

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration and Urban Development Department - Promoting and Utilisation of TDR - Amendment to Building Rules 2012 Orders - Issued

Municipal Administration & Urban Development (Plg.II(1)) Department

G.O.Ms.No.330,

Dated: 28.12.2017
Read the following

1. G.O.Ms. No. 168 MA 7.4.2012 read with G.O.Ms. No. 7 MA dt 5.1.2016
2. From GHMC Lr.No.11/TPS/HO/GHMC/2017/569, Dated: 08.09.2017 and 21.9.2017

To reasonably compensate the land losers and to create demand for TDR and thereby encourage the property owners to voluntarily come forward for surrendering the road widening portion on free of cost to Local Bodies Government after careful examination of the matter hereby issue the following amendment to the Building Rules 2012 which were issued in G.O.Ms.No.168, MA, dt:07.04.2012 read with 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; proviso 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 amendments to the Building Rules 2012 which were issued in G.O.Ms.No.168, MA&UD (M) Dept., dt:07.04.2012 read with G.O.Ms.No.245, MA, dt:30.06.2012 and G.O.Ms.No.7 M.A., Dt.5.01.2016.

AMENDMENT

In Rule 17, the sub rule 17(b)(i) and sub rule (d)(v) shall be substituted with the following namely:

17(b)(i) For the Master Plan road / Road Development Plan undertaken and developed/ peripheral road provided in Group Development schemes: **equivalent to 400%** of such area surrendered. For conservation and development of lakes/ water bodies/ Nalas foreshores & Recreational buffer development with greenery, etc: **equivalent to 200%** of such recreational buffer area developed at his cost.

17(d)(v) TDR can be allowed to be utilized

- (i) for construction of two additional floors over the normal permissible floors without insisting additional setbacks and without insisting higher road width for example in normal course the maximum height permissible on roads 12m (40 feet) width is 24m, but with TDR two additional floors can be allowed without insisting additional setbacks and without insisting higher road width .

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

NAVIN MITTAL
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 & Director of Municipal Administration, Hyderabad.
The Director of Town & Country Planning, Hyderabad,
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,