

**GOVERNMENT OF TELANGANA**  
**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

**Memo No.5544/Plg.III/2022,**

**Dated: 19.04.2022**

Sub: MA & UD Dept., - Podium Parking Rules issued in G.O.Ms.No.103  
MA Dated: 03.07.2021 – Certain Clarifications – Issued – Reg.

Ref: 1. G.O.Ms.No.103 MA & UD (Plg.III) Dept., Dated: 03.07.2021.  
2.Representation from Omsree Builders and Developers LLP,  
Dated: 11.04.2022.  
3. Minutes of the meeting Dated: 13.04.2022.

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In the reference 1<sup>st</sup> cited rules for Podium Parking with Towers on upper floors were issued. In continuation of said rules following clarifications are issued regarding permissibility of balcony projections / 2 additional floors with TDR / permitting Podium and Tower buildings with regular buildings in a same site / setback relaxations in road widening cases.

S.No	Issue	Clarification
1	Permitting 2 mts balcony projections at Tower level	May be permitted (from above 6 mts height) in Towers subject to maintaining minimum 7 mts setback at Tower level.
2	Permitting additional 2 floors with TDR	May be permitted subject to maintaining minimum 7 mts setback at Tower level.
3	Setback relaxation in road widening case	May be considered only at Tower level subject to maintaining minimum 7 mts setback at Tower level and no setback relaxations shall be given at Podium level.
4	Combination of Podium and Tower buildings with regular buildings in the same site	May be permitted subject to maintaining required setback as per building rules between Podium Block and Regular Building.

2. The Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Director of Town and Country Planning and DG.Fire Services are requested to take further action accordingly.

**ARVIND KUMAR**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner,  
Greater Hyderabad Municipal Corporation, Hyderabad  
The Metropolitan Commissioner.,  
Hyderabad Metropolitan Development Authority, Hyderabad  
The Director of Town and Country Planning, Hyderabad  
The DG Fire Services Department,  
SC.SF

//FORWARDED ::BY:: ORDER//

  
**SECTION OFFICER**

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