

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.

&&&&

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.

:: 2 ::

- 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 effect .

(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.