

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration and Urban Development Department – Ministry of Finance, GoI – Guidelines on the "Scheme for Special Assistance to States for Capital Investment 2024-25 – Part V (Stimulating Industrial Growth) -**Reform-3: Encourage vertical growth of commercial buildings** - 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.145

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 Director of Town and Country Planning 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 Commercial Buildings and liberalizing the Building Regulations to encourage growth of commercial building and submitted the proposals to the Government for amendment of Building Rules in respect of commercial Buildings.

2. Government after careful examination of the matter, hereby issue the following amendments, to Telangana Building Rules issued in G.O.Ms.No.168, MA, dated.07.04.2012 read with its subsequent amendments, under Reform-3: Encourage of growth of commercial buildings.

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 5, under Table-III following shall be added Table-III (C)

Table – III (C)

Commercial buildings

Sl. No	Plot Size (in Sq. m) Above – Up to	Parking provision	Height (in m) Permi ssible 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	Abo ve 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
			15	2	3	4	5	6.5	2.0
6	1000 - 2000	Stilt + 1 cellar floors	7	3	3	4	5	6.5	2.5
			12	3	3	4	5	6.5	3.0
			15	3	3	4	5	6.5	4.0
			18	3	3	4	5	6.5	4.0
7	2000 - 4000	Stilt + 2 Cellar Floor	7	3	3	4	5	6.5	4.0
			12	3	3	4	5	6.5	4.5
			15	3	3	4	5	6.5	5.0
			18	3	3	4	5	6.5	5.0
8	Above 4000	Stilt + 2 or More Cellar floor	7	3	3	4	5	6.5	4.0
			15	3	3	4	5	6.5	5.0
			18	3	7	7	7	7	7

(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, TGIIC, 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

