

HYDERABAD MULTI-STOREYED BUILDING REGULATIONS, 1981

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HYDERABAD MULTI-STOREYED BUILDING REGULATIONS, 1981

In exercise of the powers conferred by sub-section (1) of Section 59 of the Andhra Pradesh Urban Areas(Development) (Act, 1 of 1975) the Hyderabad Urban Development Authority with the previous approval of the Government hereby makes the following Regulations namely

1. Short title extent, and commencement :-

(i) These regulations may be called the Hyderabad Multi-storeyed Buildings Regulations, 1981.

(ii) They shall extend to the Development area of Hyderabad.

(iii) They shall come into force on such date as the State Government may by notification in the Andhra Pradesh Gazette

appoint.

2. Definitions :-

In these regulations unless there is anything repugnant in the subject or context:-

(i) 'Authority' means the Hyderabad Urban Development Authority.

(ii) 'Corporation' means Municipal Corporation of Hyderabad.

(iii) 'Floor area ratio' means the quotient obtained by dividing the total covered area (Plinth area) on all floors by the area of the plot:

$$\frac{\text{Total covered area of all floors}}{\text{Plot area}} = \text{Floor area ratio}$$

(iv) 'Height of Building' means the height measured from the average level of the Central line of the Street on which the site abuts:

(a) in case of flat roof, up to skyward surface of the roof.

(b) in case of pitched roof, upto the tie beam of the roof.

(v) 'Multi-Storeyed Building' means and includes all buildings with more than four floors (including the ground floor) or whose height is 15 metres or more, measured from the average level of the Central line of the street on which the site abuts, provided that staircase rooms, lift rooms, chimneys and elevated tanks above the top most floor and architectural features shall not be included in the number of floor in calculating the height of building. The total height of such additional construction shall not exceed the average floor height of the building.

3. Application of Regulations :-

(a) All Multi-storeyed buildings are prohibited in certain restricted Zones as stated in Appendix- A.

(b) Every Multi-storeyed building to be constructed, reconstructed, added or altered and situated within the Development Area of Hyderabad but outside the restricted Zones as per Appendix-A, shall comply with these special regulations in addition to the Hyderabad Municipal Corporation Building Bye-Laws, 1981, Zoning regulations and any other bye-laws and/or regulations in force.

4. Application for approval of Sites and Buildings :-

Every application for approval of a site and for permission to

construct or re-construct, or and or alter a Multi-storeyed building made shall be accompanied by the following particulars in addition to the particulars required under Building Bye-Laws:

(i) Site plan showing:-

(a) the existing and proposed buildings in relation to the boundaries of the site and in relation also to height and premises within a distance of 100 metres of the site;

(b) The means of access from the street or streets to all the buildings existing and proposed in the site, to the parking spaces, and facilities provided in the site for scavenging and fire protection;

(c) the spaces to be left around the building for access, parking, circulation, air, light and amenity;

(ii) Building plan showing

(a) Floor plan of all floors and covered area, indicating clearly the size and spacing of all farming members and sizes and arrangement of rooms and the position of stair-cases, ramps and lift wells.

(b) the general layout of the column and load bearing walls showing the estimated loads, including moments and torques coming on the foundations units;

(c) Longitudinal cross-sections of the building to show size of footings, basement and superstructure, farming members and details of building and room heights, and of staircases, etc.

(d) in the case of constructions using steel structures complete design drawings, showing sizes, sections and relative location of the various steel members, floors levels, column centres and off-sets.

(e) in the case of prefabricated buildings, drawings describing the elements of the structure or assembly including all required data of physical properties of component materials with details of joints to an enlarged scales, location of services such as installation of pipes, wiring or other accessories in site or in the prefabricated element and location of handing arrangements for lifting and handing the prefabricated elements;

(f) Plans and sectional details of water supply and sewage systems for the building.

(iii) Detailed specifications, giving

(a) Type and grade of the materials to be used;

(b) detailed computations and stress diagram to show the sufficiency and corrections or the design;

(c) type and condition of soil or rock to which the foundation transfers the loads.

5. Approval of Director of Fire Services, fees and cases prior Clearance of Director of Fire Service of Andhra Pradesh, Hyderabad :-

(1) All the building plans showing the necessary fire protection and fire fighting requirements as per these regulations shall be submitted to the Director of Fire Services, Andhra Pradesh, Hyderabad for their clearance before the Building Plans are approved by the local body.

(2) After necessary permission for construction is granted, Fire Officer not below the rank of Divisional Fire Officer, should inspect the building along with the Chief Engineer, MCH/his nominee or Chief Engineer, BDA/his nominee as the case may be during the course of construction to ensure that the prescribed Fire Precautionary and Fire Protection of measures, as suggested earlier are being implemented.

(3) A certificate that necessary fire safety requirements have been fulfilled shall also be obtained from the Director of Fire Services, and submitted by the Buildings/Owners before they approach the BDA or Municipal Corporation of Hyderabad, as the case may be for necessary occupancy certificate.

(4) The Builders/Occupiers/Owners shall allow the fire protection and fire fighting installations to be inspected by the officers of Director of Fire Services, Andhra Pradesh, Hyderabad, MCH/BDA who shall enter their observations in the register maintained with Director of Fire Services, Andhra Pradesh, Hyderabad and in the building itself, in the prescribed form. In case any installations are not in a fit condition the inspecting officers shall issue a notice to the Builder/Owner/Occupier to comply with the regulations and improve the installation as prescribed in the notice.

(5) Plans of the building, floorwise shall be exhibited in the Fire/Control Room/Entrance Lobby of the ground floor of the

building and also in the fire station in whose jurisdiction the building lies.

(6) At the time of application to the Director of Fire Services for approval under these regulations the Builder/Owner shall pay an amount calculated at the rate of Rs.5 per Sq.Mof sanctioned build-up areas of each building subject to a minimum of Rs.25,000 to the Fire Precaution Funds as per prescribed procedure The entire amount shall be refundable without any interest in case the building proposal is subsequently, dropped.

(7) For areas outside Municipal limits, Bhagyanagar Urban Development Authority shall be substituted for Municipal Corporation of Hyderabad.

6. Conformity to National Building Code of India, 1970 :-

(1) In so far as the determination of sufficiency of all aspects of structural design, building services, plumbing, fire protection, practices and safety are concerned, specifications, standard and code of practice recommended in the National Building Code of India, 1970, shall be fully conformed to, and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(2) In so far as sufficiency of all aspects of structural design is concerned, the specifications, standards, and all other details given in Part VI of the National Building Code of India, 1970 shall in particular be fully conformed to.

7. Fire Safety, Detection and Extinguishing System :-

(1) The Municipal Corporation of Hyderabad shall, while according their approval or permission follow the code of practice and standard requirements recommended by the National Building Code of India, 1970.

(2) All buildings in their design and construction shall be such as to contribute to and ensure individually and collectively the safety of life from fire, smoke, fumes and panic arising from these or similar other causes.

(3) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarm facilities shall be provided where necessary to warn occupants of the existence of fire, so that they may escape,

or to facilitate the orderly conduct of fire exit drills.

(4) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, 1970 and to the satisfaction of Directorate of Fire Services.

8. Means of Access and Circulation :-

(a) There shall be a clear access way of not less than 5 metres in width separately for entrance and exit, as a means of access to and from the building or buildings within the site, provided that where a site does not abut on a street the means of access to the site shall be not less than 12 metres from the existing public street.

(b) The access so provided, shall be maintained free from any obstruction or overhead or projection from the building below a height of 3 metres from the level of such access way.

(c) The space so set apart as means of access shall be separately distinguished from any house, gully or open space for amenity requirements prescribed under these regulations.

(d) Every such means of access shall be made drained and lighted to the satisfaction of the Commissioner and manhole covers or other drainage, water supply or any other fittings laid in such means of access shall be flushed with the finished surface level so as not to obstruct safe travel over the same.

(e) Any person who undertakes any construction, reconstruction, addition or alteration to any building shall not reduce to any building previously existing below the minimum width prescribed under these regulations.

(f) Exits and Means of Access:

(i) Every building meant for human occupation shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.

(ii) An exit may be a doorway, corridor, passageway to an internal staircase or external staircase or to a varandah or roofs or terraces having access to the street or a staircase

Explanation Lifts and escalators shall not be considered as exits.

(iii) Exits shall be so arranged so as to provide continuous means of

access to the exterior of a building or an exterior open space leading to a street, without passing through any occupied unit.

(iv) Exits shall be so located that the travel distance on the floor shall not exceed 22 metres in the case of residential and public buildings and 30 metres in the case of commercial, industrial and other buildings. There shall be at least two exits serving every floor and at least one of them shall lead to a staircase.

Explanation: Travel distance means the distance from any point in the floor area to any exit measured along the path or egress except that when floor areas are subdivided into rooms used singly or suites of rooms and served by corridors or passages, the travel distance may be measured from the corridor entrance of such rooms or suites to the nearest staircase or varandah having access to the street.

(g) Width of any exit shall not be less than 100cm and shall be determined for the total number of occupants as specified in the following table. The unit of exit width for measuring the capacity of exits shall be 50cm. A clear width of 25cm shall be counted as an additional half unit and any width less than 25cm shall not be counted for calculating exit widths.

9. Floor Area Ratio and Maximum Plot Coverage :-

Unless otherwise specified by the Zonal Development Plan, wherever applicable, the maximum Floor area ratio and the maximum permissible plot coverage for different occupancies shall be as in the following table.

Explanation

(i) The Zonal Development Plans will indicate specific Floor Area Ratio (FAR) for different areas within the Zones which will be applicable wherever a Zonal Development Plan is notified.

(ii) The following services and structures shall not be included in the determination of the floor area ratio (FAR) and maximum plot coverage:

(a) A basement or cellar and space under a building constructed on splits and used as parking space, and air conditioning plant room used as occupancy to the principal use.

(b) Electric cabin or sub-station, watchman's booth, pump house and garbage shaft.

(c) Staircase room and lift rooms above the topmost storey, architectural features, chimneys and elevated tanks; and

(d) Non-saleable common areas such as staircase rooms, lifts, lobbies attached to them and balconies not exceeding 1.25 metres in width.

10. Open Spaces :-

(i) Open spaces around and about the building

(a) There shall be a permanent open space, forming an integral part of the site and of a minimum extent specified in this regulation, between each of the boundaries of the site and the building proposed within the site.

(b) The extent of the open spaces specified in the above sub-regulation which shall be co-extensive with the site boundaries shall be as follows:

(i) For heights of buildings above 10m and upto 25m in addition to the minimum open spaces required for height of 10m there shall be an increase in the minimum open space at the rate of one metre per every 3m or fraction thereof for heights above 10m. For heights of buildings above 25m and upto 30m there shall be minimum open spaces of 10m.

(c) The space, specified, above, shall be kept open to the sky and free from any structure other than a fence or compound wall in the ground floor and a balcony or sun-shade of not exceeding 1.25 metre in width.

(d) Provided that these open yards may be used for purposes like playground, tot-lot, lawns, gardens, wooded area and it should not be used for parking of vehicles.

(e) Provided that where the site abuts two roads, the open spaces specified shall be provided along the two site boundaries abutting these roads.

(f) Provided further where the site does not abut on to any public street, the open spaces specified shall be provided between any two boundaries of the site and the building.

(ii) Space between Multi-storeyed Buildings For a scheme of Multi-storeyed Buildings (Where two or more blocks are proposed in the same scheme) the open spaces between the buildings shall be not

less than 1/2 the height of the tallest building.

(iii) The following table shall be followed for determining open spaces for different heights:

Height of building		Open space required
15 metres and above	.....	6.0 metres
16 metres and above	.....	6.4 metres
19 metres and above	.....	7.4 metres
22 metres and above	.....	8.4 metres
25 metres and above	.....	9.4 metres
25 metres to 30 metres	.....	10 metres

11. Height of Buildings :-

(a) The height of any Multi-storeyed building permitted under these regulations shall not exceed 30 metres.

(b)

(i) Every Multi-storeyed building erected shall be provided with atleast one lift in addition to the required staircase;

(ii) The Commissioner, M.C.H may insist on more than one lift in each case on merits with reference to height, number of families, floor space use to which the building is put to;

(iii) Water-storage tanks and pumps of approved size shall be provided and maintained in working order.

(iv) The number and other specifications of the lifts and staircases shall be in accordance with the National Building Code of India, 1970.

12. Parking and Parking Facilities :-

(i) For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other work, parking space and parking facilities shall be provided within the site, to the satisfaction of the Commissioner, Municipal Corporation of Hyderabad, Vice-Chairman, BDA and conforming to the standards specified in Appendix B' to these regulations; and (b) Necessary provision shall also be made for the circulation of Vehicles gaining access to and from (i) the parking spaces and facilities and (ii) the premises, into the street;

(ii) The parking spaces and facilities provided under this regulation shall be maintained as such to the satisfaction of Commissioner, M.C.H Vice-Chairman, BDA and conforming to any bye-law that may be made by the Corporation/BDA from time to time in this regard.

13. Architectural Control :-

(1) The design and plans of the building shall be made and countersigned by a qualified civil or structural Engineer and an Architect who should possess the qualifications referred to in the "Indian Architect Act" and required by Municipal Corporation of Hyderabad.

(2) The design and plan shall be scrutinised by a Committee comprising of the following members, with suitable suggestion, if any, for sanction by M.C.H.:-

(i) Chief Engineer, Municipal Corporation of Hyderabad/BDA.

(ii) Chief City Planner, Municipal Corporation of Hyderabad.

(iii) Director of Town Planning, Government of Andhra Pradesh or his nominee.

(iv) Chairman of Hyderabad Regional Chapter of the Indian Institute of Architects.

(v) Chief Town Planner of Bhagyanagar Urban Development Authority:

Provided that when the Chairman of Hyderabad Regional Chapter of the Indian Institute of Architects himself has made designs and plans for building under construction, it will be sufficient if the other three members of the panel approve the design and plans.

(3) The Chief City Planner, Municipal Corporation of Hyderabad shall be the Convenor of the above Committee.

(4) Any suggestions or alterations recommended by the Panel shall be incorporated in the Plans and shall conform to these regulations.

14. Areas for Multi-storeyed Buildings :-

(1) Any construction, reconstruction, alteration or addition of or to a Multi-storeyed building, shall be permitted only within the area approved for the construction of multi-storeyed buildings in any development plans of Bhagyanagar Urban Development Authority (BDA) or the Municipal Corporation of Hyderabad (M.C.H.) and shall

not exceed the maximum number of storey or maximum height prescribed for the individual areas.

(ii) The minimum extent of site for construction of a multistoreyed building shall be not less than 2,000 sq. mtrs., in extent and should have the shortest side, not less than 24 metres and shall either abut a street not less than 12 mtrs, in width, or gain access from a public street of a width of not less than 12 mtrsthrough a passage of not less than 12 metres:

Provided that the height of multi-storeyed building shall be regulated with reference to the extent of the site as given hereunder:

Height of the building		Minimum extent of the site
Upto 25 metres	.....	2,000 sq. mtrs.
Above 25 metres and upto 30 metres	.....	2,620 sq. mtrs.

15. Generators :-

A generator shall be installed to supply-power to staircase, corridor and compound lighting circuits, fire lift (s), pressurisation blowers, smoke extraction and damper system in case of failure of electricity supplyThe generators shall be capable of taking starting current of all machines and circuits stated above simultaneouslyWhere parallel LT/HT supply is providing with appropriate emergency services a stand-by generator need not be provided.

16. Fire Alarm System :-

Fire alarm system as described as below shall be installed;

(i) A push switch shall be installed on all floors in the lift lobby and shall be enclosed in a wooden box with a glass front which shall be duly marked "Fire Alarm".

(ii) There shall be a special electric bell (Fire Guage) of distinctive character prescribed by Fire Brigade on each floor.

(iii) All such bells and switches shall be so connected in such a way that all bells would start functioning if any of the push button of the fire alarm is operated.

17. Water Supply :-

Every multi-storeyed building shall be provided with under-ground sump and overhead tank for the provision of water supply to the

inhabitants at the rate of 40 gallons per capita per day (on the basis of 5 family members per flat) Every building should be provided with adequate water supply exclusively for fire fighting by providing a static water tank of sufficient capacity on the ground and a separate over-head tank.

18. Tot-lot, Recreation Space and Tree-Planting :-

(1) For a scheme of multi-storeyed building (where two or more blocks are proposed in the same scheme) clear open space should be provided as tot lots at the rate of 1 sq.mtr per person This will be in addition to the space required between the blocks and will exclude the pathways and internal roads.

(2) The site will be planted with atleast 1 tree per 100 square metres the total site area.

19. Power of Government to exempt :-

(1) No Regulation shall be relaxed and applications or representations for the grant of relaxations from any of these regulations received by the Government after the 31st May, 1987, shall not be considered.

(2) Notwithstanding anything in Regulation No.19.1 it shall be lawful for the Government to consider wholly or partially on the merits of each case, the applications or representations for the grant of relaxations from the provisions of any of these regulations received prior to the 31st May, 1987, in respect of the cases of unauthorised constructions made in violation of these regulations before the 31st May, 1987 and detected either before or after the said date or the applications or representations for the grant of relaxations from these regulations received with reference to the directions from the courts or the applications or representations in respect of the properties affected by the road widening schemes undertaken by the Municipal Corporation of Hyderabad, the Hyderabad Urban Development Authority or any other Government agency, subject to the payment of the compounding fees to the Authority as indicated in the following table:

Sl. No.	Nature of violation	In case development or building is already made or started unauthorisedly
(1)	(2)	(3)
1.	Violation of the stipulated FSI excess coverage	Rs.100/- per sq. ft. or extra FSI or extra

	of built-up area and the encroachment into the mandatory open-spaces to be provided in and around the building relating to ground floor only.	coverage built over and above the permissible limits.
2.	Violation of the stipulated FSI, excess coverage of built-up area and the encroachment into the mandatory open spaces to be provided in and around the Building relating to upper floors.	Rs.50/- per sq. ft. of extra coverage built over and above permissible limits.
3.	Providing less parking area than stipulated in the regulations.	Rs. 200/- per sq. ft. of shortage of parking area.
4.	Conversion of covered parking space into living space.	Rs. 250/- per sq. ft.
5.	Conversion of covered parking space into shops for Commercial or other uses.	Rs. 500/- per sq. ft.
6.	Conversion of residential building or flats into office building or other uses.	Rs. 50/- per sq. ft.

(3) The extent of relation to be granted by the Government for the cases referred to in sub-regulation (2) (except Regulations 8, 10 (ii) and (iii) and 11) shall be as follows :-

Sl. No.	Plot Area	Extent of relaxation for residential buildings	Extent of relaxation for non-residential buildings	Extent of relaxations for other buildings or uses
(1)	(2)	(3)	(4)	(5)
1.	Less than 250 Sq. Mts.	No limit	Upto 60%	--
2.	Between 250 & 500 Sq. Mts.	Upto 50%	Upto 40%	--
3.	Above 500 Sq. Mts.	Upto 30%	Upto 20%	--
4.	For religious uses	--	--	Upto 60% irrespective of the area of the plot
5.	Parking spaces for residential buildings or flats	--	--	Upto 30%
6.	Parking spaces for offices, commercial and non-residential buildings.	--	--	Upto 20%

(By order and in the name of the Government of Andhra Pradesh)

