

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration and Urban Development Department – Ease of Doing Business BRAP – 2017 – Risk Based classification of Buildings – Revised - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.153,

Dated: 01.06.2017.

Read the Following:

1. G.O.Ms.No.112, MA&UD (M1) Dept., Dated: 22.04.2016,
 2. Lr. Roc. No. 3669/2015/P, dated: 19.5.2017 of DTCP.
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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. Therefore, in the reference 1st read above, orders were issued specifying the criteria to be followed for classification of buildings based on the risk.

2. Now, the Department of Industrial Policy and Promotion (DIPP), Ministry of Commerce & Industry, Government of India, has communicated the Business Reform Action Plan (BRAP) 2017 under Ease of Doing Business. As per the BRAP-2017 Recommendation No.101 as part of obtaining construction permission, a computerized system for identifying building/area that need to be inspected based on risk assessment has to be designed and implemented. Similarly, as per Recommendation No.112, as part of obtaining occupancy certificate, a computerized system for identifying building/area that needs to be inspected based on risk assessment has to be designed & implemented.

3. In view of the above, Government after careful examination of the matter further categorise the buildings based on the risk as given below:

Type of Risk	Category of the Buildings	Maximum Height of the Building	Frequency Inspection and Reporting		
			Municipal Officials	License persons- Architects	technical Engineers/
			Frequency	Stage of construction	
Low Risk Criteria	Individual Residential Buildings / Residential Apartments / Hostels	12.00mts	---	At the time Occupancy Certificate.	At the time of Submission of Occupancy application by giving Completion certificate.
Medium Risk Criteria	Residential apartments/ Hostels in less than 2000Sqmts	15.00mts	*One year	At the time Occupancy Certificate.	a: Excavation of Cellar b: Foundation Stage c: Ground floor slab completion stage d: At the time Occupancy Certificate.

allowing empanelled third parties in building approvals

	Residential apartments more than 2000 Sqmts / Commercial / hospitals / Schools /colleges	15.00mts	*Six months	a:Excavation of Cellar b:At the time Occupancy Certificate	a: Excavation of Cellar b: Foundation Stage c: Ground floor slab completion stage d: At the time Occupancy Certificate
High Risk Criteria	Assembly Buildings /Multiplexes/ Theatres / Gas and Petrol Pumps/ Godowns/ Industries / others	All heights	*Three months	a:Excavation of Cellar b:Foundation Stag c:First cellar d:Ground floor slab completion stage e:At the time Occupancy Certificate.	a: Excavation of Cellar b:Foundation Stage c:Completion of First cellar, second cellar and subsequent cellars if any. d:Ground floor slab completion stage e:At the time of completion of every five floors f: At the time Occupancy certificate.
*Whichever is earlier					

4 The above orders shall come into force with immediate effect and all the concerned authorities shall follow the above scrupulously in respect of Building Permissions / Occupancy Certificates.

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


**NAVIN MITTAL
SECRETARY TO GOVERNMENT**

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

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SECTION OFFICER