

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – Andhra Pradesh
Building Rules, 2012 – Amendments – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.MS.No. 33

Dated: 23.02.2015

Read the following:

1. G.O.Ms.No.168 MA&UD Dated:07.04.2012
2. From the Chairman Indian Green Building Council Dated:28.11.2014.
3. From the DTCP Lr.Roc.No.8343/2011/P, Dated: 06.01.2015

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The Government in the erstwhile state of Andhra Pradesh, after considering that there is a need to bring comprehensive and uniform building stipulations in the State have issued AP Building Rules, 2012 in the reference 1st read above. These Building Rules are regulating the building activities in the State.

2. In the reference 2nd read above the Chairman, Indian Green Building Council has informed that the Minister of Urban Development, Housing & Urban Poverty alleviation, Government of India, during the Municipalika 2014 event have issued Model byelaws to go the Green way.

3. The Government after examination of the matter and in the light of the report furnished by the Director of Town and Country Planning, AP, Hyderabad, hereby issues the following amendments to the AP Building Rules, 2012 issued vide G.O 1st read above, in order to encourage the adoption & promotion of Green Cities, for Sustainable Development of Built Environment in Cities:

AMENDMENT

In rule 5 (f) after condition (xviii), the following conditions shall be added namely:

- “(xix) For all new residential / commercial / institutional / industrial plots, 75% of the site exposed roof area to be developed with High Reflective Materials or Vegetation or combination.
- (xx) All new residential / commercial / institutional / industrial buildings, should install solar water heating systems which cater to 50% of their domestic use.
- (xxi) All new buildings to provide rainwater harvesting system to capture atleast ‘one-day rainfall’ runoff volume from roof and non-roof areas. All existing buildings shall construct rainwater harvesting system to capture atleast ‘one-day rainfall’ runoff volume from roof and non-roof areas.
- (xxii) For residential plots of more than 200 Sq.mts and for non-residential plots of more than 2000 Sq.mts in size, the following provisions should be made:
 - a) Use low flow water fixtures in minimizing water consumption.
 - b) Have an on-site waste water recycling treatment system to handle 100% of waste water (sullage and sewage) generated in the building, to the quality standards suitable for reuse, as prescribed by Central (or) State Pollution Control Board, as applicable.

Ammended
for 100 units
and above

Use treated waste water for at least 50% of the total water required for landscaping, flushing, and cooling tower make-up water (if the project uses water-cooled chillers).

- (xxiii) All buildings to provide separate coloured bins to collect dry waste (paper, plastic, metals, glass etc,) and wet waste (organic), as applicable. Allocate dedicated space for a centralized facility to divert the collected waste, before transferring for recycling / disposal.

(P.T.O.)

swach bharat
guidelines for
hazardous
waste

Provide separate bins for safe disposal of hazardous waste (batteries, E-waste, Lamps, medical waste etc.,) as applicable at the centralized facility. The project has to follow the hazardous Waste Management Guidelines as prescribed by the Ministry of Environment & Forest (MoEF), Government of India.

50000
sq.mts and
above

(xxiv) New Residential / Commercial / Institutional / Industrial with built-up area more than 2000 sq.mts shall be developed as Green Buildings.

100 untis
above 50%
common
lighting NRE

(xxv) All new buildings with connected load of 100kW or contract demand of 120 kVA, should install on-site renewable system equivalent to meet 25% of their consumption. Existing Building also can introduce for Retrofit Benefits.

Renewable energy sources include solar energy, wind power etc. Solar hot water systems cannot be considered as power generation source.

(xxvi) All hoardings and street lighting in the city, should install solar powered LED systems for lighting. All external lighting in Residential / Commercial / Institutional / Industrial buildings projects shall install LED powered lighting.

deleted

(xxvii) If Residential township project site area is 20 Acres and above, the developer shall dedicate at least 5% of site area for agriculture produce in such projects.

(xxviii) All new residential / commercial / institutional / industrial / public buildings should be designed to cater to the needs of differently abled people in accordance with the guidelines of National Building Code (NBC) of India.

(xxix) All the new Residential / Commercial / Institutional / Industrial buildings shall provide duct for running optical fiber in the premises of the building.

The officers noted in the address entry shall take necessary action accordingly.

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

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner & Director of Municipal Administration, Hyderabad.

The Commissioner, Capital region Development Authority, Vijayawada.

The Director of Town & Country Planning, AP, Hyderabad.

All the Commissioners of Municipal Corporations / Municipalities/ Nagar

Panchayats in the State, through Commissioner & Director of Municipal Administration, A.P. Hyderabad.

All the Vice chairmen of Urban Development Authorities in the State.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER