

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration and Urban Development - Amendments to Buildings Rules
2012- Orders- Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (Plg.III) DEPARTMENT

G.O.Ms.No.62

Dated: 21.03.2020

Read the following:-

1. G.O.Ms. No 168. MA&UD Department Dt.07 04 2012 read with amendments made from time to time.
2. Telangana Municipalities Act, 2019 (Act No. 11 of 2019)

Government vide Act No.11 of 2019 enacted the Telangana Municipalities Act, 2019 which is applicable to Municipalities and Municipal Corporations in the State other than Greater Hyderabad Municipal Corporation. In the said Act certain provisions are made for getting hassle free building permissions through on-line and timely enforcement. In pursuance of the same, following amendments are issued to the Building Rules 2012 which were issued in G.O.Ms.No.168, MA&UD (M) Dept., dt: 07.04.2012 and as amended from time to time.

NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of Greater Hyderabad Municipal Corporation Act. 1955; provision under sub-section (1) read with sub-section (2) of sections 14, 32, 46 and 58 of Telangana Urban Areas (Development) Act. 1975. Section 56(1) of Hyderabad Metropolitan Development Authority Act. 2008, section 18 of Telangana Municipal Corporations Act. 1994 and section 238 of Telangana Municipalities Act. 2019. Government of Telangana hereby makes the following amendment in the Building Rules 2012 which were issued in G.O.Ms.No.168 MA&UD (M) Dept, Dated: 07.04.2012 and as amended from time to time.

Amendment- I

In Rule 2, the following shall be inserted after Rule 2(a) (iv):

- (v) Any Department or Agency of the Government, which are entrusted with the powers and responsibilities to grant or issue clearances.

and

after rule 2 (i) the following shall be added.

- (j) **"Collector"** Means the District Collector of the concerned District
- (k) **"District Level TSBPASS Committee"** Means the District level Committee constituted by the Government under the provisions of Telangana Municipalities Act 2019

Amendment- II

In Rule 15, after sub rule (b) the following shall be added:

- (c) All buildings irrespective of plot size should have on-site treatment systems (septic tank with soak away / twin leach pit / decentralized treatment system / faecal sludge and seepage or connected to sewerage system, wastewater treatment and recycling system as per National Building Code 2016.
- (d) All parking places (except in individual residential buildings) shall be provided with Electric Vehicle Charging infrastructure.

(PTO)

Amendment-III

In Rule 19, the sub rule 19(d) shall be substituted with the following:

- (d) The permission is valid for 5 Years in case of High Rise Building and Group Development Schemes and 3 Years Non-High Rise Building subject to commencement of constructions within 6 Months. The permission can be revalidated for another 2 years on payment of building permit fee.

If the construction or reconstruction of any building is not commenced or completed within the specified period, the permission shall stand lapsed and a fresh application shall have to be made duly paying the building permit fee.

The applicant shall upload the pictures of commencement of construction within 6 months online

During the construction of the building the owner or builder shall upload the photographs at different stages of the construction i.e., basement level and slab of each floor and after completion.

Amendment- IV

In Rule 23, the sub rule (b) shall be substituted with the following:

- (b) Areas covered in Municipalities / Municipal Corporations other than GHMC.
- i) Plot Size up to 75 Sq.Yds. (63 Sq.Mts.) – Exempted from taking building permission**
- a) No Building permission is required for construction of Individual Residential Buildings with a height up to 7 Mts.
- b) The applicant shall register online of his intention to construct the building.
- c) The applicant shall pay Rs.1/- as token fee along with registration.
- d) The applicant shall self-certify the size of the Plot and Number of Floors to be constructed by submitting the Form of Self-Certification online as prescribed.
- e) The applicant shall ensure complying of the provisions of the Master Plan, Detailed Planning Scheme, and Local Area Plan and Building Rules.
- f) No Completion Certificate or Occupancy Certificate is required
- g) The Registration is not applicable if site/plot/building of bigger than 75 Sq. yds (63 Sq.mts) is subdivided for this purpose.
- h) The applicant shall fill the application in online and upload the following documents at the time of Registration.
- i. Online Application to be filled
 - ii. Self – Certification to be uploaded
 - iii. Ownership documents and Link documents of the site.
 - iv. Geo location of the site to identify the location.

- i) Exemption from obtaining building permission under Sub Rule (b)(i)(a) is not applicable for plots falling in
 - 1) Unauthorized layouts and
 - 2) Restricted areas as specified in Rule (3).
 - j) Such exemption not to be misused for taking up construction in Government or Prohibited or Disputed lands, Municipal lands, Layout Open spaces, Parks and Playgrounds.
 - k) In case of violations, if any noticed at any time, the Applicant will be liable for punishment which includes imprisonment up to 3 years, or either levy of penalty which may extend to 25% of the value of land or building including land as fixed by the Registration Dept., or Demolition or taking over or sealing of property without issuing any notice as per section 177 and 180 of the Telangana Municipalities Act 2019 and duly conducting the Panchanama for recording violations made.
- ii. **Individual Residential buildings having plot area of 500 sq.mts and less and building height up to 10 mts. – Instant approval online:**
- The applicants shall comply with the following conditions for availing Instant Online approval
- a) The applicant shall submit proposals online with a Self-Certification as prescribed along with the prescribed documents and payment of prescribed fee.
 - b) The Applicant shall submit an Undertaking stating that if the actual construction is made in violation of Sanctioned Plan, as per Section 174 the same is liable for demolition without issuing any notice.
 - c) The proposal shall be in conformity with the provisions of Master Plan or Detailed Planning Scheme or Local Area Plan and the Building Rules.
 - d) The Instant Approval system based on Self-Certification is not applicable for plots falling in unauthorized layouts and restricted areas as specified in rule (3)
 - e) The instant approval shall comply with the following.
 - i. Land use as per the sanctioned master plan.
 - ii. Zoning regulations,
 - iii. Building rules
 - iv. NBC norms.
 - f) The building permission shall be generated online instantly, upon uploading all required, authenticated documents and payment of fee.
 - g) The Member Convener of District Level TS-BPASS Committee shall compile all the instant online generated permissions and place before District Level TS-BPASS Committee for post verification and the Committee shall get the post verification done for all the applications and shall submit their recommendations into the web based Online Approval system within 21 days of receipt of the Application.

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- h) The onus to ensure authenticity of Self Certification and compliance with the self-certification lies with the applicant, who shall be held personally accountable and liable for punishment in case of false declaration/misrepresentation, if any.
 - i) The misrepresentation and false declaration is liable for punishment against the Applicant, which includes imprisonment up to 3 years, or either levy of penalty which may extend to 25% of the value of land or building including land as fixed by the Registration Dept., or Demolition or taking over or sealing of property without issuing any notice as per section 177 and 180 of the Telangana Municipalities Act 2019 and duly recording the misrepresentations & false declarations.
- iii. **All Residential Buildings (including high rise buildings) in plot area of above 500 Sq.Mtrs or having height above 10 mts and all Non Residential Buildings – SINGLE WINDOW APPROVAL:**
- a) One Common/Combined Application shall be submitted ONLINE to the Competent Authority through web based Online Approval system duly uploading all documents as prescribed and payment of prescribed fee.
 - b) The online application has to be submitted with all requisite documents as prescribed. The online system shall not accept the application unless all such documents are submitted. Such documents upon submission shall be examined and shortfalls or incompleteness or cases where further information or clarification is needed shall be communicated to the applicant within 10 days from the date of applying, in a manner prescribed.
 - c) In all other cases, applications for building permissions accompanied by all valid and required documents, as required and prescribed, shall be sanctioned within 21 days and in the manner, as prescribed. If no order is issued on the building application within the time prescribed i.e., 21 days from the date of application, then the approval will be "deemed" to have been issued and approval shall be generated through online web portal. The Official concerned shall be liable for disciplinary action, if there has been a delay in arriving at a decision within the time period.
 - d) The permission issued under deemed clause can be revoked by the Competent Authority within 21 days from the date of deemed approval if it is found that deemed approval has been obtained by misrepresentation of the facts or false statements, and / or against the building rules, regulations and Master Plan land use provisions.

Amendment- V

In Rule 24, the sub rule (c) shall be substituted with the following:

- (c) Areas covered in Municipalities / Municipal Corporations other than GHMC and HMDA – All Building applications for High Rise buildings shall be examined through web based Single Window System.

Amendment – VI

In Rule 25, the sub rule (e) shall be substituted with the following:

- (e) The individual residential buildings in plots upto 200 square meters with a height up to 7 meters are exempted from the conditions (c) and (d) above.

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Amendment – VII

In Rule 26 (a) the words "100 square meters" shall be substituted by "200 square meters".

And

In Rule 26, after sub rule (i) the following shall be added:

- (j) In case of non-high rise buildings constructed in plots above 200 square meters and less than 500 square meters, the Occupancy Certificate will be issued through online, based on the Self-Certification submitted by the Owner or Builder in the prescribe proforma duly attested by the Licensed Technical Personnel, certifying that the building has been constructed as per the sanctioned plan and as per the rules and regulations in force.
- (l) The onus to ensure authenticity of self-declaration and compliance with the Self-Certification for issuance of occupancy certificate under self-certification lies on the Owner, Applicant and Licensed Technical Personnel and shall be held personally responsible and accountable in case of false declaration and will be liable for punishment as indicated in section 177 and 180 of the Act.
- (m) In case of occupancy certificates for High rise buildings and buildings constructed in plots 500 square meters and above, the applicant shall submit application online with Self-Certification in the prescribed proforma duly attested by the Licensed Technical Personnel that the building has been constructed as per the sanctioned plan and as per Rules and Regulations in force and based on the Self-Certification. Approval / rejection shall be given within 7 days and Occupancy Certificate shall be auto generated and mortgaged area shall be released within 15 days from the date of receipt of application.

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

**ARVIND KUMAR
PRINCIPAL 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 500 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 the Vice Chairmen of Urban Development Authorities
All the Municipal Commissioners in the State
(Through the Director of Municipal Administration, Hyderabad)
The Chairman & Managing Director, TSTRANSCO, Hyderabad
The Commissioner & Inspector General of Registration & Stamps, 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 Department
SF/SC.

// FORWARDED BY ORDER //


SECTION OFFICER