

**GOVERNMENT OF TELANGANA  
ABSTRACT**

MA&UD Department - Telangana Building Rules, 2012 - Amendments relating to utilization of Transferable Development Rights (TDR), relaxation of building parameters and rationalization of utilization of TDR provisions - Orders - Issued.

**METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.III) DEPARTMENT**

**G.O.Ms.No.95**

**Dated:21.03.2026**

**Read the following:**

1. G.O. Ms.No.168, MA&UD Dept., dated 07.04.2012 and amendments issued from time to time.
2. G.O. Ms.No.16, MA&UD Dept., dated 16.01.2026.

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**ORDER:**

In the reference 1<sup>st</sup> read above, Government have issued Telangana Building Rules, 2012 and issued several amendments from time to time.

2. In the reference 2<sup>nd</sup> read above, Government have issued orders introducing provisions relating to grant of Transferable Development Rights (TDR) for lands affected by FTL/MFL/Buffer Zones and prescribing utilization of TDR in High-Rise Buildings for CURE area.

3. Government have examined representations received from stakeholders for rationalization of TDR utilization and enhancement of flexibility in building regulations.

4. After careful examination of the matter, Government hereby issue the following amendments to the Telangana Building Rules, 2012.

**NOTIFICATION**

In exercise of the powers conferred under relevant provisions of the GHMC Act, HMDA Act, Telangana Municipalities Act, Telangana Urban Areas (Development) Act and other applicable laws, and in partial modification of the rules issued in G.O.Ms.No.168 dated 07.04.2012 and subsequent amendments, the Government hereby issue the following amendments.

The same shall be published in the Telangana Gazette.

**AMENDMENTS**

5. Amendments to the Telangana Building Rules-2012
  - (i) In Rule 2(f): substituted with **High-Rise Building** means a building with 21m or more in height. However, chimneys, cooling towers, boiler rooms, lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks and architectural features in respect of other buildings are excluded.
  - (ii) Insert Rule 17(d)(viii):  
For the plots having extent from 750 sq.m to 2000 sq.m, buildings from 18m to 21m height will be permitted only through utilization of TDR, subject to provision of required parking and compliance with other rules.

**P.T.O.**

- (ii) Insert Rule 17(d) (ix):  
In Non-High-Rise Buildings, setback relaxation may be permitted through utilization of TDR, subject to maintaining minimum setbacks as prescribed in cases of road widening.
- (iii) Insert Rule (17)(d)(x):  
In High-Rise Buildings, setback relaxation up to 10% of permissible setbacks may be allowed through TDR, subject to maintaining a minimum of 7 meters all-round setbacks.
- (iv) Insert Rule 17(d)(xi):  
In cases where Master Plan roads are modified, reduced or deleted, the applicant shall have the option to:  
(a) Pay applicable development/conversion charges; or  
(b) Submit equivalent TDR in lieu of such charges.
- (v) Insert Rule 17(d)(xii): Amendment for Additional Floors through TDR  
Modify existing provisions relating to additional floors:  
In plots above 2000 sq.m:  
(a) Up to 3 additional floors may be permitted in plots abutting 40 ft road  
(b) Up to 4 additional floors in plots abutting 60 ft road  
(c) Up to 5 additional floors in plots abutting 80 ft road  
subject to utilization of TDR and compliance with Fire, Airport and other norms.
- (vi). Substitute of Rule 17(f)(xii):  
In modification of Rule 17(f)(xii) (introduced in G.O.Ms.No.16) the existing provision is Substitute as follows:
  - a) In case of High-Rise Buildings above 10 floors and up to 20 floors, 3% of total built-up area above 10 floors shall be loaded with TDR utilization.
  - b) In case of High-Rise Buildings above 20 floors, 5% of total built-up area above 20 floors shall be loaded with TDR utilization.
  - c) 50% of TDR shall be submitted at the time of grant of building permission.
  - d) Remaining 50% shall be submitted prior to issue of Occupancy Certificate.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**JAYESH RANJAN  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Telangana.  
The Commissioner & Director of Municipal Administration, Hyderabad.  
The Secretary to Government, Irrigation and CAD Department.  
The Secretary, CCLA, Hyderabad.  
The Principal Secretary to Government, Finance Department.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Managing Director,  
Hyderabad Metropolitan Water Supply & Sewerage Board, Hyderabad.  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.  
The Commissioner,  
Hyderabad Disaster Response and Asset Protection Agency, Hyderabad.  
The Director of Town & Country Planning, Hyderabad.  
The Managing Director,  
Telangana Industrial Infrastructure Corporation, Hyderabad.

The Managing Director, Musi River Development Corporation, Hyderabad.  
The Registrar, Telangana Real Estate Tribunal, Hyderabad.  
The Secretary, Telangana Real Estate Regulatory Authority, Hyderabad.  
All Departments of Secretariat.

**Copy to:**

The OSD to Hon'ble Chief Justice, High Court for the State of Telangana for kind information of Hon'ble Chief Justice.

The Chairperson of National Green Tribunal (NGT),  
New Delhi for kind information.

The Secretary to Hon'ble Chief Minister

The P.S. to Spl. Chief Secretary to Government, MA&UD Department.

The P.S. to Secretary to Government, MA Department.

The P.S. to Secretary to Government, LAW Department.

Sc/Sf.

//FORWARDED BY ORDER//

  
SECTION OFFICER