

ZONING REGULATIONS

SCHEDULE – I

DEFINITIONS

1.0 GENERAL

In this scheme unless there is anything repugnant in the subject or context

1. 'Act' means the Andhra Pradesh Town Planning Act, 1920.
2. 'Council' means the Municipal Council of Ongole Municipal Corporation.
3. 'Competent Authority' means the Director of Town and Country Planning, Govt. of Andhra Pradesh.
4. 'Director' means the Director of Town and Country Planning, Govt. of Andhra Pradesh.
5. '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.
6. 'Development' with a grammatical variations means the carrying out of 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 includes re-development, laying out or subdivision of any land and "to develop" shall be construed accordingly.
7. 'Executive Authority' means the Executive Authority of the Municipal Corporation.
8. 'Government' means the Government of Andhra Pradesh.
9. 'Municipal Act' means the Andhra Pradesh Municipalities Act, 1965.
10. 'Map' means the proposed land use map annexed to the scheme.
11. 'Scheme' means the General Town Planning Scheme/Outline development plan/Master Plan
12. 'Zoning Regulations' means the regulations made under Section 13(1) (g) of A.P.Town Planning Act, 1920.
13. The implementation and enforcement of the General Town Planning Scheme or Master Plan shall be in accordance with the Zoning Regulations herein prescribed:
 - I. RESIDENTIAL ZONE
 - II. COMMERCIAL ZONE
 - III. MIXED USE ZONE
 - IV. INDUSTRIAL ZONE
 - V. PUBLIC AND SEMI-PUBLIC ZONE
 - VI. HILLOCKS AND ROCKS ZONE
 - VII. HERITAGE AND CONSERVATION ZONE
 - VIII. ENVIRONMENTAL / RECREATION ZONE
 - IX. URBANISABLE AREA OR FUTURE DEVELOPMENT ZONE
14. 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 TECHNICAL

2.0.1. In these regulations, unless the context otherwise requires, the definition given under, 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 separate from the main building on a plot and containing one or more rooms for necessary use such as servant's Quarter, Garage, 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 upto 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 Basement/Cellar: The lower storey of a building below or partly below the ground to be used for parking of vehicles.

2.6 Community Amenities: spaces means the areas set apart in a layout for a shopping area, post office, bank, fair price shop, milk booth, school, dispensary, a nursing home, child care centre, library, community hall, kalyana mandapam, police station, local office of the Electricity board, water works, local body and such other amenity as specified by the competent authority.

2.7 Convenience Shopping Center: means premises used as a Complex for a group of shops comprising of those dealing with day to day requirements of the population and as distinguished from wholesale and higher order shopping area. Each shop area shall not exceed 20 sq.mts. It includes:

- Food grain or ration shops, Kirana and general goods stores
- Tobacconists and Pan shops
- Laundry shops

- Tailors and Darning shops
- Groceries, confectionaries, general provision stores
- Departmental stores
- Bakeries and Sweet Shops
- Hair dressing saloons and beauty parlors
- Cobblers and shoe shops
- Bicycle hire, spare parts and repair shops
- Vegetable and fruit shops
- Milk and milk products shops
- Medical and dental practitioners clinics and dispensaries
- Pathological clinic/laboratories, diagnostic clinics
- Medical shops and Pharmacies
- Florists and goldsmiths
- Shops dealing with ladies ornaments. Fancy and gift items etc
- Newspapers, magazines stalls and circulating libraries
- Wood, coal and fuel shops
- Books and stationery shops
- Cloth and garments shops
- Plumbers, electricians, radio, TV and electronic equipment repair shops
- Video libraries
- Photography, Xerox shops
- STD, ISD and local telephone booths
- Desk Top Printing (DTP) shops
- Professional Services establishments
- Professional offices
- Restaurants and eating houses
- Building materials, hardware and paints shops
- Tutorial classes, Computer education centers
- LP Gas Booking Center
- And other uses/activities as notified from time to time by the Competent Authority

It does not mean or construe to include mulgies or row type shops or part of premises converted into a shop or shops. Such types of developments are discouraged in the notified General Town Planning Scheme or Master Plan area.

2.8 Detached Building: A building whose walls and rooms are independent of any other building with open spaces on all sides as specified

2.9 (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.

2.9 (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 determining entrance level. For floors at or wholly above ground level, the lowest floor in the building with direct entrance from the road/street shall be termed as floor 1. The other floors above floor 1 shall be numbered in sequence as floor 2, floor 3 etc., with number increasing upwards. Similarly floors below ground levels shall be termed Basement floor 1, Basement floor 2 with number increasing downwards.

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

2.11. Group Housing Scheme: A Housing Scheme, wherein 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.

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

2.13. Occupancy or 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 is present in different portions of the building.

2.14 Public Facilities building / Premises: means a premises housing community, social and cultural facilities for public like police station, post office, telegraph office, library, auditorium, own hall, local community hall / kalyana mandapam, recreational club, Open Air Theater, Exhibition Center, religious building, grave yard, cremation ground, Crematorium, and includes other services like municipal ward office and their works like swimming pool, balwadi, angan wadi, welfare center. etc.

2.15 Public open spaces: means the areas set apart in a land pooling scheme or layout for parks and play grounds, duly developed and with a proper compound wall.

2.16 Public Utility Building / Premises: A premises of any public service undertaking or authority for storage, distribution, maintenance of office, public facility network, etc., and includes overhead / underground tank, pump house, sump, oxidation pond, septic tank, public toilets, electric sub-station, fire-station, telephone exchange, garbage collection point, etc.

2.17 Service Industry: An industry concerned mainly with repair, maintenance, servicing and / or jobbing work with sale of operation not exceeding 20 HP and 20 Manpower, without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, etc. The list of industries in this category shall be as per the Government orders in this regard.