

# CYBERABAD DEVELOPMENT AUTHORITY

1-8-323, Paigah Palace, Opp. Police Lines, Rasoolpura, Secunderabad 500 003.

Letter No.

Lr.No. 5815/Misc/CDA/2007, Dated.18-05-2007.

Date

To  
The Principal Secretary to Government,  
Municipal Admn. & Urban Development Deptt.,  
Government of Andhra Pradesh,  
Secretariat,  
HYDERABAD.

Sir,

Sub:- Clarification regarding front setback to be insisted where the site / plot abuts to or more roads – Reg.

- Ref:-
- 1) G.O.Ms.No. 86 M.A dt. 3-3-2006.
  - 2) G.O.Ms.No. 623 M.A. dt. 1-12-2006.
  - 3) Memo. No. 6349/M1/2006-06 dt. 5-09-2006.
  - 4) Representation from K. Satish S. Murthy, received on 15-05-2007.

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Kind attention of the Government is invited to the subject and reference cited.

Vide reference 4<sup>th</sup> cited, (copy enclosed) it has been requested to clarify the front setback requirement for a plot of 2500 Sq. Yards which is abutting 3 sides by 40ft roads.

In this regard, earlier it has been clarified by the government in the reference 3<sup>rd</sup> cited that "where a site abuts more than one road, then the front setback should be insisted towards the bigger road width and for the remaining side or sides, the side or rear setback as the case may be need to be insisted".

In the instant case, the site is abutting to 40' wide road on 3 sides with a total site area of 2500 Sq. Yards, for which the applicant have to maintain the following setbacks for the Building below 15.00 Mtrs height as per reference 1<sup>st</sup> & 2<sup>nd</sup> cited.

- Front : 3.00 Mtrs (on one 40' road)
- Rear : 5.00 Mtrs.
- Sides : 5.00 Mtrs

However, as per reference 4<sup>th</sup> cited, the contention of the applicant is that as his site abuts roads on 3 sides the front setbacks / building line should be applicable to all 3 sides abutting to the roads.

In view of the above, the Government is requested to consider whether the clarification issued vide reference 3<sup>rd</sup> cited holds good or is requested to further clarify the front setback requirement when the plots abuts two or more roads.

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The Government is requested to issue clarification to take further necessary action in the matter.

Yours faithfully,  
Sd/-  
Vice Chairman

//A.c.f.b.off

*[Signature]*  
Divl. Admn-Officer (CDA)

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D.Y. RAO, JPO

NOTE:

A copy of the clarification issued by the Government of Karnataka, No. 9843/M1/2007, dt. 5.06.2007, is enclosed herewith for information of all Development Control Staff for necessary action.

*[Handwritten signature]*  
DIRECTOR, (PLANNING)  
KUDA

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