

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration and Urban Development Department – Ministry of Finance,
Gol – Guidelines on the Scheme for Special Assistance to States for Capital Investment
2024-25 – Part V (Stimulating Industrial Growth) -**Reform-1: to minimize ground floor
loss for standalone factories** - Amendments to Telangana Building Rules-2012 to
incentivize setting up of Industries – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.III) DEPARTMENT

G.O.Ms.No.143

Dated: 24.09.2024

Read the following:-

1. G.O.Ms.No.168, MA Dated: 07-04-2012 read with its subsequent amendments.
2. From DT&CP, Hyderabad Lr.No.5063/2024/Plg., Dt.13-09-2024

ORDERS:

In the reference 2nd read above, the DT&CP has informed that, the Department of Expenditure (Public Finance – State Division), Government of India, New Delhi has issued certain guidelines to Spur Economic Growth in the country through reforms in Building Regulations for Industrial and Commercial Buildings. The Director of Town and Country Planning has emphasized the need to amend the Building Rules in respect of Industrial Buildings and liberalizing the Building Regulations for Standalone Factories and Flatted Factories to incentivize setting up of multi-storied units with high work density close to city centres and submitted the proposals to the Government for amendment of Building Rules in respect of Industrial Buildings.

2. Government after careful examination of the matter, hereby issued the following amendments, to the Telangana Building Rules issued in G.O.Ms.No.168, MA, dated.07.04.2012 read with its subsequent amendments under Reform-1: to minimize ground floor loss for standalone factories.

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 in the Building Rules issued in G.O.Ms.No.168, MA, dated:07.04.2012, read with its subsequent amendments.

AMENDMENT-1

In Rule 3, under Sub Rule (e) in project / activity 8(b) of the table the **Industrial Sheds** shall be added after the words of Townships and Area Development Project.

i.e. Townships and Area Development Project; and **Industrial Sheds**.

AMENDMENT-2

In Rule 4, under Sub Rule (a) in Table-II after the Category B4. The following shall be added as Category B5, duly excluding General Industry / Godown / Petrol / Diesel / Gas Filling Station in Category B2 i.e.,

P.T.O

Category	Type/Use of Building / Plot permissible	Minimum abutting existing road width required (in meters)
B2	High Rise Buildings/ Complexes up to height of 24 meters, Non High Rise Group Housing (Cellars as applicable +6 floors), Group Housing with more than 100 units, Group Development Scheme; Middle school /Tutorial institution; High School, Junior College / Commercial Complex, Computer units / Office Building, ITES Complex, Nursing Home/ Hospital of not more than 20 beds/Community Hall/Function/Marriage Hall/ Assembly Hall/ Cinema Theater; Service establishment/ Workshop; Others not specified in the Table	12
B5	a. General Industry / Godown / Petrol/Diesel / Gas Filling Station for site area up to 1000 Sq.Mts	9
	b. General Industry / Godown / Petrol / Diesel / Gas Filling Station for site area above 1000 Sq.Mts.	12***

(h) *** If a Site is abutting to a road which is 9m in width, an Industrial Building shall be permitted after road widening on both the sides.

AMENDMENT-3

In Rule 5, under Table-III following shall be added Table-III(A)

Table – III (A)

Light and Service Industry, Extensive Industry

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 12m	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	Upto 300	Stilt floor	7	2	2	2	3	4	1.0
			10	2	2	2	4	5	1.5
2	300 – 400	Stilt floor	7	2	3	4	5	6.5	1.5
			12	2	3	4	5	6.5	2.0
3	400 - 500	Stilt floor	7	2	3	4	5	6.5	2.0
			12	2	3	4	5	6.5	2.0
4	*500 - 750	Stilt floor	7	2	3	4	5	6.5	2.0
			12	2	3	4	5	6.5	2.0
			15	2	3	4	5	6.5	2.0
5	750 – 1000	Stilt + one Cellar floor	7	2	3	4	5	6.5	2.0
			12	2	3	4	5	6.5	2.0
6	1000 - 2000	Stilt + 1 cellar floors	15	2	3	4	5	6.5	2.0
			7	3	3	4	5	6.5	2.5
			12	3	3	4	5	6.5	3.0
7	2000 - 4000	Stilt + 2 Cellar Floor	15	3	3	4	5	6.5	4.0
			7	3	3	4	5	6.5	4.0
			12	3	3	4	5	6.5	4.5
8	Above 4000	Stilt + 2 or More Cellar floor	15	3	3	4	5	6.5	5.0
			7	3	3	4	5	6.5	4.0
			12	3	3	4	5	6.5	5.0
8	Above 4000	Stilt + 2 or More Cellar floor	18	3	7	7	7	7	7
			7	3	3	4	5	6.5	4.0

AMENDMENT-4

In Rule 5, under Sub Rule (f) after the Clause (v), the following shall be added as Clause (v(a)) duly excluding Industrial Plots from Clause (v):

- (v(a)) For industrial plots in above 2000 sqm, in addition to (iii) and (iv) above, 5% of the site area to be developed as organized open space and be utilized as greenery, tot lot or soft landscaping etc., and shall be provided over and above the mandatory setbacks. Such organized open space could be in more than one location and shall be of a minimum width of 3m with a minimum area of 15 Sq. Mts at each location.

AMENDMENT-5

In Rule 5, under Sub Rule (f) after Clause (xviii), the following shall be added as Clause (xix):

xix. INDUSTRIAL BUILDINGS:

- a. No construction of any kind shall be permitted beyond the building envelope (in setbacks) except
- i) Watchman Shelters, Watch Towers & Elevated Distribution Pipes which are compulsorily required for industrial process:
- No projection of Watchman Shelters, Watch Towers & Elevated Distribution Pipes shall be allowed outside the plot line
 - Maximum height of Watchman Shelter shall be 4 m. and watch towers 15 m. total area, as mentioned below under such shelters may be split up in desired number of watch-man shelters and watch towers.
- ii) Maximum permissible area for Guard Room, Meter Room shall be

S No	Plot Size	Total Area of Guard Room, Meter Room, Time Office & Watch Tower
1	Upto 450 sq. mir	10 Sq. Mts
2	Above 450 sq. mtr Upto 2000 sq. mtr	20 Sq. Mts
3	Above 2000 sqmir Upto 4 Hectares	45 Sq. Mts
4	Above 4 Hectares Upto 20 Hectares	60 Sq. Mts
5	Above 20 Hectares for each additional 20 Hectares	An additional 10 sq.m and part thereof

- b. Rest Rooms/Retiring Rooms: Provision for Rest Rooms / Retiring Rooms inside any Industrial plot is permitted with a maximum of 2% of total permissible covered area.
- c. Individual plot owner in IT Park can use upto 10% (max.) of their built-up for housing (service apartments) for their employees as this is the basic need for IT Industries since the Industry runs in shifts.
- d. Individual plot owner in IT Park can use upto 5% (max.) of their built up for commercial use (food courts, cafeteria, convenient stores, crèche, gymnasium etc.)

AMENDMENT-6

In Rule 13, under Sub Rule (a) in Table – V after S.No.4 the following shall be added as S.No.5 duly excluding the Industrial Buildings, Godowns from S.No.4. i.e.,

Sl. No	Category of building/ activity	Parking area to be provided as percentage of total built up area					
		HMDA Area		All Municipal Corporations & UDA Areas		Municipalities / N.Ps / G.Ps. other than UDA Areas	
		GHM C	Municipalities/ N.Ps/ G.Ps. in HMDA Area	All Municipal Corporations	Municipalities/ N.Ps/ G.Ps. in UDA Areas	Selection & Special Grade Municipalities	Other Municipalities/ N.Ps/ G.Ps.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
4	Residential Apartment Complexes, Hospitals, Institutional buildings, Schools, Colleges, Other Educational Buildings & Godowns & Others	30	30	30	25	25	25
5	Industrial Buildings & Godowns	15	10	10	10	10	10

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

M. DANA KISHORE
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 100 copies.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad,
The Commissioner & Director of Municipal Administration, Hyderabad.
The Director of Town & Country Planning, Hyderabad,
The Vice Chairmen & Managing Director, TGIIIC, Hyderabad
All Vice Chairmen of Urban Development Authorities,
All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad,

Copy to:

The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.
The Director General, Disaster Response & Fire Services, Hyderabad
The Chairman & Managing Director, TSTRANSCO, Hyderabad,
The P.S to Principal Secretary to Government, MA&UD Dept.,
The P.S to Secretary to C.M
All the Section of MA&UD
SF/SC.

//FORWARDED ::BY:: ORDER//


SECTION OFFICER

84