

**GOVERNMENT OF ANDHRA PRADESH**

Office of the  
Director of Town and  
Country Planning,  
Gorantla, Guntur.

**Circular Memo.No.3290/16/P, Dt: 12-07-2018**

Sub: O/o DT&CP – AP - Guntur – MA&UD Department – The A.P Building Rules-2017 - certain clarifications - issued - Reg.

Ref: 1. G.O Ms.No.119, MA&UD(M), Dept.Dt: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. Representations of Real Estate/ Builders Associations

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It is informed that the Government in the G.O 2<sup>nd</sup> and 3<sup>rd</sup> cited have issued certain Amendments to the Andhra Pradesh Building Rules-2017. Further some representations have been received from the Real Estate / Builders Associations on certain issues of A.P Building Rules-2017. During the meeting held on 25-04-2018 with stakeholders by Principal Secretary to Govt., MA&UD Dept., it was agreed to issue clarifications by DT&CP. Accordingly the following clarifications are issued:

S.No	Representation / Request	Clarification
1	Application fee/initial fee of Rs.3,000/ Rs.10,000 to be charged one time only and not be charged while resubmitting the same application due to revocation or any other valid reason.	Considered except in applications where suppression/misrepresentation of fact is cause for rejection.
2	For mortgage, 10% of plinth area to be considered instead of built-up area.	10% built-up area means including common areas of building for mortgage purpose.
3	Building/Layout permission to be applied directly to the UDA's in case the site falls in Panchayats area.	Considered in APDPMS as per the decision taken by the Government.

<p>4</p>	<p>At present 14% open space charges are collected from owners whose plots are neither approved layout nor regularized under layout regularization scheme. The same is collected from owners of rural areas of UDAs jurisdiction and the in the newly included villages in Municipalities and Corporations.</p> <p>Request to exempt those plot having registered documents prior to 1972 from 14% open space charges.</p>	<p>As per the guidelines issued by the Dept. vide Lr.No.10979/2008/P3, Dt;28-06-2010, 14% open space charges shall not be insisted in following cases:</p> <ol style="list-style-type: none"> <li>1. The existing building covered by previous permission by Mplty.</li> <li>2. The buildings which are existing before 1985 with proof of property tax</li> <li>3. Gramkhantam/ Abadi areas</li> </ol> <p>Further, for house sites /plots registered prior to the year 1972 in Gram Panchayats falling in UDAs/CRDA also open space charges not applicable.</p>
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**Director of Town and  
Country Planning**

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12/07/18

To

The Commissioner of APCRDA  
The Vice Chairman of all UDAs  
The Commissioners of all Municipal Corporations/  
Municipalities/ Nagar Panchayats

All Town Planning Staff

All RDDTPs/DTCPs

Copy submitted to Principal Secretary to Govt.,  
MA&UD Dept., A.P for information in the matter