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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

MA&UD DEPT. – ANDHRA PRADESH BUILDING RULES, 2017 – AMENDMENTS
PROPOSED – DRAFT AMENDMENTS - NOTIFICATION – INVITING OBJECTIONS
AND SUGGESTIONS – ISSUED- REG.

**[Memo.No3011478/M2/2025-1, Municipal Administration & Urban
Development (M) Department, 4th May, 2026]**

NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section 2 of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 and 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the following draft amendments are proposed to AP Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 and amendments issued thereon from time to time.

Notice is hereby given that the draft will be taken into consideration after expiry of seven (7) 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, Amaravati / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT AMENDMENTS

In the AP Building Rules 2017 the following amendments shall be proposed:-

I. In Rule 2,-

- 1. after sub-rule (196), the following sub-rule (197) shall be added, namely,-**

(197) Creche: A creche is care centre that provides a safe and nurturing environment for children while their parents or guardians are at work. These facilities prioritise the children's health, provide supplementary nutritious meals, and maintain a secure and safe environment. It provides age-appropriate educational activities to boost holistic development of the child.

II. In Rule 3,-

- 1. In sub rule (17) after clause(g) the following clause (h) shall be added, namely,-**

(h) Buildings proposed for public worship and choultries shall be exempted from payment of the prescribed building permit fees and other applicable charges. Provided that, the applicant shall mandatorily submit the application along with the requisite plans and documents through the online building permission system, duly paying the prescribed initial application fee for processing of the building permit and further provided that such exemption shall be applicable only where the land & built-up area are used exclusively for public worship purposes / charity purpose without any commercial component.

- 2. In sub rule (24), after the sub rule (a) the following sub rules(b) to (e) shall be added, namely,-**

(b) Where the applicant fails to apply for revalidation before the expiry of the building permission, and the gap between the date of expiry of the building permit and the date of application exceeds one (1) year in respect of Non High-Rise Buildings and two (2) years in respect of High-Rise Buildings and Group Development Schemes, the applicant shall pay fifty percent (50%) of the applicable Building license/ Permit Fee for the corresponding period of revalidation.

(c) In cases where the application for revalidation is submitted after the expiry of the building permission, a penalty of ten percent (10%) of the total revalidation fee shall be imposed in addition to the applicable revalidation fee.

(d) The revalidation fee shall be calculated based on the prevailing gazette rates of the concerned Urban Development Authority (UDA) or Urban Local Body (ULB), as applicable at the time of submission of the application.

(e) For the purpose of calculation of revalidation fees relating to gap

periods, where the gap period is less than six (6) months in respect of Non High-Rise Buildings or less than one (1) year in respect of High-Rise Buildings and Group Development Schemes, the fee shall be collected on a proportionate basis; and where the gap period exceeds six (6) months but is less than one (1) year in respect of Non High-Rise Buildings, or exceeds one (1) year in respect of High-Rise Buildings and Group Development Schemes, the same shall be treated as one full spell (one year) for the purpose of fee calculation.

3. The sub rule b & C read as f & g

III. In Rule 6,

1. In sub rule (1) clause(a) the following shall be substituted, namely,-

a) In case of Non –high rise buildings balcony is permitted above Stilt or ground floor with a width of 1.5m for the plot where the minimum setbacks having 3m in case of buildings.

2. In sub rule (30) clause(L), sub clause (iii) & (iv) shall be added, namely,-

(iii) To ensure consistency with the State's Sustainable Electric Mobility Policy 4.0 and to maintain uniformity across Urban Local Bodies, the provisions relating to the minimum area threshold for incorporation of Electric Vehicle (EV) charging infrastructure shall be aligned with the thresholds and requirements prescribed under the SEMP 4.0, as notified by the Government from time to time. All new building projects falling within the applicable thresholds shall be mandated to provide EV-charging infrastructure in accordance with the technical standards and planning requirements issued by MA&UD.

iv) All new commercial complexes, housing societies, and residential townships with a built-up area of 5000 sq.mts and above will be mandated set up charging stations as per section 8.1.3 of SEMP 4.0.

IV. In Rule 52, table-13, shall be omitted.

V. In Rule 57,-

1. after sub-rule (7), the following sub-rule (8) shall be added, namely,-

(8) Creche facilities shall be provided in residential apartments/societies, schools, hospitals, service agencies, corporations, companies, industries, universities, shopping malls, institutions, care service providers, Government organizations, and Non-Government organizations where more than 50 persons are employed, including both male and female employees.

The creche shall be established in accordance with the National Minimum Standards and Protocol for Creches issued by the Ministry of Women and Child Development, Government of India from time to time.

VI. In Rule 66,-

1. In sub rule (4), the following shall be substituted, namely, -

(4) The balcony projection of up to 2m may be allowed projecting onto the open spaces for upper floors from 6m height onwards. Covered projection of 2.00 mts balcony in all High-rise buildings shall be allowed on surrender of equivalent Transferable Development Rights (TDR) of balcony area, from 6.00 mts height onwards.

VII. Rule 115, shall be substituted, namely,-

115. Height and open spaces for high rise hospital buildings shall be as per the Rule 66,(1), table-18.

VIII. Rule 167, sub rule 2, clause (ii), sub clause (a) under note serial no 5 shall be omitted.

**S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**