

GOVERNMENT OF TELANGANA  
ABSTRACT

Municipal Administration & Urban Development Department - Rules for Podium Parking -  
Amendment to Building Rules 2012 - Orders issued

Municipal Administration & Urban Development (Pfg.III) Department

G.O.Ms.No.103,

Dated: 03.07.2021  
Read the following

1. G.O.Ms.No.168, MA Dated 07.04.2012, read with its subsequent amendments.
2. Representation from Credai, Hyderabad
3. Govt., Memo No. 2345/Pfg.III/2021, dated 20-02-2021
4. Report submitted by the Committee on Podium Parking

ORDER

Representatives of CREDAI, Hyderabad have made a presentation to the Government on Podium parking and requested the Government to allow Podium floors for parking and services in compliance with NBC 2016 guidelines.

2. On the above issue, Government have constituted a Committee with the officials of MA & UD Dept., Fire Services Department, and representatives of CREDAI and Architects Association to study the feasibility of allowing parking floors in Podiums and the rules prevailing in other States governing the Podium Parking and submit recommendations to Government on Podium Parking.

3. In pursuance of the above orders, the above said Committee has studied the rules prevailing in other States relating to Podium parking and submitted the report to Government on 'Podium Parking'.

4. Government after careful consideration of the matter have considered the recommendations of the Committee and hereby issue the following notification for amendment to the Building Rules 2012 which were issued in G.O.Ms.No.168, MA, dt.07.04.2012 read with its subsequent amendments and same will come into force with immediate effect.

NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act, 1955; proviso under sub-section (1) read with sub-section (2) of sections 14, 32, 46 and 53 of the Telangana Urban Areas (Development) Act, 1975, section 56(1) of the Hyderabad Metropolitan Development Authority Act, 2008, section 18 of the Telangana Municipal Corporations Act, 1994; section 326 of the Telangana Municipalities Act, 1965, the Government of Telangana hereby makes the following amendment to the Building Rules 2012 which were issued in G.O.Ms.No.168, MA&UD (M) Dept., dt.07.04.2012 read with its subsequent amendments.

AMENDMENT

Rule 7 (b) shall be substituted with the following:

7(b) Podium Parking.

- i) The maximum height of the Podium Floor shall be 15 mts.
- ii) Tower height shall be as per the building rules and based on the approach road width.
- iii) If the site area is more than 10 Ac, single Podium shall not be allowed i.e., number of podiums shall be more than one.
- iv) The height of the podium shall be exempted from height of the building for calculation of height of the building and setbacks to the Tower Block.
- v) The all-round set-backs for Podium floors shall be:
  - (a) 7 mts upto a Tower height of 55 mts with turning radius of 12 mts
  - (b) 9 mts for above 55 mts height with turning radius of 14 mts.
  - (c) The Fire driveway between two Podium Blocks shall be 7 mts and 9 mts in alignment with points (a) & (b)
  - (d) The turning radius is allowed in the 2 mts peripheral green strip.

...2

*MSB*  
*to all RAs & DAs*  
*for compliance*  
*MD*  
*5/7/21*

*MSB*  
*5/7/21*

- vi) Setbacks for Tower (above podium) shall be as per building rules and set-back provided to podium shall be treated as part of Tower set-back.
- vii) When podium floors are allowed there should be restriction on the number of basements (cellars) i.e., maximum 3 basements in case of commercial buildings and 2 basements in case of residential buildings.
- viii) Setbacks for basement floors shall be same as podium setbacks.
- ix) Tot-lot shall be allowed on podium.
- x) For buildings having floor area less than 10,000 Sq mts, fire tenders shall have access to at least one-third of the perimeter of the building which shall be as per all-round setbacks prescribed as above.
- xi) For buildings having floor area more than 10,000 Sq mts, the fire engines shall have an access to at least to half of the perimeter of the building which shall be as per all-round setbacks prescribed as above.
- xii) Podium floors shall be exclusively utilized for parking. However, transitional spaces like visitors' lobbies, waiting room for drivers and toilets etc. shall be provided as per occupancy loads, subject to a maximum of 2% of floor area and 10% of floor area may be allowed for services.
- xiii) There shall be no compound wall between Podium and Right of Way (RoW) of road.
- xiv) The elevation of façade of Podium Block shall also be same that of Tower Block.
- xv) In case of sloping terrain or natural slope, cellars arising out of natural slope may be permitted.
- xvi) Any violation of usage of Podium floors what is otherwise mandated after the Occupancy Certificate has been obtained is strictly prohibited and the violated portion shall be confiscated and registered in the name ULB / Government.

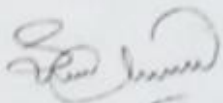
(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR  
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad  
for Publication of the Notification in the next issue of Gazette and furnish 1000 copies.  
The Commissioner & Director of Municipal Administration, Hyderabad.  
The Director of Town & Country Planning, Hyderabad,  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad,  
All Vice Chairmen of Urban Development Authorities,  
All Municipal Commissioners in the State through Director of Municipal  
Administration, Hyderabad, Hyderabad,  
The Chairman & Managing Director, TSTRANSCO, Hyderabad,  
The Commissioner & Inspector General of Registration & Stamps, Telangana Hyderabad.  
Copy to:  
The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.  
The Director General, Disaster Response & Fire Services, Hyderabad  
The Law Department,  
The Revenue (R&S) Department,  
The Energy Department.  
The P.S to Special Chief Secretary to Government, MA&UD Dept.,  
The P.S to Principal Secretary to C.M  
All the Section of MA&UD  
SF/SC.

//FORWARDED ::BY:: ORDER//

  
SECTION OFFICER