

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

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

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 114

Dated: 26-06-2025
Read the following:

1. G.O.Ms.No.119, MA&UD (H) Department, dated:28.03.2017.
2. G.O.Ms.No.401, MA&UD(M) Dept., dt:15.11.2017
3. G.O.Ms.No.223, MA&UD(M) Dept., dt:09.07.2018
4. G.O.Ms.No.180, MA&UD(M) Dept., dt:01.10.2020
5. G.O.Ms.No.175, MA&UD(M) Dept., dt:10.11.2022
6. G.O.Ms.No.145, MA&UD(M) Dept., dt:23.11.2023
7. G.O.Ms.No.4 MA&UD (M) Dept., dt: 09.01.2025
8. G.O.Ms.No.7 MA&UD (M) Dept., dt: 20.01.2025
9. G.O.Ms.No.20 MA&UD (M) Dept., dt: 04.02.2025
- 10.Representations of the NAREDCO, CREDAI dt: 10.02.2025.
- 11.Representation of WALTP dt: 20.03.2025
- 12.e-file.no.2814010 received from the DT&CP., Mangalagiri.
- 13.Govt.Memo.No.2635884/M2/2025-1, dt:06.05.2025.
- 14.Govt.Memo.No.2635884/M2/2025-2, dt:06.05.2025.
- 15.Gazette.No.69, dt:06.05.2025 published in A.P.Extraordinary Gazette.
- 16.e-file.no.2816540 received from the DT&CP., Mangalagiri.
- 17.Govt.Memo.No.2635884/M2/2025-1, dt:12.05.2025.
- 18.Govt.Memo.No.2635884/M2/2025-2, dt:12.05.2025.
- 19.Gazette.No.82, dt:12.05.2025 published in A.P.Extraordinary Gazette.
- 20.e-file.no.2814010 received from the DT&CP., Mangalagiri.
- 21.e-file.no.2816540 received from the DT&CP., Mangalagiri.

ORDER:

In the reference 1st read above, the Government have issued the Andhra Pradesh Building Rules, 2017 applicable to the building activities in the State, based on the Model Building Bye-Laws, 2016 of Government of India. Subsequently, the Govt., vide reference 2nd to 9th cited have issued amendments to the AP Building Rules, 2017, in order to make the building environment safe, inclusive, environmentally sustainable and contribute towards economic development and enhance Ease of Doing Business (EoDB) and to have investment friendly environment in the State.

2. In the reference 12th read above, the Director of Town & Country Planning, A.P., Mangalagiri has submitted that, representations were received from

NAREDCO AP & WALTP AP. In this regard, a meeting was held with stakeholders and as an outcome, the DT&CP, AP has proposed certain amendments to the AP Building Rules, 2017. In the reference 16th read above, the DT&CP, AP has further proposed certain amendments to AP Building Rules, 2017 and requested the Government to issue necessary orders in the matter.

3. For this purpose, the Draft Amendments to "The AP Building Rules, 2017" have been previously published in Extra-ordinary issue of Andhra Pradesh Gazette No.69, dt:06.05.2025 & Gazette.No.82, dt:12.05.2025 as required under Section 44-A of Andhra Pradesh (Andhra Area) Town Planning Act, 1920.

4. In the reference 20th & 21st read above, after examining the objections and suggestions received from public and ULB's and UDA's the Director of Town & Country Planning, A.P., Mangalagiri has proposed final draft Amendments to A.P. Building Rules, 2017 with specific recommendations to the Government to take further necessary action in the matter.

5. Government after careful examination of the matter and in order to provide industry friendly environment as part of Speed of Doing Business, hereby, issue the following amendments to the AP Building Rules, 2017 issued vide 1st read above read with subsequent amendments issued vide reference 2nd to 9th read above.

6. A copy of this order is available on the internet and can be accessed at the address <https://goir.ap.gov.in>.

7. Accordingly, the following notification will be published in Extraordinary issue of the Andhra Pradesh Gazette, dt:26.06.2025 and these orders will come into force with immediate effect.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Store Purchase Department,
Vijayawada for publication of Notification in the Gazette

The Commissioner and Director of Municipal Administration, A.P.,Vaddeswaram,
Guntur.

The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.

The Commissioner, A.P. Capital Region Development Authority, Vijayawada.

The Metropolitan Commissioner, VMRDA., Visakhapatnam.

The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.

All the Commissioners of ULBs in the State

- **through** DMA., A.P., Vaddeswaram.

All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri.

All the District Collectors in the State.

The Director General, Andhra Pradesh State Disaster Response

& Fire Services Department, A.P., Vijayawada.
 The Chairman & Managing Director, APTRANSCO., Vijayawada.
 The Commissioner & Inspector General of Registration & Stamps,
 A.P., Vijayawada.
 The V.C & M.D., Andhra Pradesh Industrial Infrastructure Corporation Ltd.
 (APIIC), Mangalagiri.

Copy To:

The Panchayat Raj & Rural Development Department, A.P.Secretariat.
 The Revenue Department, A.P. Secretariat.
 The Energy Department, A.P. Secretariat.
 The Home Department, A.P. Secretariat.
 The GA(Cabinet) Department, w.r.t. Council Resolution No.209/2025,
 dt:24.06.2025
 The Director of Translations, Vijayawada(With a request to Translate into Telugu
 and Re-transmit the same)
 The OSD/PS to Principal/Secretary to Hon'ble Chief Minister.
 The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
 The P.S. to Prl.Secretary to Government, MA&UD Department.
 SF/SCs.

// FORWARDED BY ORDER //

SECTION OFFICER

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 said Rules:-

I. In Rule 3,-

1. **In sub-rule (17), after the clause (e), the following clause (f) shall be inserted, namely,-**

(f) In case, if underground drainage system (UGD) is available, the owner/developer has to take permission for connection of UGD by paying

necessary charges as fixed by the ULB/UDA at the time of applying for building permission.

2. **In sub-rule (17), after clause (f) the following clause (g) shall be inserted, namely,-**

(g) For Residential Buildings of plot size upto 60 square yards (50 square meters), and the construction of ground or ground plus one floor, will not require to pay the required fee and charges. The applicant however need to submit the application and drawing through online portal with a token amount of Rs.1. It shall also not require a completion certificate or occupancy certificate. Any plot bigger than 60 sq.yards cannot be split for this purpose or this provision cannot be misused for taking up constructions in government or prohibited or disputed land and action as prescribed shall be initiated for violations noticed.

3. **In sub-rule (20), clause (d) the following shall be substituted, namely,-**

(d)The owner is required to hand over 10 % built-up area in any approved floor shall be mortgaged, as the case may be, to the sanctioning authority by way of a Registered Mortgage Deed. In respect of row houses/detached Houses/cluster housing 5% of the units shall be handed over by way of Registered Mortgage Deed to the sanctioning authority. The Registered Mortgage Deed shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released.

In respect of buildings taken up by the Government agencies (State or Central), need not observe this clause.” In case of the state or central Government including Government undertaking Organisations allotted / lease their land to the other agencies/ Organisations / persons / bodies, a legally enforceable affidavit shall be submitted for mortgage portion.

II. **In Rule 6,-**

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

(a) Balcony is permitted above 3 m from Ground level with a width of 1.5 m for the plots where the minimum setbacks having 3mts in case of non-high rise buildings and also allowed even after utilization of TDR if the minimum setback is 3m.

2. **after sub-rule (30), the following sub-rule (31) shall be inserted, namely,-**

(31) The applicant shall mandatorily provide Common Telecom Infrastructure and broadcasting services viz. Cable TV, DTH and Security Services viz. CCTV Cameras and futuristic services viz. IoT based sensors in all the residential apartments, Group Development Schemes, Group Housing Projects, High Rise buildings, Commercial Complex/Multiplexes/Malls, Hotel, Airport, Police/ Government offices/ buildings as per the Provisions for In-Building Solutions, Digital Communication Infrastructure addendum guidelines issued by MoHUA, GoI. Further, the Sanctioning Authority shall ensure that, the said infrastructure is provided / complied while issue of Occupancy Certificate.

The applicant shall install CCTV cameras covering all common areas within the apartment complex, as well as the roads abutting the building. The CCTV footage shall be retained for a minimum period of 90 days and shall be made accessible to the Sanctioning Authority/ Competent Municipal Authorities as and when required.

III. **In Rule 53,-**

1. **In sub rule (3), clause (b), the following shall be substituted, namely,-**

(b) All Industries other than Red Category industries shall be permitted in the sites abutting to existing road width of 9m. Red Category Industries are permitted in the sites abutting to existing road width of 9m, subject to handing over of the applicant's site required for widening the existing road to 12m.

2. **after sub-rule (7), the following sub-rule (8) shall be inserted, namely,-**

(8) In case of sites in category-A i.e (Sites In Old/Existing Built-Up Areas/Congested Areas / Settlement/Gram Khantam/Abadi) a means of independent access of minimum 2 mts may be required for plots up to 100 sq. meters, 3.6m lane /passage may be considered for plots above 100 Sqmts of Individual Residential Building subject to maintaining the minimum habitual room sizes as per NBC.

IV. **In Rule 57,**

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

S. No.	Plot Size (in Sq.m) Above – Up to	Parking provision	Height (in m) Permissible 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 - 2500	Stilt + two cellar floor	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 2500	Stilt + 2 or more cellar floors	7	-	3	5
			15	Up to 12m	3	6
				Above 12m	4	
			18**	Up to 12m	3	7
				Above 12m & up to 18m	4	
				Above 18m & up to 24 m	5	

				Above 24m	5.5	
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2. **In sub rule (2), for clause (a), table-17a, shall be omitted.**
3. **In sub rule (4), the following shall be substituted, namely,-**
(4)* In case of non-residential buildings proposed in plots having an extent of 300-500sq.m, cellar floor for parking may be considered subject to fulfilment of the required Parking space requirements for the proposed building as given in these Rules and wherever ramp is not feasible provision may be made for mechanized parking. Additionally, applicant shall submit the indemnity bond on Rs. 100/- stamp paper, duly attested by a notary. It is certified that during the construction of the basement/cellar floor, it shall be the sole responsibility of the Building Permit holder to ensure that the buildings or structures on the adjoining sites are not weakened or damaged and a structural certificate from structural engineer must be submitted, confirming that all necessary measures have been taken in the design to protect the safety of adjacent buildings.
4. **In sub rule (5), the following shall be substituted, namely,-**
 ** Buildings of height above 15m and below 18m in Sl.Nos.8 & 9 above, shall be permitted only if such plots abut minimum 12m wide roads only.
5. **In sub rule (6), clause (b) the following shall be substituted, namely,-**
 (b) Where a site abuts more than one road, then the front setback should be insisted towards the bigger road width and for the remaining side or sides, the setback as at Column- (G) shall be insisted.
6. **In sub rule (6), clause (h) the following shall be substituted, namely,-**
(h) (i) In case of plots 300 – 500 sq.m it is permitted to transfer up to 0.5m of setback from any one side to other sides without exceeding overall

permissible plinth area subject to maintaining minimum 1.50m setback for the buildings of height exceeding 10.00 m. The transfer of setback from front setback is not allowed.

(ii) In case of plots 500 – 750 sq.m it is permitted to transfer up to 1.00m of setback from any one side to other sides without exceeding overall permissible plinth area subject to maintaining minimum 1.50 m setback. The transfer of setback from front setback is not allowed.

7. In sub rule (6), clause (j) the following shall be substituted, namely,-

(j) For narrow plots having extent not more than 500sq.m and where the length is 4 times of the width of the plot, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of side setback of 1m in case of buildings of height up to 10m **and minimum of 1.5m** in case of buildings of height above 10m and up to 15m without exceeding overall permissible plinth area. (This Rule shall not be applicable for made-up plots.)

V. In Rule 61,

1. in sub rule (11), the following shall be substituted, namely,-

(11) The open space to be left between two blocks also shall be equivalent to the setback mentioned in Column – (G) of Table-17 and Column – (E) of Table- 18 for Non High Rise & High Rise buildings respectively.

2. after sub-rule (15), the following sub-rule (16) shall be inserted, namely,-

(16) Security post is permitted in the front setback area. A typical minimum size could range from 1.5 m x 1.5 m to 2 m x 2 m.

3. after sub-rule (16), the following sub-rule (17) shall be inserted, namely,-

(17) Sewage Treatment Plan (STP) or Effluent Treatment Plant (ETP) are allowed within the building setback area other than front set back below the ground level.

VI. In Rule 66,-

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

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	
(A)	(B)	(C)	(D)	(E)
-	21	12	-	7
21	24	12	-	8
24	27	18	-	9
27	30	18	-	10
30	35	24	18	11
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

VII. In Rule 143,-

1. **After the sub-rule (4), the following sub-rule (5) shall be inserted, namely,-**

(5) In-situ Dry and Wet Waste management shall be carried out in all Group Housing Projects/ Apartments, Group Development Schemes, High Rise buildings. Further, the Sanctioning Authority shall ensure that, the said infrastructure is complied while issue of Occupancy Certificate.

VIII. **In Rule 167,**

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

(1)Where any land or site or premises for building is affected in the Statutory Plan/Master Plan Road or Circulation network or a road required to be widened as per Road Development Plan, such area so affected shall be surrendered in lieu of TDR to the Sanctioning Authority by the owner of land. No development permission shall be given unless this condition is complied with. The applicant shall submit the undertaking for road widening in the form given below along with the Building Application.

(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), for clause (i), the following shall be substituted, namely,-**

“(i) Upon surrendering affected site area, the owner of the site would be entitled to TDR as given in Rule-168 of AP Building Rules, 2017.

(or)

The owner shall be permitted to construct additional built-up area equivalent to the TDR area allowed under Rule-168, provided the setbacks are maintained as specified in Rule-167(2)(ii), without insisting Road Development Plan (RDP). After utilization of TDR area in-situ (including Peripheral road), if the applicant is still eligible for TDR for balance extent can be considered after confirmation of approval/supervisory checks of Building permission. However, for greenfield roads or areas where no road

exists, not covered under master plan, RDP shall be required for issuing of TDR.

3. **in sub rule (2), for 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 18m Height from ground level including TDR Floors):**

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.No.	Width of the road (in mts)	Minimum front setback (in mts)	Minimum setbacks on remaining sides (in mts)
1	Up to 18	1.5	For site areas: i. above 200 to 300 sq.mt-1.00 m
2	Above 18	3	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 / Building / Block of residential nature, in sites up to 1000 sq.mt, where TDR floors are allowed the Parking requirement shall be deemed to be met if the entire stilt floor is left 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.

b. **High Rise Buildings:**

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 and also subject to satisfaction of the parking norms

S.no	Height of the building including TDR floor(in mts)	Minimum all round setback (in mts)
1.	Up to 30	7
2.	Above 30 and up to 45	8
3.	Above 45 and up to 70	9
4.	Above 70	12

IX. In Annexure-2,

1. **in Clause (4), after sub-clause (f) the following sub-clause (g) shall be inserted, namely,-**

(g)The Builder/Developer/Construction Firm licenses issued by ULB and UDA in the state shall remain valid for a period not exceeding three years.

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

SECTION OFFICER