

**GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

Memo.No.2924061/M2/2025

Dated:07-08-2025

Sub:MA&UD Dept. - Reducing Compliance Burden and Deregulation – Rationalizing Parking norms – Remarks Submitted – Request for instructions – Orders - Issued - Reg.

Ref: e-file.no.2889492 received from the DT&CP.,Mangalagiri.

In the reference cited, the DT&CP., Mangalagiri has submitted that in the meeting held on the Reducing compliance burden and deregulation between Secretary (Coordination), Cabinet Secretariat and Chief Secretary, Govt. of Andhra Pradesh along with officers of concerned departments from Govt. of Andhra Pradesh, 23 Priority Areas have been identified in Phase I where States could undertake systematic deregulation. Under the Building and Construction sector, Priority Areas 5 and 6, it is emphasized that, the constraints in AP include productive land loss for MSMEs, stunted development, high cost of regulations due to low height threshold for high rise buildings and high entry barrier due to minimum plot requirements. Andhra Pradesh may consider amending building regulations to reduce land loss in industrial and commercial plots, reduction/removal of side/ rear setbacks, removal of minimum plot requirements for industrial purposes, removing/ modifying the height restrictions and rationalizing parking norms.

2. Further, the Department of Expenditure, Public Finance, State Division, Ministry of Finance have issued Scheme Guidelines for reform based parts of the “Scheme for Special Assistance to States for Capital Investment(SASCI) 2025-26”. Under this guidelines, Part-X specifies about the Urban Planning reforms which consists of two parts Part X(A)and Part X(B). Under Part X(B), a reform component is mandated which emphasizes on amending building regulations to reduce land loss in industrial and commercial plots, including the rationalization of parking norms for such developments.

3. In this context, a comparative study of parking norms adopted in various States has been undertaken and after a comparative analysis of development control regulations across various States, the DT&CP., has made certain recommendations.

4. Government after careful examination of the proposal, hereby, issue orders rationalizing the parking provision in the case of industrial areas reducing it from 20% to 10% on par with the norms followed in Telangana State for standalone industrial units. Further, for layouts approved by APIIC, Common pooled parking facilities shall be mandated at the layout planning stage. In such cases, individual units within the layout need not provide separate parking, as the shared parking infrastructure will sufficiently cater to their requirements.

5. The Director of Town & Country Planning is, therefore, requested to take necessary action in the matter accordingly.

**S SURESH KUMAR IAS
PRINCIPAL SECRETARY**

To

The Director of Town & Country Planning, Mangalagiri

The Commissioner & Director of Municipal Administration,

Vaddeswaram

The Commissioner, A.P. Capital Region Development Authority, Vijayawada.

The Metropolitan Commissioner, VMRDA., Visakhapatnam.
All the Commissioners of ULBs in the State
- **through** CDMA., A.P., Vaddeswaram.
All the Vice –Chairpersons UDAs in the State –
through DT&CP., A.P., Mangalagiri.
The VC&MD, APIIC, APIIC Buildings, Mangalagiri.

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The Industries & Commerce Department, A.P.Secretariat
The PS / OSD to Hon'ble Minister for MA&UD Department
The PS to Prl.Secretary to Government, MA&UD Dept.,
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER