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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT(M)

MA&UD Dept., - Draft Common Zoning Regulations - Inviting Objections and Suggestions - Issued - Reg.

[Memo.No.2927968/M2/2025, Municipal Administration & Urban Development(M) Department, 09th April, 2026]

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 44 (1) of the Andhra Pradesh (Andhra Area) Town Planning Act,1920; section 16 of AP Capital Region Development Authority Act, 2014 and section 116 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the following draft Common Zoning Regulations are hereby published duly superseding the orders issued in G.O.Ms.No.216 of MA&UD Dept., dt:22.10.2025.

Notice is hereby given that the draft will be taken into consideration after expiry of Fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Director of Town and Country Planning, A.P., Rayapudi / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

DRAFT COMMON ZONING REGULATIONS – 2026

I. INTRODUCTION

Zoning Regulations

A Master plan or Development Plan or General Town Planning (GTP) Scheme is a general plan for the future development of a city / any settlement showing both, the existing and proposed streets or roads, open spaces, public buildings, residential, commercial areas etc. and shows various land use zones intended for development. Master Plan is a statutory document prepared under the provisions and procedures prescribed under the relevant Acts appended with the Zoning Regulations is the legal instrument for implementing the land use policy as proposed in the Master Plan. Zoning Regulations contains a set of guidelines with regard to the permissibility of the right use and the correct location of each zone duly prohibiting the conflicting uses in order to achieve the objective of the Master Plan for orderly development of a given settlement.

Zoning is a planning control tool for regulating the built environment and creating functional real estate markets. It does so by dividing land that comprises the statutory area of a ULB into different zones, permitting particular land use on specific sites to shape the layout of towns and cities and enable various types of development. It determines the location, size, and use of buildings and decides the density of city blocks.

Need of the Zoning Regulations:

The Master Plans for various urban settlements along their vicinity areas have been prepared at different times for the past several years in the State. Zoning Regulations along with the Master Plans are also issued. It has been observed that some of the Land Use Zone Categories of the Master Plans have been shown differently in each of the Master Plans without following a uniform pattern. Due to this, there are different set of zoning regulations for different Master Plans creating complexity in understanding its applicability. This has led to difficulty among the general public, License Technical Personnel and also among the implementing agencies. Presently, the building permissions are issued through the Online Building Permission System (OBPS) on a single platform in the State. Therefore, it is difficult to customize all zoning

regulations on a single platform. Hence, there is an immediate need to develop common zoning regulations for the entire State and this will help to avoid manual interpretation and intervention in the application of the zoning regulations.

Zoning regulations from other states were also reviewed in the process of preparing Zoning regulations. States like Odisha, Uttar Pradesh, Maharashtra, Punjab, Karnataka, Telangana, and Tamil Nadu were taken as basis to prepare negative list of land uses.

II. Rationalisation of Land Use Categories of master plans

A systematic approach has been followed to rationalize the land uses of Master Plans which include-

- (a) Comprehensive assessment to understand the commonalities of zones of each Master Plan already approved.
- (b) Review of existing land use zones of other metro cities Master / Development Plans.
- (c) Comparison with National Level URDPF guidelines.
- (d) Consultations with town planning experts and officials of line departments.

After rationalising the land uses, the following 9 Land Use Zones are proposed for the Master Plan area duly merging the legacy uses of already approved Masterplans.

Proposed Land Use Categories of Master Plan:

The categories of land uses proposed in the Master Plan are as follows:

LAND USE ZONES PROPOSED IN MASTER PLAN

S.No	Land Use Zone Category			Legacy Land uses included within the land use category
1	Residential Use Zone	(R)	All Sub-uses are included	a. Residential land use b. Urbanisable areas
2	Commercial Use	(C)		a. Local Commercial b. Central

	Zone			Commercial c. General Commercial d. Urbanisable areas
3	Public and Semi Public Use	(PS)	All Sub-uses are included	a. Government and semi Government facilities b. Educational facilities c. Health facilities d. Religious facilities e. Crematorium/ Burial Ground/ Graveyard f. Urbanisable areas g. Parks and gardens h. Play grounds and stadiums i. Open spaces, Water courses
4	Recreational Use Zone	(RE)		a. Parks and gardens b. Play grounds and stadiums c. Geological parks and green buffers d. Tourism SEZ e. Open spaces, Water courses
5	Industrial Use Zone	(I)		a. Green, white red and orange category industries b. Quarry c. Ash pond d. Crematorium under blue industrial category e. Urbanisable areas
	a) Work Centre Zone (Green and White category Industries)			
	b) Red and Orange category Industries			
6	Transportation Use Zone	(T)	All Sub-uses are included	Transportation and communication use
7	Mixed Use Zone	(M)		a. Mixed use zone -1 b. Mixed Use Zone-2

				(BAIA) c. Mixed Use Zone-3 (BAIA) d. Mixed Use Zone-4 (BAIA) e. Urbanisable area
8	Agriculture Use Zone	(A)		a. Agriculture use zone b. Mango orchards c. Urbanisable areas
9	Development Restricted Zones			a. Special area use zone b. Protected Use Zones (Green, Blue, Hills & Forest, Wild life Sanctuary, Eco Sensitive Zones, Buffer, Zoological Park, Parks, Sea, River accreted land, Rocky, Water Bodies, Specific Land-use, Mining/Quarry, Heritage and conservation, Hillock, Saltpan Areas)
	a) Special Area Use Zone	(SA)	Includes Heritage Buildings identified under NMA Act, Archaeological sites of historical importance and Precincts, Defence / Military lands etc.	
	b) Protected Use Zone (Green, Blue, Hills and Forest)	(PR)	It includes Water Bodies (Rivers, Nalas, Reservoirs and Kuntas), Eco Sensitive Areas and CRZ areas)	

III. Short Title, Scope, Extent & Commencement

3.1 Title

These Regulations shall be called the “**Common Zoning Regulations – 2026**” of Andhra Pradesh prepared under the provisions of relevant Acts in the State of Andhra Pradesh (herein after referred to as “**Common Zoning Regulations-2026**”).

3.2 Scope of the Common Zoning Regulations

The scope of these "Common Zoning Regulations" shall be limited to defining Land Use Zones and the activities permissible in each land use zone depicted in the Proposed Land Use Plan forming part of the Master Plans. Other aspects of development will be governed by relevant Building Rules, Layout Rules etc. issued by the Government from time. Competent Authorities under such regulations shall ensure that the developments permitted by them are in conformity with these Zoning Regulations and building rules in force

3.3 Applicability and Jurisdiction of the Common Zoning Regulations

- a. These Common Zoning Regulations will supersede all the existing zoning regulations related to all Master Plans/ZDP/GTP except capital city.
- b. No development activity like layout, land pooling scheme, building activity or use of any land shall be permitted unless these are in conformity with the Master Plan land use, circulation network and the zoning of the uses and activities as given in these regulations.
- c. These regulations however will not prohibit the continuance of existing uses of lands and buildings that have been lawfully established and have a valid development permission obtained from the competent authorities as required under the prevailing statutory provisions and these Zoning and Development Promotion regulations, provided that no expansion of the existing non-conforming use or activity shall be permissible provided such conformed use is dangerous to life.
- d. All the layouts approved by the competent authorities as required under the prevailing statutory provisions or plots / layouts regularized by prior to these regulations and change of land use affected by government in the immediate preceding notified Master Plan from time

to time shall continue to prevail irrespective of the land use zone proposed in the Master Plan.

3.4 Date of Commencement

These regulations shall come into force on such date as notified by the Government. The implementation and enforcement of the Master Plan shall be in accordance with the Common Zoning Regulations herein prescribed.

Wherever any land use other than proposed uses is existed, clubbed with the relevant categories for implementation purpose till the revision of Master plans is taken up.

IV. DEFINITIONS

In these regulations, unless the context otherwise requires, the definition given as under shall have the meaning indicated against each term. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act, 1920, Andhra Pradesh Municipalities Act 1965, Andhra Pradesh Municipal Corporations Act, 1994, Andhra Pradesh Capital Region Development Authority Act, 2014, Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, Andhra Pradesh Building Rules 2017, AP Layout Rules 2017 as amended from time to time as defined in the National Building Code as the case may be, unless the context otherwise requires. All amendments / modifications made in the aforesaid regulations shall automatically stand deemed to have been included as part of these rules.

“Accessory Use” means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

“Act” means the Andhra Pradesh Town Planning Act, 1920, Andhra Pradesh Capital Region Development Authority Act, 2014 and Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

“Amenities” includes club house, convention halls, educational, commercial facilities, crèche, gymnasium, convenient shopping etc.,

“Banquet Hall” means a premises or part thereof used or intended to be used for hosting social, cultural, ceremonial, or corporate gatherings such as weddings, receptions, parties, conferences, or similar events, where food and beverages are served. Such premises may include

ancillary facilities such as kitchen, dining area, storage, and service areas, and may be operated with or without catering services. The activity shall not include lodging accommodation except as permitted in conjunction with a hotel use.

“Buffer area” means

- (a) an area of land separating adjacent land uses that is managed for the purpose of mitigating impacts of one use on the other.
- (b) an area within which sensitive uses are either restricted or prohibited.
- (c) A buffer area consists of a separation distance and one or more buffer elements. Buffer element is a natural or artificial feature that mitigates an adverse impact; a buffer may include open ground, a vegetation buffer and or acoustic barrier.

“Building” means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not and includes-

- (a) Foundation, Plinth, Walls, Floors, Chimneys, Plumbing and Building services, Fixed Platforms etc.
- (b) Verandahs, Balconies, Cornices, Projections etc.
- (c) Parts of a building or anything affixed thereto,
- (d) Any wall enclosing or intended to enclose any land or space, sign and outdoor display structures etc.
- (e) Tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc.
- (f) All types of buildings defined below shall be considered to be ‘buildings’ except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes and ceremonial occasions.
 - (i) **“Assembly Building”** means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and includes buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, marriage hall, skating rings, gymnasias, stadia, restaurants, eating or boarding houses, place of worship,

dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

- (ii) **"Business Building"** means any building or part thereof used for transaction of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- (iii) **"Detached Building"** means a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot.
- (iv) **"Semi-Detached Building"** means a building having one or more side attached with wall and roof with other building.
- (v) **"Row House"** means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
- (vi) **"Educational Building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other user's incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- (vii) **"Hazardous Building"** means a building or part thereof used for-
 - (1) Storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.
 - (2) Storage, handling, manufacture or processing of which involves highly corrosive, toxic obnoxious alkalis, acids, or another liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

- (viii) **"Heritage Building"** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the concerned department/notified by the competent Authority.
- (ix) **"Heritage Precinct"** means an area comprising heritage building or buildings and precincts thereof or related places.
- (x) **"Industrial Building"** means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc. The definition of category of the industry is defined as per the White, Blue, Green, Orange and Red Category industries as per the classification of industries prescribed by the Central Pollution Control Board (CPCB) from time to time.
- (xi) **"Institutional Building"** means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural , hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such as, starred hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.
- (xii) **"Commercial Building"** means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- (xiii) **"Office Building"** (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. Office purposes include the

purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

- (xiv) **"Public Building"** means a building constructed by Government, Semi government organizations, public sector undertakings, registered Charitable Trust or such other organizations for their non-profitable public activities.
- (xv) **"Residential Building"** means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats.
- (xvi) **"Storage Building"** means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.
- (xvii) **"Wholesale establishment"** means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.
- (xviii) **"Convenient shopping"** means premises used for a group of shops comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping which does not exceed builtup area 75 sq.mts. It includes-
 - (a) Bicycle hire and repair shops,
 - (b) Books and stationery shops or stores,
 - (c) Cloth and garment shops,
 - (d) Florists,
 - (e) Food-grains or ration shops
 - (f) Groceries, confectioneries, and general provision shops

- (g) Hair dressing saloons and beauty parlors,
- (h) Medical and dental practitioner's dispensaries or clinics, pathological or diagnostic clinics and pharmacies
- (i) Milk and milk products shops
- (j) Newspaper, magazine stalls and circulating libraries,
- (k) Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,
- (l) Restaurants and eating houses
- (m) Shoes and sports shops
- (n) Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,
- (o) Shops dealing in ladies ornaments such as bangles, fancy and gift items etc.,
- (p) Shops selling bakery products,
- (q) Tailor or danner shops,
- (r) Vegetable and fruits shops.

Super Markets, hyper markets are not allowed on par with convenient shopping.

(xix) **"Developer"** means,

- (a) a person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or
- (b) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or
- (c) any development authority or any other public body in respect of allottees of
 - (1) buildings or apartments, as the case may be, constructed by such authority or body on lands owned by them or placed at their disposal by the Government, or

- (2) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or
- (d) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its members or in respect of the allottees of such apartments or buildings; or
- (e) any other person who acts himself as a builder, coloniser, contractor, promoter, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or
- (f) such other person who constructs any building or apartment for sale to the general public.

Explanation.—For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the persons who sells apartments or plots are different persons, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified in these rules;

- (xx) “**Development**” means development with its grammatical variations 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 re-development and layout for sub-division of any land, and “to develop” shall be construed accordingly.
- (xxi) “**Drain**” means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.
- (xxii) “**Dwelling**” means a building or a portion thereof which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist

camps, hotels for other structures designed or used primarily for transient residents.

- (xxiii) **“Dwelling Unit”** means a shelter consisting of residential accommodation for one family. It is an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- (xxiv) **“Enforcement Authority”** means the Vice Chairman of the UDAs, Municipal Commissioners of the ULBs and Panchayat Secretaries of the respective Gram Panchayats;
- (xxv) **“Existing Building”** means use of a building or a structure existing authorized before the commencement of these Regulations.
- (xxvi) **“Existing Use”** means use of a building or a structure existing authorized before the commencement of these Regulations.
- (xxvii) **“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.
- (xxviii) **“Group Housing/Apartment”** Means a building having five or more multiple dwelling units/apartments and common services on a given site or plot of less than 4,000 sq.mts. in single or multiple blocks each building containing two or more apartments or with total of five or more units/apartments, without customary sub-division of land by way of individual plots.
- (xxix) **“Individual Professional Establishment”** means an office or workspace used by an individual professional such as a doctor, lawyer, architect, engineer, chartered accountant or consultant, for carrying out his or her professional practice in a part of a residential building without changing its residential character.
- (xxx) **“IT Park”** means a premises or area developed and used exclusively or predominantly for Information Technology (IT) and Information Technology Enabled Services (ITES) activities, including software development, data processing, call centres,

back-office operations, digital communication, and related research or design facilities. The premises may include ancillary support facilities such as training centres, business incubation spaces, cafeterias, convenience shops, banking counters, and utility services necessary for the functioning of the IT/ITES establishments.

- (xxxi) **“Land”** includes benefits to arise out of land, things attached to the earth or permanently fastened to anything attached to the earth.
- (xxxii) **“Land Use”** means the principal use of land for which a plot of land or building thereon is used or intended to be used. For the purpose of classification of a plot according to the land uses, a land use shall deem to include subsidiary land uses which are contingent upon it.
- (xxxiii) **“Neighborhood Centre and Civic Centre”** means Neighborhood Centre and Civic Center shall include following activities such as sectoral shopping center, market, office building, cinema, small hospital/Nursing Home (20 beds), playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.
- (xxxiv) **“Non-conforming Building or Use”** means a building, structure or use of land **existing** at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.
- (xxxv) **“Occupancy or Use”** means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.
- (xxxvi) **“Open Space”** means an area, forming an integral part of the site left open to the sky and includes area left for community purposes.
- (xxxvii) **“Owner”** means the person who receives the rent for the use of the land or building or would be entitled to do so if they were let.

NOTE: The term Owner is synonymous with the term ‘applicant’.

- (a) An agency or trustee who receives such rent on behalf of the owner,
 - (b) A receiver, executor or administrator or manager appointed by any court of competent jurisdiction to have the charge of or to exercise the right of the owner,
 - (c) An agency or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes,
 - (d) A mortgage of a lease holder so empowered.
- (xxxviii) **“Parking Space”** means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- (xxxix) **“Permanent Open Air Space”** means air space permanently open--
- (a) If it is a street,
 - (b) If its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.
 - (c) In determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.
- (xl) **“Plot”** means a portion of land held in single or joint ownership enclosed by definite boundaries other than the land used, allotted, earmarked or set apart for any street, lane, passage, pathway, conservancy lane or for any other public purpose.

“Professional Establishment” means an office or premises used by professionals such as doctors, lawyers, architects, engineers, chartered accountants, consultants, or similar persons engaged in providing professional services in their respective fields. Such use shall be primarily for consultancy or office purposes and shall not involve industrial, commercial trading, or retail activities.

- (xli) **“Road/Street”** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.
- (xlii) **“Road/Street-Level or Grade”** means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.
- (xliii) **“Road/Street Line”** means the line defining the side limits of a road/street.
- (xliv) **“Service-Road”** means a lane from a wider street provided at the front of a plot for service purposes.
- (xlv) **“Utility”** means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and convenience.
- (xlvi) **“Warehouse” or “Godown”** means a building, the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.
- (xlvii) **“Water Course”** means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and waste water.
- (xlviii) **“Zonal Development Plan”** means a plan detailing out the proposals of Master Plan/Development Plan prepared under the provisions of the Act.

V. Land Use Zones –Prohibited Activities

1. Residential
2. Commercial
3. Industrial
 - a. Industrial (White/Green/Blue)
 - b. Industrial (Orange/Red)
4. Public/Semi-Public
5. Recreational
6. Transportation
7. Mixed
8. Agricultural
9. Protected/DRZ

Categorisation and Justification

8 broad categories	Justifying criteria
Polluting Industries (APPCB)	Pollution categories (air/water/noise)
Animal Processing	Odor, waste, biosecurity risks
Hazardous Storage	Fire/explosion risk to residents
Heavy Infrastructure	Dust, vibration, traffic congestion
Large Public Assembly	Traffic/parking overload
Contagion Medical	Infection risk, ambulance traffic
Nuisance/Disposal	Visual blight, fire
Heavy Transport/Logistics	Heavy vehicle traffic, noise

Zone/Use wise Negative list for the following land uses

I. Residential

1. Polluting industries
2. Animal processing
3. Hazardous storage

4. Heavy infrastructure
5. Large public assembly
6. Contagion medical
7. Nuisance/disposal
8. Heavy logistics
9. Defence/R&D
10. Large printing (>20HP)
11. Heavy workshops (>50HP)
12. Powered ice plants
13. Heavy Transport/Logistics and Services

II. Commercial

1. Polluting industries (Orange/Red)
2. Animal processing
3. Quarrying/crushers
4. Contagion medical
5. Hazardous storage (inflammables)
6. Nuisance/disposal (junk, garbage)
7. Heavy workshops (>15HP)
8. Saw mills/Oil mills
9. Fertilizer/pesticide storage
10. Bus/truck parking

III. Industrial (White/Green/Blue)

1. Residential (non-staff)
2. Red/Orange industries
3. Hazardous storage
4. Garbage/quarrying
5. Outdoor stadiums/exhibitions
6. Animal processing

7. Resorts
8. Burial grounds
9. Polluting industries (>5HP/5 persons)

IV. Industrial (Orange/Red)

1. All residential/commercial/public
2. Govt/Semi-Govt/Local Body Offices

V. Public/Semi-Public

1. Polluting industries
2. Heavy/obnoxious industries
3. Animal processing/slaughter
4. Junk yards/wholesale mandis
5. Dairy/poultry
6. Workshops/repairs
7. Residential
8. Cinemas/theatres
9. Contagion medical
10. Petrol w/service
11. Coal/timber depots
12. Mechanical workshops (>15HP)
13. Farmhouses

VI. Recreational

1. Residential/commercial/industrial/public
2. Non-tourism/recreation structures
3. Govt/Semi-Govt/Local Body Offices

VII. Transportation

1. Residential/industrial
2. Garbage disposal
3. Explosives/flammables (non-logistics)
4. Traffic-obstructing activities

VIII. Mixed

1. Animal processing
2. Junk/wholesale
3. Polluting green/blue industries
4. Poultry/cattle grounds
5. Analogous nuisance

IX. Agricultural

1. Red/Orange industries
2. Cemeteries/crematoria
3. Mining/excavation
4. Public/semi-public (non-temporary)

X. Protected/Development Restriction Zone

1. Residential/commercial/industrial
2. Defence/R&D (as per manual)
3. Mining
4. Public/semi-public
5. Farmhouses

Activities under each Prohibited Category falling within different Land uses

1. Polluting Industries

- Blue/Green/Orange/Red industries
- Industries (noise/smoke/odour/vibration/ heavy extensive and other obnoxious)
- Mfg>5HP/5 persons
- Printing press >5HP, oil rotaries
- Mining and excavation
- Heavy/extensive/obnoxious/hazardous industries
- Clean industries >20 HPEM
- Service industries involving manufacturing
- Industries >50 HP workshops

- Brick/block industries/brick kilns
- Pre-cast cement industries, ready-mix concrete plants

2. Animal Processing

- Slaughterhouses
- Dairy/poultry/animal/bird/fish farms/pisciculture/hatcheries/piggeries/cattle grounds
- Dairy farming/milk processing
- Piggery
- Stock yards
- Meat processing unit
- Livestock rearing
- Processing/sale of farm products

3. Hazardous Storage

- Hazardous/inflammable/perishables godowns
- Gas godowns
- Petrol/Diesel/Bio-Diesel with service
- Petroleum/inflammables
- Fertiliser/pesticide storage/drying
- Buildings w/hazardous storage
- Oil depot/storage petroleum

4. Heavy Infrastructure

- Ready mix plants/pre-cast cement industries/ready mix concrete plants
- Quarrying gravel/sand/clay/stone crushers
- Weigh bridges
- Pre-cast cement industries
- Oil rotaries/mills/rice mills
- Processing and sale of farm products
- Ice and freezing plants with power
- Ripening chambers
- Petrol/Gas/Diesel/Bio-Diesel filling w/service stations
- Newspaper offices w/printing press,
- Printing press not exceeding 20 HPEM

- Broadcasting/telecom stations

5. Large Public Assembly

- Family entertainment/social & cultural associations/cinemas/multiplexes/malls/commercial complexes with plot area more than 2000sqmts
- Outdoor games stadium/sports stadiums
- Exhibition grounds/Circus/other shows/public gathering (concerts, etc.)
- Stand-alone cinemas/theatres
- Bars/pubs/banquets
- Convention centres
- Function halls/Kalyana Mandapams
- Degree colleges/poly/ITI/engineering/medical/higher institutions/technical/research institutions
- Large-scale commercial establishments
- Hotels/Resorts

6. Contagion/Medical

- Hospitals/health >20 beds
- Veterinary hospitals
- Any hospital treating contagious diseases
- Sanatoriums
- Bio-informatics centers
- Cemeteries/crematoria/burial grounds

7. Nuisance/Disposal

- Junk yards
- Garbage dumping yards
- Timber/coal/wood depots
- Saw mills
- Cemeteries/crematoria/burial grounds
- Sewage farms/garbage/sewage disposal/landfills
- Dobhi Ghat
- Storage of building materials

8. Heavy Transport/Logistics and Services

- Truck/bus terminals
- Warehousing/large godowns/wholesale mandis/ wholesale markets
- Goods/logistic hubs/loading/unloading/ cold storage
- Automobile service stations
- Workshops servicing/repairs/buses/trucks/welding >15/50HP
- Container terminals
- Bus/truck parking
- IT parks/computer hardware mfg
- Showroom motor vehicles/machineries
- Broad casting, telecasting
- Loading/unloading spaces/goods/logistic hubs

Special Regulations

- i. The road width required for allowing the building shall be followed as per the building rules issued from time to time by the Government.
- ii. Wherever specific parking standards are not specified in the building rules, The requirement of parking shall be regulated accordingly to the particular use to which the building or premises issued in accordance with the standards specified in relevant rules.
- iii. Where it is proposed to have more than one activity in a particular building, the space regulations that will govern the development shall be based on the dominant activity in that building decided on the basis of the percentage of built up area used.
- iv. The White, Green and blue category Industries are permissible in the agriculture land use zone duly collecting change of land use charges and external development charges as fixed by the Government from time to time
- v. The DCR/ZR does not barred from the various Statute/Act/Rules in force of various competent authorities in public health safety point of view and it has to followed by the various public/organizations etc.

- vi. Wherever any legacy use is prohibited within the proposed land use, the said legacy land use will be allowed to continue till the redevelopment of the site is taken up. In case of Red and Orange category industries, required green buffer to be maintained as per PCB norms.
- vii. Residential development shall be allowed in Agriculture zone, as part of rural development and the area shall be limited to 10.00 hectares in APCRDA, VMRDA and TUDA and 4.0 hectares in other UDAs without change of land use duly collecting the conversion charges and external development charges as fixed by the Government from time to time
- viii. All Educational Buildings and uses ancillary to the main use are allowed in Agriculture use zone duly collecting the conversion Charges and external development charges as fixed by the Government from time to time.
- ix. Mixed Landuse other than orange and red category Industries are allowed in site area of 300 sq.mts & above and abutting to existing and proposed 60'00" and above wide roads duly collecting impact fee and change of land use charges as notified by the Government from time to time.

This clause is not applicable for the land uses notified as recreational use zone (Park/Open Space), hillock zone, protect zone, public utilities and industrial zone.

- x. Residential building/Farm-house are allowed in agricultural land use subject to ground coverage not exceeding 10% of continuous agricultural land holding up to G+1 floor only. Farm House layouts are allowed and separate guidelines shall be issued by the Government. This is not applicable for the lands intentionally sub-divided duly forming new roads. minimum plot area i.e., 0.50Ac.

- xi. Mixed use development i.e., mixed activities within the building shall be allowed duly following the building rules including required parking areas.
- xii. Industry linked affordable housing projects with dwelling units <60 sq.mt areas shall be allowed with differential building byelaws/rules in industrial land use.
- xiii. The assigned land use/belt of any zone to any property shall be applicable to the entire plot area of large plots whose depth is more than the prescribed limit of particular belt, subject to condition that such plot owner shall apply for permission for the entire extent of his site.
- xiv. Competent authority can permit any use in the Government Projects irrespective of its usage as per Government orders without pre-judice to any court orders.
- xv. The classification of the industries shall be followed as prescribed by the Pollution Control Board (Central and State) and as per the notification issued by PCB from time to time.
- xvi. Certain Green Category industries shall be allowed in the residential use that do not cause noise, vibration, smoke, odour, or pollution duly obtaining NOC from Pollution control board / fulfilling the pollution control boards norms already specified and listed with adequate abutting road width.
- xvii. The requirements and standards pertaining to road widths, parking requirements, required industrial buffers, pollution safety distance, Highway(National/State) Setbacks will be followed as per the provisions made in AP Building Rules, 2017 and its subsequent amendments made from time to time.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER