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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

MA&UD DEPT. - ANDHRA PRADESH BUILDING RULES, 2017 - AMENDMENTS PROPOSED - DRAFT AMENDMENTS - NOTIFICATION - INVITING OBJECTIONS AND SUGGESTIONS - ISSUED- REG.

[Memo.No.2635884/M2/2025-1, Municipal Administration & Urban Development (M) Department, 28th July, 2025]

APPENDIX
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 following draft amendments are proposed 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.

Notice is hereby given that the draft will be taken into consideration after expiry of seven (7) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Director of Town and Country Planning, A.P., Mangalagiri / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi.

DRAFT AMENDMENTS

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

1. **The CHAPTER – XIII 'PROVISIONS FOR AFFORDABLE HOUSING' shall be substituted namely:**

171.

(a) In all [Residential] Group Housing/Group Development Schemes beyond 10,000 sqm built-up area or 4,000 sqm plot area the Developer/Builder shall provide 5% of the total built up area towards the [Category – I/Category – II] EWS/LIG. The option is given to the builder/developer to provide either 5% of the total built up area or to pay shelter fee as above in lieu of providing [Category – I] and [Category – II] houses.

(b) Affordable Housing is the subsidized housing which is offered by the State/Central Government for individual dwelling units with a carpet area of not more than 60 sq.mts. The areas of dwelling units is categorized and the same is as follows:

S.No	Category	Group	Carpet Area (sq.mts)
1.	Category – I	Daily wages, Irregular Salaries	45
2.	Category – II	Regular Salaries	60

172.

(a) In lieu of providing [Category – I/Category – II] units, 10% of City Level Infrastructure Impact Fee under these Rules will be exempted for the main project and total exemption to the [Category – I/Category – II] area by the concerned Local Body/Development Authority. Other uses mentioned in the Zoning Regulations which are permissible in residential use zone will be permitted in the ground floor to the extent of equivalent area of [Category – I] units only subject to fulfilling the parking, fire safety norms and also with separate entry and exit. The entire required fee pertaining to the use proposed shall be paid at the time of sanction of the building permission. These concessions shall apply only for those projects where [Category – I/Category – II] units are provided in-situ within the project site.

(b) The following incentives will be provided for the developers who intends to undertake exclusive Affordable Housing Projects in the State;

1. To avail exemptions for Affordable Housing Partnership (AHP), the applicant has to ensure that, the said project is approved whitelisted project duly following the Rule 5.2.16(B) of PMAY-U 2.0 operational guidelines. For such approved whitelisted projects, all the fee and charges and charges in Land Conversion/Land Use changes to the extent of affordable housing project area shall be exempted.
2. The builder/developer is at his discretion to dispose the units/flats for the plots earmarked in affordable housing category.

3. One extra floor shall be allowed over and above the permissible floors without TDR, subject to clearance from the Fire Department.
4. The parking norms as envisaged in Rule 6(30)(c), for the affordable housing projects, in sites up to 2000 sq.mts, the parking requirement shall be deemed to be met if the entire stilt floor is left for parking.
5. The builder/developer has to adhere to the approved plans and in case of any deviations/violations, 200% penalty on the applicable incentives claimed.

173. In case of other Urban Local Bodies, As an alternative option is given to the applicant to provide equal area as mentioned at rule no. 171(a) towards [Category – I/Category – II] units, shall be provided within the site or within the radius of 5km of the project site, subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.

174. In case of Gram Panchayat areas falling in Development Authority areas and in sanctioned Master Plans, [Category – I/Category – II] units are to be provided in-situ only.

175. Two or more builders may be allowed to provide (with respect to proportionate area of the main projects) the specified number of Category – I/Category – II units as prescribed with all civic amenities but the occupancy for the main projects will be released only after completion of the [Category – I/Category – II] projects. Separate undertakings shall be obtained from the builders concerned by the Local Body.

176. In all Group Housing/Group Development Schemes beyond 10,000 sqm built-up area or 4,000 sqm plot area shelter fee shall be collected as follows:-

1. The following shelter fee to be levied

[TABLE 40 : SHELTER FEE]

S. No.	Area	Rate per Sq. m of plot area (Rs)
A.	B.	C.
1.	<i>GVMC; VMC; GMC</i>	<i>750</i>
2.	<i>Other Municipal Corporations</i>	<i>600</i>
3.	<i>Selection Grade & Special Grade Municipalities</i>	<i>500</i>
4.	a. <i>Other Municipalities</i> b. <i>Gram Panchayats falling in Development Authorities</i> c. <i>Gram Panchayats falling in areas notified under APTP Act, 1920</i>	<i>400</i>

2. The shelter fee shall be collected for 20% of total site area of the project.

3. The shelter fee collected shall be utilized for development of [Category – I/Category – II] housing under any other Urban Housing Scheme meant for [Category – I] categories or for undertaking civic amenities in slums and weaker section colonies only, for which a separate account shall be maintained by the local body/Development Authority. The shelter fee can also be utilized for redevelopment/improvement/rehabilitation of slums under Slum Development programme as local body share.
 4. Shelter fee is applicable only for residential Group housing/ residential group development schemes and not applicable for Non-Residential buildings. In case of mixed use i.e. Residential and other than residential use, the shelter fee shall be applicable for the extent of residential use only.
- 177.** The projects below 4000 Sq.m are exempted from reservation of builtup area/number of units for [Category – I/Category – II] as well as payment of shelter fee.
- 178.** The developer shall get 50 % of total built up area of EWS/LIG in terms of extra floors and with TDR facility free of cost, subject to clearance from the Fire Department.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT