

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

PANCHAYAT RAJ & RURAL DEVELOPMENT DEPARTMENT – Panchayats – The
Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules
2002 – Amendment - Orders – Issued.

PANCHAYAT RAJ & RURAL DEVELOPMENT (PTS.III) DEPARTMENT

G.O.MS.No. 26

Dated: 12-04-2018
Read the following:

1. G.O.Ms.No.67, PR&RD(Pts.IV) Dept., dt.26.02.2002.
2. From the Director of Town and Country Planning, Guntur,
Lr.Roc.No.3625/2017/R2,Dated:7.9.2017.
3. From the Commissioner, PR&RD, Lr.6278/CPR&R/D1/
2017, dt.6.11.2017.

ORDER:

In the reference 2nd read above, Director, Town and Country Planning, A.P. in his letter has stated that Sri Guttu Mukkala Venkata Subba Raju R/o China Amiram GP, Bhimavaram (M) West Godavari, in his representation has requested to grant permission for construction of apartment with Stilt+ Ground+ 4 Upper floors in R.S.No.111 of China Amiram Village and GP, Bhimavaram (M), West Godavari in an extent of 3132.88 Sq. Mts since DTCP has rejected the proposal on the ground that it is not having access through the minimum with of 40'-00" wide road as required under Rule 18 (3) of the Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules, 2002 and present site under reference is abutting to 30'.0" wide road only and requested to consider the proposal and to issue necessary orders on par with permissibility in urban areas and master plan areas.

2. In the reference 3rd read above, the Commissioner, Panchayat Raj & Rural Development, has reported that the Building Rules in Urban Areas were revised in the year 2007, 2012 and 2017 respectively by the Municipal Administration & Urban Development Department. In the said rules, the minimum wide of the road required for Group Housing/Apartment building up to height 18 Mtrs is only 30 feet i.e 9.00 mtrs. Accordingly, he has requested to consider the following amendment to the Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules 2002:

<u>Existing provision in Rule 18 (3) of G.O Ms.No.67, dt: 26.2.2002.</u>	<u>Proposed amendment to Rule 18 (3) of G.O Ms.No.67 ,dt.26.2.2002</u>
Minimum approach road/ Means of Access requirement for residential complexes / all non residential buildings shall be 12 meters.	Minimum approach road/ means of access requirement for residential complexes/all non- residential buildings up to height of 18 meters shall be 9.00 meters.

3. Government after careful examination of the matter, hereby decide to suitable amendment to the Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules 2002, issued in G.O.Ms.No.67, Panchayat Raj & Rural Development (Pts.IV) Department, dated 26.02.2002.

p.t.o

4. Accordingly, the following Notification will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated:18.04.2018

NOTIFICATION

In exercise of the powers conferred by sub section (1) read with clause (xvii) of sub section (2) of section 268 of the Andhra Pradesh Panchayat Raj Act, 1994. (A.P. Act No.13 of 1994), the Governor of Andhra Pradesh hereby makes the following amendment to the Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules, 2002 issued in G.O.Ms.No.67,PR&RD (Pts.IV) Department, dated:26.2.2002 and as subsequently amended from time to time.

AMENDMENT

In the said rules, in rule 18, for sub-rule (3), the following shall be substitute, namely –

“Minimum approach road/means of access requirement for residential complexes/all non-residential buildings up to height of 18 meters shall be 9.00 meters”.

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

Dr.K.S.JAWAHAR REDDY,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing Stationery and Stores Purchase,
AP, with a request to issue the notification and furnish
(15) copies of the Andhra Pradesh Gazette to Government.

Copy to :

The Director, Panchayat Raj & Rural Development at Vijayawada,
Krishna District.

The Director,
Town and Country Planning,
Gorantla, Guntur, Andhra Pradesh.

The P.S. to Secretary to CM
The P.S. to Minister (PR&RD)

All the District Collectors.

All the District Panchayat Officers.

The Law (F) Department.

The P.S. to Prl. Secretary to Govt., PR&RD.

SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER