

60168

3. PERMISSIBLE SETBACKS & HEIGHT STIPULATIONS FOR ALL TYPES OF NON-HIGH RISE BUILDINGS

(Buildings below 18m in height inclusive of Stilt / Parking Floor):

(a) The height of buildings permissible in a given site / plot shall be subject to restrictions given in Annexure - I to II.

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

TABLE - III

| Sl. No. | Plot Size (in Sq. m) Above - Up to | Parking provision | Height (in m) Permissible Up to | Building Line or Minimum Front Setback to be left (in m) | | | | | Minimum setbacks on remaining sides (in m) |
|---------|--|---------------------------------|---------------------------------------|--|-----------------------|------------------------|-----------------------|-----------|--|
| | | | | Abutting Road Width | | | | | |
| | | | | Up to 12 m | Above 12m & up to 18m | Above 18m & up to 24 m | Above 24m & up to 30m | Above 30m | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1 | Less than 50 | | 7 | 1.5 | 1.5 | 3 | 3 | 3 | - |
| 2 | 50-100 | | 7 | 1.5 | 1.5 | 3 | 3 | 3 | - |
| | | | 10 | 1.5 | 1.5 | 3 | 3 | 3 | 0.5 |
| 3 | 100 - 200 | | 10 | 1.5 | 1.5 | 3 | 3 | 3 | 1.0 |
| 4 | 200 - 300 | Stilt floor | 7 | 2 | 3 | 3 | 4 | 5 | 1.0 |
| | | | 10 | 2 | 3 | 3 | 5 | 6 | 1.5 |
| 5 | 300 - 400 | Stilt floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 1.5 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 2.0 |
| 6 | 400 - 500 | Stilt floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 2.0 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 2.5 |
| 7 | * 500 - 750 | Stilt floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 2.5 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 3.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |
| 8 | 750 - 1000 | Stilt + One Cellar floor | 7 | 3 | 4 | 5 | 6 | 7.5 | 3.0 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 4.0 |
| 9 | 1000 - 1500 | Stilt + 2 Cellar floors | 7 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |
| | | | 12 | 3 | 4 | 5 | 6 | 7.5 | 4.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 5.0 |
| | | | 18** | 3 | 4 | 5 | 6 | 7.5 | 6.0 |
| 10 | 1500 - 2500 | Stilt + 2 Cellar floors | 7 | 3 | 4 | 5 | 6 | 7.5 | 4.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 5.0 |
| | | | 18** | 3 | 4 | 5 | 6 | 7.5 | 6.0 |
| 11 | Above 2500 | Stilt + 2 or more Cellar floors | 7 | 3 | 4 | 5 | 6 | 7.5 | 5.0 |
| | | | 15 | 3 | 4 | 5 | 6 | 7.5 | 6.0 |
| | | | 18** | 3 | 4 | 5 | 6 | 7.5 | 7.0 |

Amendment -5

In Rule 26, in sub rule (g) following shall be added.

"The functional / line agencies shall receive and process the applications for providing regular connections by indicating required infrastructure work. However, the actual connection shall be given only after issue of Occupancy Certificate by the Competent Authority"

Amendment -6

In Rule 7, the Table IV under sub-rule (a) (x) shall be substituted with the following :

| Height of building (in meters) | | Minimum abutting road width required (in meters) | Side and rear open space to be left around building (in meters) |
|-----------------------------------|------|--|---|
| Above | Upto | | |
| (1) | (2) | (3) | (4) |
| - | 21 | 12 | 7 |
| 21 | 24 | 12 | 8 |
| 24 | 27 | 18 | 9 |
| 27 | 30 | 18 | 10 |
| 30 | 35 | 24 | 11 |
| 35 | 40 | 24 | 12 |
| 40 | 45 | 24 | 13 |
| 45 | 50 | 30 | 14 |
| 50 | 55 | 30 | 16 |
| 55 | 70 | 30 | 17 |
| 70 | 120 | 30 | 18 |
| Above 120 | | 30 | 20 |

Note:

- Where rooms do not derive height and ventilation from the exterior open space, the width of such exterior open space as given in Col.4 may be reduced by 1 m subject to a minimum of 3 m and a maximum of 8 m. No further projections shall be permitted.
- If the length or depth of the building exceeds 40 m add to Col (4) ten percent of length or depth of building minus 4.0 m subject to maximum requirement of 20 m.

Amendment -7

In Rule 16, in sub-rule (c) following shall be added :

"As long as the built-up area proposed after concession does not exceed the sum of built up area allowed on total site without road widening and built up area equivalent to area surrendered for road widening, irrespective of the floor to floor height and type & shape of the building before road widening and after road widening"

(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 Gazettee and furnish 1000 copies.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad,
The Commissioner & Director of Municipal Administration, Hyderabad.

Contd...3