

As per G.O.Ms No 119 Dated: 28-07-2017		As per G.O.Ms.No.4 Dated: 09.1.2025
<b>I. In Rule 2,- DEFINITIONS</b>		
<b>In sub-rule (17) Building</b> (h) High Rise Building High Rise Building means a building with 18 meters and above (including stilt floor) 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.		<b>(1)In sub-rule (17), for clause (h) the following shall be substituted, namely,-</b> “(h) High rise Buildings means a building above 18 m (including stilt floor) in height from the finished plinth level. 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 are not considered for height of the building.”
<b>In sub-rule (87) ‘Group Development Scheme’</b> is reckoned as development of Buildings for any use in a Campus or Site of 4000 sq.m and above in area and could be row houses, semi detached, detached Houses, Apartment blocks, Commercial, Institutional, Industrial buildings or High-Rise buildings or mix or combination of the above. (As per amendments of G.O.Ms.No.401, Dt.15-11-2017)		<b>(2)for sub-rule (87), the following shall be substituted, namely,-</b> “(87)‘Group Development Scheme’ is reckoned as development of buildings for any use in a campus or site of 4000 sq.mt area or more and could be gated community, row houses, semidetached houses, detached houses, apartment blocks, [Commercial, Institutional, Industrial buildings] or high rise buildings or mix or combination of the above with or without customary sub-division of the land by way of individual plots.”
<b>In sub-rule(133) Parking Space</b> Parking space means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connections, the parking space with a street or alley and permitting ingress and egress of the vehicles.		<b>(3) in sub-rule (133), the following clause (a) shall be added, namely,-</b> “133(a) Podium Parking: A horizontal platform extending beyond the building footprint on one or more sides, and may consist of one or more levels which is used for parking purpose.”
<b>II. In Rule 3, - PROCEDURAL REQUIREMENTS</b>		
<b>in sub-rule (10) Procedure for obtaining Building Permission in clause (d),</b> <b>(xv) NOC from Railways (Wherever required).</b> <b>(xvii) NOC from Defence Authority (wherever required).</b>		<b>(1)in sub-rule (10), in clause (d),</b> <b>i. in sub-clause (xv), the following shall be substituted, namely,-</b> “(xv) The applicant has to follow the conditions mentioned in the railway manual and no prior NOC is required.” ii. in sub-clause (xvii), the following shall be substituted, namely,- “(xvii) The applicant has to follow the conditions mentioned in the defense manual/ guidelines issued time to time and no prior NOC is required.”

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<p><b>in sub-rule(15)</b> Signing the Plans and Application [Notice] All the Plans and Application for Building Permission shall be duly signed by the owner and developer if any; and the Licensed/Registered Technical Personnel i.e., Architect/Engineer/Surveyor/Town Planner as the case may be and in case of Buildings above 10m height the Structural Engineer shall also sign all the plans and Application for Building Permission. They shall give their present and permanent addresses and license/Registration details.</p>	<p><b>(2)in sub-rule (15), the following shall be substituted, namely,-</b> “(15) All the Plans and Application for Building Permission shall be duly signed by the Owner or any authorized person by Owner and developer if any; and the Licensed/Registered Technical Personnel i.e., Architect/Engineer/Surveyor/Town Planner as the case may be and in case of Buildings above 10m height the Structural Engineer shall also sign all the plans. Further, in case of High Rise buildings, along with Structural Engineer, Architect / Engineer/ Town Planner shall also sign on all the plans and in application for Building Permission. They shall give their present and permanent addresses and license/Registration details.”</p>
<p><b>in sub-rule (20)</b>, for clause (d) The owner is required to hand over 10 % built-up area in any approved floor shall be mortgaged, as the case may be, to the sanctioning authority by way of a Notarized Affidavit/Registered Mortgage Deed. In respect of row houses/detached houses/cluster housing 5% of the units shall be handed over by way of Notarized Affidavit/Registered Mortgage Deed to the sanctioning authority. The Notarized fidavit / Registered Mortgage Deed shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released.</p>	<p><b>(3) in sub-rule (20), for clause(d) the following shall be substituted, namely,-</b> “(d)The owner is required to hand over 10 % built-up area in any approved floor shall be mortgaged, as the case may be, to the sanctioning authority by way of a Registered Mortgage Deed. In respect of row houses/detached Houses/cluster housing 5% of the units shall be handed over by way of Registered Mortgage Deed to the sanctioning authority. The Registered Mortgage Deed shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released. In respect of buildings taken up by the Government agencies (state or</p>
<p>—</p>	<p><b>(4) in sub-rule (22), for clause(d) the following shall be added, namely,-</b> (d) Digitization/Automation/Real time dashboards shall be developed by the DTCP duly customizing all the rules in the portal. The SLAs are fixed for all the functionaries and deemed provision is enabled in the Online portal.</p>
<p>—</p>	<p><b>(5) in sub-rule (32), after clause (l) the following clause (m)shall be added, namely,-</b> “(m) Registration Certificate from the Andhra Pradesh Real Estate Regulatory Authority (AP RERA) as per section 3 of the RERA Act – 2016 (wherever applicable) is mandatory to apply for occupancy certificate and the competent authority shall ensure its compliance before issue of occupancy certificate.”</p>

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<b>III. In Rule 6,- Requirements of Parts of Buildings</b>		
<b>in sub-rule (2) Basement:</b> The construction of the basement may be allowed in accordance with the land use and other provisions specified under the Master Plan/Zonal Plan/Zoning Regulations/Building Rules. The basement shall have the following requirement: in sub-rule (2), for clause (a) Basements are allowed for plots 750sq.m and above only.		<b>(1) in sub-rule (2), for clause (a) the following shall be substituted, namely,</b> “(a)Basement or cellar and stilt floor are allowed for plots 500 sq.m and above only”
<b>in sub-rule (30),in clause(b), for sub clause (i).</b> Basements or cellars (one or more) / multi-level (allowed for plots 750sq.m and above only)		<b>(2) in sub-rule (30),in clause(b), for sub clause (i) the following shall be substituted, namely,-</b> “(i)Basement or cellar and stilt floor are (one or more) / multi-level allowed for plots 500sq.m and above only.”
—		<b>(3) in sub-rule (30), in clause (b), after sub-clause (vi) the following sub-clause (vii) shall be added , namely,-</b> “(vii) In case of sites having natural slopes, additional basements / stilt parking is allowed with mechanical lift provision irrespective of plot area.”
<b>IV. In Rule 32,- Provision of Helipad</b>		
All high-rise buildings above 60m shall have provision for a Helipad on the terrace subject to the approval of the Air Port Authority of India and Structural Safety from I.I.T/N.I.T. The same shall be approved by the Authority.		<b>In Rule 32, the following shall be substituted , namely-</b> Provision of Helipad All high-rise buildings above 200 mt shall have provision for a Helipad on the terrace subject to the approval of the Air Port Authority of India and Structural Safety from IIT/NIT, JNTU, Andhra / Venkateshwara or any other Government University is required. The same shall be approved by the Authority.
<b>V. In Rule 53,- Requirement of Approach Road for Building Sites/Plots</b>		
<b>in sub-rule (6)</b> In case of single plot sub-division approved by the competent authority, a means of independent access of minimum 3.6m pathway may be considered for Individual Residential Building and 6m for Non-High-Rise Group Housing Building.		<b>(1) , in sub-rule (6), the following shall be substituted, namely,-</b> “(6)In case of single plot sub-division approved by the competent authority, a means of independent access of minimum 3.6m pathway may be considered for Individual Residential Building. In case of Non-High Rise Group Housing Building with having maximum 20 dwelling units, a means of independent access of 6 m and for above 20 dwelling units, 9 m access is required.

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<p>—</p>		<p><b>(2) after sub-rule (6), the following sub- rule (7) shall be added, namely,-</b>  <b>(7)</b>If the site is abutting to the existing roads (irrespective of the road widths) and proposed for widening as per Master Plan, the development of such site can be allowed by taking road affected portion equally on both sides subject to the following conditions:  1. In case of individual residential buildings, the permissions can be accorded without insisting for the implementation of the Master Plan throughout its length.  2. In case of Group development schemes and non-high rise buildings, if the existing road width satisfies as per the Table.No.14 without implementing the master plan road throughout its length, the permission may be issued duly considering the master plan road width.  In case of high rise buildings, malls and multiplexes, group housing projects having more than 100 units which are abutting to the existing road with minimum required width as per rules, the competent authority shall support the developer by way of preparing the RDP and implementing the master plan road keeping in view of the investment poured and also to promote and regulate development activity in that area.</p>
<b>VI. In Rule 54,- Restrictions of Building Activity</b>		
<p><b>in sub-rule (2) Defense Establishments</b>  (a) In case of Sites within 500m distance from the boundary of Defense Areas/Military Establishments prior clearance of Defense Authority shall be obtained.  (b) In case of Naval Science and Technological Laboratory (NSTL), Visakhapatnam, no building shall be allowed with in a distance of 20m from the boundary wall of NSTL, Visakhapatnam.</p>		<p><b>(1) in sub-rule (2), the clause (a) &amp; (b) shall be substituted, namely,-</b>  “The applicant has to follow the conditions mentioned in the defence manual/guidelines issued time to time and no prior NOC is required.”</p>
<p><b>sub-rule (7) Railways</b>  The distance between the Railway Property Boundary and the edge of the building shall be 30m as per Indian Railways Works Manual or as per No Objection Certificate (NOC) given by the Railway Authorities.</p>		<p><b>(2)for sub-rule (7), the following shall be substituted, namely</b>  “(7)NOC from Railways  The applicant has to follow the conditions mentioned in the railway manual and no prior NOC is required.”</p>

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VII. In Rule 55,- Special requirements for Occupancy/Land Development					
In sub-rule (2), <b>for sub-rule(6)</b> Poultry farms (wherever allowed as per Master Plan)				<b>(1)In sub-rule (2),</b>  <b>(2)for sub-rule (6), the following shall be substituted, namely</b> “(6)Poultry farms/hatcheries (wherever allowed as per Master Plan) a) Poultry farms/hatcheries can be allowed in Agricultural zone and 1 km away from habitations. b) Setbacks of Poultry farms/hatcheries to be followed as per the setbacks table 17.”	
S.No	Road width (m)	Flront Setback (m)			
(A)	(B)	(C )			
1	90	60			
2	60	37			
3	30	22			
4	18	13			
VIII. In Rule 57,- Permissible Setbacks & Height for All Types of Non-High Rise Buildings					
in sub-rule (2), in clause (a), Table -17,Row-7, Plot size 500-750, parking Provision : Stilt floor only				<b>(1) in sub-rule (2), in clause (a), Table -17,Row-7 column (c) shall be substituted namely, ”Stilt floor+ One Cellar floor”.</b>	
sub-rule (5) **Buildings of height above 15m and below 18m in Sl.Nos.9, 10 and 11 above, shall be permitted only if such plots abut minimum 12m wide roads only.				<b>(2)after sub-rule (5), the following clause (a) shall be inserted, namely,-</b> “(a) Whenever the height of the building from the finished plinth level is crossing 18 mts including stilt parking shall obtain necessary fire NOC”	
in sub-rule (6), for clause(g) In all plots 750sq.m and above, provision shall be made for earmarking an area of 3m X 3m for the purpose of setting of public utilities like distribution transformer, etc. within the owner’s site subject to mandated public safety requirements.				<b>(3) in sub-rule (6), for clause(g) the following shall be substituted, namely;</b> “(g) In all plots 750sq.m and above, provision shall be made for earmarking a minimum area of 2m x 2m for the purpose of setting of public utilities like distribution transformer, etc., within the setbacks (for Non - High rise buildings) subject to mandated public safety requirements”	
in sub-rule (7), for clause(k) Baby Feeding Room / facility shall be provided in Shopping Malls, Public Buildings and Organizations/ Establishments/ Institutions where more than 15 women are employed.				<b>(4) in sub-rule (7), for clause(k) the following shall be substituted, namely;</b> “(k) Baby Feeding Room / facility shall be provided in Shopping Malls, Public Buildings and Organizations/ Establishments/ Institutions where more than 50 women are employed and also for visiting women.”	
IX. In Rule 61,- Group Development Schemes					
after sub-rule (7), the following note shall be added, (7) Minimum of 10% of net site area shall be earmarked as organized open space and be utilized as greenery and shall be provided over and above the mandatory setbacks at suitable location accessible to entire community to the satisfaction of the competent authority. Such open space shall be open to sky. As per amendments of G.O.Ms.No.223, Dt.09-07-2018) after added note				after sub-rule (7), the following note shall be added, namely,- “Note: A swimming pool may also be permitted in such recreational open space provided it shall not obstruct the way of Fire fighter vehicle and shall not cover more than 15% of the tot-lot area”	
X. In Rule 62,- High Rise Buildings/Complexes					
High Rise Buildings/Complexes <b>for sub-rule (1)</b> High Rise Building means a building with 18m or more in height.				<b>for sub-rule (1), the following shall be substituted, namely,-</b> “(1) High Rise Building means buildings above 18m height from the finished plinth level.	

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XI. In Rule 66,- All Round Open Space/ Setbacks							
(1) The minimum abutting road width and all-round open space/setback for High Rise Buildings shall be as follows:				(1)sub-rule (1), Table-18 the following shall be substituted namely,-			
Minimum abutting road width and all-round open space / setback for High Rise Buildings				Minimum abutting road width and all-round open space /setback for High Rise Buildings			
Height of building(in meters)		Minimum abutting road width (in meters)	Minimum all-round open space (in meters)	Height of building(in meters)		Minimum abutting road width (in meters)	Minimum all-round open space (in meters)
Above	Up to			Above	Up to		
(1)	(2)	(3)	(4)	(1)	(2)	(3)	(4)
-	21	12	7	-	21	12	7
21	24	12	8	21	24	12	8
24	27	18	9	24	27	18	9
27	30	18	10	27	30	18	10
30	35	24	11	30	35	24	11
35	40	24	12	35	40	24	12
40	45	24	13	40	45	24	13
45	50	30	14	45	50	30	14
50	55	30	16	50	55	30	16
After 55m 0.5m additional setback for every 5m of height shall be insisted				55	70	30	17
				70	120	30	18
				Above 120		30	20
(2)sub-rule (4) The balcony projection of up to 2m may be allowed projecting onto the open spaces for upper floors from 6m height onwards.				(2)for sub-rule (4), the following shall be substituted, namely,- “(4)The balcony projection of up to 2m may be allowed projecting onto the open spaces for upper floors from 6m height onwards. Covered projection of 2.00 mts balcony in all High-rise buildings to the extent of 50% of balcony (or) to allow the cover portion of total balcony on surrender of 50% of Transferable Development Rights (TDR) of balcony area, from 6.00 m height onwards.”			
				(3) after sub-rule (8), the following sub-rule (9) shall be inserted, namely,- “(9) Environmental Deck: In the High Rise buildings having minimum of Ten floors (excluding parking floors) duly exempting the same from the calculation of height and parking requirement subject to occupation of minimum of 80% of the area for the activities such as i) Flower Gardens/ Butterfly Garden, ii) Walking Tracks / Jogging tracks iii) Breakout space, iv) Viewing Galleries etc., and the remaining area for indoor activities like Gymnasium, Saloon, Spa etc., and ensuring sufficient safety provisions.”			

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XII. In Rule 70,- Special type of High rise buildings	
<p><b>70. Special type of High rise buildings</b>  These buildings shall follow the specifications as given below while conforming to all the other provisions as given above:</p> <p><b>(1) Tower and Podium Type Building:</b>  (a) Height of the building shall be allowed up to 50m.  (b) For Podium, i.e., Ground plus first floor: all-round setbacks shall be 7m.  (c) For Tower block: The maximum coverage shall be 50 % of the Podium Block i.e. setback area shall be at least 50% of the Podium Block subject to a minimum of 3m on any side.  (d) No projection shall be made into the setback.  (e) The fire safety and fire escape measures for the Tower Block shall be independent of the Podium Block.</p>	<p><b>(1)for Sub-rule(1) the following shall be substituted , namely,-</b>  “(1)Podium Parking  i. The maximum height of the Podium Floor shall be 15 mts.  ii. The minimum site/plot area shall be 4000sq.m.  iii. Tower height shall be as per the building rules and based on the approach road width.  iv. The height of the podium shall be exempted from height of the building for calculation of height of the building and setbacks to the Tower Block.  v. The all-round set-backs for Podium floors shall be:  a) 7 m upto a Tower height of 55 m  b) 9 m for above 55 m height  c) The Fire driveway between two Podium Blocks shall be 7 m and 9 m in alignment with points (a) &amp; (b)  d) The turning radius is allowed in the 2 m peripheral green strip</p> <p>vi. Setbacks for Tower (above podium) shall be as per building rules and set-back provided to podium shall be treated as part of Tower setback.  vii. When podium floors are allowed there should be restriction on the number of basements (cellars) i.e., maximum 3 basements in case of commercial buildings and 2 basements in case of residential buildings.  viii. Setbacks for basement floors shall be same as podium setbacks  ix. Tot-lot is allowed on podium  x. Podium floors shall be exclusively utilized for parking. However, transitional spaces like visitors' lobbies, waiting room for drivers and toilets etc. shall be provided as per occupancy loads, subject to a maximum of 2% of floor area and for services 10% of floor area may be allowed.  xi. There shall be no compound wall between Podium and Right of Way (Row) of road.  xii. Projected Balconies are permitted (from above 6mts height) at tower level as per building rules.  xiii. Setback relaxation in road widening cases can be (insitu) considered at tower level subject to maintaining setbacks at tower level duly obtaining Fire NOC.”</p>

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XIII. In Rule 167,- Concession in Road Widening Cases																													
<b>Sub -rule (2) clause ( i)</b> Upon surrendering such affected area the owner of the site would be entitled to a Transferable Development Rights (TDR) as given in Rule-168.		<b>(1) in sub-rule (2), for clause (i), the following shall be substituted, namely,-</b> “(i)Upon surrendering affected site area, the owner of the site would be entitled to TDR as given in Rule-168 of AP Building Rules, 2017. (or) The owner shall be permitted to construct additional built-up area equivalent to the TDR area allowed under Rule-168, provided the setbacks are maintained as specified in Rule-167(ii), without insisting Road Development Plan (RDP). After utilization of TDR area in-situ, if the applicant is still eligible for TDR for balance extent can be considered. However, for greenfield roads or areas where no road exists (e.g., barren lands under Master Plan roads), RDP shall be required.”																											
		<b>(2) in sub rule (2), for clause (ii), the following shall be substituted, namely,-</b> (ii)The TDR as issued above is allowed to be utilized for construction of additional built up area as detailed below:  a. Non-High Rise Buildings (upto 18m Height from ground level																											
<b>Sub -rule (2) clause (ii)</b> The owner shall be allowed to construct two extra floors with an equivalent built up area for the area surrendered subject to mandated public safety requirements. (As per amendments of G.O.Ms.No.223, Dt.09-07-2018)		<table><tr><th>S.No.</th><th>Width of the road (in mts)</th><th>Minimum front setback (in mts)</th><th>Minimum setbacks on remaining sides (in mts)</th></tr><tr><td>1</td><td>30 and above</td><td>3</td><td rowspan="3">For site areas i. upto 300 sq.mt- 1.50 m ii. above 300 to 500 Sq.mts</td></tr><tr><td>2</td><td>18 to below 30</td><td>3</td></tr><tr><td>3</td><td>9 to below 18</td><td>2</td></tr></table>				S.No.	Width of the road (in mts)	Minimum front setback (in mts)	Minimum setbacks on remaining sides (in mts)	1	30 and above	3	For site areas i. upto 300 sq.mt- 1.50 m ii. above 300 to 500 Sq.mts	2	18 to below 30	3	3	9 to below 18	2										
		S.No.	Width of the road (in mts)	Minimum front setback (in mts)	Minimum setbacks on remaining sides (in mts)																								
		1	30 and above	3	For site areas i. upto 300 sq.mt- 1.50 m ii. above 300 to 500 Sq.mts																								
		2	18 to below 30	3																									
		3	9 to below 18	2																									
		Note: 1. TDR floors are not allowed in case of existing road width is less than 9 m. 2. 20% (including visitors parking) of parking shall be provided for total Built up area including TDR floors for non-high rise residential buildings																											
		b. High Rise Buildings: To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations subject to maintaining minimum setback as given below and also subject to satisfaction of the parking norms																											
		<table><tr><th>S.No.</th><th>Minimum abutting road Width (in mts)</th><th>Height of the building including TDR floor(in mts)</th><th>Minimum all round setback (in mts)</th></tr><tr><td>1</td><td>12</td><td>Up to 30</td><td>7</td></tr><tr><td>2</td><td>18</td><td>Above 30 and up to 36</td><td>8</td></tr><tr><td>3</td><td>24</td><td>Above 36 and up to 51</td><td>9</td></tr><tr><td>4</td><td>30</td><td>Above 51 and up to 70</td><td>12</td></tr><tr><td>5</td><td>30</td><td>Above 70</td><td>16</td></tr></table>				S.No.	Minimum abutting road Width (in mts)	Height of the building including TDR floor(in mts)	Minimum all round setback (in mts)	1	12	Up to 30	7	2	18	Above 30 and up to 36	8	3	24	Above 36 and up to 51	9	4	30	Above 51 and up to 70	12	5	30	Above 70	16
		S.No.	Minimum abutting road Width (in mts)	Height of the building including TDR floor(in mts)	Minimum all round setback (in mts)																								
		1	12	Up to 30	7																								
2	18	Above 30 and up to 36	8																										
3	24	Above 36 and up to 51	9																										
4	30	Above 51 and up to 70	12																										
5	30	Above 70	16																										

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<p><b>sub rule (2), clause (iii)</b> The owner shall be allowed to avail concessions in setbacks including the front set-back (subject to ensuring a building line of 6m in respect of roads 30m and above, 3m in respect of roads 18m and below 30m and 2m in respect of roads less than 18m and subject to ensuring minimum side and rear setback of 2m in case of building of height up to 12m and 2.5m in case of buildings of height above 12m and up to 15m and 3m for buildings of height above 15 and up to 18m). In case of High Rise Buildings the concessions in setbacks, other than the front setback would be considered subject to maintaining minimum clear setback of 7m on the sides and rear side and such minimum setback area shall be clear without any obstructions to facilitate movement or fire fighting vehicles and effective firefighting operation.) <b>Omitted</b></p>	<p><b>(3)in sub rule (2), clause (iii), shall be omitted.</b></p>
<p><b>sub rule (3)</b> The extent of concessions given shall be such that the total built up area after concession shall not exceed the sum of built up area allowed (as proposed) on total area without road widening and built up area equivalent to surrendered area.</p>	<p><b>(4)in sub rule (3), the following shall be substituted, namely,-</b>  “(3)In case of plots less than 500sq.m in addition to concessions in setbacks and height, the cellar floor for parking may be allowed keeping in view of its feasibility on ground.”</p>
XIV. In Rule 169,- Guidelines on Transferable Development Rights:	
	<p><b>(1) for sub-rule (3), the following shall be substituted, namely,-</b>  “(3) (a) In case of ULBs, the Municipal Commissioner is competent to approve the Road Development Plan/Circulation Plan and to issue TDR as per Rules.  (b)In case of UDAs, the Metropolitan Commissioner, /Commissioner/Vice Chairperson is the competent to approve the Road Development Plan/Circulation Plan and issue TDR.  (c) The following committee shall scrutinize all aspects before issuance of TDR by meeting on a fortnightly basis the concern Town Planning Section Head shall notify the TDR proposal, before placing it in the committee, by way of paper notification to be given and within as stipulated period of 7 days, any claims and objections which may arise also to be placed before the committee.</p>

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<p><b>Guidelines on Transferable Development Rights:</b></p> <p><b>sub rule (3)</b> At the time of sale / disposal / utilization of a particular TDR, the utilization details of the sale / disposal need to be entered at relevant columns in the register and that therefore the relevant file need to be referred to the custodian of the Register for making necessary entries in the register. The custodian is held responsible to enter relevant details in the register and also to enter utilization details in the TDR. When TDR Certificate is sold / utilized totally, the same shall be surrendered by the owners and the custodian shall take possession of the Certificate and make necessary entries in the register. As per Government Orders, TDR award is to be arrived on the basis of relevant land value at both export and import areas as per prevailing Registration value.</p>	<p>1.The committee at ULB level will consist of the following officials:  a) Municipal Commissioner concerned - Chairperson.  b) RDDTP of concerned region.  c) Additional Commissioner, Revenue In-Charge .  d) ULB town planning head – Convenor  2.The Committee at UDA's / MRDA will consist of the following officials:  a) Commissioner, CRDA / Metropolitan Commissioner, VMRDA / V.C. of the UDA - Chairperson.  b) RDDTP of concerned region.  c) Town planning head of the UDA concerned - convenor.  3.The above committees shall scrutinize all aspects before issuance of TDR. Before issuance of TDR the following aspects shall be mandatorily checked:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Ownership of land.</li> <li><input type="checkbox"/> Extent of land affected.</li> <li><input type="checkbox"/> Whether it is required to issue TDR as per rules.</li> <li><input type="checkbox"/> Valuation of TDR.</li> <li><input type="checkbox"/> Any master plan issues</li> <li><input type="checkbox"/> Whether any other benefits were received earlier etc.</li> <li><input type="checkbox"/> After dealing with objections, if any received from the General Public only TDR's shall be issued duly verifying the draft gift deed.”</li> </ul> <p>The said committee will take decision collectively either by conducting a meeting or through circulation of the file in online portal. The SLA period will be fixed separately for each member. The deemed provision shall be enabled in the Online portal. In case of the deemed approval, if it is found at later date that, the TDR is issued erroneously, the concerned will be held responsible and liable for disciplinary action. Further, if any of the Committee member rejects the proposal without proper justification and recording the reasons shall not be considered. The detailed guidelines governing these rules will be issued separately.</p>
<p>—</p>	<p><b>(2) in sub-rule (5),after clause(e)the following clause (f) shall be added, namely,-</b>  “(f) TDR application shall not be considered from the individual where there is no proposal for development of the building by the applicant.</p>

As per G.O.Ms No 119 Dated: 28-07-2017	As per G.O.Ms.No.4 Dated: 09.1.2025
<p align="center"><b>XV.In Rule 178,- CHAPTER - XIII</b>  <b>PROVISIONS FOR ECONOMICALLY WEAKER SECTION (EWS) /</b>  <b>LOW INCOME GROUP (LIG) HOUSING CATEGORY</b></p>	
<p><b>.In Rule 178, after sub rule (4), the following sub rule (5) is Added</b></p>	<p><b>Rule 178, after sub rule (4), the following sub rule (5) shall be inserted, namely,-</b>  “178(5) Shelter fee is applicable only for residential Group housing/ residential group development schemes and not applicable for NonResidential buildings. In case of mixed use i.e. Residential and other than residential use, the shelter fee shall be applicable for the extent of residential use only.”</p>
<p align="center"><b>XVI. In Rule 56(4), 56(5), 159(1), 160(2),</b></p>	
<p><b>56. Compliance with Andhra Pradesh Energy Conservation Building Code (APECBC) (see Annexure):</b></p> <p><b>Rule 56 sub rule (4) :</b> At the time of plan approval, the Owner and Builder/developer shall submit the AP* (AP ONE STAR) compliance, sealed and signed by AP Empanelled Architect with MAUD and NREDCAP or Bureau of Energy Efficiency Empanelled Architect against the mandatory requirement of compliance of APECBC to respective Urban Local Body. The details of compliance documentation, administration and energy analysis is given in the APEC BC in chapter 3 as given Annexure.</p> <p><b>Rule 56 sub rule (5) :</b> At the time of issuance of occupancy certificate, the builder/owner/developer shall submit the professional statement by AP Empanelled Architect with MAUD and NREDCAP / BEE Empanelled Architect verifying that the building has been built in accordance with the approved design and plan approval. Once the professional statement is submitted along with any other necessary requirements as per the Building Rules, the occupancy certificate will be issued.</p>	<p><b>In Rule 56(4), 56(5), 159(1), 160(2),</b> wherever the word “NREDCAP” occurs the word “Andhra Pradesh State Energy Conservation Mission (APSECM) State Designated Agency (SDA) of Andhra Pradesh” shall be substituted.</p>

As per G.O.Ms No 119 Dated: 28-07-2017		As per G.O.Ms.No.4 Dated: 09.1.2025
<p><b>Rule 159. Guidelines for installation of Solar Water Heating Systems:</b>  <b>Rule 159 sub rule(1):</b> The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the NREDCAP [New and Renewable Energy Development Corporation of A.P. Ltd] or as per the guidelines issued by NREDCAP from time to time.</p> <p><b>Rule 160. Procedure for Obtaining Building Permission for all buildings having a plot area more than 1000sq.m. and all public buildings:</b>  <b>Rule 160 sub rule (2):</b> NREDCAP Department shall act as a Nodal Agency. The Nodal Agency and/or designated offices by the Nodal Agency shall be responsible for the following activities:  (a) To guide the applicant to install the appropriate Solar Roof Top System depending on the size and usage of the buildings on gross or net meter basis.  (b) To facilitate and process the proposals for availing subsidy if any for solar roof top systems as per MNRE guidelines.  (c) To develop an online system for acceptance and clearance of applications and for providing status updates.</p>		
<b>XVII. In ANNEXURE – 1,</b>		
<p><b>sub rule 3. STRUCTURAL ENGINEER:</b>  Structural Engineers shall be competent to submit the structural details and calculations for all building and supervision.  In the case of complicate buildings and sophisticated structures, as decided by the Authority which are within the horizontal areas and vertical limits and shall be designed only by Structural Engineers.</p>		<p><b>Point 3 shall be substituted, namely,-</b>  “3)STRUCTURAL ENGINEER:  A degree in Civil Engineering or equivalent qualification.  (i)In addition to above qualification, the applicant should have at least five years experience in structural design work,  (Or)  (ii)A Master’s degree in structural engineering from a recognized institute and at least two years experience in structural design work.  (Or)  (iii)A Doctor’s degree in structural designs from a recognized institute and at least one year experience in structural design work.  Structural Engineers shall be competent to carryout work related to Building permission as given below shall be entitled to submit.  a. Structural designs and calculations of all buildings.  b. Issuing certificate of supervision and completion for all buildings.  c. Preparation of all service plans and related information connected with development permit.”</p>

