

EASE OF DOING BUSINESS/
APPELLATE AUTHORITIES/ TIME LIMITS FOR DISPOSAL OF APPEALS
RELATING TO LAND & CONSTRUCTION PERMITS
TOP PRIORITY

GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION DEPARTMENT

O/o Commissioner & Director of
Municipal Administration, 640,
A.C. Guards, Hyderabad.

CIRCULAR

Roc.No. 339/2016/M3,

dt. 09.06.2016

Sub:- Municipal Administration Department – Ease of Doing Business – Online Approval System (Development Permission Management System) in all the ULBs in the State through M/s. Softech Consultants, Pune – Appellate Authorities and Time Limits for disposal of appeals relating to land and constructions permits – Regarding.

Ref:- 1. Government Memo.No. 14061/M1/2015 MA, dt. 16.05.2016
2. Government Memo.No. 14061/M1/2015 MA, dt. 04.06.2016

The attention of the Commissioners of all ULBs in the State is invited to the references cited and they are informed that in the reference 1st cited, Government in the context of Ease of Doing Business and pending establishment of Dedicated Conflict Resolution Mechanism, prescribed the following appellate authorities on various appeals in the Department and requested to take necessary action accordingly and to upload the same in the websites and DPMS software system being developed for online approval of building permissions/ CLUs duly giving wide publicity through display in notice boards:

	Description	Appellate Authority
Municipal Corporations	General Appeals	Judge under Section 654 (Appeals to the Judge) of HMC Act.
	Revision on the orders passed by the Commissioner	Government under Section 679 (Powers of Revision) of HMC Act
	Applications rejected by the Municipal Commissioner	DTCP (where technical approval not given by DTCP) Government (where technical approval given by DTCP)
Municipalities	Application rejected by the Commissioner (including the cases where technical opinion given by DTCP)	Council under Section 345 of Municipalities Act, 1965 subject to limitation of time for Appeal as prescribed in Section 346 of Municipalities Act, 1965

2. Further, in the reference 2nd cited, Government in continuation of the above instructions and in the context of Ease of Doing Business and pending establishment of 'Dedicated Conflict Resolution Mechanism,' prescribed the following time limits for disposal of appeals relating to land and construction permits, as part of Ease of Doing Business:

- (1) Appellate Authorities (other than Government and Judges) shall dispose the Appeals **within 15 days** and
- (2) Wherever the Appeals have to be disposed by the Government, the same shall be disposed **within 21 days**

3. Government therefore requested to take necessary action accordingly and to upload the same in the websites and DPMS software system being developed for online approval of building permissions/ CLUs duly ensuring wide publicity of the above instructions through display in Notice Boards.

4. In view of the above, the orders issued by Government vide references 1st and 2nd cited on Appellate Authorities and Time Limits for disposal of appeals relating to land and constructions permits are communicated herewith to the Commissioners of all ULBs in the State for strict compliance.

Sd/- M. Dana Kishore
Commissioner & Director

To

The Commissioners of all ULBs in the State {through RDMA concerned}

The Mayors and Chairpersons of all ULBs in the State {through the MCs concerned}

The Regional Director-cum-Appellate Commissioners of Municipal Administration of Warangal and Hyderabad

Copy to the Project Manager, e-Suvidha, Telangana State, Hyderabad & Superintendent, H-Section for compliance

Copy to M/s. Softech Consultants, Pune

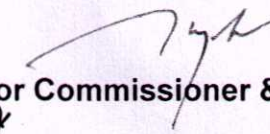
Copy to Sri. Subrahmanyam, Administrative Staff College of India, Khairatabad, Hyderabad

Copy to the Regional Deputy Directors of Town & Country Planning, Warangal and Hyderabad

Copy to the Director of Town & Country Planning, Telangana State, Hyderabad

Copy submitted to the Special Chief Secretary to Govt, MA & UD Department, T.S., Hyderabad

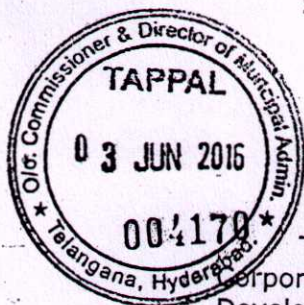
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for Commissioner & Director

GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

Memo No.14061/M1/2015.

Dated: 16.05.2016.



Sub: Municipal Administration and Urban Development Department - Ease of Doing Business - Disposal of grievances relating to land and Construction permits as per the Appeal provisions - Instructions issued - Regarding.

Ref: Govt. Memo No.14061/M1/2015, Dated: 07.05.2016.

The attention of Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner & Director of Municipal Administration / Director of Town and Country Planning / Vice Chairmen of Urban Development Authorities is invited to the subject and reference cited.

In an attempt to enhance the 'Ease of Doing Business' in the State of Telangana, Government have introduced several reforms and has taken steps for the effective implementation of the same. The reforms include Development Permission Management System (DPMS) for online Building Plan Approval and Change of Land Use; simplification of existing building rules, streamlining of procedures; classification of buildings based on risk and establishment of a dedicated conflict resolution mechanism for land and construction permits is one among them and same is under active consideration of the Government.

In this regard they are aware, following appeal provisions are available under the HMC / Municipalities / UDA Acts.

S.No	Relevant Act	Appeal Provision
1	HMC Act 1955	Under section 654 appeal lies with the Judge . Under Section 679 'Powers of Revision' lies with the Government.
2	Municipalities Act 1965	Council under Section 345 subject to limitation of time for Appeal as prescribed in Section-346
3	UDA Act 1975	Tribunal under section 31 and Government under section 34 of UDA Act 1975.

Further the Commissioner, Greater Hyderabad Municipal Corporation has sent a proposal to the Government to authorize the Zonal Commissioner to dispose the appeals on the order passed by Deputy Commissioner; Commissioner on the orders passed by the Zonal Commissioner and the Government on the orders passed by the Commissioner.

In view of the above in the context of 'Ease of doing business', pending establishment of 'Dedicated conflict resolution mechanism' Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner & Director of Municipal Administration Department / Director of Town & Country Planning / Vice Chairman, of Urban Development Authorities are requested to take further action on the Appeals as given below:

	Description	Appellate Authority
Greater Hyderabad Municipal Corporation (GHMC)	General Appeals	Judge under section 654 (Appeals to the Judge) of HMC Act
	Revision on the orders passed by the Commissioner	Government under section 679 (Powers of Revision) of HMC Act.1955
	Application rejected by Deputy Commissioner	Zonal Commissioner
	Application rejected by Zonal Commissioner	Commissioner
	Application Rejected by Commissioner	Government
Other Municipal Corporations	General Appeals	Judge under section 654 (Appeals to the Judge) of HMC Act.
	Revision on the orders passed by the Commissioner	Government under section 679 (Powers of Revision) of HMC Act.
	Applications rejected by Municipal Commissioner	DTCP (where technical approval not given by DTCP) Government (where technical approval given by DTCP)
Municipalities	Application rejected by the Commissioner (including the cases where technical opinion given by DTCP)	Council under Section 345 of Municipalities Act 1965 subject to limitation of time for Appeal as prescribed in section 346 of Municipalities Act 1965.
Urban Development Authorities (UDAs)	Application rejected by UDA	Government under section 34 of UDA Act 1975 pending constitution of a Tribunal.
Hyderabad Metropolitan Development Authority (HMDA)	Application rejected by HMDA	Government

The Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner & Director of Municipal Administration Department / Director of Town & Country Planning / Vice Chairman of Urban Development Authorities shall take necessary action accordingly and upload the above in their in their websites and DPMS software system being developed for online approval of building permissions / CLUs. Further wide publicity through display in Notice Boards of the above instructions may be ensured.

M.G. GOPAL

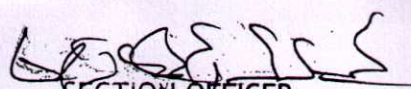
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner, Greater Hyderabad Municipal Corporation the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner & Director of Municipal Administration Department, Hyderabad.
The Director of Town & Country Planning, Hyderabad
The Commissioner of all Municipal Corporations through Commissioner & Director of Municipal Administration Department, Hyderabad.
The Vice Chairman of UDAs.

SC/SF.

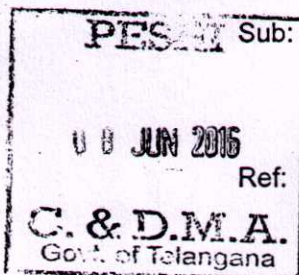
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SECTION OFFICER.

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT**

Memo No.14061/M1/2015.

Dated: 04. 06.2016



Sub: Municipal Administration and Urban Development Department –
Ease of Doing Business – Time limit for disposal of Appeals
relating to land and construction permits – Instructions issued -
Regarding.

Ref: 1. Govt. Memo No.14061/M1/2015, Dated: 07.05.2016.
2. Govt. Memo No.14061/M1/2015, Dated: 16.05.2016

The attention of Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner & Director of Municipal Administration / Director of Town and Country Planning / Vice Chairmen of Urban Development Authorities is invited to the subject and references cited.

In the context of 'Ease of Doing Business' pending establishment of 'Dedicated conflict resolution mechanism' certain instructions were issued in the reference 2nd cited for disposal of Appeals relating to land and construction permits. In continuation of same, to facilitate 'Ease of Doing Business' following time limits are prescribed for disposal of Appeals.

- 1) Appellate Authorities (other than Government and Judges) shall dispose the Appeals **within 15 days** and
- 2) Wherever the Appeals have to be disposed by the Government same shall be disposed **within 21 days**.

The Commissioner, Greater Hyderabad Municipal Corporation / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner & Director of Municipal Administration Department / Director of Town & Country Planning / Vice Chairman of Urban Development Authorities shall take necessary action accordingly and upload the above in their websites and DPMS software system being developed for online approval of building permissions / CLUs. Further wide publicity through display in Notice Boards of the above instructions may be ensured.

**M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Commissioner, Greater Hyderabad Municipal Corporation
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner & Director of Municipal Administration Department, Hyderabad.
The Director of Town & Country Planning, Hyderabad.
The Commissioner of all Municipal Corporations through Commissioner & Director of Municipal Administration Department, Hyderabad.
The Vice Chairman of UDAs.
SC/SF.

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SECTION OFFICER.

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