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NOTIFICATIONS BY GOVERNMENT
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT (M)

Municipal Administration & Urban Development Department – Andhra Pradesh
Building Rules, 2017 – Amendments – Final Notification - Orders – Issued.

**[G.O.Ms.No.273 MUNICIPAL ADMINISTRATION AND URBAN
DEVELOPMENT (M) DEPARTMENT, 19th December, 2025]**

FINAL NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 and 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government of Andhra Pradesh hereby make the following amendments to AP Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 and amendments issued thereon from time to time.

AMENDMENTS

In the A.P. Building Rules, 2017 :-

I. In Rule 2,-

1. In sub-rule (17), clause (h), the following shall be substituted, namely,-

(h) High Rise Building

High rise building' means and includes all buildings with Twenty four (24) meters or more in height (including stilt floor) measured from the average level of the central line of street on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.

2. In sub-rule (55), the following shall be substituted, namely,-

(a) Energy Conservation and Sustainable Building Code or ECSBC (Commercial and Office Buildings)

The Energy Conservation and Sustainable Building Code or ECSBC (Commercial and Office Buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Energy Conservation and Sustainable Building Code (APECSBC)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.

(b) Eco Niwas Samhita or ENS- (Residential buildings)

The Eco Niwas Samhita or ENS- (Residential buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Eco Niwas Samhita (APENS)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.

II. In Rule 3,-

1. In sub rule (10), clause (d), sub clause (xii) the following shall be substituted, namely,-

(xii) Guidelines issued by the Government Vide G.O.Ms.No.211 dt:08.10.25 shall be followed.

2. In sub rule (10), clause (d), sub clause (xx) the following shall be substituted, namely,-

(xx) Prior clearance obtained from Andhra Pradesh State Disaster Response & Fire Services Department from fire safety point of view as per the provisions of the Andhra Pradesh Fire Service Act, 1999 and amendments made from time to time. During the issue of occupancy certificate, NoC from the fire safety department shall be submitted or during the joint inspection conducted by line departments, responsible officer from APSDR&FS shall certify the required fire safety equipment is fixed/ installed and all the norms are complied.

In the case of high-rise buildings, the applicants have an option to submit the Fire No Objection Certificate (Fire NOC) from the Andhra Pradesh State Disaster Response & Fire Services (APSDR&FS) Department before the building reaches a height of 24 meters (including stilt floor). Accordingly, the initial building permission shall be granted only up to a height of 24 meters (including stilt floor). The structural design, stability certificate, and

all related aspects shall, however, be prepared and approved in accordance with the total proposed height of the high-rise building.

Upon submission of the Fire NOC, approval for the remaining floors shall be issued by the competent authority. No relaxation or exemption in payment of the prescribed fees shall be permitted.

III. In Rule 6,-

1. In sub rule (1), clause (a), the following shall be substituted, namely-

a) Balcony is permitted above Stilt or ground floor with a width of 1.5m for the plot where the minimum setbacks having 3m in case of buildings with height 18m or less.

IV. In Rule 21, the following shall be substituted, namely,-

21. Applicability

Prior clearance obtained from Andhra Pradesh State Disaster Response & Fire Services Department from fire safety point of view as per the provisions of the Andhra Pradesh Fire Service Act, 1999 and amendments made from time to time. During the issue of occupancy certificate, NoC from the fire safety department shall be submitted or during the joint inspection conducted by line departments, responsible officer from APSDR&FS shall certify the required fire safety equipment is fixed/ installed and all the norms are complied.

In the case of high-rise buildings, the applicants have an option to submit the Fire No Objection Certificate (Fire NOC) from the Andhra Pradesh State Disaster Response & Fire Services (APSDR&FS) Department before the building reaches a height of 24 meters. Accordingly, the initial building permission shall be granted only up to a height of 24 meters (including stilt floor). The structural design, stability certificate, and all related aspects shall, however, be prepared and approved in accordance with the total proposed height of the high-rise building.

Upon submission of the Fire NOC, approval for the remaining floors shall be issued by the competent authority. No relaxation or exemption in payment of the prescribed fees shall be permitted.

V. In Rule 53,-

1. In sub rule (1), Table 14, the following shall be substituted, namely,-

Category	Type/Use of Building Plot permissible	Minimum abutting existing road width required (in meters)

(1)	(2)		(3)
	SITES IN OLD/EXISTING BUILT-UP AREAS/CONGESTED AREAS/SETTLEMENT/GRAM KHANTAM/ABADI (see Annexure)		
A	i	All Residential Building (other than Group Housing) with maximum permissible height of 15 m. (Excluding parking floors)	9*
	(ii)	Local Commercial shops to an extent of 200 sqmts plot area and height upto 10mts	
	(iii)	For other categories the Minimum road width shall be as given in B1 Category	
B	SITES IN NEW AREAS/APPROVED LAYOUT AREAS		
B1	(i)	Basic level social amenities like Nursery School, Primary School	9**
	(ii)	Dispensary/Diagnostic Laboratory/Poly-Clinic	
	(iii)	Non-High Rise (Residential) Buildings including Group Housing (Cellar and/or Stilt as permissible + maximum up to 5 floors),	
	(iv)	Religious Place	
	(v)	Local Commercial shops to an extent of 200 sqmts plot area and height upto 10mts	

2. In sub rule (2), the following shall be substituted, namely,-

(2)* In case of Sites in Category-A, if a Site is abutting to a road which is less than 9m in width, a building may be permitted with a maximum height of 10m in such site, by insisting widening of road to 9m or lesser width as per the circulation network approved by the Competent authority. The site affected in such cases shall be handed over to the Local Body/UDA/APCRDA through registered gift deed for which setback relaxations can be considered in situ as prescribed in these Rules. TDR generated in such sites will not be allowed to utilize for construction of additional built-up area in congested areas. Buildings upto 15 mts may be permitted in the sites of Category-A if

the site is having access through the existing 9m wide road. Buildings above 15 mts and up to 18m height may be permitted in the sites of Category-A if the site is having access through the existing 12m wide road.

VI. In Rule 54,-

In sub rule (3), Clause (b) the following shall be substituted, namely,-

(b) In case of Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 9m wide roads or as defined in the Master Plan. Wherever the road is not feasible on either side of Tower lines, green belt can be provided and this will be in addition to 10% open space to be provided as per the rules and such cases, TDRs as applicable to road widening cases shall be given.

VII. In Rule 56,-

1. In sub-rule (1), the following shall be substituted, namely,-

(1) Compliance with Andhra Pradesh Energy Conservation and Sustainable Building Code (ECSBC) & Andhra Pradesh Eco Niwas Samhita (ENS) as per ECSBC 2024 and ENS 2024 issued by BEE, Ministry of Power, Government of India from time to time or APECSBC & APENS issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time.

Energy Conservation and Sustainable Building Code (ECSBC) (Commercial and Office Building) & Eco Niwas Samhita (ENS) (Residential) and subsequent updations/ clarifications/ amendments made from time to time as adopted by the Bureau of Energy efficiency (BEE) is applicable to the buildings mentioned in the respective codes

2. In sub-rule (2), the following shall be substituted, namely,-

(2) The APECSBC shall be applicable to commercial buildings and other Non-Residential Buildings that have a plot area of more than **4000** Square Meters shall comply with the APECSB Code or as per APECSBC issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time. The APENS 2024 shall be applicable to the residential buildings have a plot area of more than **4000** Square Meters.

3. In sub-rule (3), the following shall be substituted, namely,-

(3) The code is mandatory for all new buildings, stated above, for (the commercial and residential category), shall comply with the compliance approach as specified in national ECSBC and ENS issued by BEE from time to time respectively or as per APECSBC and APENS issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time respectively and apply cool roofs as a mandatory provision.

4. In sub-rule (4), the following shall be substituted, namely,-

(4) At the time of plan approval, the Owner / Builder/developer shall submit the APECSBC/ APENS compliance design stage certificate, sealed and signed by AP Empanelled ECBC/ECSBC Third Party Assessor (TPA) with MAUD or Andhra Pradesh State Energy Conservation Mission (APSECM) the State Designated Agency (SDA) of Andhra Pradesh or BEE certified Energy Auditor (Buildings) against the requirements of APECSBC compliance to respective Urban Local Body.

5. In sub-rule (5), the following shall be substituted, namely,-

(5) At the time of issuance of occupancy certificate, the builder/owner/developer shall submit the Occupancy Stage APECSBC/APENS compliance certificate issued by AP Empanelled ECBC/ ECSBC TPA with MA&UD or Andhra Pradesh State Energy Conservation Mission (APSECM) State Designated Agency (SDA) of Andhra Pradesh or BEE certified Energy Auditor (Buildings) verifying that the building has been built in accordance with the approved design and plan approval. Once the APECSBC occupancy stage certificate is submitted along with any other necessary requirements as per the Building Rules, the occupancy certificate will be issued.

VIII. In Rule 57,-

1. In sub rule (2), clause(a), table-17 the following shall be substituted, namely,-

(a)The minimum setbacks and permissible height as per **Table-17** and other conditions stipulated below shall be followed.

Table-17 Minimum Setbacks and height permissible

S No	Plot Size (in Sq.m) Above – Up to	Parking provision	Height (in m) Permis sible Up to	Abutting road width (in m)	Minimum Front Setback to be left (in m)	Minimum setbacks on remaining sides to be left (in m)
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	Less than 50	-	7	All type of roads	1	-
2	50-100	-	10	All type of roads	1	-
3	100 - 200	Stilt floor	10	All type of roads	1	0.75

4	200 - 300	Stilt floor	10	All type of roads	1.5	1 .0
5	*300 - 500	Stilt floor	7	All type of roads	2.5	1.5
			12	All type of roads	3	2
6	500 -750	Stilt + one cellar floor	7	All type of roads	3	2.5
			12	All type of roads	3	3
			15	Up to 12m	3	3.5
				Above 12m	4	
7	750 - 1000	Stilt + one cellar floor	7	All type of roads	3	3
			12	All type of roads	3	3.5
			15	Up to 12m	3	4.0
				Above 12m	4	
8	1000 - 2000	Stilt + two cellar floors	7	All type of roads	3	3.5
			12	All type of roads	3	4.0
			15	Up to 12m	3	5.0
				Above 12m	4	
			18**	Up to 12m	3	6.0
				Above 12m & up to 18m	4	
				Above 18m & up to 24 m	5	
	Above 24m	5.5				
9	Above 2000	Stilt + 2 or more	7	All type of roads	3	5.0
			12	All type of	3	5.5

		cellar floors		roads		
	15		Up to 12m	3	6.0	
			Above 12m	4		
	18**		12m	3	7.0	
			Above 12m & up to 18m	4		
			Above 18m & up to 24 m	5		
			Above 24m	5.5		
	21		12mt and above	7.0	7.0	
	24		12mt and above	8.0	8.0	

2. In sub rule (5), the following shall be substituted, namely,-

** Buildings of height above 15m in Sl.Nos.8 &9 above, shall be permitted only if such plots abut minimum 12m wide roads only.

- a. In case of non high rise buildings, 18 mt and above height the required fire safety norms shall be followed as fixed by the APSDR&FS department or the amendments made by the APSDR&FS from time to time.

IX. In Rule 61,-

1. In Sub rule(14), the following shall be substituted, namely,-

All roads and open spaces mentioned in this Rule shall be:

- a. Transferred to the Urban Local Body (ULB) through a registered gift deed;

Or

- b. At the time of applying for the Occupancy Certificate, the developer shall submit an affidavit undertaking that the internal roads and designated open spaces shall be transferred in favour of residential welfare association. The Society or Association of Residents shall be responsible for the utilization, management, and maintenance of the internal roads and open spaces. In case of any violation or unauthorized encroachment within the earmarked areas, the local authority shall undertake summary demolition of such encroachments without prior notice. All concerned parties are instructed to ensure strict compliance with the above provisions to avoid regulatory action.

2. In Sub rule(15), the following shall be substituted, namely,-

(15) In case of non-residential buildings/ Self owned/Self Occupied Projects, the applicant shall provide a minimum of 10% as net site area as organized open space and submit an undertaking in the prescribed format that they will maintain open space so provided intact for greenery

and if any structure comes in that open space, the local authority can demolish that structure without any notice
(or)

In case of multiple ownership/sale to different individuals or entities except industrial buildings before issue of Occupancy Certificate the 10% of open space shall be handed over to owners association or it shall be gifted free of cost to local body.

X. In Rule 62,-

1. In sub rule (1), the following shall be substituted, namely,-

(1) High rise building' means and includes all buildings with Twenty four (24) meters or more in height (including stilt floor) measured from the average level of the central line of street on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.

XI. In Rule 66,-

1. In sub rule (1), Table-18 the following shall be substituted, namely,-

(1) Minimum abutting road width and all-round open space /setback for High Rise Buildings shall be as follows:

Table:18 Minimum abutting road width and all-round open space /setback for High Rise Buildings

Height of building (in meters)		Minimum abutting road width (in meters)		Minimum all-round open space (in meters)
Above	Up to	Site abutting to single road	Site abutting to Two or more roads	
(1)	(2)	(3)	(4)	(5)
24	30	12		8
30	35	24	18	10
35	40	24	18	12
40	45	24	18	13
45	50	30	24	14
50	55	30	-	16
55	70	30	-	17

70	120	30	-	18
Above 120		30	-	20

2. In sub rule (3), the following shall be substituted, namely,-

(3) In case of high rise buildings up to 30 m height, it is permitted to transfer up to 1m of setback from one side to the other side, which needs to be uniform at any given point, subject to maintaining the minimum setback of 7m on all sides and not exceeding the permissible/allowable plinth area.

3. In sub rule (6), the following shall be substituted, namely,-

(6) In every high-rise building site, an organized open space shall be utilized as greenery, tot lot or soft landscaping, etc. and this shall be provided over and above the mandatory setbacks to be left in and around the building. This space shall be at least 10% of total site area at ground level and shall be a minimum width of 4.5m. This may be provided in one or more pockets with minimum area of 50sq.m at each location.

The open spaces mentioned in this Rule shall be:

a. Transferred to the Urban Local Body (ULB) through a registered gift deed;

or

b. At the time of applying for the Occupancy Certificate, the developer shall submit an affidavit undertaking that the internal roads and designated open spaces shall be transferred in favour of residential welfare association. The Society or Association of Residents shall be responsible for the utilization, management, and maintenance of the internal roads and open spaces. In case of any violation or unauthorized encroachment within the earmarked areas, the local authority shall undertake summary demolition of such encroachments without prior notice. All concerned parties are instructed to ensure strict compliance with the above provisions to avoid regulatory action.

4. After sub-rule (9), the following sub rule (10) shall be inserted, namely,-

(10) SKY WALKS AND SKY PARKS

(a) In high-rise building projects comprising two or more blocks, elevated skywalks, sky bridges, or sky parks connecting the blocks shall be permitted notwithstanding the open spaces and inter-block distances prescribed elsewhere in these Rules. Provided that only one skywalk, sky park, or sky bridge may be permitted, located either on the top floor or on any single floor above the 8th floor.

(b) Skywalks or sky parks shall be designed or positioned without reducing or obstructing the functional utility of setbacks, fire-fighting access routes, ventilation, or natural light provisions.

- (c) The Applicant / Developer shall ensure and furnish certification from a Registered Structural Engineer that the proposed connecting structures meet all structural safety requirements as per the National Building Code (NBC), relevant IS Codes, and the structural stability norms adopted by the State.
- (d) The placement, height, clearance levels, and load-bearing specifications of such structures shall be clearly shown in the sanctioned plans, and shall be permitted subject to compliance with fire safety, circulation, and evacuation requirements as certified by the Andhra Pradesh State Disaster and Fire Services Department.
- (e) Skywalks and sky parks shall not be used for dwelling purposes and shall be utilised exclusively for movement & landscaping to the residents/users of the premises.
- (f) No part of such structure shall project into the road margin or public right-of-way unless specifically permitted by the Competent Authority through a separate approval.

XII. In Rule 103,-

- 1. After sub-rule (7), the following sub rule (8) shall be added, namely,-**

(8) No relaxation in the Minimum all round setbacks or transfer of setbacks shall be allowed.

XIII. In Rule 139,-

- 1. sub-rule (4), shall be omitted**
- 2. the sub-rule (5) (6) and (7) shall be read as (4) (5) and (6) respectively.**
- 3. In sub-rule (4), the following shall be substituted, namely,-**
- (4) To promote energy-efficient residential construction, BEE introduced the Eco Niwas Samhita (ENS)—the energy conservation code for residential buildings—in 2018 (Part 1) and 2021 (Part 2). and the Eco Niwas Samhita (ENS) 2024, integrating both parts of ENS, under the provisions of the Energy Conservation (Amendment) Act, 2022.
- 4. After sub-rule (6), the following sub-rule 7 shall be inserted, namely,-**

(7) In line with national policy priorities, the Government of Andhra Pradesh incorporated mandatory ECBC provisions into its regulatory framework by amending the Andhra Pradesh Building Rules, 2012, through G.O.Ms.No.30, dated 28.01.2014, and subsequently amended its mandatory adoption through G.O. Ms. No. 119, dated 28.03.2017. To further align with national updates, the State issued the ECBC-2017

Notification vide G.O. Ms. No. 180, dated 01.10.2020. Consequently, the implementation of ECBC, and by extension ECSBC and ENS, comes under the purview of the Andhra Pradesh Building Rules, ensuring that all new building constructions in the State comply with the prescribed energy efficiency, sustainability standards and cool roof implementation.

XIV. In Rule 140,-

1. In sub-rule (2), the following shall be substituted, namely,-

(2) The Energy Conservation and Sustainable Building Code (ECSBC) (Commercial and Office Building) & Eco Niwas Samhita (ENS) (Residential) and subsequent updations/clarifications/ amendments made from time to time as adopted by the Bureau of Energy efficiency (BEE) is applicable to the buildings mentioned in the respective codes. However, the APECSBC shall be applicable to commercial buildings and other Non-Residential Buildings that have a plot area of more 4000 Square Meters and certain categories of buildings such as multiplexes, Hospitals, Hotels, and Convention Centres irrespective of their built-up area shall comply with the APECSB Code or as per APECSBC issued by the ECBC Technical committee (vide G.O.RT. no 142 dated 12.02.2018) from time to time. The APENS shall be applicable to the residential buildings have a plot area of more than **4000** Square Meters.

XV. Rule 145, the following shall be substituted, namely,-

145. Incentives for the Green Building:

The following incentives may be given by the Local Body to those buildings which follow the guidelines issued in the AP Energy Conservation and Sustainable Building Code (APECSBC) and obtaining the ratings from the IGBC (Indian Green Building Council) or LEED India or TERI or GRIHA or EDGE as stated above in these Rules.

- (1) 20% Reduction on Permit Fees.
- (2) Development Charges shall be paid in four equal instalments before the Completion Period of the construction as given in the Building Permit Order.
- (3) If the property is sold within three years, one-time reduction of 20% on Duty on Transfer of Property (Surcharge on Stamp Duty) on the submission of Occupancy Certificate issued by the Local Authority.
- (4) Incentives of **10%, 15%, and 20%** on the impact fee will be provided for upcoming high-rise green buildings rated **Silver, Gold, and Platinum**, respectively, as per Memo No. 2815733/M2/2025, MA&UD, dated 06.08.2025, at the time of obtaining building permission. However, if the applicant fails to complete the building in accordance with the sanctioned plans and proposed ratings as certified by the rating agencies, the incentive granted shall be withdrawn, and

an additional **5% of the impact fee** shall be levied as a penalty before issuing the occupancy.

XVI. In Rule 165,-

1. In sub-rule (3), table -39, S.No.4(e) the following shall be substituted, namely,-

4(e) Optimize use of energy systems in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Andhra Pradesh Energy Conservation and Sustainable Building Code (APECSBC) or AP Eco Niwas Samhita (APENS) (Residential) of the Bureau of Energy Efficiency, Government of India.

XVII. In Rule 167,-

1. In sub rule (1), the following shall be substituted, namely,-

(1) Concession in Road Widening Cases

Where any part of the land or site or premises applied for building permission is affected in the Statutory Plan/Master Plan Road /Circulation network / a road required to be widened as per Road Development Plan / any other public purpose required by Competent Authority/Sanctioning Authority, such area so required shall be surrendered to the Sanctioning Authority by the owner of land through registered gift deed. No development permission shall be given in the remaining site unless this condition is complied with.

(In case if the lands allotted / leased by the Government agencies (State or Central), including Government undertaking Organizations a Legally enforceable affidavit shall be submitted for road widening portion. Wherever applicable in these rules)

2. In sub rule (2), clause(ii), the following shall be substituted, namely,-

(ii)The TDR as issued above is allowed to be utilized for construction of additional built up area as detailed below:

(a) Non-High Rise Buildings (upto 24m Height is measured from the average level of the central line of street on which the site abuts including TDR floor):

To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations with TDR subject to maintaining minimum setback as given below:

S	Width of	Minimum	Minimum setbacks on remaining
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No	the road (in mts)	front setback (in mts)	sides (in mts)
1	Up to 18	1.50	For site areas
2	Above 18	3	i. Above 200 to 300 sq.mts – 1.00m ii. Above 300 to 500 sq.mts – 2.00m iii. . Above 500 sq.mts – 2.50m .

Note:

1. TDR floors are not allowed in case of existing road width is less than 9 m.
2. For plot size above 100 to 200 Sq.mts one additional floor shall be allowed with TDR subject to maintaining the setbacks as mentioned in table- 17.
3. In respect of apartment complexes or residential buildings/blocks constructed on sites up to 1000 sq. m, with a height of Stilt + 5 floors where TDR floors are permitted, the parking requirement shall be deemed to be satisfied if the entire stilt floor is earmarked exclusively for parking. In cases where the applicant construct the Cellar + Ground + Four Upper Floors (G+4) Residential Building and the cellar is exclusively utilized for parking, the parking requirement shall be deemed to be met if the entire cellar floor is left for parking.
4. Above 18 Mts height buildings no setback relaxation is allowed. Additional floors with utilization of the TDR are allowed subject to the condition of complying all high-rise building norms.
5. No balcony projections are allowed in the relaxed setbacks

XVIII. In Annexure-1,

1. After clause (6), the following clause(7) shall be inserted, namely,-

(7) Licensing Authority and Procedure for obtaining License:

- a) The Commissioner/ vice chairman or an officer authorized by him is the authority for issuing the license for practicing the profession of License technical person(LTP).

- b) The fee for License shall be as per the Schedule of Rates as approved by the ULB/UDA from time to time.

2. After clause (7), the following clause(8) shall be inserted, namely,-

(8) Conditions for issuing License:

- a) The Authority has the right to cancel the license for contravention of any of the provisions of the Act, Rules or Bye-laws framed there under or for contravention of any of the conditions of the license or for failure in discharging the duties and responsibilities as prescribed in these regulations.
- b) Once the license is issued, it shall remain valid for a period of three (3) years.
- c) Every application for the renewal of license shall be submitted to the(ULB)/UDA together with a renewal fee as prescribed from time to time and shall be accompanied by the license in respect of which the renewal is required.

XIX. In Annexure-6, the following shall be substituted, namely,-

Annexure-6 ADOPTION OF ENERGY CONSERVATION and SUSTAINABLE BUILDING CODE [ECSBC] and ECO NIWAS SAMHITA [ENS] IN ANDHRA PRADESH

1. 'ENERGY CONSERVATION and SUSTAINABLE BUILDING CODE' or 'ECSBC' and 'ECO NIWAS SAMHITA' or 'ENS' is the energy code revised by the Bureau of Energy Efficiency in 2024 that provides the minimum requirements for energy-efficient building design, construction, use of renewable energy and other green building requirements.
2. The Energy Conservation and Sustainable Building Code or ECSBC (Commercial and Office Buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Energy Conservation and Sustainable Building Code (APECSBC)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.
3. The Eco Niwas Samhita or ENS- (Residential buildings) (2024) when locally adapted to Andhra Pradesh's climate is termed as the "Andhra Pradesh Eco Niwas Samhita (APENS)." All definitions included in the Code and not otherwise defined herein are applicable as amended from time to time.

**S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**