

GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

Memo No. 6120/Plg.I/2020/MAUD

Dated 28.01.2021

Sub: TS-bPASS – Acceptance of Registration Certificate and Building Permit Order for the individual residential plots upto 500 sqmtrs area without insisting signed copy of Building Plan for processing the loan applications - Instructions to financial institutions – Reg.

Ref: 1. TS-bPASS Act 2020
2. GO. Ms. No. 199 Dt 16.11.2020

It is to inform you that State Government of Telangana vide Act No. 12 of 2020 cited in the Ref No.1 enacted the **Telangana State Building Permission and Approval and Self Certification System (TS-bPASS) Act, 2020** to provide hassle free building permissions and layout approvals to the citizens across all the ULBs in the state.

This Act has come into effect from the date of 16.11.2020 as per the reference cited in the Ref No. 2. This act applies to all the ULBs (Urban Local Bodies) of the state including GHMC.

As per the section 7(2), 7(3) and 7(7) of TS-bPASS Act 2020, building Permissions are given in three categories i.e. Instant Registration, Instant Approval and Single Window.

- a. Instant Registration:** For plot size upto 75 sq.yds. (63 sq.mtrs) and the construction of ground or ground plus one floor (i.e. upto 7 mtrs) no building plan permission is required. The applicant however need to register online with a token amount of Rs.1 and duly self-certifying his title, the size of the plot and floors, it shall also not require a completion certificate or occupancy certificate. Any plot bigger than 75 sq. yds cannot be split for this purpose or this provision cannot be misused for taking up constructions in government or prohibited or disputed land and action as prescribed shall be initiated for violations noticed.
- b. Instant Approval :** (Plot size upto 500 square meters and height upto 10 mtrs) The applications for all the individual residential buildings having plot area of 500 square meters and less and building height of 10 meters as specifies, shall be processed through an online based Self-Certification System in accordance with the Master Plan or Detailed Planning Scheme or Local Area Plan and the building rules and in the manner prescribed, and upon furnishing all required information details shall get instant online approval.
- c. Single Window :**(Plot size above 500 square meters and height above 10 meters) There shall be a single window system in case of applications for building permission in plots of area above 500 square meters and height above 10 meters and all commercial buildings, high rise buildings, group development schemes, group housing, Apartment Complexes, Multiplexes, Non Residential buildings and other such constructions, which require multiple NOCs, one common application form shall be submitted through web based online system as prescribed.


It is informed that for availing the registration certificate under Instant Registration and Building permit order under Instant Approval, it is not mandatory for the applicant to submit the Building Plan. Even in case of applicant submitting the building plan, the TS-bPASS gives only Registration Certificate or Building Permit Order as applicable. For the first two categories State Government has dispensed with issuing of digitally signed building plan

copies. This self-certification based approval system is in accordance with the Ease of Doing Reforms (EoDB) of the DPIIT, India.

Further, for Instant Registration and Instant Approval categories, state government conducts post verification to ensure the availed certificates / permissions are in accordance with the rules. If all the information furnished is true and in accordance with the rules, Work Commencement letter is issued to the applicant. And in case of misrepresentations or incomplete application, revocation letter is issued to the applicant.

Financial institutions can verify the post verification status of the applications by scanning the QR code printed on the registration certificate / Building Permit Order.

Therefore, it is requested to give instructions to all the financial institutions of the state to accept the building permit orders/registration certificates as final approval copies for the Instant Registration and Instant Approval categories without insisting on producing the signed building plan copy for processing the loans etc.


Principal Secretary to Govt,
MA&UD Deptt.

To

The Convener, SLBC, Telangana

Copy to:

The Director of Town and Country Planning, Hyderabad
The Commissioner & Director of Municipal Administration, Hyderabad
All Municipal Commissioners (through CDMA)
All District Collectors
All Additional Collectors (ULBs)
The PS to Principal Secretary to CM
The OSD to Hon'ble Minister MA&UD
The TS-bPASS Chasing Cell
SF/SCs