



**ఆంధ్రప్రదేశ్ రాజపత్రము**

**THE ANDHRA PRADESH GAZETTE**

**PART IV-A EXTRAORDINARY**

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**No. 22] AMARAVATI, THURSDAY, 25<sup>th</sup> SEPTEMBER, 2025.**

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**ANDHRA PRADESH BILLS  
ANDHRA PRADESH LEGISLATIVE ASSEMBLY**

The following Bill was introduced in the Andhra Pradesh Legislative Assembly on 25<sup>th</sup> September, 2025.

**L. A. Bill No. 22 of 2025**

**A BILL FURTHER TO AMEND THE ANDHRA PRADESH TOWN PLANNING ACT, 1920, THE MUNICIPAL CORPORATIONS ACT, 1955, THE ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY ACT, 2014 AND THE ANDHRA PRADESH METROPOLITAN REGION AND URBAN DEVELOPMENT AUTHORITIES ACT, 2016.**

Be it enacted by the Legislature of the State of Andhra Pradesh in the Seventy-sixth Year of the Republic of India as follows : -

1. (1) This Act may be called the Andhra Pradesh Municipal Laws (Second Amendment) Act, 2025. Short Title and commencement.  
(2) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.
2. In the Andhra Pradesh Town Planning Act, 1920, in section 2, after clause (2), the following clauses shall be inserted, namely,- Amendment of Section 2. Act No. VII of 1920  
“(2-A) High rise building means and includes all buildings with twenty four (24) meters or more in height measured from the average level of the central line of street on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the

top most floor and architectural features are excluded from the height of such buildings.”.

Amendment of **3.**  
Section 2.  
Act. No. II of 1956.

In the Municipal Corporations Act, 1955, in section 2, in clause (22-a), for the expression “eighteen (18)” the words “twenty four (24)” shall be substituted.

Amendment of **4.**  
Section 2.  
Act. No. 11 of 2014.

In the Andhra Pradesh Capital Region Development Authority Act, 2014, in section 2, after clause (18), the following clause shall be inserted, namely,-

“(18-A) High rise building means and includes all buildings with twenty four (24) meters or more in height measured from the average level of the central line of street on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.”.

Amendment of **5.**  
Section 2.  
Act. No.5 of 2016.

In the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, in section 2, after sub-clause (18), the following clause shall be inserted, namely,-

“(18-A) High rise building means and includes all buildings with twenty four (24) meters or more in height measured from the average level of the central line of street on which the site abuts. Staircase rooms, lift rooms, chimneys, elevated tanks above the top most floor and architectural features are excluded from the height of such buildings.”.

## **STATEMENT OF OBJECTS AND REASONS**

1. The Andhra Pradesh Building Rules, 2017, issued under G.O.Ms.No. 119, MA &UD Department, dated 28.03.2017, presently classify residential buildings exceeding eighteen (18) meters in height as high-rise buildings, requiring prior clearance from the Andhra Pradesh State Disaster Response & Fire Services Department for compliance with fire safety regulations.

2. At present, Section 2(22)(a) of the Municipal Corporations Act, 1955 defines a high-rise building as one having a height of eighteen meters or more. The Andhra Pradesh Town Planning Act, 1920, the Andhra Pradesh Capital Region Development Authority Act, 2014, and the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 do not contain a definition of high-rise building.

3. Representations have been received from the Confederation of Real Estate Developers' Associations of India (CREDAI), Andhra Pradesh, and the National Real Estate Development Council (NAREDCO), Andhra Pradesh, seeking enhancement of the threshold for classification of non-high-rise residential buildings from eighteen (18) meters to twenty-four (24) meters, on par with Maharashtra, to reduce delays, promote mid-rise housing, and boost construction activity in small and medium towns.

4. Stakeholder consultations held with CREDAI, NAREDCO, the Fire Services Department, and technical experts have supported the proposal. The Andhra Pradesh State Disaster Response & Fire Services Department has expressed no objection to the proposed enhancement, provided that all fire safety requirements, including structural stability, staircase and corridor dimensions, and provision of additional staircases, are duly complied with.

5. The Director of Town and Country Planning, Andhra Pradesh, has furnished a comparative study of other States, which shows that Maharashtra already permits non-high-rise buildings up to twenty-four (24) meters. Adoption of a similar standard in Andhra Pradesh, attract investments, will reduce procedural delays in building approvals, and ensure that housing demand arising from rapid urbanization is met efficiently, encourage investment in the real estate sector, and support the State's commitment to ease of doing business, while ensuring adherence to fire safety regulations

6. In view of the above, it has become necessary to amend the Andhra Pradesh Town Planning Act, 1920, the Municipal Corporations Act, 1955, the Andhra Pradesh Capital Region Development Authority Act, 2014, and the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, so as to re-define “high-rise buildings” as those having a height of twenty-four (24) meters or more, thereby enhancing the height threshold for non-high-rise residential buildings from eighteen (18) meters to twenty-four (24) meters.

7. Accordingly, the Government have decided to amend the said provisions suitably.

8. This bill seeks to give effect to the above decision.

**PONGURU NARAYANA**  
**Minister for Municipal Administration &**  
**Urban Development**

**MEMORANDUM REGARDING DELEGATED LEGISLATION**

Clause 1(2) of the Bill authorizes the Government to issue notifications in respect of the matters specified therein and generally to carry out the purposes of the Act.

All such notifications issued, which are intended to cover the matters mostly of procedural in nature are to be laid on the table of the both Houses of the State Legislature and will be subject to any modifications made by the Legislature.

The above provisions of the Bill regarding delegated legislation are thus of normal type and mainly intended to cover matters of procedure.

**PONGURU NARAYANA**  
**Minister for Municipal Administration &**  
**Urban Development**

**MEMORANDUM UNDER RULE 95 OF THE RULES OF PROCEDURE  
AND CONDUCT OF BUSINESS IN THE ANDHRA PRADESH  
LEGISLATIVE ASSEMBLY.**

The Andhra Pradesh Municipal Laws (Second Amendment) Bill, 2025, after it is passed by the Legislature of the State, may be submitted to the Governor for his assent under article 200 of the Constitution of India.

**PONGURU NARAYANA**  
**Minister for Municipal Administration &  
Urban Development**

**PRASANNA KUMAR SURYADEVARA**  
Secretary-General to Legislature.