

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A. & U.D Department - The Andhra Pradesh Revised Common Building Rules in the State - Certain Amendments – Notification Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 34

**Dated:22.01.2011
Read the following:**

1. G.OMs.No.86 M.A & U.D (M) Department, dt: 03-03-2006.
2. G.OMs.No.678 M.A & U.D (M) Department, dt:07.09.2007.
3. G.OMs.No.302 M.A & U.D (M) Department, dt: 15.04.2008.
4. G.OMs.No.569 M.A & U.D (M) Department, dt: 23.08.2008.
5. From the Kurnool Municipal Corporation, Kurnool Lr. Rc. No.1708/2009/G-1, dt: 15.06.2009.
6. From the DTCP, Hyderabad Lr.No.6503/2010/A dt: 17.09.2010.

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ORDER:

In the GOs 1st to 4th read above, Government have issued Revised Common Building Rules for all Municipalities/ Municipal Corporations and Urban Development Authorities in the State.

2. In the letter 5th read above, the Commissioner, Kurnool Municipal Corporation has stated that as per Rule 21 (iii) of the Andhra Pradesh Revised Building Rules 2008 issued vide G.O.Ms.No.302 MA dt: 15.04.2008, the sanctioning authority is empowered to compound the offence in relation to setback violations (other than the front setback) upto 10% in respect of individual residential buildings duly recording their reasons for violations in writing. This provision is made to take care of unintentional and minor violations in setbacks by individual plot owners. The rate of compounding fee shall be a minimum rate of Rs.1000/- per sq. mt of the built up area in each floor in Municipal Corporations. As per rule 21 (iii) of the Hyderabad Revised Building Rules vide G.O.Ms.No.86 MA dt: 03.03.2006, the sanctioning authority is empowered to compound the offence in relation to setback violations (other than the front setback) upto 10% duly recording the violations in writing. The rate of compounding fee shall be a minimum rate of Rs. 1000/- per sq.mts of the built up area on each floor in Municipal Corporations.

3. The Municipal Commissioner, Kurnool has further stated that the Kurnool Builders and Developers Association, Kurnool in their representations dt: 05.02.2009 & 09.04.2009 have requested that as per G.O.Ms.No.86 dt:03.03.86 which is being implemented in Greater Hyderabad Municipal Corporation, Hyderabad there is an allowance of 10% deviation in setbacks for all buildings which could be compounded by the sanctioning authority but as per G.O.Ms.No.302, MA dt: 15.04.2008 which is being implemented in Kurnool and similar other Corporations, such allowance are applicable only to individual residential buildings and requested to make applicable the said provision to all other buildings as it is mentioned in G.O.Ms.No.86, MA dt: 03.03.2006.

4. The Director of Town & Country Planning, A.P. Hyderabad in his letter 6th read above has requested the Government to issue necessary orders accordingly.

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5. Government after careful examination of the representation of Kurnool Builders and Developers Association / Builders and individual developers of Rajahmundry Municipal Corporation and as recommended by the Director of Town & Country Planning, A.P. Hyderabad hereby decided to extend the provision which is already available in G.O.Ms.No. 86, MA dt: 03.03.2006 (applicable in Hyderabad Metropolitan Development Authority, Hyderabad area only) to compound the offence in relation to setbacks violations (other than the front setback) upto 10% made during the construction to all Municipal Corporations / Municipalities and Urban Development Areas in the State so as to have a uniform applicability of Building Rules in the State and decided to suitably amend the Revised Common Building Rules issued in and G.O.Ms.No.678 MA & UD dt: 07.09.2007, G. O. Ms. No.302, M A & U D dt 15-04-2008 and G. O. Ms. No.569, M A & U D. dated 23-08-2008.

6. Accordingly the following notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated:24.01.2011.

NOTIFICATION-I

In exercise of the powers conferred under section 585 of the Greater Hyderabad Municipal Corporation Act, 1955; Section 11 of the Visakhapatnam Municipal Corporation Act, 1979; Section 11 of the Vijayawada Municipal Corporation Act, 1981; Section 326 of the Andhra Pradesh Municipalities Act 1965; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Revised Building Rules, 2007 issued in G.O.Ms.No.678 MA & UD Department, dated: 07.09.2007 and published in Rules Supplement to part-I Extraordinary of the Andhra Pradesh Gazette dated: 07.09.2007 as subsequently amended.

AMENDMENT

In rule 21 in clause (iii) of the said rules, for the expression “upto 5% in respect of individual residential buildings” the expression “up to 10% in respect of all buildings (except industrial Buildings)” shall be substituted and the words “This provision is made to take care of unintentional and minor violations in set backs by the individual plot owners” shall be omitted.

NOTIFICATION-II

In exercise of the powers conferred under section 585 of the Greater Hyderabad Municipal Corporations Act, 1955; section 18 of the Andhra Pradesh Municipal Corporations Act 1994; and section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Revised Building Rules, 2008, issued in G.O.Ms.No.302, MA & UD Department, dated: 15.04.2008 and published in Rules Supplement to part-I Extraordinary of the A.P Gazette dated: 15.04.2008 as subsequently amended.

AMENDMENT

In rule 21 in clause (iii) of the said rules, for the expression “upto 10% in respect of individual residential buildings” the expression “up to 10% in respect of all buildings (except industrial Buildings)” shall be substituted and the words “This provision is made to take care of unintentional and minor violations in set backs by the individual plot owners” shall be omitted.

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NOTIFICATION-III

In exercise of the powers conferred under section 326 of the Andhra Pradesh Municipalities Act, 1965 and sub section (1) of section 44 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Municipalities Development Control Rules, 2008 issued in G.O.Ms.No.569, MA & UD Department, dated: 23.08.2008 and published in Rules supplement to part-I Extraordinary of the A.P Gazette dated: 23.08.2008 as subsequently amended.

AMENDMENT

In rule 22 in clause (iii) said rules, for the expression “upto 10% duly recording thereon the deviations in writing” the expression “up to 10% in respect of all buildings (except industrial Buildings)” shall be substituted and the words “ This provision is made to take care of unintentional and minor violations in set backs by the individual plot owners” shall be omitted.

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

**T.S. APPA RAO
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 in the Extraordinary Gazette of A.P. dated:24.01.2011 and furnish 1000 copies to Government)
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
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 Commissioners of all Municipal Corporations/ Municipalities in the State, through Commissioner & Director of Municipal Administration, Hyderabad.
The Vice-Chairmen's of all Urban Development Authorities in the State
All the Committee Members.
All Departments of Secretariat
All Heads of Department.
The Director General Fire Services, A.P Hyderabad.
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. A.P Hyderabad.
The Managing Director, AP Housing Board, Hyderabad.
The District Collectors of all Districts.

Copy to:

The PS to Secy to CM
The P.S. to M (M.A).
The P.S. to Principal Secretary to Government, (UD) & (MA)
(MA&UD Dept)
The Law (A) Department
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER