

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION DEPARTMENT**

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

CIRCULAR

Roc.No. 562389/2023/K1, dt.28/04/2023

Sub: Town Planning - Identification and demolition of old & dilapidated/ dangerous buildings in the ULBs to prevent mishaps due to building collapses - Certain instructions - Issued.

Ref: 1. Meeting convened by Hon'ble Minister for MA&UD, I&C & IT Dept. on 13.04.2023 on Monsoon Preparedness.
2. Act provisions of Telangana Municipalities Act, 2019.

The Hon'ble Minister for MA&UD, I&C & IT Dept convened a meeting on 13.04.2023 on Monsoon Preparedness and among other things, directed that immediate action shall be taken for identification of old & dilapidated/ dangerous buildings and shall take action as per rules and other provisions, for vacating/ demolishing / repairing the houses/ structures to prevent grave mishaps.

2. In this context, the attention of all MCs is drawn to Section 182 of TM Act, 2019 which reads as follows:

"182. Dangerous Structures, Precautions in case of dangerous structures:-

- 1. If any structure appears to the Commissioner to be in a ruinous state and dangerous to the passerby to the occupiers of neighboring structures, he may, by notice, require the owner or occupier to fence off, pull down or repair such structures so as to prevent any danger there from.*
- 2. If immediate action is necessary, the Commissioner shall himself, before giving such notice or before the period of such notice expires, fence off, pull down or repair such structures or fence off a part of any street or take such temporary measures as he thinks fit to prevent danger and the cost of doing so shall be recoverable from the owner or occupier*
- 3. If, in the opinion of the Commissioner, the said structure is imminently dangerous to the inmates thereof, he shall order the immediate help of any police officer*

3. In this regard, the following instructions are hereby issued to the MCs for strict compliance:

- i. The Town Planning field staff shall conduct survey and inspect each and every building which is in dilapidated condition and also in dangerous

condition in their jurisdiction immediately along with licensed surveyor/ architect/ structural engineer/ locals/ councilors/ SGHs and Engineering staff of the ULB

- ii. They shall obtain copies of the sanctioned plans, if available and also take photographs of the said buildings
- iii. After inspection, they shall refer the list to Engineering section of the ULB for verification of structural stability
- iv. The Town Planning staff shall issue notice to the owner/ occupier/ tenant for carrying out repairs/ demolition, after obtaining Structural Stability Certificate from Engineering wing of the ULB
- v. After issue of notice, they shall obtain 3rd party verification on structural stability of the dilapidated buildings if necessary
- vi. If the owner fails to carry repairs/ demolition, notice shall be issued for demolition
- vii. The Engineering section of the ULB shall display caution boards at the premises of the dilapidated buildings and take photographs of the same
- viii. Demolition of the dilapidated building shall be taken up under the supervision of joint teams from Engineering and Town Planning staff of the ULB
- ix. Necessary action shall be taken for vacation of stay orders by the Courts, if any, filed by the owners/ tenants on the identified dilapidated buildings by the Town Planning staff of the ULB.

4. The MCs are directed to take immediate action on the above issues duly coordinating with the AC LBs concerned, so as to prevent grave mishaps due to collapse of old/ dilapidated buildings in their respective ULBs and submit the action taken report in the prescribed proforma enclosed through the RDMA concerned, who in turn shall compile and furnish a consolidated report to this office.

5. Failure to comply to the instructions will be viewed seriously and stringent disciplinary action will be initiated against the MCs for their negligence in taking the precautionary measures.

Dr N Satyanarayana I A S
DIRECTOR OF MUNICIPAL ADMINISTRATION

To

1. The MCs of all ULBs (except GHMC) (through RDMAs)
2. The RDMAs of Warangal & Hyderabad.

Copy to:

1. The RDDTCPs of Warangal & Hyderabad regions.
2. Copy to the AC LBs of all Dists (except Hyd & Mulugu)
3. Copy to DTCP, Hyd with a request to issue similar instructions to all the Town Planning staff of ULBs

Copy submitted to the Spl CS to Govt, MA&UD Dept, Hyd for favour of information.