

Andhra Pradesh Gram Panchayat Land Development (Layout And Building) Rules, 2002

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**Andhra Pradesh Gram Panchayat Land Development
(Layout And Building) Rules, 2002**

1. Short Title, Commencement and Applicability :-

(1) These rules may be called the Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules, 2002.

(2) They shall come into force from the date of notification.

(3) These rules extend to all Gram Panchayat Areas of Andhra Pradesh except the areas falling in

(a) Urban Development Authority areas and Special Development Authority areas as notified by the Government under the provisions of the Andhra Pradesh Urban Areas (Development) Act, 1975;

(b) Draft/Sanctioned General Town Planning Scheme/Master Plan areas of Municipal Corporations / Municipalities notified under the provisions of Andhra Pradesh Town Planning Act, 1920.

(c) Andhra Pradesh Industrial Infrastructure Corporation (APIIC) Layout areas and other Notified Industrial Areas;

(d) Any area notified accordingly by the government from time to time.

(4) The rules issued by the Municipal Administration and Urban Development Department of the Government are deemed to be applicable for the areas mentioned in sub-rule (3) above.

(5) These rules, shall apply in such areas concurrently only to the extent of, -

(i) levy of fees under sub-rules (3) and (4) of rule 5.

(ii) Inspections, Monitoring and taking action on unauthorized developments and building permissions

(iii) Any other item for which no specific rules/orders are issued by the Government.

2. Definitions :-

In these rules, unless the context otherwise requires, the following definitions shall apply. Words and expressions used but not defined in these rules shall have the meaning assigned to them in the National Building Code of India or standard dictionary meaning if not defined in the Code:

"Act" means the Andhra Pradesh Panchayat Raj Act, 1994 (AP Act 13 of 1994);

"Balcony" means a horizontal cantilevered projection, including a handrail or balustrade, to serve as passage or as sitting out place;

"Barn" means a building or structure with a roof of zinc sheets or tiles having flue pipes, furnace and tiers used for flue curing of tobacco leaves;

"Basement or Cellar" means the lower storey of a building or Complex which is below or partly below the ground and to be used only for parking of vehicles;

"Betterment Charge" means a charge levied by the Technical approving authority for ensuring off site services and amenities to the area;

"Building" means any structure for whatsoever purpose and whatsoever materials constructed, and every part thereof whether used for human habitation or not. It includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or an wall enclosing or intended to enclose any land or space, and signs and outdoor display structures. Tents, pandals, shamianahs/tarpaulin shelters shall not be considered as buildings;

"Building Line" means the line up to which a building abutting a street or road or extension of a street or future street may be allowed to be constructed. Building line is synonymous with the front setback and may be specified by the Executive authority, Collector, the technical town planning unit or the Roads and Buildings department or any other department that are responsible for ensuring the right-of-way of the street or road or highway that a plot abuts;

"Chajja" means a sloping or horizontal structural overhang usually provided over openings on external walls for providing protection from sun and rain;

"Chowk or Courtyard" means a fully or partially enclosed space permanently open to sky within a building at ground level and serves as lighting and ventilating space besides for outdoor activities, etc.;

"Collector" means the Collector of the district and his office and officials;

"Conservancy lane" means a lane intended to be used mainly for scavenging purposes and not for providing primary access to any road, street, dwelling, house, hut or building;

"Corridor" means a common passage or circulation space including a common entrance hall in a building;

"Cottage Industry" or "Customary Home Occupation" means a home occupation customarily carried out by a member of the family residing in the premises without employing hired labour, without display of goods, and which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood, provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and /or employing licensable goods. If power is used, the total electricity load shall not exceed (10) H.P.;

"Development" means the carrying out of building, engineering, mining, or other operations in, or over, or under land or water, or the making of any material change, in any building or land, or in the use of any building or land, and includes redevelopment and layout and sub-division of any land; and "to develop" shall be construed accordingly;

"Development Charge" means a charge levied by the Technical approving Authority under the provisions of the Andhra Pradesh Town Planning Act, 1920 and its Amendments;

"Drain" means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, gullies, floor traps and used for drainage of building or yards appurtenant to the buildings within the same cartilage. It includes an open channel for conveying surface water or a system for the removal of any liquid;

"Dwelling" means a house designed or intended to be used wholly or partially for human habitation together with such out-house, latrine, cattle shed, store room or other extensions or erections as are ordinarily used or intended to be used therein;

"Executive Authority" means the executive authority of the Gram Panchayat which sanctions and releases the permissions and undertakes to ensure that the construction activity/ layout development activity is carried out in accordance with the sanctioned plans, etc.;

"Height of building" means the vertical distance measured from the average level of the ground around and contiguous to the building to the topmost point of the building in the case of flat roofs; and in the case of sloping roofs up to the midpoint between the eaves level and the ridge. Parapet walls and architectural features for purpose of elevation features are excluded for the purpose of taking heights of buildings;

"High Rise building" means a building of height more than 15 meters. Water tanks; lift rooms/staircase rooms up to one floor

height are excluded from this definition;

"Low Cost Housing" means housing development and schemes for socially and economically weaker/backward sections of the society at affordable costs of built-up area and services. The requirements and construction specifications are as instructed by the Government from time to time. It includes low cost housing undertaken by public agencies, co-operative societies, government or semi-government bodies and also private developers with express permission of the Collector;

"Layout" means the laying out a parcel of land or lands into building plots with laying of roads/streets with formation, leveling, metalling or black topping or paving of the roads and footpaths, etc. and laying of the services such as water supply, drainage, street lighting, open spaces, avenue plantation. etc;

"Means of Access" means an access to a building or plot from an existing public street or road through a road/street/pathway;

"Open Space" means an area forming an integral part of the plot, left open to sky;

"Owner" means a person, group of persons, a Company, Trust, Registered Body, State or Central Government and its attached subordinate departments, Public or Private Undertakings or Corporations and the like, who has title for the property or in whose name the property stands registered in the Revenue Records;

"Plot" means a continuous portion of land held in a single or joint ownership other than the land used, allotted, earmarked or set apart for any street, lane, passage, pathway, conservancy lane or for any other public purpose;

"Plot coverage" means the ground area covered by the building and does not include the area covered by compound wall, gate, cantilever porch, chajja, well, septic tank, open platform and the like. It is expressed as percentage of the site/plot area;

"Reconstruction" of a building means and includes, -

(a) the re-erection wholly or partly of the building after more than one half of its actual content has been pulled down or burnt down or fallen down at one time or at different times;

(b) the conversion of a building into a factory, shop, office, warehouse, school or institution, one or more dwelling house, or a place of worship;

"Setback" shall mean the space to be left fully open to sky from the edge of the building to the property line or boundary of the street. No built-up space shall be provided within the setback except specifically permitted projections and other structures under these

rules;

"Unsafe Building" means those buildings which are structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment;

"Village Settlement" or "Grama Khantam" or "Agraharam /Abadi" means all lands that have been included as Agraharam/Abadi by the government/Collector within the site of village and includes existing village hamlets;

PART-A LAYOUT RULES

3. Application for Layout Permission :-

(1) Every person or a corporate body of the Government or a private corporate body who intends to undertake or carry out layout or development work shall apply in writing to the Executive Authority of such intention in the form prescribed in Annexure-A appended to these rules.

(2) The layouts prepared by the Revenue Department for distribution of pattas to the weaker section shall be in accordance with these rules. In case of Weaker Section Housing Programme the guidelines issued by the State Government should invariably be followed.

(3) The application for permission shall be accompanied by, -

(i) A site plan drawn to scale of not less than 1:1000 showing all Physical details of the land, boundaries of the land, the surrounding existing layouts/lands, and existing approach road to the land where the layout is proposed;

(ii) A Layout Plan (in required number of copies) drawn to a scale of not less than 1:500 showing boundaries of land, proposed number of building plots with dimensions and area of each plot and its uses as per these rules; alignment and width of the proposed streets/roads; dimensions and areas of open space provided according to these rules;

(iii) A Statement of the details and dimensions of each plot, percentage of area under open spaces, roads, amenities and plotted area;

(iv) High Tension / Low Tension electricity lines, water mains, sewer lines, telephone and telegraph lines, alignment and right-of-way of National/State highways, Major/Minor District Roads passing

through the layout site;

(v) Certificate of Undertaking in prescribed Form jointly by owner and qualified surveyor / engineer (appended at Annexure-I) for carrying out the development works as per standards.

(vi) Copy of the ownership documents of the plot/property/ land concerned together with a Non-Encumbrance Certificate from the Registration Department

(vii) Certificate of demarcation of site by Assistant Director, Survey and Land Records Department

(viii) Layout scrutiny charges and inspection charges as prescribed in the Personal Deposit Account of Director of Town and Country Planning;

(ix) A Security Deposit as prescribed by the Government for the due fulfillment of the conditions imposed or in lieu of such deposit, a security in the shape of land of such extent equivalent in the value of cash deposited in the area covered by the layout shall be mortgaged through a registered mortgage deed in favor of Gram Panchayat or in the form of bank guarantee equivalent to the amount of security deposit in the form prescribed in Annexure-D appended to these rules.

(4) The owner of any land or groups of owners/developers who intend to sub-divide or layout the land into building plots in the Revenue Survey Nos. area of the Village, i.e., outside the Gram Kantam or settlement area shall:

(a) apply to the Executive Authority for necessary layout permission as prescribed in sub-rule (1) and in accordance with these rules;

(b) carry out the layout development works as per specifications and standards appended in Annexure-B of these rules before disposing the plots.

(5) For a plot abutting existing major roads or highways, plot sub-division permission is necessary, which has to comply with these rules. No building permission shall be entertained unless such sub-division permission is obtained first and all charges as mentioned in Rule 5 (3) and 5 (4) are paid.

(6) For areas covered by Indicative Land Use Plans of mandal head quarters, approved by the Director of Town and Country Planning, the proposals shall be in conformity with such development plan and provisions contained therein.

4. Minimum requirement for approval of Layout :-

(1) The Layout proposal shall conform to the following

requirements:

(a) shall have approach through an existing road, the width of such shall not be less than 10 meters (in case of land-locked plots, the owner has to ensure the approach road through neighbouring lands accordingly).

(b) minimum width of proposed roads in the layout shall be 10 meters for residential and 12 meters for all non-residential layouts. Notwithstanding the above minimum width, the Executive Authority may insist upon larger road widths depending upon local conditions or importance of any particular road etc., as appended in Annexure-C. The width of the roads in the layouts shall be in conformity with the General Town Planning Scheme or the Indicative Land Use Plan or Master Plan, if any in force;

(c) minimum open space set apart in the proposed layout for playground/park/educational institution or for any other public purpose shall be at the rate of 10% of the total site area.

(d) the minimum plot size for non-residential layouts shall be 300 SQ. Meters except in case of Commercial or Mercantile buildings for which the minimum plot size shall be 18 Sq. meters.

(e) the layout proposals shall comply with the restrictions mentioned in Rule 5 of these rules.

(f) the applicant should provide a service road of minimum 10 meters width for the layout if the land is abutting to National Highway having less than 60 meters width.

5. Required specifications and conditions :-

(1) The owner of a site shall undertake the following works under the supervision of Executive Authority with the surveyors after intimation of the layout approval by the Executive authority

(i) Leveling with suitable gradient and formation of all roads with sub-surface, kerbstones, metalling of the carriageway, side drains as per specifications in Annexure-B;

(ii) Construction of drains and channelization of nalas for allowing storm water run-off. These may be channelised in such a way as to conserve or harvest the water in nearest water body or public open space, etc;

(iii) Undertake greenery in the layout including avenue plantation, in public open spaces, etc;

(iv) Fencing of open spaces;

(v) Unless the conditions specified above are fulfilled, the owner shall not be entitled to utilize, sell, lease or otherwise dispose of

the land or any portion thereof;

(2) The following works shall be undertaken through the Executive Authority upon payment of proportionate charges at a latter date:

(a) street lighting and electricity facilities;

(b) provision of sewerage disposal system and protected water supply system are optional;

(3) Application scrutiny fees and other charges to be levied by the Executive Authority:

The Applicant shall pay the layout inspection and scrutiny fees in the Personal Deposit account of Director of Town and Country Planning as prescribed by the Government from time to time.

(4) Other Charges:

In addition to the above, the Executive Authority shall levy development charges and betterment charges as specified by the Collector or Government as the case may be.

6. Sanction or refusal of Permission :-

(1) The Layout proposals with plans / drawings and specifications may be sanctioned with or without modifications or directions as are deemed necessary or refused by the Executive Authority within:

i) 90 days from the date of application in case of layout applications;

ii) any application with all the required particulars not disposed off within a period of 90days from the date of receipt in the Gram Panchayat Office, shall deemed to have been sanctioned in accordance with the provisions of these rules;

iii) however any construction or development of layout carried out under deemed provisions cannot be in contravention of any of the layout and building rules.

7. Duration of Sanction :-

The permission for layout development shall remain valid for two years during which time the layout works shall be completed, and if not completed the permission for layout development shall be revalidated on application subject to the rules then in force and payment of 10% of the fees and charges.

8. Revoking of Permission :-

The Executive Authority or District Panchayat Officer may revoke any permission issued under these rules whenever it is found that

there has been any false statement or wrong permission is issued or any misinterpretation of any material fact or rule on which the permission was sanctioned.

9. Deviations during construction/undertaking of layout works :-

If during the execution of any layout, any deviation is made from the sanctioned plan the owner shall obtain revised sanction as per the above procedure and rules.

10. Responsibilities and Duties of Owner :-

The owner who has been given sanction shall be wholly and solely responsible for the quality of workmanship of layout development works, and for ensuring safety during the construction /development works, etc.

11. Prior Technical Approval from Director of Town and Country Planning is necessary for certain permissions :-

(1) The Competent Authority for the Technical Approval, -

(a) The District Town and Country Planning Officer is the Competent Authority to accord technical approval for the layouts:

(i) in the villages with 10,000 or more population.

(ii) in the Urban Centers to be notified separately by the Director of Town and Country Planning.

(iii) in all the mandal headquarters irrespective of the population of the village.

(b) The Gram Panchayats of villages with less than 10,000 populations are competent to accord sanction for the layouts in their respective villages, wherever the Indicative Land Use Plan is prepared for the village by the Town and Country Planning Department, the layouts sanctioned prepared will be in conformity with them.

i) in respect of the villages with more than 5,000 and less than 10,000 population the District Town and Country Planning Officer shall prepare Indicative Land Use Plans and keep them available with the respective Gram Panchayats.

ii) in respect of the villages with less than 5,000 population the District Town and Country Planning Officer shall get the Indicative Land Use Plans by engaging the qualified personnel and approve them and keep them available with the respective Gram

Panchayats.

(2) On receipt of the application for layout approval, the Executive Authority may call for further particulars, if required and necessary. The applicant shall furnish the required particulars within ten days from the date of receipt of the notice by him. The Executive Authority shall thereafter forward the proposals to The District Town and Country Planning Officer wherever necessary, with the layout plan and full particulars within a period of ten days from the date of receipt of particulars from the applicant wherever required. The District Town and Country Planning Officer shall within thirty (30) days after furnishing of all the particulars to them, forward the tentatively approved layout to the Executive Officer, Gram Panchayat/ concerned. The Executive Officer of the Gram Panchayat may submit a report within fifteen days after laying the Water Bound Macadam (WBM) roads by the applicant as per the specifications appended at Annexure-B of these rules. The concerned District Town and Country Planning Department shall inspect the site and approve the layout within fifteen (15) days, if the demarcated tentative layout is in accordance with the tentatively approved layout and in accordance with these rules; and shall communicate the technical clearance for final approval of the layout to the Gram Panchayat concerned for all those falling within above sub-rule (1) (a).

(3) The Executive Authority shall within fifteen (15) days of the receipt of the technical approval from the District Town and Country Planning Officer, communicate to the applicant with such conditions and modifications subject to which the layout will be considered for approval indicating the estimated cost of development and the amenities.

(4) The applicant shall within ten (10) days after the receipt of communication, communicate to the Executive Authority of the Gram Panchayat his agreement in form prescribed in Annexure-E appended to these rules with an additional non-returnable deposit of the sum equivalent to 5% of the provisional estimated cost of works to be executed by the Gram Panchayat.

(5) Applicant can deposit amount in cash or shall give bank guarantee as prescribed in Annexure D or execute mortgage deed equivalent to estimated cost in the form prescribed Annexure-F appended to these rules.

(6) If a reply is not received from the applicant within 10 days of the receipt of the communication referred to in sub-rules (4) and (5) above, the original application shall be treated as having

lapsed.

(7) All the roads and open spaces such as parks and playgrounds earmarked in accordance with these rules in a layout, which is approved by the Gram Panchayat shall automatically stand transferred free of cost, and vest with the gram panchayat free from all encumbrances. After such vesting, the gram panchayat shall maintain all such open spaces for the purpose for which they have been earmarked.

(8) Such sanction may be refused on any of the following grounds namely:

(i) applications not received in the prescribed form and not accompanied by the documents mentioned in the rule 3;

(ii) if the proposed street or road in the layout does not confirm to the provisions of the Act or the rules made thereunder;

(iii) if, the proposed street or road is not so planned as to connect at least at one end with a street which is already open; or

(iv) if, adequate area has not been set apart for public purposes under rule 4 (1) (c). Note: The Executive Authority shall maintain registers of all layouts, fees and charges collected in prescribed manner.

12. Offences and Penalties :-

(1) Any person who contravenes any of the provisions of these rules or any requirements or obligations imposed on him by virtue of these rules shall be guilty of an offence and upon conviction by the District Panchayat Officer shall:

(a) be punished with a fine as prescribed by the Government and in case of continuing offence a daily fine until the contravention is made good or removed;

(b) Executive Authority shall require owner to take suitable actions including demolition of unauthorized works and in case of non compliance it shall enforce;

(c) take suitable action against technical personnel, which include prosecution or debarring him from further practice up to five years.

(2) In the case of unauthorised layouts, the District Panchayat Officer or his officers may take any of the above actions and issue suitable instructions to the Executive Authority or any other body for necessary action against the unauthorised layouts, besides taking action on the Executive Authority for allowing such unauthorized layout developments.

13. Status of existing Gram Panchayat / previously

approved layouts :-

(1) These layout rules shall apply to all existing layouts in the Gram Panchayat areas. Those layouts that have not complied with valid approval, or having shortfall in layout development works or open spaces or road widths, etc as per these rules shall be got regularized first from the Collector, without which no building permission shall be entertained or accorded. The regularization would be based on levy of pro rata charges for shortfall of open spaces, collection of pro rata betterment charges and development charges and improvement of the road pattern and drainage, etc. which has to be borne by the owners of the plots/ colony. The regularization would be with reference to a cut of date to be notified separately.

(2) The Executive Authority shall be responsible for identifying and arresting such unauthorized layouts.

PART - B BUILDING RULES

14. Application for Building Permission :-

(1) The Application for permission to construct building shall be accompanied by a site plan drawn to scale of not less than 1:500 in a prescribed application appended at Annexure-G:

(i) The existing approach road or means of access with width;

(ii) The boundaries, giving the dimensions of the site and of any contiguous land belonging to the owner thereof;

(iii) All existing buildings position in the site, if any;

(iv) The position of the site in relation to neighbouring streets, if any;

(v) Space to be left about the building to secure free circulation of air, admission of light and access for scavenging purposes;

(vi) Any existing physical features such as wells, drains, trees, etc;

(vii) The ground area of the whole property and the built-up area;

(viii) The Plans of the building, elevations and Sections drawn to a scale of not less than 1:100 of all floors showing uses of all parts of the building;

(ix) Give general specifications of proposed construction and type of materials used, and also giving information of services about water supply, drainage disposal, etc. and duly signed by the owner and the qualified Surveyor/Engineer/Architect as prescribed in the application form in Annexure-G appended to these rules.

(2) No such application for permission shall be deemed necessary

for the following minor alterations, repairs in any existing building in accordance with these rules:

- (a) providing or closing of a window or door or ventilator not opening towards others property;
- (b) undertaking fencing or construction of compound wall;
- (c) providing intercommunication doors;
- (d) white washing/painting;
- (e) plastering and patch work; and
- (f) re-flooring;

15. Exempted Buildings :-

(1) The following operational construction of the Government whether temporary or permanent, which is necessary for the operation, maintenance, development or execution of any of the following services, are exempted from the purview of these rules:

- (a) Railways;
- (b) National Highways, State Highways and Major District Roads;
- (c) Works undertaken by the District Administration /Zilla Praja Parishad /Mandal Praja Parishad /Gram Panchayat;
- (d) Waterways;
- (e) Ports;
- (f) Airways and Aerodromes;
- (g) Defence;
- (h) Any other service which the government may declare to be a public utility service from time to time for the purpose of this clause;

16. Sites considered for Building Activity :-

No site or parcel of land shall be used for building activity unless it is approved as building plot or forms part of an approved layout. This rule, however, shall not be applicable in case of:

- (a) sites and properties in existing settlement areas;
- (b) farm buildings;
- (c) Industrial and non-residential buildings abutting highways/main roads.

17. Minimum plot size requirements :-

(1) The minimum requirement of plot area for non-residential, industrial buildings and the building proposals consisting of G.F.+2 floors and above except Commercial or Mercantile buildings shall be

300 Sq. Meters.

(2) The minimum requirement of plot area for residential Apartments, complexes shall be 335 Sq. Meters.

18. Means of Access for considering Building Permission :-

(1) Minimum approach road/ Means of Access requirement in Gram Khantam / Settlement area shall be 3.6 meters;

(2) Minimum approach road/ Means of Access requirement out side settlement area shall be 10 meters;

(3) Minimum approach road/ Means of Access requirement for residential Complexes/ all nonresidential buildings shall be 12 meters

19. Proximity of electric supply lines withholding permission :-

(1) Before granting permission for the construction or reconstruction of, or the addition or alteration to a building, the executive authority shall take into consideration the proximity of electric supply lines, if any, and shall with-hold permission for such construction, reconstruction addition or alteration, unless suitable arrangements are made by the applicant to meet the requirements of the permission of the Indian Electricity Act, 1910 and the rules made thereunder and unless the clearance between the electric supply lines ; and the building are kept as shown in the Annexure-H.

20. Permissible Height and Setback requirements :-

(1) The minimum open spaces / setbacks (open to sky) and height restrictions shall be as follows for considering the building permissions in Minor Gram Panchayats,

(i) Height permissible: 9 meters or G+2 floors in Gram Khantam and 13 meters or G+3 floors height in Revenue survey number areas.

(ii) Setbacks:

In Gram Khantam :

Front setback or building line: 1.50 meters

Rear Setback: 1.00 meters

(iii) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard, such open space shall be open to sky and of area at least 3.0 sq meters and no side less

than 1.5 meters

In Revenue survey number areas:

Front Setback: 3.00 meters

Rear Setback: 2.00 meters

Sides Setbacks 1.50meters on each side

In case of corner plots the front building setback shall be left on all sides abutting the roads.

(2) The minimum open spaces / setbacks (open to sky) and height restrictions shall be as follows for considering the building permissions in Major Gram Panchayats;

(i) In Gram Khantam/ Settlement areas:

Height permissible: 9 meters or G+2 floors

Setbacks:

Front setback: 1.50 meters

Rear Setback: 2.00 meters

(ii) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard, such open space shall be open to sky and of area at least 3.0 sq meters and no side less than 1.5 meters

(3) The minimum open spaces / setbacks (open to sky) required and height restrictions shall be as follows for considering the building permissions in Revenue survey numbers:

(i) Height permissible: 13 meters or G+3 Floors for Residential

15 meters or G+4 Floors for Non -residential

For Industrial as per requirement

(ii) Setbacks and Coverage permissible:

Plot size (in sq meters)	Minimum setbacks (in meters)		
	Road side*	Rear	Sides
(1)	(2)	(3)	(4)
Up to 50	0.75		
51 and up to 100	1.00	1.00	0.50
101 and up to 150	1.50	1.50	1.00
Above 151 and up to 300	1.50	2.00	2.00
Above 301 and up to 500	3.00	2.00	2.00
Above 501	3.00	3.00	3.00

(4) For buildings abutting highways a building line of 6 meters shall be maintained irrespective of the plot size.

(5) In case of corner plots the front building setback shall be left on all sides abutting the roads.

(6) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard, such open space shall be open to sky and of area at least 9.0 sq meters and no side less than 3 meters

21. Restrictions of building activity in vicinity of certain

areas :-

- (a) no building activity shall be allowed in the bed of water bodies like river, lake, pond or nala, etc,
- (b) no building activity shall be carried out within :
 - (i) 30 meters from the boundary of Rivers and Lakes of surface area for 10 Ha and above;
 - (ii) 15 meters from the boundary of lakes of surface area for less than 10 Ha
 - (iii) 9 meters from Nalas, Canal, etc.
- (c) for building activity within the restricted zone near the airport or Defence areas/ Military establishments, necessary clearance from the concerned Airport Authority/ Defence Authority/ shall be obtained;
- (d) in case of sites in vicinity of High Tension Electricity transmission lines minimum safety distance (both vertical and horizontal) of three (3) meters shall be maintained between the buildings and the High Tension electricity lines;
- (e) in case of Railway line, a minimum distance of (30) meters shall be maintained from the edge of the Railway property, and in built up areas where land cost is high, sufficient space shall be left to safeguard the interest of the Railways.

22. Projections and exemptions in open spaces :-

- (i) Chajjas/weather shades of width not exceeding 60 cm shall be allowed in the mandatory setbacks.
- (ii) In case of plots more than 300 sq meters, the following accessory uses may be allowed in the front or rear open spaces the height of these accessory buildings shall not be more than 2.75 meters:
- (iii) A cow shed or store room, latrine may be allowed in rear open space.
- (iv) An outhouse, open staircase may be allowed in front open space. In case of nonresidential buildings, parking sheds, guardroom, overhead water tank, sump, septic tank, well may be allowed in the open spaces. Balconies shall be allowed only within the mandatory open spaces and not allowed to project onto the open spaces.

23. Parking requirements :-

(i) In all Complexes including residential complexes, hotels, restaurants and lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, etc and all other non-residential activities provision shall be made for parking spaces at per the following requirements:

Category of building/activity	Parking area as percentage of total built up area
(1)	(2)
Residential complexes, hotels, restaurants, lodges, cinema halls, business buildings, commercial buildings, Kalyana mandapams, Offices	20%
hospitals, institutional buildings, industrial, schools, colleges and other educational buildings	10%

(ii) The parking spaces in case of complexes can be in basement or cellar or on stilt floor or in the open space over and above the minimum setbacks to be left around the building with adequate vehicular access, aisle, drives, ramps required for maneuvering of vehicles.

(iii) The cellar shall be restricted to building line and a minimum of 1.5meters safe distance has to be maintained on sides and rear side.

(iv) The width of the ramp shall not be less than 3.6meters and the slope of the ramp shall not be less than 1 in 8.

24. Application scrutiny Fees and other charges to be levied by the Executive Authority :-

The Executive Authority shall levy application and scrutiny fees for all applications as notified by the Government from time to time. However the weaker section-housing programme is exempted from levy of fees and duties.

25. Other Charges :-

In addition to the above, the Executive Authority shall levy development charges and Betterment Charges as specified by the Collector or Government

26. Sanction or refusal of Permission :-

The Layout plans/ building plans with drawings and specifications may be sanctioned with or without modifications or directions as are deemed necessary or refused by the Executive Authority within:

(i) (15) days in case of individual residential buildings

(ii) (30) days in case of other buildings.

Where no orders are communicated by the Executive Authority of

sanction or refusal of the permission, the Executive Authority shall be deemed to have permitted the proposed permission and the owner may go ahead with the work provided that the same:

(i) is in accordance with these rules;

(ii) the owner intimates in writing of his undertaking the construction/development.

27. Duration of Sanction :-

The permission for building construction shall remain valid for two years during which time the building construction shall be completed, and if not completed the permission for building construction shall be revalidated on application subject to the rules then in force and payment of the fees and charges as prescribed in the Schedule.

28. Revoking of Permission :-

The Executive Authority or the District Panchayat Officer may revoke any permission issued under these rules whenever it is found that such permission was obtained by fraudulent means or misrepresentation of facts.

29. Deviations during construction/undertaking up layout works :-

If during the execution of any building construction any deviation is made from the sanctioned plan the owner shall obtain revised sanction as per the above procedure and rules.

30. Responsibilities and Duties of Owner :-

The owner who has been given sanction shall be wholly and solely responsible for the quality of workmanship of the building development works, and for structural safety of the building and for ensuring safety during the construction /development works, etc.

31. Prior Technical Approval from District Town and Country Planning Officer is necessary for certain permissions :-

(1) The Executive Authority shall forward within a week, with specific remarks and obtain the prior technical approval from The District Town and Country Planning Officer before sanctioning and releasing the plans in the following cases of applications for

permissions:

- (a) all Building permissions for Complexes;
- (b) all Building permissions for heights more than 3 floors or 9 meters
- (c) all cases of Cinema Theaters/ Petrol Pump or Stations/ Storage of LP Gas godowns, etc.

The District Town and Country Planning Officer shall send its technical approval or rejection within fifteen (15) days of the receipt of the case to the Executive Authority concerned.

The Executive Authority shall maintain registers of all layouts, building permissions, fees and charges collected in prescribed manner.

(2) For all constructions and reconstructions, additions and alterations of Tobacco barns a license from Tobacco Board is required.

32. Unsafe Buildings :-

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs, demolition or dealt with as otherwise directed by the Collector/Executive Authority.

33. Offences and Penalties :-

(1) Any person who contravenes any of the provisions of these rules or any requirements or obligations imposed on him by virtue of these rules shall be guilty of an offence by the District Panchayat Officer shall be punished with a fine as prescribed in these rules by the District Panchayat Officer and in case of continuing offence a daily fine until the contravention is made good or removed;

(i) take suitable actions including demolition of unauthorized works;

(ii) take suitable action against technical personnel, which include prosecution or debarring him from further practice up to three years.

(iii) Any unauthorized Tobacco barn running without a license from Tobacco Board is liable for demolition. In the alternative in consultation with Tobacco Board a fine of Rs.30,000/- per annum may be imposed on unauthorized Tobacco barns which is recoverable under Revenue Recovery Act.

(2) In the case of unauthorized constructions, the District Panchayat Officer or his officers may take any of the above actions and issue suitable instructions to the executive Authority or any

other body for necessary action against the unauthorised construction/layout, besides taking action on the Executive Authority for allowing such unauthorized developments.

34. Inspecting Authority :-

Under clause (5) of sub-section (5) of section 44 of the Andhra Pradesh Panchayat Raj Act 1994, an officer of the Director of Town and Country Planning not below the rank of Assistant Director of Town and Country Planning is hereby designated as inspecting authority/ Enquiry Officer on the matters concerned with the Land Development (Layouts and Buildings).

35. Conformity to National Building Code of India :-

Recourse shall be made to the National Building Code of India (latest Edition) for all standards and specifications relating to building construction viz.

- (a) safety of building with regard to structural design, foundations, masonry, timber, plain cement concrete, reinforced cement concrete, structural steel, earth quake resistance, wind loads, etc,
- (b) quality of materials and workmanship;
- (c) building services, viz. Building Plumbing, Water Supply and Drainage (including mode of sewerage disposal system), Electric installations and other services.

36. Licensed Technical Persons for preparation of Layout proposals, Building Plans and supervision :-

The qualified technical persons shall register their names and obtain license for their practice for preparation of layouts, building plans and supervision of the works with the Dist. Panchayat Officer duly paying the requisite deposit and annual renewal fee. The qualifications, competency and responsibility of licensed technical persons are as appended at Annexure-I

37. Requirements of Parts of Buildings :-

- (i) Building permission shall not be accorded, if provision for Septic tank is not made. However the Government will provide subsidy for the families Below Poverty Line.
- (ii) No building permission shall be accorded, if provision for water harvesting pits is not made wherever necessary.
- (iii) Plinth of buildings:

The plinth or basement of any building shall be so located with respect to surrounding ground level as well as normal flood-level so as to ensure adequate drainage of the site is ensured. It shall not be less than 45 cm.

(iv) Interior Courtyards:

Every interior courtyard shall be raised at least 15 cm above the center of the nearest street and shall be satisfactorily drained.

(v) The other requirements for buildings shall be in conformity with the standards of National Building Code of India.