

**SCHEDULE – I****DEFINITIONS****I. In this scheme unless there is anything repugnant in the subject or context**

- i) ‘Act’ means the Andhra Pradesh Town Planning Act, 1920
- ii) ‘Council’ means the Municipal Council of ..... Municipality.
- iii) ‘Competent Authority’ means the Director of Town & Country Planning, Govt. of Andhra Pradesh.
- iv) ‘Director’ means the Director of Town & Country Planning, Govt. of Andhra Pradesh.
- v) ‘Date of Scheme’ means the date of publication of notification of the Government sanctioning the scheme under sub-section (5) of the section 14 of Andhra Pradesh Town Planning Act, 1920.
- vi) ‘Development’ means the carrying out all or any of the works contemplated in the scheme, and the carrying out of the buildings, engineering, mining or other operations in or over or under land or the making of any material change in any building or land and it included re-development, laying out or subdivision of any land and “to develop” shall be constructed accordingly.
- vii) ‘Executive Authority’ means the Executive Authority of the Municipality.
- viii) ‘Government’ means the Government of Andhra Pradesh.
- ix) ‘Municipal Act’ means the Andhra Pradesh Municipalities Act, 1965.
- x) ‘Map’ means the proposed land use map annexed to the scheme.
- xi) ‘Scheme’ means the General Town Planning Scheme.
- xii) ‘Zoning Regulations’ means the regulations made under sec. 13 (1) (a) of A.P., Town Planning Act, 1920.

**NOTE:**

- 1) Words and expressions not defined above shall have the same meaning or sense as in the Andhra Pradesh Municipalities Act, 1965 and the A.P., Town Planning Act, 1920.
- 2) The responsible authority is the Municipal Commissioner of the Municipality for the purpose of the scheme and shall function in consultation with the Head of the T.P. Section, as such for a period of 20 years from the date of scheme, unless the Government Order otherwise.
- 3) The area to which the scheme is applied shall be within the inner edge of the boundary line colored red in the proposed use map which indicates the existing lands and streets and .....proposed streets and land use zones in the area such ....particulars and details in relation to the development of the .... by means of references, letters, numbers, distinguishing ..... or otherwise.
- 4) The responsible authority shall have power to specify any date or period for the execution of any work when under the scheme is to be executed by any authority, owner or other person as the responsible authority thinks necessary and expedite for the purpose of securing the development of the area envisaged in the scheme without delay and ensuring the efficient operation of the scheme.
- 5) Subject to the provisions of the scheme all the new and the proposed streets shown in the plan shall be constructed by the owners provided that the reasonable modifications may be made by the responsible authority with the prior approval of the Director.
- 6) i) If any owner of the land within the area covered by the scheme intends or proposed to layout a street, lane or path-away or sub-divides, utilizes, leases or authorize disposes off such land or any portion or the portions of the same as site or sites for the buildings and other proposes. He shall submit for the approval of the responsible authority the site or layout plan showing the land and the site or sites intend for or proposed for building and other proposes and street or streets either existing already or intended to be land cut and made by the owner giving assess to the site or sites.
  - ii) Save or such cases as the site or sites intended for building and other proposes may abut an existing public the street or an existing privates street made in conformity with the provisions of section 184, 185 of the APM Act, the owner of the land shall make out a layout and make a street or streets giving assess to the site or sites connecting with the existing street and subject to the provisions of the scheme comply with the provisions of section 184 and 185 of the Municipal Act.
  - iii) The owner of any land shall not proceed sub-divide, utilize, sell, lease, or authorized dispose off the site or sites intend for building and other proposes unless he has carried out or otherwise made arrangements to carry out the street work completed under section 184 and 185 of the Municipal Act and sub-clause (i) & (ii) the satisfaction of the responsible authority.

- iv) If the street or streets have not been ..... by the clauses (i) & (ii) the responsible authority may be policy assistance to be abate the offence and order the street works to be carried out or to carry out the works by himself the manner prescribed by section 187 of the Municipal Act, in which case, the cost of such works shall be recovered from the owner.
  - v) As far as may be necessary the owner while lying ..... the street shall follow the architectural arrangements of street furniture and provide and construct all proper approaches, embankments, culverts, retaining walls, drains and other works connected therewith or incidental thereto.
- 7) For the proposed of adjusting boundary or any street the council may make any exchange land owned by it or forming part of the street for other land that it may require with or without paying or receiving any money for equality or change.
  - 8) i) No development in the area covered by the scheme shall be undertaken in contravention of the Zoning Regulations appended to this scheme.  
ii) The owners or occupiers may continue to use the land and building in the area for the proposed which they are used on the date of scheme, provided that in proposal authority with the prior approval of the Director may at any time issue notice on the owners or occupiers to prohibit the future use of the land and building for such proposes which in this opinion hinder or is likely to hinder the progress of the scheme or create hindrance to the general interest.
  - 9) Any land in the area required for the proposes of the scheme may be acquired by proposes or otherwise by the responsible authority at any time subject to the provisions of the Act and without produces to the interest of the scheme. Subject those provisions of sec.34 of the Andhra Pradesh Town Planning Act, 1920. The notification of the scheme under some section 5 of the sec.14 of the Andhra Pradesh Town Planning Act, 1920 in the A.P. Gazette shall operate as a declaration under sec.6 of the acquisition Act, 1894, the respect of any land for acquisition for the propose of the scheme.
  - 10) The responsible authority may for the proposes of the scheme, demolish or case to be demolished or alter or case to be altered any building in the scheme area so far as may be necessary for carrying out of proposal envisaged in the scheme into effect.
  - 11) Not withstanding anything contained in the scheme, the responsible authority may prepare a layout plan for any portion of the area to determining on the lines in which the detailed development of such area shall be taken place and the manner in which the layout of streets, sub-divisions of land into sites for the building proposes and the reservation of any land for commonly or public propose shall be carried out and submit the same for the approval of the Director. The layout plan as approved by the Director and the restrictions and conditions, if any, composed by him shall be read as part of the scheme and shall be enforceable.
  - 12) The responsible authority with the prior approval of the Director of Town & Country Planning shall have power to impose restrictions and conditions, while granting permissions to certain buildings of importance and to make suitable modification or alternations in the designs or architectures or materials of the building or buildings as the thinks fit or shall cause to be made such modification or alternations as the Director may consider necessary. The restrictions and conditions as laid down by the responsible authority or as already by the Director shall be adopted by the applicant, owner or other persons concerned and shall be enforceable.
  - 13) The responsible authority, if he thinks fit in any particular case and subject to such conditions as he may impose, dispense with or modify in conclusions with the Director, any of the requirements of the scheme other than the requirements made obligatory by any law, provided when he is satisfied to the effect that they are circumstances warranting such dispensation or modification and that the interest of the scheme will not be prejudicially effected there by and his decision shall be final.
  - 14) Any person who commits or knowingly permits breach of any provisions of the scheme or to neglect or files to comply without any of the provisions of the scheme or any order, proceedings, conditions, restrictions, limitations or terms made or imposed under or in any pursuance of any of the provisions of the scheme, the rules or the Act shall be convicted or punished in the accordance with sec.44 of Andhra Pradesh Town Planning Act, 1920.

**SCHEDULE – II**  
**ZONING REGULATIONS**

**GENERAL:**

The implementation and enforcement of the General Town Planning Scheme shall be in accordance with the Zoning Regulations herein prescribed.

I. Residential use	Zone
II. Commercial use	Zone
III. Industrial use	Zone
IV. Public and Semi-public use	Zone
V. Urbanisable Area (Area for Future Development)	

- I. (2) The uses permitted to these Zoning Regulations are subject to overall conformity with the General Town Planning Scheme. These Regulations will not prohibit the existing use of lands and buildings that have been lawfully established prior to the coming into force of these regulations, provided that where the existing uses is a non-confirming use (i.e., a use under these regulations, will not be permissible in the concerned zone) no expansion of existing use will be permissible provided further that it will be open to the competent authority to order the discontinuance of continuance subject to such restrictions and conditions as may be imposed by him of an existing use, which is non-confirming and which is in his opinion, is injurious to the particular use zone.
- I. (3) In these regulations the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral. The singular number includes the plural and the plural includes the singular. The word 'Person' includes corporation and individual writing includes printing and typing and signature includes 'Thumb impression' made by a person who cannot write if his name is written near to such thumb impression.

2.0. **Definitions:**

**General:**

- 2.0.1. In these regulations, unless the context otherwise requires, the definition given under 2.1 shall have the meaning indicated against each term.
- 2.0.2. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act, 1920 and the A.P.M. Act, 1965.
- 2.1. **Accessory Building:** A building separated from the main building on a plot and containing one or more rooms for necessary use such as servant's Quarter, Garbage, Store rooms or such areas as may be classified by the Competent Authority.
- 2.2. **Accessory Use:** Any use of the premises subordinate to the principal use.
- 2.3. **Building:** 'Building' means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balcony, cornice or projection part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Temporary structures for public purpose such as fairs, exhibitions, etc., in the form of tents, shamianahs and tarpaulin shelters, erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.4. **Building Line:** The line up to which the plinth of a building adjoining a street or an extension of a street or future street may lawfully extend.

**NOTE:** This term is synonymous with 'set back line'.

- 2.5. **Easement / Cellar:** The lower story of a building below or partly below the ground to be used for parking of vehicles.
- 2.6. (a) **Competent Authority:** Director of Town and Country Planning, Government of Andhra Pradesh.
- 2.6. (b) **Detached Building:** A building whose walls and rooms are independent of any other building with open spaces on all sides as specified.
- 2.7. **Development:** 'Development' with a grammatical variations means the carrying out of building, engineering, mining or other operations in, or over, or under land or water or the making of any material change, in any building or land, or in the use of any building or land and includes redevelopment and layout and subdivision of any land and 'to develop' shall be constructed accordingly.
- 2.8. (a) **Floor:** The lower surface in a storey on which one normally walks in a building. The general term 'Floor' unless otherwise specifically mentioned shall not refer to a mezzanine floor.
- 2.8. (b) **Floor Area:** Floor area shall mean usable covered area of a building at any floor level.

NOTE: The sequential numbering of floor shall be determined by its relation to the determined entrance level. For floors at or wholly above ground level, the lowest floor in the building with direct entrance from the road / street should be termed as floor 1. The other floors ..... floor 1 shall be number increasing upwards. Similarly floors below ground levels shall be termed Basement Floor 1, Basement Floor 2 with number increasing downwards.

2.9. Floor Area Ratio (F.A.R): The quotient obtained by dividing the total built up area on all floors by the area of the plot. (F.A.R: Total built up area on all Floors)

NOTE: The term F.A.R is plot area synonymous with floor space index (F.S.I).

2.10. Group Housing Scheme: A Housing Scheme, where in dwelling houses are not constructed in separate individual plot, but where a group of building or buildings having five or more dwelling units proposed in one plot or site.

2.11. Mezzanine Floor: An intermediate floor, between two floor levels above ground level.

2.12. Occupancy of use group: The Principal Occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to the occupancy. Any occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building.

2.13. Residential Buildings: These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or drinking or both facilities. It includes one or more or multi-family dwellings, lodging houses, dormitories, apartment houses and flats and private garages.

2.14. Educational Buildings: “Educational Institutions” means any building used for school, college or day-care purposes for more than 3 hours per ..... involving assembly for instruction, education, or recreation incidental to educational buildings.

2.15. Industrial Buildings: “Industrial Buildings” means and includes any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas planes, mills, ..... , factories etc.

2.16. Institutional Buildings: There shall include any building or part there of which is used for the purposes such as medical or other treatment, or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or connectional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories.

2.17. Assembly Buildings: These shall include any buildings or part of building where groups of people congregate together for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes : for example theatre, motion picture, houses, assembly halls, museums, marriage halls, Gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations and terminals of air / surface and other public transportation services, recreation places and Stagias.

2.18. Business Buildings: These shall include any buildings or part of building which is used for transaction of business for the keeping of accounts and records for similar purposes doctor’s service facilities, court houses, record and reference libraries shall be classified in this ..... far as principal function of these is transaction of public business and the keeping of books and records.

2.19. Open Space: An area, forming an internal part of the site, left open to the sky.

2.20. Parking Space: An area enclosed or unclosed, covered or open sufficient in size to park vehicle ..... there with a drive way connecting the parking space with a street or ..... and permitting ingress and egress of the vehicles.

2.21. Semi-detached Buildings: A building detached on three sides with open space as specified.

2.22. Site or Plot: A parcel piece of land enclosed by definite boundaries.

2.23. Site double frontage: A site having frontage on two streets other than a corner plot.

2.24. Storey: The portion of a building included between the surfaces of any floor and the surface of the floor next above .... or if there be no floor above it, then the space between any floor and the ceiling next above it.

2.25. Tenements and Flats: Definition and meaning of Tenements and Flats shall be as mentioned in National Building Code.

2.26. Clean Industries: Industries which do not throw out any smoke, noise, offensive odor or harmful industrial waste and employing not more than (10) workers and with or without power ..... those not included in the list of polluting industries issued by concern authorities.

- 2.27. Non-confirming Building or use: A building, structure or use of land existing at the time of commencement of these regulations and which does not confirm to the regulations pertaining to the zone in which it is situated.
- 2.28. Service Industries: Industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with the repair, maintenance, servicing and / or / other jobbing work.
3. Uses permissible in various lands use zones:
- 3.01 The following regulations specify uses that for permissible in the normal course, uses that may be permissible on ..... competent authority through the Municipal Council in the ..... These regulations shall guide the grant or refusal of the permissible and shall be enforceable by the Municipal Council.
- 3.02 (i). Power of the Government to accord exemption and relaxations of regulations: Government may ..... application or motto and basing on merits of each case accord exemption and relaxation wholly or partially from any of these regulations subject to the payment of penal amounts to the Government as may be fixed from time to time.
- 3.02 (ii) All the new and future widening of streets completed in the General Town Planning Scheme should confirm on the lines shown in the sanctioned G.T.P. Scheme (Propose of land use map) provided that suitable modifications may be made by the Municipal Council with the previous approval of Director of Town and Country Planning.

#### I. RESIDENTIAL USE ZONE:

##### Uses permissible by Local Authority:

Dwellings, detached, semi-detached, tenements, flats, dispensaries, community halls, post offices, police stations, fire stations, electric sub-stations, nursing homes, schools, offering general educational courses, play fields, libraries, garden, plant nurseries or customary home occupations, cottage and other industries up to 5HPEM with a limit of 5 employees (as per Annexure-III), public conveniences, swimming pools, boarding homes, bachelor quarters, clubs, cultural and philanthropic associations of non-commercial nature, professional establishments, satisfying the requirements of the home occupations, bus-stands, poultry keeping for domestic use with limitation of 20 birds and ration shops. Religious buildings and other places of worship with prior approval of District Collector provided the height of structures is limited to two floors. In case of building having more than two floors necessary approval of the Director of Town and Country Planning is required to be taken.

##### Uses permissible on appeal to the Competent Authority:

Retail shops, local banks, with safe deposit vaults, petrol filling station with servicing facilities, flour mills up to 10HPEM, Municipal, State and Central Government uses, Hostels, according to standards specified and measured in term of the population they are in serve. Cemeteries multipurpose or junior technical schools not giving rise to smoke noise or other nuisance, auditoria, public assembly halls, sport stadiums, transient visitors camp (taxi and scooter stand, parking lots), bus terminus, public utility buildings, hospitals not treating contagious diseases or mental patients, museums, holiday homes, farm houses, dharmasalas, kalyana mandapams, electronic industry of assembling type, storage and sale of kerosene not exceeding 1000 liters in approved ration shops and cooking gas cylinder godowns with prior permission of Director of Explosives. Coffee grinding machines with 1HPEM, printing press up to 10HPEM not employing more than nine persons and fruit, vegetable, meat and fish markets, professional establishment not occupying more than 20 Sq.Mtrs of floor area and clinics.

#### SPECIAL REGULATIONS:

##### i) Detached and Semi-detached Houses:

- 1) Plot Size (i): A plot intended for residential purposes shall not be less than 100 Sq.Mtrs in extent with a minimum width of 6.00 Mts, or as amended by the Government from time to time in all areas of the town other than these set apart for:-
- a) Areas declared as such under section 205 of APM Act 1965.
- b) Slum clearance and rehabilitation ..... as notification under A.P. Slum improvements (acquisition of lands) Act, 1956.
- c) Areas to be developed by the Government / Municipality or any other authority authorized by the Government or the concerned Municipality for providing housing for S.Cs and S.Ts, persons belonging to the week reactions of the society, persons engaged in unclean occupations.
- and
- d) Housing for Industrial workers.
- ii) A plot intended for residential purposes in the areas set apart or proposed by various authorities under categories (a), (b), (c) and (d) as mentioned under sub rules (i) shall not be less than 50 Sq.Mtrs.

- 2) **Frontage of Plots:** An average individual plot shall have a minimum frontage of 6.00 Mts on the access road (existing / Private Street). The ration of depth of the plot in relation to width of frontage shall normally range between 2 and 3.
- 3) ..... For the construction of semi detached houses there shall be a minimum set back of 1.50 Mts on one side.
- 4) **No. of Floors:** Normally only two storey building shall be allowed on each individual plot and any additional floors shall be permitted on appeal to the competent authority (Director of Town and Country Planning).
- 5) **Plot Coverage and E.S.I.:**
- The minimum coverage of plots and E.S.I. shall be accordance with the Government orders issued in G.O.Ms.No.534, MA, dt 23.05.1937 or as amended by Government from time to time.
  - The following areas of services may be executed ..... F.S.I. computation:
    - Stilt parking areas without any partition walls and shutters.
    - Stair cases and lift blocks.
    - Services like ducts, water tanks, machine rooms, pump room, A.C. Plant rooms, Watchman's rooms, Generator, Transformer rooms etc.
    - Unclosed balconies, common lobbies and corridors.
  - For the calculation of F.S.I. the plinth area of all the floors of the building shall be taken in to consideration.
  - In existing buildup areas, in the case of plots facing streets of width less than prescribed in sanctioned GTP / DTP Scheme or as prescribed by the competent authority the plot boundaries shall be shifted to the required extent by surrendering the land / structure to the Municipality subject to compensation in total floor areas and plot coverage decided by the competent authority.
- 6) **Set-Back Lines:** The following minimum set back lines shall be followed:
- Building line (front set back) in non layout areas:

Width of road	Building line
1) Up to 12.00M	1.50M
2) More than 12.00M and Up to 18.00M	3.00M
3) More than 18.00M	4.50M

NOTE: In respect of layout areas the building line may be fixed by competent authority.

- Rear and side set backs for detached and semi detached Buildings:**

Extent of Plot	Min. rear set back	Min. side set back
1. Up to 200 Sq.Mtrs	3.0M	1.5M on two or 2.5M on one side
2. Above 200 Sq.Mtrs and Up to 335 Sq.Mtrs	3.0M	1.5M on two sides
3. Above 335 Sq.Mtrs and Up to 670 Sq.Mtrs	3.0M	2.0M on two sides and Min. 1.5M on all three sides for yard house with Min. dimension of the court as 3Mx3M.
4. Above 670 Sq.Mtrs	3.0M	3.0M on two sides 2.0M on all three sides for court yard house with Min. dimension of the court as 4.5Mx4.5M.

NOTE: 1) In case of special categories of Housing Schemes other than mentioned under special regulations for residential use the set back lines may be fixed by the Competent Authority (Director of Town and Country Planning).

2) In case of ..... and double front ..... set backs shall be reduced suitably by competent authority on .....

#### TENEMENTS AND STOREYED ..... UNDER GROUP HOUSING

Tenement and storey flats irrespectively ..... of floors shall be permitted with the ..... the Competent Authority (Director of Town and Country Planning) and in accordance with the fall width minimum requirements:

- Plot size & Access:** The minimum size of an individual plot intended for tenements and flats shall be 600 Sq.Mtrs and accessible through a road of not less than 9.00M in width.
- No. of floors:** Number of floors shall not exceed the number prescribed in rules. A stilt floor on ground level with a maximum height of 2.50M and exclusively meant for parking of vehicles, without partition walls and shutters, services and facilities and ..... shall be permissible in ..... number of floors and height of building ..... for tenements / flats.
- Maximum floor converts and F.S.I.:** This shall be as per Government orders issued in G.O.Ms.No.534, MA, dt 23.05.87 as amended from time to time.
- Lifts:** As per the standards that may be prescribed by the competent authority lifts shall be provided in all building having more than four stairs.
- Parking Area:** Parking space for tenements and / flats shall be provided as below:

- i) For dwelling units having size of 40 Sq.Mtrs and less than one car parking and (3) sector parking spaces shall be provided for every (4) dwelling units.
  - ii) For dwelling units of size less than 40 Sq.Mtrs and up to 100 Sq.Mtrs one car parking space and one scooter parking space shall be provided for every two dwelling units.
  - iii) For dwelling units having size higher than 100 Sq.Mtrs one car parking space for every dwelling unit shall be provided.
  - iv) In addition to above, one car parking space for every (5) dwelling units shall also be provided for visitors.
  - v) The above parking areas shall be exclusive of the open spaces to be kept within and around the buildings as set backs as per rules, in respect of buildings having 6m and above 50% of front set back area may be treated as parking space.
  - vi) Each car parking space shall not be less than 20 Sq.Mtrs and each scooter parking shall be 2.50 Sq.Mtrs in area.
- 6) Septic Tank: Provision shall be made for septic tank by leaving the required area within the premises, by ..... Above the mandatory open spaces.
  - 7) Recreational Open Space (Tot-Lot): In case of complexes consisting of more than 6 flats the recreational open space shall be provided at 5 Sq.Mtrs per dwelling unit, which should be exclusive of mandatory open spaces (set backs) to be provided around the building as per rules. If the site area exceeds 2000 Sq.Mtrs such recreational open space shall be provided at 10% of the site area or 5 Sq.Mtrs / flat, whichever is higher? In respect of buildings permitted with suits, the tot-lot can be provided in the stilts after fulfilling parking requirements, provided the tot-lot area so provided shall be easily accessible and convenient from utility point of view.
  - 8) Shops and other Community Buildings: The same regulations as applicable to shops and other community buildings permitted in residential use zone.
  - 9) Interior Open Space: Rooms which do not abut the mandatory around the building may be allowed to abut interior open spaces which shall not be less than 9 Sq.Mtrs ..... areas with a minimum width of 3.00M. The ventilation ducts for WCs, bath rooms and toilets etc., shall not be less than 3 Sq.Mtrs in area with a minimum width of 1.20M. Such interior open spaces and ducts shall be left open to sky without any obstruction.

## II. COMMERCIAL USE ZONE:

Uses Permissible: Retail shops, dwelling of shop owners and employees working in the areas, residential hotels, restaurants and their necessary uses, professional business establishments, schools offering general educational courses, libraries, offices and banks, parks, playgrounds and other residential uses, public assembly halls, cultural centers, social and welfare institutions, clinics and nursing homes not treating contagious diseases, mental patients, public utility buildings, Kalyana Mandapams, temples, churches, mosques and other religious ....., petrol filling stations with servicing facility, flour mills, chilly grinding mills, coffee grinders, dal grinders and oil rotaries and printing presses not exceeding 20HPEM.

Uses Permissible on appeal to the Competent Authority: Residential buildings, clean and light industries not exceeding 20HPEM, lathe and welding machines, coal and timber storage, taxi and scooters stand, transport terminals and the like, ..... for both goods and passenger, Government Offices, Research and Social service Institutions, Multistoried dwellings and junior technical schools, all retail and wholesale business and their necessary uses, departmental stores, hotels, lodging and boarding houses, financial institutions, theatres, cinemas and commercial entertainment for transient nature. Parks, Playgrounds, gardens, ... housing, cold storages, news paper offices with printing presses, nursing homes, hospitals and medical centers, sports stadium, colleges, technical and research institutions, polytechnic, swimming pools, contractors plant, storage for perishable and inflammable goods, nurseries, fish farms, bakeries and Ice Factory.

Quarrying of gravel, sand, clay and stone for purpose of development of the area only with specific permission, nursery, contractors plant, warehousing and storage perishable and inflammable commodities shall be allowed.

(X) Circus, Multipurpose or Junior Technical Schools

## SPECIAL REGULATIONS:

1. Sub-division of Land (Layout): A Layout / Sub-division of land for commercial plots shall be provided with the following minimum provisions / facilities:-
  - i) Size of Plot: Shall depend on the Layout and requirements of the users, but in no case, the plot size shall be less than 13 Sq.Mtrs with a minimum width of 3.25M on the road side.
  - ii) The width of roads may be ..... by the competent authority depending on length, circulation pattern and General Town Planning Scheme but in no case, it shall be less than 10.00M in width.
  - iii) An open space equivalent to 5% of the size area shall be provided at suitable places for the common facilities.

In addition open space for the parking of vehicles in ratio to the total floor area that could be generated in all plots as per permissible F.S.I shall also be provided at suitable place in the layout.

iv) The extent of site for shopping precincts (Complexes) Hotel Complexes shall not be less than 500 Sq.Mtrs for such buildings parking may be allowed in cellar / basement floor.

2. Height of building:

i) No building shall have more than (5) floors including ground floor and the total height of any building shall not exceed 15.00M. Additional floors may be permitted on appeal to Competent Authority / Government.

ii) Parking provided in ground floor along with services and utilities or tot-lot of 2.50M height is not to be considered as a floor.

3. Plot coverage and F.S.I.:

i) Shall be in accordance with the Government orders issued in G.O.Ms.No.584, MA, dt 23.05.1987 or as amended from time to time.

ii) Areas covered by Balconies, Circulation and Services may be deleted for computing F.S.I as indication in case of residential use zone.

4. Set Back Lines:

i) The Building Line (front set back) shall be provided in relation to the width of the abutting road ..... indicated in case of residential use zone.

ii) The set back on the other sides shall be as decided by the Competent Authority according to use of the building and as per rules in value, subject to a minimum of 1.5M.

iii) Row Shops: Side set backs in respect of row shops may not be required. In respect of Commercial Buildings to be developed by Government / Municipality and any other authority authorized by the Government in this regard, the set backs other than front set back shall be decided by Competent Authority.

NOTE: The rear / set backs in respect of concerned plots and side set backs in respect of double frontage plots shall be reduced by Competent Authority on appeal.

iv) In respect of 'U' shaped shopping complexes, the area of sides and rear set backs can be made zero by transferring to central courtyard.

5. Parking Space:

a) Adequate parking space for vehicles shall be provided within the site as specified below:

Occupancy	One Parking space of 20 Sq.Mtrs for every
i) Shops / Commercial Buildings	100 M2
ii) Storage	100 M2 up to 500 M2 and for every 200 M2 thereafter
iii) Educational Institutions	100 M2 carpet area of administration block and public services area, in addition to the above there shall be parking space for every 100 students.
iv) Medical Institutions	20 Beds
v) Assembly / Function halls and Auditoriums	20 seats
vi) Restaurant etc.	10 seats
vii) Hotels	10 Guest rooms.

b) i) In case of commercial and non-residential buildings, parking in basement / cellar may also be allowed provided the extent of such cellar / basement confines to the plinth area in ground floor and the ingress and egress shall not be less than 3.50M in which with a slope not steeper than 1:8.

ii) The space to be left for parking of vehicles, as prescribed above shall be in addition to the mandatory open spaces left for lighting and ventilation purposes except in cases of buildings which have 6M and above front open space, where in depth of 4.5M may be treated as parking space in front.

6. Other Uses: The same regulations shall be applicable to identical usage in the particular zone in which the usage is permissible in the normal course, shall be applicable in this zone also.

7. Staircase: i) The width of Staircase may be fixed by the Competent Authority in relation to the number of floors and the total number of users and in no case it should be less than 1.00M in width minimum of 25cm treads and 17.5cm of maximum rise.

ii) Staircase around a lift (with left well in the centre) shall not be permitted as a precaution against a fire accident.

### III. INDUSTRIAL USE ZONE

Uses permissible:

All types of light industries, clean industries and service industries not exceeding installation of 100HPM indicated in Annexure-I (a) and I (b). Wholesale business establishments,



Warehousing and storage and their necessary uses, News Paper offices with Printing Press and their accessory uses, Petrol filling stations, with garage and service stations, Contractors

Plant, parks and Play grounds, General purpose farms, Nurseries, Restaurants, Public utility buildings, Transport terminals for goods and passengers.

Uses permissible on appeal to the Competent Authority through Municipal Commissioner / Town Planning Officer of A.P.L.I.C. etc.

Commercial entertainment of a transient nature like circus, storage of perishable and inflammable goods, sport stadium, swimming pools and other recreational ....., junk yard, taxi and scooter stands, hospitals, nursing houses, educational, clinical and research institutions. Quarrying of gravel, sand, clay or stone. All special obnoxious and hazardous industries indicated in Annexure-II (B) and II (C) and accessory uses. All industries including heavy industries shown in Annexure-II (B) and II (C) wholesale business, sewage farms dwellings of essential to watch and ward personnel.

#### SPECIAL REGULATIONS:

##### 1. Sub-divisions / Layouts:

i) Plot size: The minimum extent of plot intended for industrial use shall be 10 cents. The maximum H.P permissible in a ..... shall be regulated as follows:

<u>Extent of Site</u>	<u>H.P Permissible</u>
0.041 to 0.032 hectares	20 H.P
0.032 to 0.205 hectares	50 H.P
0.205 to 0.307 hectares	75 H.P
0.307 to 0.410 hectares	100 H.P

These may be relaxed by the Competent Authority depending on the circumstances.

ii) Width of roads: The width of roads in an industrial layout shall be fixed by the Competent Authority in accordance with the length of roads, the number of users, nature of industries and in no case it shall be less than 12.20M.

iii) Open Space: A minimum of 5% of the layout site area shall be left open at an appropriate location for providing common facilities like treatment plant, sub-station canteen, tank, post office, bus stands etc.

If the industrial area consists of smaller plots (guild type) and it may not be possible to provide parking space in each individual plot then an additional common place at a suitable location. Shall be earmarked for the parking of vehicles which should be sufficient to cater the needs of total floor area ..... can be generated, as per permissible F.S.I. in all the plots of the layout.

2) No. of floors: The total number of floors shall normally be not more than (2) floors and any additional floors may be permitted on appeal to Competent Authority (Director of Town and Country Planning).

3) Plot Coverage and F.S.I.: The maximum permissible plot coverage and F.S.I shall in accordance with the Government orders issued in G.O.Ms.No.534, MA, dt 23.05.1937 and as amended from time to time.

4) Set back line: The set back lines for individual buildings shall be regulated as follows:

<u>Extent of Site</u>	<u>Front</u>	<u>Rear</u>	<u>Sides</u>
0.041 to 0.032 hectares	4.5M	3.00M	3.00M
0.032 to 0.205 hectares	6.00M	3.00M	3.00M
0.205 to 0.307 hectares	6.00M	4.50M	3.00M
0.307 to 0.417 hectares	9.00M	8.00M	8.00M

Above 0.417 hectares as prescribed by Competent Authority.

5) Parking Space: One parking space of 25 Sq.Mtrs shall be provided for every 200 Sq.Mtrs of floor.

6) Each industry to be permitted is subject to its performance characteristics in respect of noise, smoke, dust, vibration, odor and general nuisance. These performances characteristics will be judged by the Competent Authority (Director of Town and Country Planning) with his discretionary powers.

7) For all industrial layouts of site area 40 hectares and above provision shall be made for industrial housing at the rate of 5% of the site area.

#### IV. Public and Semi Public Use Zone:

Uses Permissible: Local, State and Central Government Offices, Defense uses, Research Institutions, Education and Medical Institutions, Hospitals, Social and Cultural Institutions, Municipal and Community facility, Public Utility, Radio Transmission, T.V. relay and wireless stations, Rail and Road terminus, off-street parking, Burial grounds, gardens, parks, play grounds, Government Courts and other recreational uses requiring extensive open space exhibition and fair grounds special recreational areas, picnic spots, Geological and

....., Museums, Aquariums, Waterfronts and as of scenic interest conservation and preservation.

Uses Permissible on appeal to Competent Authority through Municipal Commissioner:

Residential Use: Other uses incidental to the main use and in no way causing any nuisance of hazard, open air theatres, cinemas, restaurants, temporary uses for exhibition, circus, fair and festivals.

SPECIAL REGULATIONS:

- 1) Plot Area: To be determined as per development plans Competent Authority (Director of Town and Country Planning) and in no case it should be less than 500 Sq.Mtrs.
- 2) No. of floors: Number of floors permissible in the normal case shall not exceed (2) floors and any additional floors shall be permitted on appeal by Competent Authority (Director of Town and Country Planning).
- 3) Plot coverage and F.S.I.: The maximum plot coverage and F.S.I shall be in accordance with the Government orders issued in G.O.Ms.No.584, MA, dt 23.05.1987 and is amended from time to time.
- 4) Set back lines: The front set back (Building Line) will be in accordance with the width of the road in front of the site, as prescribed in respect of Residential use zone. The set back on the other three sides shall not be less than 3.00M.
- 5) Parking Space: One parking space for every 200 Sq.Mtrs of floor area of offices shall be provided. In other uses parking area shall be provided as prescribed in each case by the Competent Authority (Director of Town and Country Planning)  
Parking may be provided in cellar / basement as in case of commercial use.

URBANISABLE AREA OR FUTURE DEVELOPMENT ZONE:

Uses permissible on appeal to the Competent Authority (Director of Town and Country Planning):

Director of Town & Country Planning shall permit any land use according to the merits of the case in the interest of development.

GENERAL REGULATIONS:

- 1) Every building should be commenced within 1 year and completed within 3 years from the date of obtaining building permission. Fresh building permission shall be obtained if the building is not commenced and condemned within the above prescribed period.
- 2) Every person should obtain the building before occupying an occupancy certificate from the local authority.
- 3) Every person should obtain "Completion Certificate" before occupying a building, from the Competent Authority (Director of Town and Country Planning).
- 4) The provision for Septic Tank, Water ....., Electric Transformer shall be in addition to mandatory open space, parking etc.

Sd/-V.SATYA NARAYAN,  
DIRECTOR OF TOWN AND COUNTRY  
PLANNING.

// t.c.f.b.o. //

For DIRECTOR OF TOWN AND  
COUNTRY PLANNING

**ANNEXURE – I (A)**  
**SERVICE INDUSTRIES**

1. Manufacture of Confectionery candies and sweets.
2. Manufacture of Ice, Ice Cream and Creamery and Soft drinks.
3. Electroplating and engraving.
4. Photography and Painting.
5. Manufacture of Bamboo and Cane products.
6. Naming of cardboard boxes and paper products including paper making.
7. Stationary items including educational and school drawing instruments.
8. Furniture making (wooden).
9. Cotton and Silk printing.
10. Manufacture of small domestic appliances and gadgets such as room heaters, cookers, hot plates, iron lamps.
11. Printing books binding, embodying and block making.
12. Manufacture of Musical Instruments.
13. Manufacture of trunks, metal boxes, suit cases and small containers.
14. Manufacture of steel wire products.
15. Metal polishing.
16. Manufacture of porcelain wire.
17. Radio service, Radio assembling and manufacturing of paper.
18. Manufacture of fluorescent light fittings including non .....
19. Manufacture of Electric lamps, shades, fixtures.
20. Automobile Scooter and Cycle service and repair works.
21. Laundry and Dry cleaning.
22. General jobbing and machine shops.
23. Manufacture of brushes.
24. Shoe making and repairing.
25. Manufacture of Leather goods.
26. Manufacture of Jewellery.

**ANNEXURE – I (B)**  
**LIGHT INDUSTRIES**

- I. CHEMICALS AND COMMERCIAL CHEMICAL PRODUCTS:
  1. Bakelite.
  2. Cosmetics.
  3. Disinfectants and Insecticides.
  4. Drugs.
  5. Essences and Aromatic compounds.
  6. Ink.
  7. Plastic materials.
  8. Matches.
  9. Soaps.
- II. CLOTHING:
  1. Canvas goods.
  2. Readymade clothes.
  3. Umbrellas.
- III. ELECTRICAL MACHINARIES APPLIANCES AND APPARATUS:
  1. Automatic electric parts.
  2. Electrical motor appliances.
  3. Flash lights.
  4. Fans.
  5. Refrigerators.
  6. Insulated wires and cables.
  7. Radio and electric equipments.
  8. Storage batteries.
  9. Studio equipments.
  10. Transformers.
- IV. FOOD:
  1. Canning and preservation of food.
  2. Confectionary.
  3. Dairy products.

4. Dall Mills.
5. Edible Oils.
6. Flour Mills.
7. Rice Mills.
8. Tobacco and Tobacco products.
9. Ice.
- V. FURNITURE:
  1. Steel furniture.
- VI. CLASS AND CLASS PRODUCTS:
  1. Glass cutting, etching and polishing.
  2. Vacuum flasks.
- VII. METAL PRODUCTS:
  1. Bolts, Chains and Building hard ward.
  2. Sheet metal works.
  3. Button cutlery locks.
  4. Metal galvanizing, tinning and .....
  5. Metal containers and Steel trunks.
  6. Metal lamps and stoves.
  7. Safes and vault.
  8. Type foundry.
  9. Razor blades.
  10. Umbrella ribs.
  11. Utensils.
- VIII. NON ELECTRICAL MACHINERY:
  1. Agricultural implements.
  2. Gram phone parts.
  3. Sewing machines and machinery parts.
  4. Printing machines and machinery parts.
  5. Springs.
  6. Steel plates and grills.
  7. Structural steel fabrication.
  8. Metal printing.
  9. Textile machinery.
  10. Type writer parts.
  11. Wood working machinery.
- IX. TEXTILES:
  1. Artificial leather and clothes, water proof textiles.
  2. Cotton textile.
  3. Hosiery.
  4. Lace, silk and thread.
- X. TRANSPORT EQUIPMENT:
  1. Bicycles, frame and tricycle parts.
  2. Motor vehicle parts.
- XI. WOOD AND CORK:
  1. Plywood.
  2. Timber.

#### **ANNEXURE – II (A)**

#### **HEAVY INDUSTRIES**

1. Basic Metal Industries, Ferrous rough casting, Non-Ferrous. (Rolling, malting and refining of metals, tube making).
2. Foundries and forges.
3. Sheet metal work.
4. Washing soap.
5. Small scale paper mill.
6. Hand tools.
7. Ball and roller bearings.
8. Photographic materials.
9. Shot chilled iron.
10. Tea processing machinery.
11. Power station equipment.
12. Machine tools.
13. Diesel engines.
14. AC, SR conductors.
15. Fertilizers.

16. Mixing plants.
17. Particle board, chip boards.
18. Iron foundries.

#### **ANNEXURE – II (B)**

##### **SPECIAL INDUSTRIES**

1. Automobile and coach building, ..... trailers earth moving machinery.
2. Air crafts.
3. Blast furnaces, steel works and rolling mills.
4. Basic metals.
5. Borax.
6. Cinema slides.
7. Cement.
8. Large foundries and forges.
9. Hydrogenated Oils.
10. Large Textile mills, Woolen silk and Cotton.
11. Large scale Agricultural Implements.
12. Large scale manufacture of Bicycles, sewing machines and type writers.
13. Large scale non-electrical machinery.
14. Optical glass and glass sheets.
15. Rubber goods.
16. Rayon and rayon products.
17. Sugar.
18. Large scale smelting and refining of metals.
19. Structural steel fabrication.
20. Ship building.
21. Telephone equipments.
22. Tin plates.
23. Baby foods.
24. Paper mills.
25. Chemical industries.

#### **ANNEXURE – II(C)**

##### **NOXIOUS INDUSTRIES**

1. Acids, Fertilizers and Alcoholic chemicals.
2. Animal oil and fats.
3. Petroleum by-products.
4. Carbon black, lamp black.
5. Bone meat.
6. Coal oven by-products and coal for distribution.
7. Dye stuffs and intermediaries.
8. Distilleries and breweries.
9. Glue and gelatin.
10. Leather toning.
11. Industrial gases.
12. Large scale manufacturing of insecticides and disinfectants.
13. Manufacture of Rubber linoleum and reclamation of Rubber and Industrial rubber goods.
14. Manufacture of Ammunitions, Explosives, Fireworks.
15. Manufacture of glass.
16. Paper, pulp, paper boards, news print.
17. Power and industrial alcohol.
18. Plasters and Chemical intermediaries.
19. Thermal generating stations.
20. Timber sawing.
21. Wood seasoning and curing.

## ANNEXURE – III

<b>CUSTOMERY HOME OCCUPATIONS AND COTTAGE AND OTHER INDUSTRIES</b>	
1. Candles	Without HP subject to a limit of 5 employees
2. Agarbathis	Up to 5 HP subject to a limit of 5 employees
3. Alpines and safety pins	“
4. Basket making	“
5. Bangle making	“
6. Boot polish	“
7. Ball pen refill	“
8. Brooms	“
9. Bamboo products	“
10. Coir mat and rope weaving	“
11. Carpentry	“
12. Camphor tablets (for temples)	“
13. Cleaning powder sand liquid	“
14. Cane furniture	“
15. Coffee grinding	“
16. Carom boards and coins	“
17. Cement jellies	“
18. Cement water tanks, Manhole covers, wall rings	“
19. Date processing	“
20. Diamond polishing	“
21. Embroidery and tailoring	“
22. Envelops	“
23. Exercise note books	“
24. Assembling of electronic units	“
25. Fiber industries	“
26. Glass ampoule packing	“
27. Gold smithy and gilded metal garment manufacturing	“
28. Hosiery and dress making	“
29. Heating elements	“
30. Hangers	“
31. Hand gloves (cotton and leather)	“
32. Khadi (Metal charkas)	“
33. Kum kum, Kajal vilak etc.	“
34. Khas khus .....	“
35. Lime Motor Lime mixture power driven	“
36. Liquid gum (Bottling only)	“
37. Laundry and Dry cleaning	“
38. Kanjan and Hair Oils	“
39. Miniature bulbs	“
40. Model making	“
41. Mattresses and pillows	“
42. Ophthalmic lenses, frames	“
43. Papad making	“
44. Photo frames	“
45. Packing bones for sweet etc	“
46. Paper bags	“
47. Precious and semi precious stone cutting and polishing	“
48. Pottery industries	“
49. Pulmugar (Brush making machine etc.)	“
50. Readymade garments	“
51. Radio repairing works	“
52. Reapers, wooden blocks and boxes for lighting fitting	“
53. Repairing and servicing of electrical applicants like air coolers, fridges, washing machines	“
54. Shoe and Chappal making with finished leather (without including any kind of tanning process)	“
55. Stationary articles like file pads etc.	“
56. Stationary rolls and other items for computers and calculators	“

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|--|---|
| 57. Shoe tags visiting cards, stove wick, lamp wicks<br>(floss and rounds)       | “ |
| 58. Stitching of ..... and postal bags, kind bags,<br>school and hand bags       | “ |
| 59. Toy making (without using inflammable material)                              | “ |
| 60. T.V. Cabinets  | “ |
| 61. Traveling goods ladies bags, air bags, cash bags,<br>suit cases, brief cases | “ |
| 62. Twine balls, sewing thread rolls   | “ |
| 63. Wooden furniture   | “ |
| 64. Wooden rulers  | “ |
| 65. Wet grinding   | “ |
| 66. Bags made with waste paper   | “ |
| 67. Xerox and Photo copying  | “ |
| 68. Aerated water  | “ |
| 69. Book binding and printing press  | “ |
| 70. Bakeries   | “ |
| 71. Chewing gum and superies   | “ |
| 72. Confectionary bubble gum   | “ |
| 73. Fruit processing and presentation pickle and<br>fruit crushers               | “ |
| 74. Handloom and power looms (cotton or silk<br>or synthetic fibers)             | “ |
| 75. Ice candy  | “ |

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