

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(M) DEPARTMENT

CIRCULAR MEMO No. MAU01-28029/67/2018-M SEC-MAUD (M2), Dated: 26.07.2018

Sub: MA&UD- AP Building Rules, 2017- Issue of NOCs by the Fire Services Department for construction of buildings in terms of Building Rules in AP. - Instructions issued- Reg.

Ref:- 1.G.O.Ms.No.154,MA & UD(M)Department, Dated 13.03.2007.
2.G.O.Ms.No.128,MA&UD (M) Department, Dated 22.05.2015.
3.G.O Ms.No.179,MA & UD(M)Department, Dated 21.08.2015.
4.G.O.Ms.No.119,MA&UD(H)Department, Dated 28.03.2017.
5.Lr.Rc.No.1985/2015/P, Dated 3-5-2018 of the Director of Town and Country Planning, A.P., Guntur.
6.Minutes of meeting dated:17.07.2018.

In the G.O.1st cited, orders were issued regarding Fire Protection & Fire Safety measures required to be taken in the existing buildings.

2. In the G.O.2nd cited, orders were issued formulating a scheme called as "The Andhra Pradesh Regulation and Penalization of Buildings constructed unauthorizedly and in deviation of the sanctioned plan Rules, 2015".

3. In the G.O.3rd cited, orders were issued extending the recommendations of the High Empower Committee issued in G.O. 1st cited to the BPS-2015 issued in the G.O. 2nd cited, for the buildings constructed after 2007 pertaining to issue of Fire NOC as per the AP Fire Act 1999, so as to regularize the buildings which are eligible under BPS-2015 in the ULBs in the State of Andhra Pradesh.

4. In the letter 5th cited the Director of Town and Country Planning, A.P., Guntur has reported that the Fire Services Department is not following the instructions issued in the G.O.1st and 3rd cited and insisting provisional NOC for the existing buildings also, which may not be feasible. In this regard, obtaining of provisional NOC for the existing buildings does not arise and certain recommendations have been accepted by the Government regarding provision of Fire Safety Measures in the existing building rules issued in G.O.4th cited.

5. Government have examined the issue with the stake holder department officials in detailed and hereby issue the following instructions:-

- i. The setbacks for the high-rise buildings shall be provided around the building as per the Table-18 of G.O.Ms.No.119, MA&UD (H) Department, dated 28.03.2017 excluding parking floors with a minimum of setbacks 7.00 Mts. for fire vehicle movement.
- ii. G.O.Ms.No.119, MA&UD (H) Department, dated 28.03.2017 prescribes setbacks with respect to height of the building in which, parking floors are exempted for calculation of height of the building. Even with the parking floors, if the height of the building exceeds 18.00 Mts., one should get Fire NOC providing minimum of 7.00 Mts. all round setback.
- iii. For special buildings like podium and tower type, stepped and pyramid type, the AP State Disaster Response and Fire Services shall follow the provisions of G.O.Ms.No.119, MA&UD (H) Department, dated 28.03.2017.
- iv. In case of high-rise buildings, while considering setback relaxations other than front setback in respect of road widening cases, minimum setback of 7.00 Mts. upto 70 mts. height, 9.00 mts. from 70 to 90 mts. height, 12.00 mts. from 90 to

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120 mts. height and 16.00 mts. for above 120 mts. height, shall be followed. Accordingly, Rule 167(2) (iii) shall be applied.

- v. For the buildings applied for regularisation under BPS, the AP State Disaster Response and Fire Services shall ensure required fire safety norms upto the height of 24.00 mts., except Hospitals, Schools, Malls, Multiplexes and issue Fire Fighting Equipment compliance certificate accordingly.
- vi. As per the AP Fire Service Act, 1999, all buildings like hospitals, schools, cinema halls, function halls, religious places which are having plot area of less than 500 Sq. Mts. or upto 6.00 Mts. of height, do not require No Objection Certificate from the AP State Disaster Response and Fire Service.

6. The departments concerned shall take further necessary action in the matter, accordingly.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Director General, State Disaster Response and Fire Services, 2nd Floor Fire Station Building, Near Police Control Room, Governorpet, Andhra Pradesh, Vijayawada - 520002

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

Copy to:

The Home Department, A.P. Secretariat, Velagapudi.

All the ULBs and UDAs in the State through DTCP.

The Commissioner, APCRDA, Vijayawada.

The PS to Principal Secretary, MA&UD Department, AP Secretariat.

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//FORWARDED:: BY ORDER//

V. Lakshmana
SECTION OFFICER