

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

MUNICIPAL CORPORATIONS - ROAD WIDENING - DELEGATION OF POWERS FOR ACCORDING CERTAIN INCENTIVES FOR RE-CONSTRUCTION / CONSTRUCTION - ORDERS - ISSUED.

**MUNICIPAL ADMINISTRATION ON AND URBAN DEVELOPMENT (M2)  
DEPARTMENT**

**G.O.Ms.No. 33 M.A.,**

**Dated : 3rd February, 2001**  
Read the following

1. G.O.Ms.No.15 M.A., dated 15-1-1998.
2. G.O.Ms. No. 483 M.A., dated 24-8-1998
3. From the Commr..., Mpl. Corpn., Guntur.  
Rc.No. 1/2000/CP/G1, dt. 31-8-2000.

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**ORDER :**

In the Government orders 1st read above, certain powers have been delegated to the Urban Local Bodies / Urban Development Authorities to grant additional F.A.R. to an extent of 0.5m over the land affected in road widening and surrendered free of cost in such cases to consider the relaxation of setbacks and coverage to the extent required when permissible FAR cannot be achieved on plots upto 500 Sq. Mtrs. This was restricted to the cases where major stretches of road widening have been undertaken by the Local Authority and not in isolated cses.

2. In the reference 2nd read above, on the request made by the Commissioner and Special Officer, Municipal Corporation of Hyderabad further orders have been issued authorising the Commissioner & Special Officer, Municipal Corporation of Hyderabad to grant additional FAR to an extent of 1.0 over the land affected in road widening and surrendered free of cost for constructing / reconstructing building as per notified land use of Master Plan / Z.D.P. and in such cases to consider the relaxation of setbacks and coverage to the extent required when the permissible FAR cannot achieved.
3. In the reference 3rd read above Commissioner, Municipal Corporation, Guntur requested the Govt. to extend the above said relaxation powers to Guntur Municipal Corporation also in road widening cases wherever the land is surrendered free of cost in the alignment of notified M.P./ Z.D.P. Roads.
4. Government after careful consideration of the above matter and also keeping in view the road widening programme proposed by the Guntur Municipal Corporation and to facilitate widening of roads in other Corporations on the line of Municipal Corporation of Hyderabad have decided to delegate the powers to the extent given below to the all Commissioner of Municipal Corporations viz., Visakhapatnam, Vijayawada, Guntur, Rajahmundry, Warangal and Kurnool in modification to G.O. first read above.
  - A) F.A.R.: in Addition to the permissible FAR to total extent of the plot area, additional F.A.R. of 1 shall be considered to the extent of the land affected in road widening and surrendered free of cost for construction / reconstruction building as per the notified land use of Master Plan / Z.D.P.

**B) Set-back & Coverage:**

- i) Wherever permissible FAR cannot be achieved on plots after road widening and land surrendered free of cost, with the stipulated set backs as per rules and Zoning Regulations the relaxation of set back and coverage can be considered by the Commissioners, However if the permissible FAR can be achieved with stipulated setbacks/coverage, in such cases setbacks and coverage shall be insisted as per the rules.
- ii) While exercising the above powers Municipal Corporations shall finalise a suitable building line i.e., front setback for the complete of the road taken up for widening keeping in view the developments existing on the ground, feasibility and smooth flow of traffic and notify the same for the benefit of owners of the sites affected in road widening. No construction shall be allowed in violation of such notified building line.
- iii) While exercising the above powers the Municipal Commissioners shall ensure public interest safety and smooth flow of traffic.
- iv) These order are applicable for the sites affected in road widening as per notified M.P./ Z.D.P. road and where affected land is surrendered free of cost.

5. The Commissioners of Municipal Corporation of Visakhapatnam, Vijayawada, Guntur, Rajahmundry, Kurnool and Warangal shall constitute committee as given below for giving the permissions for reconstruction / construction where the land is surrendered free of cost as per the above order.

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| 1. Municipal Commissioner  | Chairman |
| 2. Regional Director of Municipal Administration   | Member   |
| 3. Regional Deputy Director of Town Planning   | Member   |
| 4. Deputy City Planner   | Member   |
| 5. Municipal Engineer  | Member   |
| 6. The delegation of powers referred above shall be exercised only by the Municipal Commissioner and shall not be further delegated to any other officers. |          |

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

**LINGARAJ PANIGRAHI**  
Secretary to Government