

# Telangana State Industrial Infrastructure Corporation Ltd.,

(A Government of Telangana Undertaking)



Circular No: 1798/TSIIC/LAC/Genl/2007-235

Date: 16.06.2017

Sub: - TSIIC- Local Authority Cell-Ease of Doing Business BRAP- 2017- Risk Based Classification of Buildings-Revised -Orders- Issued-Certain Amendments Communicated- Reg.

Ref: - G.O.Ms.No.153, MA&UD (M1) Department, Dated: 01.06.2017.

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Attention of the Zonal Managers/DZMs/IALA Eos in the state are invited to the reference cited.

While enclosing a copy of the reference cited all the Zonal Managers / DZMs / IALA Eos of TSIIC-IALAs are instructed to take necessary action for "Ease of Doing Business" in the State of Telangana. The Government has introduced several reforms like 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 Building based on risk is one among them.

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 and 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.

Hence all the Officers concerned are instructed to follow the above scrupulously in respect of Building Permissions / Occupancy Certificates in TSIIC - IALAs immediately.

Encl.G.O.Ms.No.153

  
VICE CHAIRMAN & MANAGING DIRECTOR

To

The Zonal Managers / DZMs / IALA Commissioners & EOs, TSIIC Ltd.,

**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 1<sup>st</sup> 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 technical persons- Architects	Engineers/
			Frequency	Stage of construction	Occupancy Certificate
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.

	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**

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 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 Secretary to Government, MA&UD Dept.,  
The P.S to Principal Secretary to C.M  
All the Sections of MA&UD  
SF/SC.

//FORWARDED ::BY:: ORDER//

  
**SECTION OFFICER**  
