

## **Building Permission - Frequently asked questions:**

**Query: 1** For High rise buildings, for obtaining Building permission under TS-ipass, whether uploading of the all building plans, structural plans, fire approved drawings are required?

**Response:** Yes, all the plans are to be uploaded.

**Query: 2** Whether structural design calculation & analysis are to be uploaded, as they are bulky in respect of high rise buildings?

**Response:** Soft and hard copies are to be submitted for scrutiny.

**Query: 3** Whether soil investigation report to be uploaded?

**Response:** In order to know the Safe bearing capacity of the soil, you have to upload soil investigation report.

**Query: 4** Whether ownership documents are to be uploaded?

**Response:** Soft and hard copies are to be submitted.

**Query: 5** After obtaining NOC from Fire Service Department only we have to submit building application form, in TS- ipass?

**Response:** No, you can submit simultaneously building application form to Fire Service department and TSIIC-IALA in TS-ipass. But Building permit order will be given after obtaining NOC from Fire Service Department and Airport Authority of India for high rise buildings.

**Query: 6** My plot has three sides road. Which set backs to be insisted - as per table III of G.O. MS. No: 168 or building line of the respective road?

**Response:** Where a side abuts more than one road, then the front setback to be insisted towards the bigger road width and remaining side or sides, the side or rear setback as the case needed to be insisted.

**Query: 7** The parking area which has to be left as the percentage of total built up area includes or excludes driveway aisle of the parking of on the floor?

**Response:** The parking area to be left under rule 11 is inclusive of the aisle, ramps and drives.

**Query: 8** Regarding parking floors, what are the drawings you required?

**Response:** Proper parking layout plan, indicating the number of vehicles and their circulation pattern along with traffic analysis report.

**Query: 9** What are the documents you required for submitting the Building application form in TS-ipass?

**Response:** Please see the check list.

**Query: 10** Whether we have to submit comprehensive insurance policy & Mortgage deed, while submitting the application form?

**Response:** Not required. However you have to submit comprehensive insurance policy and mortgage deed while paying the building permit fee.

**Query: 11** For which height of the building, we have to obtain NOC from the Fire service Department.

**Response:** As per the provisions of the Andhra Pradesh Fire Service Act, 1999, Residential building of height more than 18m, commercial buildings of height 15m and above and buildings of public congregation like Educational Building, Cinema Theatres, Function Halls and other Assembly Buildings on plot area of 500 Sqm and above or of height above 6m are required to obtain prior clearance from Andhra Pradesh state Disasters Response & Fire Service Department from fire safety point of view.

**Query: 12** If the chimney of the Factory is more than 18.00 mts, whether it will be treated as High rise Buildings?

**Response:** High Rise Building means a building with 18m or more in height. However, Chimneys, cooling towers, boiler rooms, lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks and architectural features in respect of other buildings are excluded.

**Query: 13** When we have to get clearance from Irrigation Department?

**Response:** No building activity shall be carried out within

- a) 100 m from the boundary of the River outside the Municipal Corporation/ Municipality/ Nagara Panchayat limits and 50m with in the Municipal Corporation/ Municipality/ Nagara Panchayat limits.
- b) 30m from the FTL boundary of Lakes/ tanks/ Kuntas of area 10Ha and above.
- c) 9m from the FTL boundary of Lakes/ tanks/ Kuntas of area less than 10Ha/ shikam lands.
- d) 9m from defined boundary of canal, Vagu, Nala, Storm Water Drain of width more than 10m.
- e) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.

If you construct the building in the vicinity the above you have to obtain clearance from the Irrigation Department and Revenue Department.

**Query: 14** When and where we have to obtain Environmental clearance certificate for construction of a building?

**Response:** As per the provisions laid under the EIA Notification S.O. 1533, Dt: 14.09.2006 and its amendment dt: 01.12.2009 issued by MOE&F, GOI and Notifications issued from time to time with reference to "Building/ Construction projects/ area

Development Projects and Townships” complying with the following threshold limits fall under category B (form I) and are required to obtain prior Environmental Clearance (EC) from state Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests, Government of India.

Building / Construction Projects/ Area Development Projects and Townships			
Project/ Activity		Category with threshold limit	Conditions, if any
(a)	Buildings and Construction Projects	$\geq 20000$ Sqm and $< 1,50,000$ Sqm of built up area#	# (Built up area for covered construction: in case of facilities open to the sky, it will be the activity area.
(b)	Townships and Area Development Projects	Covering an area $\geq 50$ Ha and or built up area $\geq 1,50,000$ Sqm ++	++ All Projects under Items 8 (b) shall be appraised as category B1 with Environmental Impact Assessment Studies

**Query: 15** When we have to get clearance from the Railways Department for construction of a building?

**Response:** No Building/ Development shall be allowed to construct 30 mt from Railway property boundary as per the Railways Works Manual (a) as per no objection certificate given by the Railway Authority.

**Query: 16** When we have to get prior clearance from Defense Establishment?

**Response:** In case of sites within 500m distance from the boundary of Defense Areas/ Military Establishments prior clearance of Defense Authority shall be obtained.