

**GOVERNMENT OF TELANGANA**

**ABSTRACT**

Municipal Administration & Urban Development Department – Amendment to Building Rules, 2012, in respect of Utilisation of Transfer Development Right Certificate - Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.III) DEPARTMENT**

**G.O.Ms.No.235**

**Dated:12.12.2022**

**Read the following:-**

1. G.O.Ms.No.168, MA Dated: 07-04-2012 read with its subsequent amendments.
2. From Commissioner, GHMC Lr.No.330/TPS/HO/GHMC/2021-221/431, Date:29.04.2022

\*\*\*\*\*

**ORDER:-**

In the G.O 1<sup>st</sup> read above, Comprehensive Building Rules, 2012 were issued and as per the said rules TDR (Transferable Development Right Certificate) can be utilised for construction of 2 additional floors over and above the permitted floors, subject to compliance of all other Rules and Regulations in force (including NOC from Fire Services Department / AAI wherever is applicable).

2. In the reference 2<sup>nd</sup> read above, the Commissioner, GHMC has submitted a proposal to the Government suggesting certain amendments to the building rules to create demand for purchase and utilization of the Transfer Development Right (TDR) Certificates,

3. Government after careful examination of the matter hereby issue the following amendments to the Building Rules issued in G.O.Ms.No.168, MA, dt:07.04.2012 read with its subsequent amendments.

**NOTIFICATION**

In exercise of the powers conferred by section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act. 1955; provision under sub-section (1) read with sub-section (2) of sections 14, 32, 46 and 58 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 238 of the Telangana Municipalities Act, 2019, the Government of Telangana hereby makes the following amendment to the Building Rules issued in G.O.Ms.No.168, MA, Dated07.04.2012, read with its subsequent amendments.

**AMENDMENT -1**

In Rule 17 (c) the words "ORR limits" shall be substituted with the words "HMDA area".

**AMENDMENT -2**

In Rule 26(d) following shall be added :

"The applicants shall be allowed to pay the compounding fee or to adjust the compounding fee with equivalent value of TDR".

**AMENDMENT -3**

In Rule 17(d) following shall be added as Rule 17 (d) (vii)

- (vii) In cases where the buildings are constructed as per rules without obtaining prior permission and seeking for regularisation u/s 455 A of HMC Act, such cases may be considered for granting permissions as per provisions of Section 455 of HMC Act with utilisation of equivalent value of TDR (equivalent to 33% compounding fee) subject to satisfaction of all other rules and regulations including Fire NOC wherever applicable.

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

**ARVIND KUMAR**

**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Commissioner & Director, Printing, Stationery & Stores Purchase, Telangana, Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of Telangana, and furnish 100 copies to Government)

Cont..2

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Director General, Fire Services Department, Hyderabad

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

The Commissioner and Director of Municipal Administration, Telangana .Hyderabad.

The Director of Town and Country Planning, Telangana. Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through CDMA.

The Vice chairman of all Urban Development Authorities in the State

All Departments of Secretariat

**Copy to:**

The Principal Secretary to Chief Minister

The OSD to Minister (MA&UD).

The P.S. to Special chief Secretary to Government, MA&UD Department.

SF/SC

**//FORWARDED BY ORDER//**



**SECTION OFFICER**

