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NOTIFICATIONS BY GOVERNMENT

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

Municipal Administration & Urban Development Department – Andhra Pradesh Building Rules, 2017 – Amendments – Final Notification – Orders – Issued.

[G.O.Ms.No.161, Municipal Administration & Urban Development (M) Department, 29th July, 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 Government of Andhra Pradesh hereby make the following amendments 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.

AMENDMENTS

In the AP Building Rules 2017 :-

I. In Rule 2,-

1. In sub-rule (17), clause (h), the following shall be substituted, namely,-

(h) High Rise Building

High rise building' means and includes all buildings with Twenty four (24) meters or more in height (including stilt floor) measured from the finished ground level on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.

2. 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.

3. after sub-rule (197), the following sub-rule (198) shall be added, namely,-

(198) **Public Worship :** A public worship building is a structure specifically designed or used for religious worship or offering prayers by a congregation or religious group open to the public rather than restricted to a private family or small group.

II. In Rule 3,-

1. In sub rule (10), the following clause (d) shall be substituted, namely,-

Documents:

- (i) Self-Attested copies of Ownership Documents-lease-deed/sale-deed etc. giving the physical description of the plot/property and copy of the approved layout plan, if the site/plot falls in approved lay out.
- (ii) Previous Sanctioned Plan copy with details of approval for the existing building if any.
- (iii) The Owner/ Builder/ Developer/ LTP shall submit the prescribed Declaration-cum-Undertaking and Indemnity Bond (Annexure-3), along with affidavits/undertakings for handing over the road widening portion, wherever applicable (Annexure-4), and regarding compliance with the provisions of the Urban Land Ceiling laws, wherever applicable, in the prescribed form.
- (iv) NOC from the District Collector wherever it is a Government Land allotted.
- (v) NOC from Irrigation Department in case of lands abut Water Bodies, Water Courses & Nalas with sketch plan with measurements. (Wherever required).
- (vi) NOC from State Environmental Impact Assessment Authority (wherever required).
- (vii) NOC from Oil/Gas Authority (wherever required).
- (viii) No Objection Certificate from the Airport Authority of India (wherever required).
- (ix) Prior clearance shall be obtained from the Andhra Pradesh State Disaster Response & Fire Services Department with regard to fire safety requirements, as per the provisions of the Andhra Pradesh Fire Service Act, 1999, and amendments made from time to time
- (x) Approval from Chief Controller of Explosives and Director General, Fire Service, in case of hazardous buildings.

- (xi) For Buildings of above 10m height the following details shall be submitted:
- (1) Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by qualified Structural Engineer/Consultant Firm empanelled with/licensed by the local authority. [The Structural Engineer/Consultant Firm is held responsible for defect in the design].
 - (2) If the construction is being taken up by a builder, an attested copy of 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 shall also be submitted to the local authority.
 - (3) Contractor/Builders/Developer/Owner shall submit All Risks Insurance Policy for the construction period.
 - (4) In case of heavy industries irrespective of height, Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by IIT, NIT, JNTU, Andhra / Venkateswara or any other government university is mandatory.
- (xii) For all Building Plans, the Provisions made in In-Building Solutions mandated in Annexure-7 in Andhra Pradesh Building Rules, 2017 shall be followed.

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

(h) Buildings proposed for public worship 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 purpose without any commercial component.

3. In sub rule (19), clause (3) The following shall be substituted, namely,-

(3)In order to encourage the Housing activity and construction industry in the State, the payment of City Level Infrastructure Impact Fees is allowed in six (6) equated installments with in a period of three (3) years. Further, while issuing the Occupancy Certificate, if any delay is noticed in payments, the interest at the rate of 12% shall be calculated for the total outstanding period and added to the principal amount and then it shall be converted into equal quarterly instalments.

4. In sub rule (20), clause (e) The following shall be substituted, namely,-

(e) Individual Residential Buildings constructed with height up to 10m **(excluding parking floor)** are exempted from condition (d) in all ULBs and UDAs.

5. In sub rule (24), after the clause (a) the following clauses (b) to (d) 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 along with penalty of ten percent (10%) of the total revalidation fee shall be imposed.

- (c) 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 for revalidation.
- (d) 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 (1 year Non-High-rise and 2 years for High-rise) for the purpose of fee calculation.

6. The clauses b & C shall be read as e & f

7. In sub rule (32), in clause (b) sub-clause (i) the following shall be substituted, namely,-

- (i) No. of Floors.

Note-The total height of the building may vary to a maximum of **2m** with no change in the permitted number of floors subject to compliance of fire service norms.

III. In Rule 4,

- 1. In sub rule (1) clause (b) under Table -5, Note(2) shall be omitted and note 3 & 4 renumbered as 2 & 3.**

IV. In Rule 6,

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

a) In case of Non –high rise buildings upto the height 24m balcony is permitted above Stilt or ground floor with a width of 1.5m for the plot where the minimum setbacks having 3m.

- 2. In sub rule (30) clause(b), after sub- clause (vii) the following sub clause (viii) shall be added, namely,-**

viii) In high rise buildings, wherever parking floors are provided, the height of the parking floors shall be excluded while reckoning the height of the building for the purpose of deciding the setbacks.

However, these parking floors shall be included in the calculation of total building height for the purposes of Fire NOC, Airport Authority of India (AAI) clearance, EIA Clearance, Structural design requirements, and other statutory safety measures. In such case, the applicant shall provide Mechanic lift/ ramp with a minimum of 5.4m wide having both entry and exit provisions or separate ramps for entrance and exit with a minimum of 3.6m width.

- 3. In sub rule (30) clause(L), after sub clause (ii), the following sub clause (iii) shall be added, namely,-**

(iii) All new commercial complexes, housing societies, and residential townships having a built-up area of 5000 Sq.mts and above, or such threshold shall mandatorily provide Electric Vehicle (EV) charging infrastructure, including EV charging station as notified by the Government from time to time, in accordance with Section 8.1.3 of SEMP 4.0.

V. In Rule 21, the following shall be substituted, namely

(21) Applicability:

Prior clearance shall be obtained from the Andhra Pradesh State Disaster Response & Fire Services Department with regard to fire safety requirements, as per the provisions of the Andhra Pradesh Fire Service Act, 1999, and amendments made from time to time for the following categories of buildings: (a) All High rise buildings (b) All Educational, Institutional, Assembly, Industrial and Hazardous buildings; (c) Special buildings of Business, Mercantile, Storage, Residential other than Apartment Buildings and Mixed occupancies having floor built up area more than 500 square meter on any one or more floors; (d) Buildings, having area more than 300 square meter of incidental assembly occupancy on any floor, (e) Buildings of all occupancies with two basements or more, or with one basement of area more than 500 square meter; (f) special request made by the owner /occupier /Government agencies of the occupancies other than the above buildings.

During the issue of occupancy certificate, NoC from the fire safety department shall be submitted or during the joint inspection conducted by line departments, responsible officer from APSDR&FS shall certify the required fire safety equipment is fixed/ installed and all the norms are complied.

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

VII. In Rule 57,-

1. In sub rule (2), clause(a), table-17 the following shall be substituted, namely,-

(a) The minimum setbacks and permissible height as per **Table-17** and other conditions stipulated below shall be followed.

Table-17 Minimum Setbacks and height permissible

S No	Plot Size (in Sq.m) Above – Up to	Parking provision	Height (in m) Permissible Up to	Abutting road width (in m)	Minimum Front Setback to be left (in m)	Minimum setbacks on remaining sides to be left (in m)
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	Less than 50	-	7	All type of roads	1	-
2	50-100	-	10	All type of roads	1	-
3	100 - 200	Stilt floor	10	All type of roads	1	0.75

4	200 - 300	Stilt floor	10	All type of roads	1.5	1.0
5	*300 – 500	Stilt floor	7	All type of roads	2.5	1.5
			12	All type of roads	3	1.5
6	500 -750	Stilt + one cellar floor	12	All type of roads	3	2.5
			15	Up to 12m	3	3
				Above 12m	4	
7	750 - 1000	Stilt + one cellar floor	12	All type of roads	3	3
			15	Up to 12m	3	3.5
				Above 12m	4	
8	1000 - 1500	Stilt + two cellar floors	12	All type of roads	3	3.5
			15	Up to 12m	3	4.0
				Above 12m	4	
			18**	Up to 12m	3	5.0
				Above 12m & up to 18m	3.5	
				Above 18m & up to 24 m	4.5	
				Above 24m	5.0	
9	Above 1500	Stilt + 2 or more cellar floors	12	All type of roads	3	4.5
			15	Up to 12m	3	5.0
				Above 12m	4	
			18**	12m	3	6.0
				Above 12m& up to 18m	4	
				Above 18m & up to 24 m	5	
				Above 24m	5.5	

			24**	12mt and above	7.0	7.0
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2. In sub-rule (5), clause (a) the following shall be substituted, namely,-

- (a) In case of non-high-rise buildings, the required fire safety Act & rules shall be followed as fixed by the APSDR&FS department or the amendments made by the APSDR&FSD from time to time.

3. In sub-rule (7), clause (j) the following shall be substituted, namely,-

- (j) In case of Group Housing Buildings where there are 100 units and above, a minimum 3% of built up space or 50,000sft whichever is lesser, shall be planned and developed for common amenities and facilities like convenient shopping, committee hall/club house, crèche, gymnasium etc. The amenities block can be part of the residential blocks, or it can be a separate block.

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

- (8) Creche facilities with a minimum carpet area 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.

VIII. In Rule 62,-

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

- (1) High rise building' means and includes all buildings with Twenty four (24) meters or more in height (including stilt floor) measured from the finished ground level on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.

IX. In Rule 63,-

1. In sub-rule (5), the following shall be substituted, namely,-

- (5) Prior clearance obtained from Andhra Pradesh State Disaster Response & Fire Services Department from fire safety point of view as per the provisions of the Andhra Pradesh Fire Service Act, 1999 and amendments made from time to time.

In the case of high-rise buildings, the applicants have an option to submit the Fire No Objection Certificate (Fire NOC) from the Andhra Pradesh State Disaster Response & Fire Services (APSDR&FS) Department before the building reaches a height of 24 meters (including stilt floor). Accordingly, the initial building permission shall be granted only up to a height of 24 meters (including stilt floor). The structural design, stability certificate, and all related aspects shall, however, be prepared and approved in accordance with the total proposed height of the high-rise building.

Upon submission of the Fire NOC, approval for the remaining floors shall be issued by the competent authority. No relaxation or exemption in payment of the prescribed fees shall be permitted.

X. In Rule 64,-

1. In sub rule (3), the following shall be substituted, namely,-

(3) The minimum plot area shall not be less than 1500 sq.mt.

XI. In Rule 66,-

1. In sub rule (1), Table-18 the following shall be substituted, namely,-

(1) Minimum abutting road width and all-round open space /setback for High Rise Buildings shall be as follows:

Table:18 Minimum abutting road width and all-round open space /setback for High Rise Buildings

Height of building (in meters)		Minimum abutting road width (in meters)		Minimum all-round open space (in meters)
Above	Up to	Site abutting to single road	Site abutting to Two or more roads	
(A)	(B)	(C)	(D)	(E)
24	36	12	-	8
36	48	18	-	10
48	60	24	18	12
60	120	30	24	14
Above 120		30	-	16

2. In sub rule (3), the following shall be substituted, namely, -

(3) In case of High-Rise Buildings, transfer of setbacks from one side to the other side shall be permitted, provided that such transfer is uniform at any given point, the minimum prescribed setback on all sides is maintained, and the permissible/allowable plinth area is not exceeded, subject to the following limits:

- (i) For buildings up to 36m height: Transfer of setback up to 1.0 m shall be permitted.
- (ii) For buildings above 36 m in height: Transfer of setback up to 2.0 m shall be permitted.

3. 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. Such balcony projection is allowed to cover upto 50% and to cover beyond 50% area, the applicant shall submit equivalent extent of TDR). Anyhow, the required breathing balcony as insisted by Fire department shall not cover.

In case of providing balconies projections within block to block, the minimum clear distance between balconies shall be 5 mt.

4. In sub rule (9), the following shall be substituted, namely, -

(9) **Environmental Deck:**

In High-Rise Buildings having a minimum of ten floors (excluding parking floors), an Environment Deck Floor with a height of up to 4.5 metres is permitted. The

Environment Deck Floor is exempted from the calculation of building height and parking requirements for the purpose of setbacks. The said environmental deck floor height shall be considered for structural designs, Fire NOC and Airport Authority NOC. A minimum of 80% of the floor area shall be utilized as i) Flower Gardens/ Butterfly Garden, ii) Walking Tracks / Jogging tracks iii) Breakout space, iv) Viewing Galleries etc., and the remaining area for indoor activities like Gymnasium, Saloon, Spa, Swimming Pool and ensuring sufficient safety provisions. The environmental deck floor placement can be as per the applicant option.

5. **after sub rule (9), the following sub-rule (10) shall be added, namely, -**
(10)Service Floor:

In high rise buildings in order to facilitate the upper floors service lines termination and to carryout the maintenance of the same, a service floor not exceeding 2.50m in height is permitted in between the 7th floor & the top floor/terrace.

6. **after sub rule (10), the following sub-rule (11) shall be added, namely, -**
(11)In High-Rise Buildings, in order to give a grandeur at the entrance, a Reception Area at the stilt level shall be permitted, not exceeding 20% of the stilt floor area, provided that the required parking area, driveways, service areas, circulation space, and all other mandatory requirements are fully provided.

XII. In Rule 103,

1. **In sub rule (8), the following shall be omitted, -**

XIII. 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.

XIV. In rule 167,

1. **In sub rule (2), clause(ii), the following shall be substituted, namely,-**

(ii)The TDR as issued above is allowed to be utilized for construction of additional built up area as detailed below:

(a)Non-High Rise Buildings (upto 24m Height is measured from the finished ground level on which the site abuts including TDR floor):

To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations with TDR subject to maintaining minimum setback as given below:

S No	Width of the road (in mts)	Minimum front setback (in mts)	Minimum setbacks on remaining sides (in mts)
1	Up to 18	1.50	For site areas and height up to 18 mts i. Above 200 to 300 sq.mts – 1.00m
2	Above 18	3	ii. Above 300 to 500 sq.mts – 1.5m

			iii.Above 500 –2.5m .
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Note:

1. TDR floors are not allowed in case of existing road width is less than 9 m.
2. For plot size above 100 to 200 Sq.mts one additional floor shall be allowed with TDR subject to maintaining the setbacks as mentioned in table- 17.
3. In respect of apartment complexes or residential buildings/blocks constructed on sites up to 1000 sq. m, with a height of Stilt + 5 floors where TDR floors are permitted, the parking requirement shall be deemed to be satisfied if the entire stilt floor is earmarked exclusively for parking. In cases where the applicant construct the Cellar + Ground + Four Upper Floors (G+4) Residential Building and the cellar is exclusively utilized for parking, the parking requirement shall be deemed to be met if the entire cellar floor is left for parking.
4. Above 18 Mts height buildings no setback relaxation is allowed. Additional floors with utilization of the TDR are allowed subject to the condition of complying all high-rise building norms.

b) High Rise Buildings:

To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations with TDR subject to maintaining minimum setback as given below and also subject to satisfaction of the parking norms:

S.no	Height of the building including TDR floor(in mts)	Minimum all round setback (in mts)
1.	Up to 36	7
2.	Above 36 and up to 48	8
3.	Above 48 and up to 70	9
4.	Above 70	12

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