle and Reuse (c) Low Water Consumption Plumbing Fixtures (d) Reduction of Hardscape</p> <p>(2)Solar Energy Utilization (a) Installation of Solar Photovoltaic Panels (optional) (b) Installation of Solar Assisted Water Heating Systems</p> <p>(3) Energy Efficiency (a) Energy Efficiency in HVAC systems (b) Lighting of common areas by Solar Energy/LED devices</p> <p>(4) Waste Management (a) Segregation of Waste</p>	<p>(1)Water Conservation and Management (a) Rain Water Harvesting (by Recharge) (b) Waste Water Recycle and Reuse (c) Low Water Consumption Plumbing Fixtures (d) Reduction of Hardscape</p> <p>(2)Solar Energy Utilization (a) Installation of Solar Photovoltaic Panels (b) Installation of Solar Assisted Water Heating Systems</p> <p>(3) Energy Efficiency (a) Energy Efficiency in HVAC systems (b) Lighting of common areas by Solar Energy/LED devices</p>

				(4)Waste Management (a) Segregation of Waste
III	A	Above 3000	<p>(1)Water Conservation and Management (a) Rain Water Harvesting (by Recharge) (b) Low Water Consumption Plumbing Fixtures (c) Waste Water Recycle and Reuse (d) Reduction of Hardscape</p> <p>(2) Solar Energy Utilization (a) Installation of Solar Photovoltaic Panels (b) Installation of Solar Assisted Water Heating Systems</p> <p>(3) Energy Efficiency (a) Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances) (b) Energy Efficiency in HVAC systems (c) Lighting of common areas by Solar Energy/LED devices</p> <p>(4) Waste Management (a) Segregation of Waste (b) Organic Waste Management</p>	<p>(1)Water Conservation and Management (a) Rain Water Harvesting (by Recharge) (b) Low Water Consumption Plumbing Fixtures (c) Waste Water Recycle and Reuse (d) Reduction of Hardscape</p> <p>(2) Solar Energy Utilization (a) Installation of Solar Photovoltaic Panels (b) Installation of Solar Assisted Water Heating Systems</p> <p>(3) Energy Efficiency (a) Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances) (b) Energy Efficiency in HVAC systems (c) Lighting of common areas by Solar Energy/LED devices</p> <p>(4)Waste Management (a) Segregation of Waste (b) Organic Waste Management.</p>

XII. for rule 145, the following rule shall be substituted, namely,-

"145. Incentives for the Green Buildings:

The following incentives may be given by the Local Body to those buildings which follow the guidelines issued in the "Andhra Pradesh Energy Conservation Building Code (APECBC)" issued in G. O. Ms. No. 30 Dated: 28.01.2014 and obtaining the ratings from the IGBC (Indian Green Building Council) or LEED India or TERI or GRIHA as stated above in these Rules.

(1) 20% Reduction on Permit Fees.

(2) Development Charges shall be paid in four equal instalments before the Completion Period of the construction as given in the Building Permit Order. The applicant shall submit the post dated cheques before release of the Building.

(3) If the property is sold within three years, one-time reduction of 20% on Duty on Transfer of Property (Surcharge on Stamp Duty) on the submission of Occupancy Certificate issued by the Local Authority."

XIII. for sub-rule (3) of rule 146, the following sub-rule shall be substituted, namely,-

"(3) The applicant shall submit an undertaking that he will provide all the requirements as stipulated and shall obtain and enclose a certificate from the IGBC (Indian Green Building Council) or LEED India or TERI or GRIHA which shall certify that the building plans submitted are eligible to be considered under green buildings category."

XIV. in rule 152 in the marginal heading and in sub-rule(1), for the expression "300 Sq.m", the expression "200 Sq.m" shall be substituted.

XV. for rule 154 the following shall be substituted, namely,-

"154. Provision of Rain Water Harvesting Structures is mandatory to issue Occupancy Certificate."

XVI. in rule 160,

(1) sub-rule (1) shall be omitted.

(2) the existing sub-rule (2) and (3) shall be renumbered as (1) and (2) respectively.

XVII. for rule 162, the following shall be substituted, namely,-

"162. Provisions of Solar Systems is mandatory to issue Occupancy Certificates."

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER