

**Office of the Commissioner & Director of
Municipal Administration, 640, A.C. Guards, Hyderabad.
Endt.Roc.No.136056 /2019/D3 Dated. 17/10/2019**

“Communicated Government Memo.No. 4311/Plg.II/2019 MA, dt. 16.08.2019 for information and necessary action.”

**ANURADHA P
ADDITIONAL DIRECTOR**

Encl:- As above

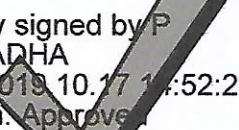
To
The Municipal Commissioners of all Urban Local Bodies in the State **(through RDMA's concerned)**

The Regional Director-cum-Appellate Commissioners of Municipal Administration of Warangal and Hyderabad and RDTPsto review with the MCs on the guidelines laid down and guide the MCs.

Copy submitted to the Principal Secretary to Government, MA & UD Department, Telangana Secretariat, Hyderabad

Signature valid

Digitally signed by P
ANURADHA
Date: 2019.10.17 14:52:21 IST
Reason: Approved



17 AUG 2019

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

Memo No.4311/Plg.II/2019,

Dated: 16.08.2019

Sub: MA & UD Dept., - Permissible height of a building in sites which are having exclusive access (private means of access). - Regarding.

- Ref: 1. Representation from Director, Aparna Constructions and Estates Pvt., Ltd., Dated: 12.04.2019.
2. Govt., Memo No.4311/Plg.II(1)/2019, dt.18.04.2019
3. From GHMC Lr.No.1/HO/19230/2018/E-Office 201561/390, Dated: 09.05.2019.
4. Report submitted by the Technical Committee
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In the reference 1st cited Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad has sought for a clarification with regard to permissible height of a building in sites which are having exclusive means of access (private road) connected to a public road. The issue has been examined keeping in view the provisions of National Building Code – 2016 relating to "Width and Length of Means of Access (private road)" and the recommendations made by the Technical Committee on this issue. After careful consideration of the matter and with a view to prevent high density developments on the lesser width of means of access, it is felt that the "width and length of means of access" (exclusive access /private road) shall be as given below for considering the building permissions in the sites which are having exclusive means of access (private road) connected to a public road..

Sl.No.	Width of means of access	Maximum Length of means of access	Maximum extent of site should be	Height permissible
1.	7 mts	50 mts	2.5 Ac	Based on the width of the public road
2.	9 mts	upto 100	5 Ac.	Based on the width of the public road
3.	12 mts	upto 150	7.5 Ac.	Based on the width of the public road
4.	18 mts	upto 200 mts	10 Ac.	Based on the width of the public road

Note: In case of plots above 10 Ac the sites shall invariably abut to a public road

The Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Director Town & County Planning / Vice Chairman of all Urban Development Authorities / Commissioners of all ULBs shall take further action accordingly.

**ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad (w.e)
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Director Town & County Planning, Hyderabad
The VCs of all UDAs
✓ The Commissioner of all ULBs (through CDMA)
SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

DD / Hyderabad
12/8/19

19/8/19

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20/8/19