

**GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

Memo No.13612/M1/2012

Dated: 02.11.2012

- Sub : MA&UD Dept - G.O.Ms.No. 168, dt: 07.04.2012 - Certain requests / information sought from individuals / institutions / organizations - clarifications issued - Reg.
- Ref : 1. G.O.Ms.No. 168, MA&UD Department Dated: 07.04.2012.
 2. Representations/requests from various individuals/Institutions / organizations
 3. MemoNo.13612/M1/2012, Dated: 05.06.2012 and 03.09.2012
 4. From DTCP, Hyderabad Lr.Fc.No.8343/2011/P., Dated: 20.09.2012.

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The attention of the officers noted in the address entry are informed that, certain requests / information sought from individuals / Institutions / organizations have been received by the Government regarding newly issued Andhra Pradesh Building Rules i.e. G.O.Ms.No.168 MA Dated 07.04.2012.

2. Government have examined the matter in the light of the remarks submitted by the Director of Town & Country Planning, A.P. Hyderabad vide reference 4th cited here by issue the following clarifications regarding newly issued Andhra Pradesh Building Rules vide reference 1st cited.

Sl. No.	Rule	Subject / Issue	Clarification
1	3 (a)(i)	The FTL is to be certified by Irrigation Department 'and' Revenue Department. The word 'and' may be replaced with 'or', otherwise in every case the certificate needs to be obtained from both the departments that is likely to lead to lot of inconveniences to the common man.	NOC is required from both Irrigation (Not below the rank of Executive Engineer) and Revenue (Not below the rank of Joint Collector) departments.
2	3 (d)	Is it necessary to submit No Objection Certificate from Airport authority for a site that does not falls in air funnel zone, and if a person gets NOC from Airport authority for that particular site, is it necessary to submit NOC for other adjoining / nearby sites in which multistoried buildings were being constructed.	Yes. For every site the Owner / Builder shall submit prior NOC from the concerned Air Port Authority; wherever Civil or Defense Airport is existing
3	3 (j) (iv)	The height of building is indicated stating that "limited" to 30mts. Does it mean that any building having height either less or more is not permissible?	It is clarified that under this rule the maximum height permissible is 30m and building with lesser height can also be permitted.
4	4 (b) (c)	In the said rule it is said that for roads which are less than 9.0m width it is required to setback the property boundary at 4.5m from the center of such existing road and from there setback to be left for building line. In the cases where a plot abuts more than one road and one road is above 9.0m and the rest of abutting roads are less than 9.0m actually all the property boundaries abutting to such roads less than 9.0m width should be setback to 4.5m from the center of the road.	As per Rule-4.b & c the plot which abuts the road/roads with less than 9m width, the provisions of the said Rule shall be followed for all such roads.

