

EASE OF DOING BUSINESS

GOVERNMENT OF TELANGANA MUNICIPAL ADMINISTRATION DEPARTMENT

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

CIRCULAR

Roc.No. 339/2016/M3-2,

dt. 12.05.2016

Sub:- Municipal Administration Department – Ease of Doing Business – Online Approval System (DPMS) – Development Permission Management System) in the ULBs of Telangana State – Risk Based classification of Buildings - Certain instructions – Issued.

Ref:- 1. G.O.Ms.No. 112 MA & UD (M1) Department, dt. 22.04.2016
2. Circular No. 03/2016, dt. 02.05.2016 of Director of Town & Country Planning, Hyderabad
3. Circular No. 04/2016, dt. 02.05.2016 of Director of Town & Country Planning, Hyderabad
4. Government Memo.No. 14061/M1/2015 MA, dt. 07.05.2016

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 issued guidelines on risk based classification of buildings on four parameters namely Height, Hazardous Buildings, Public Congregation and Location of the proposed Building and the schedule of inspections for each building application is based on High Risk Category and Low Risk Category.

2. Further, in the reference 4th cited, Government informed that the DPMS for Online Building Plan Approvals and Change of Land Use includes various reforms and online submission of inspection report within 48 hours to the Department is one among them and hence while customizing the already developed software for DPMS, Government have made mandatory online submission of inspection report within 48 hours and directed to take further action accordingly and to ensure that the instructions are complied without exception by all the concerned inspecting officers.

3. In this regard, it is to inform that in the reference 2nd cited, the Director of Town & Country Planning, Hyderabad has already issued instructions to the Municipal Commissioners of all ULBs informing that it is mandatory to that all the inspections for issuing Building Permissions/ Occupancy Certificate/ Change of Land Use shall be taken up and it shall be the responsibility of the Inspecting Officer that within 48 hours of completion of inspection, the inspection report shall be uploaded on the website of the respective ULB and also on the portal of Developing Permission Management System (DPMS).

4. Further, in the reference 3rd cited, the Director of Town & Country Planning, Hyderabad has already issued instructions to the Municipal Commissioners of all ULBs to implement the orders issued in G.O.Ms.No. 112 MA & UD (M1) Department, dt. 22.04.2016 regarding implementation of guidelines on risk based classification of buildings on four parameters before according building permission, during the course of construction/ development and before issuing Occupancy Certificate.

5. In view of the above, the Commissioners of all ULBs in the State are directed to take necessary action to implement the above Government orders and also the instructions of Director of Town & Country Planning, Hyderabad on Online Building Approval System as a part of Ease of Doing Business scrupulously and report compliance to Government, this office and DTCP from time to time without fail.

**Sd/- D.S. LOKESH KUMAR
DIRECTOR**

Encl:- Copies of refs. 1st to 4th cited


To

The Commissioners of all ULBs in the State excluding GHMC {through RDMA's}

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

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

Copy submitted to the Special Chief Secretary to Government, MA & UD Department, Telangana Secretariat, Hyderabad


FOR DIRECTOR

GOVERNMENT OF TELANGANA

ABSTRACT

Municipal Administration and Urban Development Department – Development –
Ease of Doing Business – Risk Based classification of Buildings – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.112,

Dated: 22.04.2016.

Read the Following:

1. G.O.Ms.No.168 MA Dated: 07.04.2012
2. G.O.Ms.NO.7, 8, 9, 10 MA & UD (M1) Dept., Dated: 05.01.2016.
3. Govt., Memo No.10812/M1/2015, Dated: 05.01.2016.

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ORDER :

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 Approvals and Change of Land Use, simplification of existing building rules, streamlining of procedures etc., and Classification of buildings based on risk is one among them.

The objective of risk based classification of buildings is three-fold Viz., enable ULBs /UDAs to focus on higher risk cases; focus on builders with a history of non-compliance and thirdly, proportionate, transparent and consistent approach to inspections. Applications for building permissions are assigned low/high risk based on four parameters namely, height, hazardous buildings, public congregation and location of the proposed building. Buildings that satisfy the low risk criteria under all four parameters shall be placed in the low risk category and buildings which fall into high risk criteria under any one of the four parameters shall be placed in the high risk category. For each of these parameters, objective criteria are provided below.

Parameter	Low Risk Criteria	High Risk Criteria
<i>Height</i>	Height < 15m	Height > 15m
<i>Hazardous building</i>	Non-industrial buildings and Green industries*	Gas and Petrol Pumps, Godowns, Orange and Red Industries*
<i>Public Congregation</i>	Independent Residential. Religious Structures, Office buildings, Hostels, Residential Apartments	Commercial establishments, Hospitals, Schools, Public congregation buildings, Multiplexes / theatres.
<i>Location</i>	Approved layouts / Regularised layouts	Unauthorized layouts / newly builtup areas, vicinity of restricted areas**

The schedule of inspections for each building application shall be as given below ;

- 1) The **High Risk** category building premises shall be inspected by the ULBs once before commencement of construction, once every six months during the construction and once post construction at the time of issue of Occupancy Certificate. During construction, the builder is required to submit photographs of the structure /structures at foundation stage, cellar stage and the ground floor level stage.

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- 2) The **Low Risk** category buildings shall be inspected by the ULBs once before commencement of construction and once post construction at the time of issue of Occupancy Certificate. During construction, the builder is required to submit photographs of the structure /structures at foundation stage, cellar stage and the ground floor level stage. In cases where the site is located in approved layouts, the ULBs shall inspect the building only at the time of occupancy certificate and the applicant shall submit photographs to the ULB to show compliance with sanctioned plan. In case the builder fails to submit the photographs in the prescribed format, the ULBs shall inspect such premises and take appropriate action.

The above orders shall come into force with immediate affect .

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

M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad for Publication of the Notification in the next issue of Gazettee and furnish 100 copies.

The Commissioner & Director of Municipal Administration, Hyderabad.

The Director of Town & Country Planning, Hyderabad,

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad,

All Vice Chairmen of Urban Development Authorities,

All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad,

The Chairman & Managing Director, TSTRANSCO, Hyderabad,

The Commissioner & Inspector General of Registration & Stamps, Telangana Hyderabad.

Copy to:

The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.

The Director General, Disaster Response & Fire Services, Hyderabad

The Law Department, The Revenue (R&S) Department,

The Energy Department.

The P.S to Special Chief Secretary to Government, MA&UD Dept.,

The P.S to Principal Secretary to C.M

All the Section of MA&UD

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER.

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Phone: 040-23314622
Fax: 040-23733176
Email: dtcp@telangana.gov.in

Directorate of Town and Country Planning
Government of Telangana,
HYDERABAD

Circular No.03/2016

C.No.3669/2015/P, Dt:02-05-2016

Sub :- DT&CP - Ease of Doing Business (EoDB) - Mandate online submission of inspection report within 48 hours - Office Order issued - Regarding.

Ref :- 1. Meeting with Chief Secretary, Government of Telangana on Ease of Doing Business (EoDB), Dt: 13-11-2015 & 18-12-2015
2. Meeting with Hon'ble Minister for MA&UD and IT, Government of Telangana on 30-04-2016

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In order to facilitate Ease of Doing Business (EoDB), it is mandatory that all the inspections for issuing of Building Permissions / Occupancy Certificate / Change of Land Use shall be taken-up and it shall be responsibility of the Inspecting Officer that within 48 hours of completion of inspection, the inspection report shall be uploaded on the website of the respective Urban Local Body (ULB) and also on the portal of Developing Permission Management System (DPMS) once it is functional.

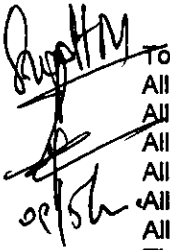
The above instructions shall be followed scrupulously by all the Inspecting Officers who are responsible for giving inputs for granting construction / development permission in the ULBs.

The same shall be monitored by the respective Commissioners of the Urban Local Bodies (ULBs) and ensure that it is implemented with immediate effect.

Yours Faithfully



Director of Town and
Country Planning



To
All Municipal Commissioners
All the JDTPs / DDTPs / ADTPs and TPAs.
All the Jr. Assts / Sr. Assts and Superintendents
All the RDDTPs.
All the DTCPOs.
All the District Panchayat Officers.
The Peshi, DT&CP.

Copy submitted to
The Special Chief Secretary to Govt., MA&UD, for favour of information.
The Commissioner & Director of Municipal Administration, for favour of information.
The Commissioner of Industries, for favour of information.

: 040-23314622
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Directorate of Town and Country Planning
 Government of Telangana,
 HYDERABAD

Circular No.04/2016

C.No.3669/2015/P, Dt:02-05-2016

Sub :- DT&CP - Ease of Doing Business (EoDB) - Risk based classification of buildings - Inspection procedure - Order issued - Regarding.
 Ref :- GOMs.No.112, Dt 22-04-2016.


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In order to facilitate Ease of Doing Business (EoDB), the Government has issued guidelines on risk based classification of buildings on four parameters namely Height, Hazardous Buildings, Public Congregation and Location of the proposed Building.

The schedule of the inspections for each building application is based on the High Risk Category and Low Risk Category. The Orders of the Government issued in GOMs.No.112, dated 22-04-2016 in respect of the above is communicated herewith for taking necessary action in all the Urban Local Bodies in the State.

Hence, all the Municipal Commissioners are hereby instructed to effectively implement the procedure specified in the GOMs.No.112, dated 22-04-2016, before according Building Permission, during the course of the construction / development and before issuing the Occupancy Certificate.

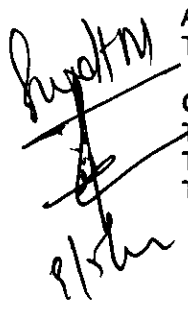
Yours Faithfully


 Director of Town and
 Country Planning

To
 All Municipal Commissioners
 All the JDTPs / DDTPs / ADTPs and TPAs.
 All the Jr. Assts / Sr. Assts and Superintendents
 All the RDDTPs.
 All the DTCPOs.
 All the District Panchayat Officers.
 The Peshi, DT&CP.

Copy submitted to:

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 The Commissioner & Director of Municipal Administration, for favour of information.
 The Commissioner of Industries, for favour of information.



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

Memo No.14061/M1/02015.

Dated: 07.05.2016

Sub: Municipal Administration and Urban Development Department -
Development - Ease of Doing Business - Mandating Online
submission of inspection report within 48 hours to the Department -
Instructions issued - Reg.

PESHI

00 MAY 2016

1. G.O.Ms.No.168 MA Dated: 07.04.2012
2. G.O.Ms.NO.7, 8, 9, 10 MA & UD (M1) Dept., Dated: 05.01.2016.
3. Govt., Memo No.10812/M1/2015, Dated: 05.01.2016
4. Meeting convened by Hon'ble M(MAUD) on 30.4.2016. on EODB.

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The attention of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner, Greater Hyderabad Municipal Corporation / Commissioner & Director of Municipal Administration Department / Director of Town & Country Planning is invited to the subject and references cited above. 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 Approvals and Change of Land Use, simplification of existing building rules, streamlining of procedures etc., classification of buildings based on risk etc.,.

Development Permission Management System (DPMS) for 'online Building Plan Approvals and Change of Land Use includes various reforms and 'online submission of inspection report within 48 hours to the Department' is one among them. Therefore, while customizing the already developed Software for Development Permission Management System (DPMS) 'online submission of inspection report within 48 hours' shall be made mandatory.

Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / Commissioner, Greater Hyderabad Municipal Corporation / Commissioner & Director of Municipal Administration Department / Director of Town & Country / Managing Director, Hyderabad Metropolitan Water Supply & Sewerage Board shall take further action accordingly and ensure that the instructions are complied with without exception by all concerned inspecting officers.

M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Commissioner & Director of Municipal Administration Department, Hyderabad
The Director of Town & Country, Hyderabad.
The Managing Director, Hyderabad Metropolitan Water Supply & Sewerage Board,
Hyderabad.
SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER.