

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A. & U.D Department - Earmarking 20% of developed land for EWS/LIG category in all housing projects (both public and private Agencies) – Amendments to Revised Common Building Rules– Notification Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 45

Dated:28. 01.2011

Read the following:

1. G.OMs.No.86 M.A & U.D (M) Department, dt: 03-03-2006.
2. G.OMs.No.678 M.A & U.D (M) Department, dt:07.09.2007.
3. G.OMs.No.302 M.A & U.D (M) Department, dt: 15.04.2008.
4. G.OMs.No.569 M.A & U.D (M) Department, dt: 23.08.2008.
5. D.O. Lr. No. J-25029/1/2009/RAY/OSD (JnNURM) dt: 10.07.2009 from Hon'ble Union Minister for Housing and Urban Poverty Alleviation, GOI addressed to Hon'ble Chief Minister.
6. G.O.Ms.No.577 MA&UD (UBS) Dept., Dated 17.09.2009.
7. From DTCP, Hyderabad Lr.No.5689/2005/i1 dt: 04.06.2010.

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ORDER:

In the GOs 1st to 4th read above, Government have issued Revised Common Building Rules for all Municipalities/ Municipal Corporations and Urban Development Authority areas in the State.

2. Government of India (GOI) announced Rajiv Awas Yojana (RAY) scheme for slum dwellers and urban poor for achieving inclusive and sustainable growth of the urban areas. Government of India will extend support under Jawaharlal Nehru National Urban Renewal Mission (JnNURM) to the States that are willing to assign property rights to people living in slum area to create a slum free India in five years. The Government of India have prescribed certain requirements to be made by the State Government to approach for the Central Assistance under the scheme, earmarking at least 20-25% of developed land in all housing projects (both public and private Agencies) for EWS/LIG category with a system of cross subsidization.

3. Government after detailed deliberations on the Rajiv Awas Yojana initiative of Government of India with all the concerned, approved the State Policy on Slum Free Andhra Pradesh by 2014 and issued orders vide G.O.2nd read above.

4. Government have constituted a State Level Committee under the Chairmanship of Commissioner & Director of Municipal Administration, A.P Hyderabad to suggest changes required in the legal framework as mentioned above to implement Rajiv Awas Yojana (RAY) in the state. The Departmental Committee under the Chairmanship of Director of Town & Country Planning, A.P. Hyderabad with other members was constituted to suggest amendments to the enactments governing town planning to enable revision of population density norms, Floor Area Ratio (FAR), land use etc. The Departmental Committee shall submit its report in one month to the State Level Committee so that the said recommendations can be used for preparation of state legislative framework. The Chairman of the Departmental Committee, Director of Town & Country Planning, A.P. Hyderabad has submitted the report to the State Level Committee. The Departmental Committee among other things has suggested to earmark 20% of developed land in all housing projects and also furnished the necessary proposals for amendments to the Building Rules.

5. Government after careful examination of the Government of India guidelines and policy as adopted by the State Government and suggestions of Departmental Committee and in order to benefit the people belonging to Economically Weaker Sections (EWS) and Low Income Groups (LIG) for accessing housing facilities in upcoming housing projects, decided to make provision in the building rules for earmarking of at least 20% of developed land in all housing projects (both public and private Agencies) for EWS/LIG category with a system of cross subsidization in all Municipalities, Municipal Corporations and Urban Development Authority areas in the State by issuing an amendment to Revised Common Building Rules.

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Accordingly the following notifications will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated: 01.02.2011.

NOTIFICATION-I

In exercise of the powers conferred under section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act, 1955 and proviso under sub-section (1) read with sub-section (2) of sections 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Hyderabad Revised Building Rules, 2006 issued in G.O.Ms.No.86, MA & UD Department, dated: 03.03.2006 and published in Rules Supplement to Part-I Extraordinary of the A.P Gazette, dated: 04.03.2006 as subsequently amended.

AMENDMENT

In rule 10.3 of the said rules the following words shall be added at the end, namely:-

“In all such projects the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing.”

NOTIFICATION-II

In exercise of the powers conferred under section 585 of the Greater Hyderabad Municipal Corporation Act, 1955; Section 11 of the Visakhapatnam Municipal Corporation Act, 1979; Section 11 of the Vijayawada Municipal Corporation Act, 1981; Section 326 of the Andhra Pradesh Municipalities Act 1965; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Revised Building Rules, 2007 issued in G.O.Ms.No.678 MA & UD Department, dated: 07.09.2007 and published in Rules Supplement to part-I Extraordinary of the A.P Gazette dated: 07.09.2007 as subsequently amended.

AMENDMENT

In rule 10.3 of the said rules the following words shall be added at the end, namely:-

“In all such projects the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing.”

NOTIFICATION-III

In exercise of the powers conferred under section 585 of the Greater Hyderabad Municipal Corporations Act, 1955; section 18 of the Andhra Pradesh Municipal Corporations Act 1994; and section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Revised Building Rules, 2008, issued in G.O.Ms.No.302, MA & UD Department, dated: 15.04.2008 and published in Rules Supplement to part-I Extraordinary of the Andhra Pradesh Gazette dated: 15.04.2008 as subsequently amended.

AMENDMENT

In rule 10.3 of the said rules the following words shall be added at the end, namely:-

“In all such projects the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing.”

NOTIFICATION-IV

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In exercise of the powers conferred under section 326 of the Andhra Pradesh Municipalities Act, 1965 and sub section (1) of section 44 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Municipalities Development Control Rules, 2008 issued in G.O.Ms.No.569, MA & UD Department, dated: 23.08.2008 and published in Rules supplement to part-I Extraordinary of the Andhra Pradesh Gazette dated: 23.08.2008 as subsequently amended.

AMENDMENT

In rule 10.3 of the said rules the following words shall be added at the end, namely:-

“In all such projects the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing.”

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing, Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the in the Extraordinary Gazette of A.P. dated:01.02.2011 and furnish 1000 copies to Government)

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P. Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through Commissioner & Director of Municipal Administration, Hyderabad.

The Vice-Chairmen's of all Urban Development Authorities in the State

All the Committee Members.

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services, A.P Hyderabad.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps. A.P Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The District Collectors of all Districts.

Copy to:

The PS to Secy to CM

The P.S. to M (M.A).

The P.S. to Principal Secretary to Government, (UD) & (MA) (MA&UD Dept)

The MA&UD (UBS) Section.

The Law (A) Department

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER