GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration and Urban Development Department ï

4. A copy of this Order is available on the Internet and can be accessed at the address http://apts.gov.in/apgos.

NOTIFICATION

In exercise of the powers conferred under Section 585 read with 592 of the Hyderabad Municipal Corporation Act, 1955 and proviso under Sub Section (1) read with sub section (2) of Section 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act,1975 , the Government of Andhra Pradesh hereby issue the following rules applicable to Municipal Corporation of Hyderabad and other areas covered by Urban Development Authorities, viz. Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority and Buddha Purnima Project Authority, as appended to this Notification. Any inconsistency or contradiction or conflict that may arise in the said existing rules / by-laws / regulations, etc. such inconsistency / contradiction or inconsistency shall stand modified and to that extent, the provisions in these rules shall apply.

APPENDIX

1. Short Title, Applicability & Commencement:

a) These Rules may be called Hyderabad Revised Building Rules, 2006

b) These rules shall be applicable to Municipal Corporation of Hyderabad area, rest of Hyderabad Urban Development Authority area, Hyderabad Airport Development Authority area, Cyberabad Development Authority area and Buddha Purnima Project Authority area and shall come into force from the date of publication of the Notification in the Andhra Pradesh Gazette.

c) These rules shall apply to all building activity. All existing rules, regulations, bylaws, orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.

2. Definitions:

(i) **„Competent Authority"** means:

(a) the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority/ Buddha Purnima Project Development Authority in the case of areas outside Municipal Corporation of Hyderabad area,

(b) the Commissioner, in the case of Municipal Corporation of Hyderabad area.

(ii) **Enforcement Authority** means the Commissioner of the Municipal Corporation of Hyderabad, the Commissioner of the Municipality or the Executive Authority of the Gram Panchayat in case of areas outside the municipal areas of the Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

(iii) **Parking Complex/Parking Lot** means a premises either built or open which is utilized purely for parking of vehicles and where parking fees is collected by the owner and permitted in specific areas. The minimum site shall be 300 square meters.

(iv) **Transferable Development Right (TDR)** means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Master Plan or in road widening or covered in recreational use zone, etc.. The award would be in the form of a TDR Certificate issued by the Competent Authority.

(v) **High-Rise building** means a building 18 meters or more in height. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 18 m including stilt floor/parking floor stand

4.2 Access conditions & Requirements for plots/sites abutting Ring roads / Highways / Bypass Roads of 30 m and above identified in the Master Plan / Zonal