

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

The Andhra Pradesh Gram Panchayat Land Development (Layouts and Building) Rules – 2002 – Amendments –Orders – Issued.

PANCHAYAT RAJ AND RURAL DEVELOPMENT (PTS.IV) DEPARTMENT.

G.O.Ms.No. 274

**Dated: 12-06-2007
Read the following:-**

1. G.O.Ms.No.67, PR&RD (PTS.IV) Deptt. dt.26-02-2002.
2. From the DTCP, Hyd., Lr.No.5149/2006/A, dt:31-07-2006.
3. From the CPR&RE, Hyd., Lr.No.8775/CPR&RE/D2/2006,
4. From the DTCP, Hyd., Lr.No.5149/06/A, dt:27-12-2006, and dt:06-01-2007

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ORDER:

The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette, dt:16-06-2007.

The Commissioner, Printing Stationary and Stores Purchase, Hyderabad is requested to furnish 5,000 copies of the notification to Government immediately.

**M.V.P.C.SASTRY,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

**The Director of Printing, Stationary and Stores Purchase,
Govt. of A.P., Hyderabad (with a request to furnish 5000 copies)
All District Collectors in the State.
All District Panchayat officers in the State.
All Municipal Corporations in the State.
The Director, Town & Country Planning, A.P.Hyderabad.
The Commissioner, PR&RE, Hyderabad.
The Vice Chairman & Managing Director, A.P.I.I.C.Ltd., Hyderabad
The Commissioner, Survey and Land Records, Hyderabad.
The MA&UD (M1) Department.
The Law (A) Department.**

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
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 (Andhra Pradesh Act 13 of 1994), the Governor of Andhra Pradesh hereby makes the following amendments to the Andhra Pradesh Gram Panchayat Land Development (Layout & Building) Rules, 2002 issued in G.O.Ms.No.67, PR&RD (Pts.IV) Department, dt:26-02-2002 and as subsequently amended.

AMENDMENTS

In the said rules:-

I. In rule 2:-

(i) after clause (6), the following shall be inserted, namely:-

(6-a): Building, Detached: A Building detached on all sides.

(ii) after clause (18), the following shall be inserted, namely:-

(18-a): Floor Area Ratio (FAR): The quotient of the ratio of the combined covered area (Plinth Area) of all floors, excepting areas specifically exempted under these regulations, to the total area of plot, viz.,:-

FAR = Total floor area of all floors / Plot area.

(18-b): Gated Community Development: Means an exclusive Housing Development in an area with compound wall, access control through gates and having their own facilities and amenities. The housing units may comprise of Apartments Blocks, Detached, or Row Houses with or without its combinations.

(18-c): Group Housing: Means a building proposed with one or more floors having Five and more dwelling units having common service facilities where land is owned jointly or undivided share.

(iii) for clause (20), the following shall be substituted, namely:-

(20): Multi-Storied or High Rise Building: Includes a building whose height is more 15.0 Mts in respect of commercial building and buildings of height more than or 18.00 Mts (With Stilt Floor for Parking) in respect of all other buildings, from the surface level of the land contiguous to such building and other building as per fire services act 1999.

(iv) after clause (28), the following shall be inserted, namely:-

(28-A): Row Housing: A row of houses having only front, rear and interior open spaces.

2. to rule 4, the following table shall be added, namely:-

TABLE

Sl.No	Type of Facility	Sub-Type	Scale	Minimum Area required
1	2	3	4	5
1	Educational	Nursery School Primary School High School Degree College	1 for 4000 Population 1 for 4000 Population 1 for 16000 Population 1 for 80000 to 1 Lakhs Population	0.1. HA 0.4 to 0.6 Ha 1.6 to 2.0 Ha 4 to 6 Ha
2	Health	General Hospital	1 for every 16000 population	1.0 ha
			1 for 80000 to 1 lakhs population	4 Ha for 200 beds and 4 Ha for Quarters
3	Commercial facilities	Shops	Upto 10 shops for 4000 population	0.05 to 0.01 Ha
			Upto 20 Shops for 16000 population	0.40 Ha
			Upto 80 to 100 Shops for 80000 population	2.05 Ha
4	Communication facilities and Essential Service	Sub-Post Office, Post and Tele-Graphic Office-cum-Delivery and booking Tele-Phone Exchange for 1000 Lines	1 for 100000 population	40 Sq.Mts.
			1 for every 1,00,000 population	1.0 Ha
		Electrical sub-Station. Police Station	1 in all Shopping Centre 1 for every 50,000 population	12X12 m 0.8 Ha
		Police Post	1 for every 20,000 population	0.4 Ha
		Fire Station	1 for every 5Kms. Radial Distance	0.8 Ha
5	Social and Cultural facilities	Religious building	1 for every 15,000 population	0.8 Ha (shall be at 60 Mts. wavy from the Junctions)
		Community Hall and Library	1 for every 25,000 population	0.30 Ha. with parking location in Zonal shopping centre, business and commercial no t in residential zone.

As per the National Building Code the following are require //9by following architectural space standards.

1. Divisional Sports Centre : 1 for 10,00,000 Population 20.00 Ha
2. District Sports Centre : 1 for 1,00,000 Population 0.80 Ha

3. After rule 23, the following shall be inserted namely:-

23-A: Row Housing

- (i) Minimum site are 1000 Sqm.
- (ii) Plot size 50 to 125 Sqm.
- (iii) Minimum width of the plot 4.50 Mts.
- (iv) No. of plots permissible in a row 9.00 mts
- (v) No. of plots permissible in a row 8.
- (vi) Minimum width between two blocks 6.00m
- (vii) Set backs
 - (a) Front 3.00 Mts.
 - (b) Rear 1.50 Mts.
- (viii) Maximum height of the building 6.00 mts (G+1)
- (ix) Open space 10% in sites of more than 2000sqm of extent.
- (x) In sites exceeds Ac 5.00 in extent then 5% of the total area shall be reserved for Facilities & amenities apart from land reserved towards open space.
- (xi) Every room shall be provided with proper ventilation as per the standards in force.

23-B: Group housing:

1. Min Plot Area 335 Sq. Mts.
2. Max Coverage 40%
3. F.A.R. (Excluding common area) Abutting road width F.A.R.

upto 12 Mts	1:1.25
12 to 18 Mts.	1:1.50
above 18 Mts.	1:1.75
4. Min. Set Backs

a) Front set back	
Road width	Set Back
9 to 12 Mts.	3.00 Mts.
12 to 18 Mts.	4.00 Mts.
Above 18 Mts.	4.50 Mts.

(If the height of the building exceeds 12 m, it shall not be less than 1/4th of the height)

 - b) Rear & side set backs 1/4th of the height of the building
 - c) However, if the site area is more than 670 Sq.m. the rear setback shall not be less than 4.50 mts.
5. Max. Height (Non-MSB) 18.00 m (with Stilt Floor parking)
6. Min Distance between two blocks ½ of the height of the talent building

- (vi) The distance between two blocks shall not be less than half of the height of the taller building
- (vii) The Min. width of the corridor shall be: 2.00 Mts.

Other Specifications:

- (i) All the proposals of Multi – building shall have N.O.C of Director of Fire Services under A.P. Fire Services Act.
- (ii) N.O.C. of Airport Authority of India is required.
- (iii) The structural designs and drawings shall be verified by an officer not below the rank of S.E. of Panchayat Department.
- (iv) The local authority shall obtain an undertaking to be effect i.e. whether the owner is taking up the construction on his own or entrusting it to a builder / construction firm and if so the details of the builder / construction firm i.e. name, present and permanent address, members of the firm if any, duly counter-signed by the builder/construction firm.
- (v) Report of Soil Test/Geo-technical Investigation Report issued by Institution/Consultant empanelled with the local authority.
- (vi) Structural designs and drawings prepared duly taking the solid bearing capacity into consideration and certified by qualified Structural Engineer/consultant firm empanelled with the local authority.
- (vii) Building Plan and Application shall be invariably signed by the owner of the property, builder if any, the Architect and the Structural Engineer who designed the structure with their present and permanent addresses.
- (viii) If the construction is being taken up by a builder, an attested copy the registered agreement entered between the owner of the property and the builder shall be submitted. in case of any changes in the agreement at a later date, a copy of the same also be submitted to the local authority.
- (ix) An undertaking on a Stamp Paper of Rs.100/- duly signed by the owner and builder specifying that no flat or built-up area shall be given possession to the purchaser/tenant unless they obtain the occupancy certificate from the local authority and all regular service connections are provided.
- (x) Contractor takes all Risks Insurance Policy for the construction period.
- (xi) The owner/builder shall employ a site engineer who shall maintain a register, in which the Site Engineer, Architect and Structural Engineer shall record their comments at regular intervals i.e. at foundation level and at each slab level and submit report to local authorities.
- (xii) No construction shall proceed without engaging the services of Architect, Structural Engineer,
- (xiii) The construction without Site Engineer shall be treated as construction without permission.
- (xiv) In case Site Engineer/Structural Engineer/Architect is changed by the owner/builder during the course of construction or the Architect/Structural Engineer dis-associate themselves with the ongoing project the same shall be reported to the local authority by the owner/builder within seven days by registered post or in person along with consent letters of newly engaged Site Engineer/Structural Engineer/Architect.
- (xv) The Builder, Site Engineer, Structural Engineer, Architect shall jointly and severally be held responsible for the structural stability during the building

construction and for a further period of three years from the date of obtaining occupancy certificate.

(xvi) The occupancy certificate shall be issued by the local authority only after submission of the following documents by the owner/builder.

- a) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan and specification.
- b) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
- c) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
- d) Insurance policy to the completed building for a minimum period of three years.

(xvii) The water, sewerage connection and regular power connection shall be given by the concerned agencies only after production of Occupancy Certificate issued by the Local Authority.

(xviii) The designs and plans shall be scrutinized by a committee Comprising of following members before forwarding the proposals for the technical clearance by the Director of Town and Country Planning.

1. Regional Deputy Director of Town Planning
2. Superintendent Engineer, PR Department.
3. District Panchayat Officer
4. Panchayat Secretary Concerned.
5. A representative of IIA, A.P.Chapter

(xix) In case of failure to follow any of the above provisions, the local authority shall black-list the builder/Construction firm/Architect/Site Engineer/Structural Engineer apart from initiating other necessary action under relevant Rules, Acts, Regulations ect., and they shall not be entitled to take up construction activity for Group Housing/such projects for a further period of five years in any of the site falling under the urban body of the State.

23-D: Gated Community Development:

- (a) Row Housing, Detached, Group Housing and Multi-stored Buildings may be allowed.
- (b) An access of minimum 9 Mts thorough fare shall be provided for the neighboring plots or lands that are located in the Interior. They would be governed by good design standards and not impinging on the overall accessibility and circulation network of the area.
- (c) Minimum site, area : 10000 Sq.M
- (d) Size of plots and height permissible :
As per type of housing and requirements as given above for the respective type of housing.
- (e) Minimum Common Open space : 10% of site area.

In site exceeding Ac 5.00 in extent then 5% of the total shall be reserved for Facilities & amenities apart from land reserved towards open space.

(f) Building requirements:

The building setback requirements are as per type and category of housing. The side setback may be transferred to another side duly maintaining minimum of 1.00m on one side in case of detached housing.

(g) Internal Road requirements:

- Min. 12 Mts for main internal approach roads:
- 9.0 m for other internal Roads & Building

Other Requirements:

- (h) All infrastructure in the scheme area shall be carried through ground ducts only.
- (i) All specifications shall be of ISI standard.
- (j) The developer shall provide separate Garbage & Sewerage treatment plant for the project area.
- (k) No wastage generated within the scheme area shall be spill over on to the adjoining areas.
- (l) Maintenance of infrastructure and amenities within the scheme area shall be given to a company formed on mutual terms & conditions of Residents and developers.
- (m) The developers shall not put any burden of provision and maintenance of Infrastructure within the scheme area, on the local body.
- (n) The developers has to set apart 20-25% of the developed area for LIGs/Ews Housing and allotment to the target group shall be done through the Housing Agency.
- (o) The applicant has to set apart and develop the 10% of the area for public purpose.
- (p) The local body and all other Government agencies shall have uninterrupted access to the scheme area.
- (q) They shall obey all rules and regulations of the Local Body in respect of tax payments, licensing, etc.
- (r) The project shall satisfy the provisions of Water Land and trees Act2002.
- (s) The Local Body retains the right to take over the area under the scheme after issuing notice to the management in the event of any dispute.
- (t) The local body retains the right to declare any road as public road in the interest of overall connectivity and network in future.

All emergency services shall be provided as required by the respective agencies like fire stations, police station, post office, etc.,

23-E: RAIN WATER HARVESTING:

Every building proposed for construction shall be provided with required facilities and infrastructure for conservation and harvesting or rain water.

Percolation pits or Trenches

The paved surface around the building shall have percolation pits or Trenches or combination of pits & Trenches in such a way that total volume of such structure shall not be less than 6 cum for each 100 Sq. Mts. of roof top area and multiples there on. Depending on the geomorphologic and topographical condition, the pits can be of size

1.2m wide X 1.2m long X depth of 2 to 2.5 m. The trenches can be of width of 0.6 X length of 2 to 6m X depth of 1.5 to 2.0 meters terrace water shall be canalized, through pits and or trenches. The pits shall be back filled with filter media comprising of the following materials.

- (a) 40 mm Road metals the bottom layer upto 50% of the depth.
- (b) 10 mm road metal as the lower middle layer upto 20% of the depth.
- (c) Course sand as the upper middle layer upto 20% of the depth.
- (d) Top 10% of the Pits/Trenches will be empty and a splash pad is to be provided in such a way that roof top water falls on the splash pad.
- (e) Brick masonry wall is to be constructed and cement mortar plastered on the exposed surface. The depth of wall below the ground shall be in such a way that the wall prevents loose soil going into pits/Trenches. The projection of the all above ground could be minimum of 15 cm.
- (f) Perforated concrete slabs shall be provided on the pits and trenches.

Terrace water collection

The terrace shall be connected to a sump or the wall through a filtering tank by P.V.C. pipe. A value system shall be incorporated to enable the first part of the rain water collected to discharge out to the ground, if it is dirty.

A filtering tank measuring 1m X 1m X 1m meter can be constructed near sump. The tank can be divided by a partition slab and one part shall be filled by fine sand and other by course sand. The bottom portion of the tank should have a slope to avoid stagnation of water.

Open ground:

Whenever there is a open ground, the top soil shall be removed over a portion of the ground and back filled with course sand to allow percolation or rain water.

(or)

Any other methods proved to be effective in conservation and harvesting of rainwater may be adopted in each and every construction taken up.

- (a) The proposal shall comply with the provisions of Water, land & Trees Act, 2002.
- (b) Environmental clearance of the project shall be obtained as per Environmental Impact Assessment (E.I.A) notification 1994.
- (c) Necessary land conversion certificate from Agricultural to Non-Agricultural purpose shall be obtained from the Revenue Authority. As per AP Agricultural Land (conversion for Non-Agricultural purposes) Act, 2006.
- (d) All the proposals shall have a provision in the Building design itself for solar water heating system. The local body shall insist on a security deposit for effective compliance.

4. After rule 30, the following new rule shall be inserted namely:-

31-A “Prior technical approval from Director of Town and Country Planning is necessary for a residential complexes like Row housing, Group housing, Gated Community Development Etc., and Buildings of more than 13.00m height”

5. The existing rule 31 shall be renumbered as rule 31-B

**M.V.P.C.SASTRY,
PRINCIPAL SECRETARY TO GOVERNMENT.**