

R.N.I. No. TELMUL/2016/73158.
HSE No. 1051/2020-2022.

[Price: : ₹. 3-00.



తెలంగాణ రాజ పత్రము
RULES SUPPLEMENT TO PART - I
EXTRAORDINARY
OF
THE TELANGANA GAZETTE
PUBLISHED BY AUTHORITY

No. 13] HYDERABAD, TUESDAY, JULY 13, 2021.

NOTIFICATIONS BY GOVERNMENT

—X—

**MUNICIPAL ADMINISTRATION AND URBAN
DEVELOPMENT DEPARTMENT**

(Plg.III)

**RULES FOR PODIUM PARKING - AMENDMENT TO BUILDING
RULES 2012.**

***[G.O.Ms.No. 103, Municipal Administration & Urban Development
(Plg.III), 3rd July, 2021.]***

In exercise of the powers conferred by Section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act, 1955; proviso under sub-section (1) read with sub-section (2) of Sections 14, 32, 46 and 58 of the Telangana Urban Areas (Development) Act, 1975, Section 56(1) of the Hyderabad Metropolitan Development Authority Act, 2008, Section 18 of the Telangana Municipal Corporations Act, 1994; section 326 of the Telangana Municipalities Act, 1965, the Government of Telangana hereby makes the following amendment to the Building Rules 2012 which were issued in G.O.Ms.No. 168, MA&UD (M) Dept., dt: 07-04-2012 read with its subsequent amendments.

[1]

G - 412.

AMENDMENT

Rule 7 (b) shall be substituted with the following:

7(b) Podium Parking.

- i) The maximum height of the Podium Floor shall be 15 mts.
- ii) Tower height shall be as per the building rules and based on the approach road width.
- iii) If the site area is more than 10 Ac, single Podium shall not be allowed i.e., number of podiums shall be more than one.
- iv) The height of the podium shall be exempted from height of the building for calculation of height of the building and setbacks to the Tower Block.
- v) The all-round set-backs for Podium floors shall be:
 - (a) 7 mts upto a Tower height of 55 mts. with turning radius of 12 mts.
 - (b) 9 mts for above 55 mts height with turning radius of 14 mts.
 - (c) The Fire driveway between two Podium Blocks shall be 7 mts. and 9 mts. in alignment with points (a) & (b).
 - (d) The turning radius is allowed in the 2 mts. peripheral green strip.
- vi) Setbacks for Tower (above podium) shall be as per building rules and set-back provided to podium shall be treated as part of Tower set-back.
- vii) When podium floors are allowed there should be restriction on the number of basements (cellars) i.e., maximum 3 basements in case of commercial buildings and 2 basements in case of residential buildings.
- viii) Setbacks for basement floors shall be same as podium setbacks.
- ix) Tot-lot shall be allowed on podium.
- x) For buildings having floor area less than 10,000 Sq.mts, fire tenders shall have access to at least one-third & the perimeter of the building which shall be as per all-round setbacks prescribed as above.

- xi) For buildings having floor area more than 10,000 Sq.mts, the fire engines shall have an access to at least to half of the perimeter of the building which shall be as per all-round setbacks prescribed as above.
- xii) Podium floors shall be exclusively utilized for parking. However, transitional spaces like visitors' lobbies, waiting room for drivers and toilets etc. shall be provided as per occupancy loads, subject to a maximum of 2% of floor area and 10% of floor area may be allowed for services.
- xiii) There shall be no compound wall between Podium and Right of Way (RoW) of road.
- xiv) The elevation of facade of Podium Block shall also be same that of Tower Block.
- xv) In case of sloping terrain or natural slope, cellars arising out of natural slope may be permitted.
- xvi) Any violation of usage of Podium floors what is otherwise mandated after the Occupancy Certificate has been obtained is strictly prohibited and the violated portion shall be confiscated and registered in the name ULB / Government.

ARVIND KUMAR,

Principal Secretary to Government.