

విషయము నెం : 243

రి.క.నెం. 537/76-జి3.

విషయము :- నగరాభివృద్ధి సంస్థ - విశాఖపట్టణం - డెవలప్ మెంటు కంపెనీలు రెగ్యులేషన్లు - కొన్ని మార్పులు - కోరడమొనరించి.

సూచిక :- 1) ప్రభుత్వం వారి ఉత్తర్వులు నెం. 75, ఎం.ఎం., తే/06-02-1992.

2) ప్రభుత్వం వారి ఉత్తర్వులు నెం. 76, ఎం.ఎం., తే/06-02-1992.

ఎడెండా నోటు :

ప్రభుత్వం వారు ఉత్తర్వులు నెం. 75, ఎం.ఎం., తే/06-02-1990 దీనిన ఎఫ్.ఎస్.ఐ. నిబంధనలకు నిరబద్ధులై, గుహా నిరాశామనకు సంబంధించిన రోడ్డు విస్తీర్ణము, ప్లాట్ల నెంబరుకు అనుగుణముగా మార్పులు చేసి యున్నారు. సంబంధిత ప్రభుత్వ ఉత్తర్వులు నెం. 75, ఎం.ఎం., తే/06-02-1992 దీని జత చేయడమొనరించి ఫ్లెనెకుర్-1) .

ప్రభుత్వం వారు ఉత్తర్వులు నెం. 76, ఎం.ఎం., తే/06-02-1990 దీనిన నెట్ బాకు, ప్లాట్ల కవరేజి, మొదలగునవి నిబంధనల మేరకు ఆదేశములు జారీ చేసి యున్నారు. యిందుకు సంబంధించిన ఉత్తర్వులను జత చేయడమొనరించి ఫ్లెనెకుర్-11) .

వెన తెలివిన ఉత్తర్వులలో, నగరాభివృద్ధి సంస్థ ఉపాధ్యక్షుల వారిని తగు చరణు జొసేగు రెగ్యులేషన్ల ప్రకారం, దీనిని గు రూలును మార్చుమని కోరి యున్నారు .

వెన చెప్పిన విధముగా, ప్రభుత్వం వారి ఉత్తర్వులు నెం. 75, ఎం.ఎం., తే/06-02-1992 దీని మరియు నెం. 76, ఎం.ఎం., తే/06-02-1992 దీనిన నగరాభివృద్ధి సంస్థలో ఆమలు చేయడము జరిగినది. మరియు నగరపాలక సంస్థ కమిషనరు వారికి కూడ వెన తెలివిన రెగ్యులేషన్లను తెలియ పరుడమొనరించి.

కావున సరరు విషయము నగరాభివృద్ధి సంస్థ ఖరారు సిమిత్రు కోరడమొనరించి .

GOVERNMENT OF ANDHRA PRADESH

Annexure I 45

ABSTRACT

Buildings - Municipalities/Municipal Corporations/Urban Development Authorities - Revision of F.S.I. - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

G.O.Ms.No.75 M.A.

Dated:6.2.92

Read the following:-

1. G.O.Ms.No.58 M.A., dated 28.5.1987.
2. G.O.Ms.No.234 M.A., dated 6.5.1989.
3. G.O.Ms.No.1180 M.A., dated 17.9.1991.

O R D E R:

The Government in the G.O.1st read above have issued orders fixing F.S.I. standards uniformly for each type of use of the buildings irrespective of road widths and plots sizes.

2. In the G.O.2nd read above the Government tentatively enhanced the F.S.I. from 1:1.5 to 1:2.00 and 1:2.5 in respect of residential and commercial buildings respectively in selected areas. However, these orders are kept in abeyance in the G.O. 3rd read above.

3. In order to have a rational and scientific approach of regulating the densities with reference to the existing state of development on one side and the available facilities on the other to minimise the mis-match between the Urban construction and infrastructure requirements, the Government reviewed the matter.

4. After careful examination, the Government decided to revise the present F.S.I. standards. Accordingly in supersession of the orders issued in the G.Os read above the following orders are issued.

5. The areas under the jurisdiction of HUDA (excluding the area covered by G.O.No.601 M.A., dated 5.11.1988), Vijayawada Guntur Tenali Urban Development Authority and Visakhapatnam Urban Development Authority are broadly classified into the following three categories.

- a) Intensely populated/developed areas.
- b) Central administration areas, and
- c) Other areas

The list of the localities with boundaries under each of the above categories are furnished in the Annexure-I. The boundaries of the localities in HUDA area will be fixed separately.

Note: 1) Where two sides of the same road are included in different areas, namely (A&C) areas, the classification of the areas on other side of the road shall also be treated as intensely population area upto 30 M depth.

2) Where two sides of the same road area, included in different areas (A&B) areas, the side of the B areas shall also be treated as intensely populated area upto 30M depth.

3) Where two sides of the same road are included in different areas B & C areas, the side of the C areas shall also be treated as B areas, (Central Administrative Area), upto 30 M depth.

- 4) In areas (covered by the above three categories) where Multi-storeyed Buildings are permissible, and the developer opts for such type of development, then the provisions of Multi-storeyed Building Regulations, 1981 shall be attracted for such developments.

c. The following are the maximum standard of F.S.I. fixed:

HYDERABAD URBAN DEVELOPMENT AUTHORITY AND VIJAYAWADA
GUNTUR TENALI URBAN DEVELOPMENT AUTHORITY AREAS

For residential commercial public and semi-public and other Non-Industrial buildings and occupancies.

Max. permissible F.S.I. for different plot sizes (In Sq.mts.)	Intensely populated/ developed areas		Central Admn. Areas (Abutting the road width)		Other areas		
	Below 18Mts.	18 Mts & above	Below 18Mts	18Mts & above	Below 9mts.	9Mts to 18Mts	18Mts. and above
	Below 250 Max.FSI	1.00	1.25	1.00	1.25	1.25	1.25
250 to below 500 FSI	1.00	1.25	1.25	1.50	1.25	1.25	1.50
500 to below 750 "	1.25	1.50	1.25	1.50	1.25	1.50	1.75
750 to below 1000"	1.25	1.50	1.25	1.50	1.25	1.50	1.75
1000 & above "	1.25	1.50	1.25	1.50	1.25	1.50	1.75

For Industrial Buildings

Sl.No.	Requirement	Size of plot Sq.Metres	
		Upto 5000	Above 5000
1.	Maximum permissible F.S.I.	1.00	0.50

For Flatted Guild Factories

Maximum permissible F.S.I: 4.50

Orders regarding plot coverage, set backs etc.,

Will be issued separately.

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY AREAS

For Residential, commercial, Public and Semi-public and other Non-Industrial buildings and occupancies.

Maximum permissible FSI for different plot sizes (in Sq.mtrs.)	Intensely populated areas		Sea front areas where building construction is permitted	Other areas		
	Abutting road width			Abutting road width		
	Below 18Mts	18Mts & above		Below 9Mts	9Mts to 18Mts. below 18Mts.	18Mts. and above
Below 250 max.FSI	1.00	1.25	1.50	1.25	1.25	1.50
250 to below 500"	1.00	1.25	1.50	1.25	1.25	1.50

	1.25	1.50	1.50	1.25	1.50	1.75
500 to below 750 FSI	1.25	1.50	1.50	1.25	1.50	1.75
750 to below 1000 "	1.25	1.50	1.50	1.25	1.50	1.75
1000 and above "	1.25	1.50	1.50	1.25	1.50	1.75

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For Industrial Buildings

Requirements	Size of plot in Sq.metres.	
	Upto 5000	Above 5000
F.S.I.	1.00	0.50

For Flatted Guild Factories:

Maximum permissible F.S.I. 1.50

In the case of high pollution areas near industrial belt and port areas the maximum F.S.I. is 1.00.

7. The above tables shall not apply to flats/apartments which come under the purview of Group Housing Schemes for which separate provisions are prescribed in Annexure-II.
8. The following areas of services are excluded from F.S.I. computation:
 - a) Area under cellar or stilt used for open parking purpose;
 - b) Stair case block;
 - c) Lift Block;
 - d) Services like ducts, water tank machine room etc.,
 - e) Balconies.
9. The coverage of the cellar or basement shall not exceed the permissible ground coverage (plinth area).
10. For specially developed infrastructure areas like inner ring roads of 150' width and National Highway FSI upto 2.00 is permissible.
11. For the purpose of F.S.I. calculations, the plinth area of all floors of the building shall be taken into account.
12. Construction in plots of more than 1000 Sq.mtrs. plinth area will attract the provisions of Group Development Schemes.
13. The road widths in this table shall relate to width of road existing on the date of permission and not the proposed widths.
14. The above FSI figures shall be restricted to 75% of the permissible FSI on sites at junctions upto a length of five times the width of the road abutting a given site.
15. Stilt floor parking on ground floor is allowed and the maximum height in respect of non-multistoreyed buildings with stilt is allowed upto 17.5 metres including the stilt height of 2.5 metres. Thus buildings upto 17.5 metres in height now stand excluded from the application of Multi-storeyed Building Regulations. In the case of multi-storeyed buildings the stilt parking at ground floor is allowed and the height of the multi-storeyed buildings with stilt parking is allowed upto 27.5 metres including the stilt height of 2.5 metres. In other words, permissible maximum height of a building under M.S.B.R. is raised to 27.5 metres.

: 4 :

16. Sanction of building permits for commercial, non-residential and multi-storeyed Buildings is valid subject to mandatory inspections at foundation stage, plinth level and at first floor level. This position should be made clear by the competent authority while according sanctions.
17. In respect of the areas other than the areas falling in Hyderabad Urban Development Authority, Vijayawada Guntur Tenali Urban Development Authority and Visakhapatnam Urban Development Authority Areas, the existing pattern of F.S.I. which is as follows shall continue.

Land use	FSI in the areas with a population of less than 2 lakhs within the Mpl. limits and vicinity areas.	FSI in the areas with a population of 2 lakhs & above within Municipal limits.	Outside the Municipal limits.
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1. Residential & Commercial.	1.25	1.50	1.25
2. Service industries	1.00	1.00	0.75
3. General, special industries, Godown & ware houses.	0.75	0.75	0.50
4. Educational buildings	1.00	1.25	1.00
5. Institutional buildings, cinema theatres, Assembly halls and Kalyana mandapams.	0.50	1.00	0.75

18. The concerned competent authorities are requested to take immediate necessary action to amend the relevant Zoning Regulations/ Bye laws etc., suitably.

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

T.R. PRASAD
PRINCIPAL SECRETARY TO GOVERNMENT

to
The Vice-Chairman, Hyderabad Urban Dev. Authority/
VGT Urban Dev. Authority/Visakhapatnam Urban Dev. Authority/
Kakatiya Urban Dev. Authority, Tirupathi Urban Dev. Authority
The Commissioner, Mpl. Corporation of Hyderabad.
The Commissioner, Visakhapatnam Mpl. Corporation/Vijayawa Municipal Corporation.
The Director of Town & Country Planning Hyderabad.
The Commissioner & Director of Mpl. Administration, Hyderabad.
The Commissioners of all Municipalities.
Copy to P.S. to M(M.A.)
Copy to P.S. to Prl. Secy., M.A. & U.D. Department
SF/SC

// Forwarded by order//

Sd/- xx xx xx
Section Officer

// True Copy //

ADMINISTRATIVE OFFICER

20/11/92
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ANNEXURE-1

HYDERABAD URBAN DEVELOPMENT AUTHORITY (H.U.D.A.)

<u>Intensely populated/ developed Areas</u>	<u>Central Administration Areas</u>	<u>Other Areas</u>
1. Charminar, Dhrushife, Falaknuma, Saidabad, Mallepally, Sabzi mandi, Dhoolpet, Lakdikapul, Nampalli, Abids, Chikkaipally, Musheerabad, Golconda, Kulsumpura, Mehdipatnam, Renigunta, General Bazar, Lalapet, Uppal, Ramanthpur, Ramakrishnapuram, Seelguda, Malkajigiri, Balanagar, Fathenagar.	Secretariat, Reserve Bank Venkateswara Temple, Ravindra Bharathi, Erramanzil, Bellavista, Somajiguda, Panjagutta Greenlands, Begumpet, Patigadda, Prakashnagar, Lake fronting area of Secunderabad.	All the areas outside Municipal Corporation of Hyderabad and certain low density parts of Municipal Corporation of Hyderabad. Area not covered under Intensely Developed Area or Central Administration Zone.

V.G.T. URBAN DEVELOPMENT AUTHORITY (V.G.T.U.D.A.)

Thickly built up areas (Ward Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16).	Central Business area Ward Nos. 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38, 40, 47, 48, 49 and 50.	Pheripheral areas Ward Nos. 1, 2, 3, 22, 23, 24, 25, 26, 36, 37, 39, 41, 42, 43, 44, 45 and 46.
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VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY (V.U.D.A.)

<u>Congested areas:</u>	<u>Beach front area:</u>	<u>North:</u>
<p><u>North:</u> From Chavulamadam junction along Central Jail South Road upto Bangarammetta road and turns towards east along Bangarammetta road, Leela Mahal road, Brindavan hotel road to meet Yetapeta road junction and along Allipur main road junction, runs towards North along towa main road upto Maharani-peta road at K.G.H. down turns east along K.G.H. road and Collectorate down road to meet Beach Road in the east.</p> <p><u>East:</u> All along Beach road to meet Harbour area at the southern end of Fort Ward.</p> <p><u>South:</u> Port boundary</p> <p><u>West:</u> Railway line all along the Harbour boundary to meet Chavulamadam junction.</p>	<p><u>North:</u> From 80' M.V. Palem road all along Kailasa hill southern boundary to meet beach road.</p> <p><u>East:</u> Beach road to meet Maharani-peta at Collectorate down beach road jn.</p> <p><u>South:</u> Maharani-peta road at Beach road junction turns towards west to meet Collectorate junction.</p> <p><u>West:</u> From Collectorate jn. runs towards north along Krishna nagar-Hume Sastry road, meets Krishna Chaitanya math junction runs north from St. Joseph Hospital-Port Qrs. road to meet Newroji road and enters into Dasapalla layout runs north all along 50' wide layout road to meet A.I.R. Vutagedda road-turns towards west all along Vutagedda road, siripuram jn. Waitair main road to meet Karakachettu road</p>	<p><u>North:</u> Southern boundary of Simha-chalam range of hills and the northern boundary of Visakhapatnam Municipal Corporation limits and southern boundary of Kailasa hill range upto 80' M.V. Palem road.</p> <p><u>East:</u> 80' M.V. Palem road to S.B.I. Colony junction turns towards east to Pedawaltair junction to meet Karakachettu road upto Siripuram junction University road at C.R. Reddy square at VUDA Office junction Vutagedda road at AIR/Habour park junction runs along the Dasapalla colony 50' road to meet Newroji road runs along the port quarters - Doctors quarters - St. Joseph Hospital road to Krishnachaitanya</p>

Intensely populated/
developed areas

Central Administrative Areas

Other Areas

at Siripuram junction turns towards north all along Karakachettu road to meet Pedawaltair junction at Pedawaltair village -turns towards west to meet 80' M.V. Palem Main road at SEI colony and runs along 80' M.V. Palem road to meet the Kailasa hill boundary at the northern end.

Math road junction runs along Hame sastry road to meet Maharanipeta road at Collectorate junction.

South: From Collectorate junction along Maharanipeta road to meet town main road at KCH down junction turns towards south along town main road to meet Super bazar junction turns towards west runs all along Allipur main road to meet Yetapeda junction and runs along Brundavan road to meet Leela mahal Bangarammametta road and runs towards north to meet south central jail road and runs along Central Jail South road to meet Chavulamadam junction at Bowdara road running all along Bowdara road to meet NH.5 at Butchirajupalem Kotha road junction.

West: From the above point runs all along NH5 Bye pass road to meet western boundary of Visakhapatnam Municipal Corporation limits and runs along the Visakhapatnam Municipal Corporation limits western boundary to meet Simhachalam hill range.

High pollution zone
Port area - Air port zones

North: Bowdara road, NH5 junction point at Butchirajupalem runs all along the Bowdara road to meet Chavulamadam junction.

East: All along the Railway line along Harbour boundary to meet Dolphin's nose hill range.

South: All along the Dolphin's nose, Yarada hill range to meet old GNT road at Zinc factory.

West: Visakhapatnam Municipal Corporation western boundary to meet the NH5 and then Bowdara road.

ANNEXURE - II

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GROUP HOUSING SCHEMES/APARTMENTS ETC.

- a) The minimum size of plot for only one block type of development shall be 400 Sq.metres and 1000 Sq.metres if there are more than one block.
- b) The maximum plot coverage of blocks shall not exceed 35% of total plot area in case of gross residential density is above 125 persons per Hectare and 30% in case of gross density upto 125 P.P.H.
- c) The maximum E.A.R. permissible shall be 1:1.25 or otherwise specially prescribed whichever is lower. The following services and structures shall not be included for calculations of the P.A.R.
- i) Basement or a cellar, space under a building constructed on stilts and used as only for open parking with height of 2.5 metres (ie., without built garages) air-condition plant room, electrical cabin or sub-station and pump house.
 - ii) Watchman's booth, garbage chute or shaft.
 - iii) Corridors, stair case block, lift block, portico, architectural features, chimneys and elevated water tanks.
- d) Maximum permissible density,

The maximum permissible density shall be as follows:

Average floor area of dwelling units.	Dwelling density units per hectare.
Upto 60 Sq.metres	175
61 to 100m ²	120
Above 100m ²	100

- e) Parking: One car parking space of 20 Sq.mtrs. will have to be provided for every two flats upto 100 Sq.metres each and one car parking space of 20 Sq.metres for each flat of above 100 Sq.metres. These areas shall be exclusive of the open spaces to be kept within and around the building.

Open spaces:

- i) Exterior open spaces:

The following minimum building set backs, shall be left around the building.

Plot size	Minimum set backs on all sides in case of Buildings Ground + 2 floors or 9 mtrs. height.	Minimum set back on all sides in case of Building exceeding 9 mtrs. in height
Upto 1000 m ²	3 metres	4 metres.
1001 m ² to 2000 m ²	4 metres.	5 metres.
above 2000 m ²	5 metres.	6 metres.

The distance between two blocks shall not be less than half the height of the tallest building.

ii. Interior open space:

Rooms which do not abut front, rear or side open space shall abut an interior open space. The size of any interior open spaces should not be less than 9 Sq.metres with a minimum width of 3 metres, such courtyard shall be left unobstructed open to sky.

For ventilating spaces for water closets and bathrooms if not opened on to the front, side or rear open space these shall open to a ventilation shaft. The size of which shall not be less than 4 Sq.metres with minimum width of 1.5 metres.

iii) Recreational open spaces:

Recreational open space (distinguished from incidental open space) shall be provided at the rate of 15 to 20 Sq.mts. per dwelling unit. The minimum size shall not be less than 450 m². The provision shall be applicable to schemes in more than one block and plot size more than 1000 m².

Anneexure II

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Buildings - Hyderabad Urban Development Authority - Vijayawada Guntur Tenali Urban Development Authority and Visakhapatnam Urban Development Authority - Revision of standards of set backs, plot coverage etc., - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

G.O.Ms.No.76 M.A.

Dated:6.2.1992

Read the following:

G.O.Ms.No.75 M.A., dated.6.2.1992.

ORDER:

In order to have a rational and scientific approach of regulating the densities with reference to the existing state of development on one side and the available facilities on the other to minimise the mis-match between the Urban construction and infrastructure requirements, the Government have issued orders in the G.O.read above revising the F.S.I.

Similarly the Government have reviewed the matter relating to set backs, plot coverage etc. After careful examination the Government hereby prescribe the following set backs, plot coverage, etc., for the areas falling under the jurisdiction of Hyderabad Urban Development Authority, Vijayawada Guntur Tenali Urban Development Authority and Visakhapatnam Urban Development Authority.

Front and rear set-backs for residential buildings

Sl. No.	Depth of site in metres	Minimum front (in mts.)	Minimum rear (in mts.)
1.	Upto 9	1.00	1.00
2.	Above 9 upto 12	1.50	1.00
3.	Above 12 upto 15	1.75	1.35
4.	Above 15 to 18	2.25	1.75
5.	Above 18 upto 21	3.00	2.00
6.	Above 21 upto 24	4.00	2.25
7.	Above 24 upto 27	4.50	2.50
8.	Above 27 upto 30	5.50	3.00
9.	Above 30	6.00	3.00

Side set-backs for Residential buildings

Sl. No.	Width of the site in mts.	Side set-back on each side (in metres)
1.	Upto 6	1.00
2.	Above 6 upto 9	1.00
3.	Above 9 upto 12	1.50
4.	Above 12 upto 15	2.00

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1.	2.	3.
5. Above 15 upto 18		2.50
6. Above 18 upto 21		3.25
7. Above 21 upto 24		3.50
8. Above 24 upto 27		4.00
9. Above 27 upto 30		4.50
10. 30 and above		5.00

Note: However, the builder will have the freedom to provide the side set-back in such a way that the leaves a minimum side set-back of 1.5 metres after excluding the balcony etc. on one side and the balance from the minimum set-back required on this side can be added to the other side provided the total area of the two side-set backs remains the same. Similarly the builder can transfer the minimum set-back to the front after leaving a minimum clear set-back at the rear of at least 1.5 metres excluding balconies etc., provided the area of open space left in the rear and front is not reduced vis-a-vis what should be provided as per the above table. However, front set-back as provided above can not be reduced in any case.

BUILDING SET-BACKS FOR COMMERCIAL AND INSTITUTIONAL BUILDINGS IN METRES

Plot area in Sq.metres	Set backs in metres	
	Front	Rear
A. Intensely populated area:		
Upto 250	1.00	--
251 to 500	2.50	--
501 to 750	3.00	1.00
751 to 1000	5.00	1.00
1001 and above	7.00	3.00
B. Central Administrative Area:		
Upto 250	2.00	1.00
251 to 500	3.00	1.00
501 to 750	3.50	1.50
751 to 1000	6.00	3.00
C. Other Areas:		
Upto 250	2.00	1.00
251 to 500	3.00	1.50
501 to 750	4.50	2.00
751 to 1000	6.00	4.00
1001 and above	8.00	6.50

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The total of the side set-backs shall not be less than 1/3rd of the plot width.

Maximum permissible dwelling density for residential areas:

Average floor areas *	Dwelling density in units per hect.		
	Intensely developed areas.	Central admn. areas	Other Areas
Upto 60	160	175	200
61 to 100	100	120	140
Above 100	80	100	120

*Average floor area means the average of the floor area of all proposed dwelling units.

PARKING REQUIREMENTS:

- i) Adequate space for vehicular parking shall be provided within the site as per standards, specified in zoning regulations.
- ii) In case of residential complexes cellar parking floor shall not be permitted. Only parking on stilts will be allowed. The height of such stilt floor shall not exceed 2.5 metres.
- iii) In case of commercial or mixed commercial buildings, on-site parking may be considered in the front set-back. Such set-back shall not be less than 6 metres provided atleast 25% of the total parking requirement is provided in the cellar. Such parking areas will have to be clearly marked on the site.
- iv) In case of other occupancies, basement floors, or stilt floor parking is permissible. In case of basements or cellars, ramps shall be provided for clear ingress and egress of vehicles. The width of ramps shall not be less than 3.6 metres and the slope of the ramp shall not be more than 1 in 8. However for the purpose of FAR calculations free parking floor area or any one of the two i.e., cellar or stilt would be permissible.

MAXIMUM PLOT COVERAGE IN RESPECT OF RESIDENTIAL COMMERCIAL PUBLIC AND SEMI PUBLIC AND OTHER NON-INDUSTRIAL BUILDINGS AND OCCUPANCIES:

The maximum permissible plot coverage shall be as follows:
For plots below 500 Sq.metres .. As per the minimum set-backs to be left around the building.

For plots 500 Sq.mts. and below 2000 Sq.mts. .. 50% of plot area.

For plots 2000 Sq.mts. & above .. 1000 Sq.metres or 40% of plot area. whichever is higher.

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REGULATIONS FOR INDUSTRIAL BUILDINGS

Sl. No.	Requirements	Size of plot in Sq. metres				
		Upto 400	401-1000	1001-5000	5001-30000	Above 30000
1.	Max. permissible floor coverage Subject to a minimum of	60%	50%	40%	30%	20%
		200Sqmts	500Sq. mts.	2000 Sq. mts,	9000 Sq.mts	
2.	Min. front set-back	1.5mts	3.00mts.	6.00mts	9.00mts	12.20 mts.
3.	Min. set-back on other sides.	1.5mts	3.00mts	4.00mts	5.00mts	6.00 mts.

Requirements for flatted quild type factories

1. Minimum area permissible 1000 Sq. metres.
2. Maximum plot coverage 40%
3. Maximum No. of floors permissible Ground + 3
4. Width of abutting road should not be less than 12.2. metres.
5. Minimum front set back 6 metres
6. Minimum set backs on remaining sides. 3 metres.

The concerned competent authorities are requested to take immediate necessary action to amend the relevant zoning regulations/Building laws etc. suitably.

(By order and in the name of the Governor of Andhra Pradesh)

T.R. PRASAD
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Vice-Chairman, Hyderabad Urban Dev. Authority/Vijayawada
Guntur Tenali Urban Dev. Authority/Visakhapatnam Urban
Development Authority/Kakatiya Urban Dev. Authority/
Tirupathi Urban Dev. authority.

The Commissioner, Municipal Corporation of Hyderabad/Vijayawada/
Visakhapatnam.

Copy to the Director of Town & Country Planning, Hyderabad.
Copy to the Law Department.
Copy to P.S. TO M(M.A.S)
Copy to P.S. to Prl. Secretary M.A. & U.D. Department.

// Forwarded by order //

// True Copy //

Sd/- xx xx
SECTION OFFICER

ADMINISTRATIVE OFFICER

27/11/41
G.S.

Xm

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SUBJECT NO. 243

RATIFIED.

P. Smith