

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration and Urban Development Department - Amendments to Buildings  
Rules – Orders - Issued.

**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (PIg.II) DEPARTMENT**

**G.O.Ms.No.50**

**Dated:22:04.2019**

**Read the following:-**

- 1) G.O.Ms. No 168. MA&UD. dt 07 04 2012
- 2) G.O.Ms No.245, MA&UD, d.30.06.2012
- 3) G.O.Ms No 7. MA&UD. dt.05.01.2016.
- 4) National Building Code- 2016.

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In G.O.Ms.No.7 MA dated 05.01.2016 Government have amended certain provisions of Building Rules 2012 to encourage the real estate sector and to facilitate Ease of Doing Business in real estate sector. In recent times, the builders / developers associations have again represented to the Government that some of the provisions of the Building Rules are not in consonance with the National Building Code 2016 issued by Bureau of Indian Standards and requested the Government to further simplify the existing building rules to promote investment in Real Estate Sector in the State of Telangana.

Government after careful examination of the matter hereby issue the following amendments to the Building Rules thereby modifying the same in G.O.Ms.No.168, MA, dt:07.04.2012 read with G.O.Ms.No.245, MA, dt: 30.06.2012.and G.O.Ms.No.7 MA dated 05.01.2016.

**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 326 of the Telangana Municipalities Act. 1965. the Government of Telangana hereby makes the following amendment in the Building Rules which were issued in G.O.Ms. No 168 MA,dt.07.04.2012 read with G.O.Ms.No.245, MA, dt.30.06.2012 and G.O.Ms.No.7 MA dt.05.01.2016 and all other amendments covered in G.O.Ms. No. 7 MA dt 05.01.2016 shall be followed as it is.

**Amendment -1**

In Rule 15, the sub rule (a) (i) shall be substituted with the following:

- (a) (i) The building requirements and standards other than heights and setbacks specified in the National Building Code 2016 shall be complied with. However for ventilation of rooms the IGBC (Indian Green Building Council) Green homes norms will be followed.

**Amendment -2**

In Rule 15, after sub rule (xii) the following shall be added as sub rule (xiii)

- (xiii) Swimming pools may be allowed on terraces subject to compliance of safety norms including structural and fire safety and conditions as imposed under the building permission.

**Amendment -3**

In Rule 4, after sub rule (f) the following shall be added as sub rule (g)

- (g) In case of other than individual residential buildings, the approach road shall be BT/CC surface and in case, the exiting road is not BT/CC the applicant shall form the same before issue of Occupancy Certificate.

**Amendment -4**

In Rule 26, in sub rule (b) following shall be added after the item (v)

- (vi) Formation of BT/CC road in case the BT/CC road was not existing at the time of issue of building permission.

Contd...2

**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.

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The Director of Town & Country Planning, 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  
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The Energy Department.  
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//FORWARDED ::BY:: ORDER//

  
SECTION OFFICER