

GOVERNMENT OF TELANGANA
ABSTRACT

Panchayatraj and Rural Development Department – Adoption of Building Rules of Municipal Administration and Urban Development Department to Grampanchayat areas - Orders–Issued.

PANCHAYAT RAJ AND RURAL DEVELOPMENT DEPARTMENT

G.O.Ms.No.52,

Dated:12.03.2022

Read the following:

- (1) Common Building Rules issued in G.O.Ms.No.168 M.A., Dt.07.04.2012 read with its subsequent amendments.
- (2) G.O.Ms.No.67 PR&RD., Dt.26.02.2002
- (3) G.O.Ms.No.274 PR&RD, Dt.12.06.2007
- (4) TSbPASS Act 2020
- (5) TSbPASS Rules issued in G.O.Ms.No.200 M.A., Dt 16.11.2020
- (6) TSbPASS Rules issued in G.O.Ms.No.201 M.A., Dt 16.11.2020

ORDER:

In the G.O. 1st read above Government have issued Common Building Rules which are applicable to Municipal Corporations / Municipalities / Urban Development Authorities (UDAs) and Grampanchayats covered by UDAs. These rules are comprehensive and transparent in nature, easy to understand, conducive to planned development and having certain deterrant provisions to curtail unauthorized constructions / deviations like mortgage of certain percentage of builtup area to local body and these rules are being implemented successfully..

2. In the reference 4th read above Government have enacted Telangana State Building Permission Approval and Self Certification System Act 2020 (Act 12 of 2020) to provide speedy approval of layouts / building permissions in a transparent and time bound manner and strict enforcement against unauthorized developments, constructions in the State of Telangana. In pursuance of the said Act, TSbPASS Rules 2020 were issued in the references 5th and 6th read above for strict implementation of various provisions of TSbPASS Act 2020 and all the building / layout approvals in Municipal Corporations / Municipalities / UDAs are being issued online through TSbPASS Portal.

3. In the reference 2nd & 3rd read above Government have issued separate Building Rules to Grampanchayats and in the said rules, various provisions as available in Common Building Rules of Municipal Corporations / Municipalities / UDAs are not available and there are no deterrant provisions in the said Grampanchayat Rules to curtail unauthorized constructions / deviations.

4. Therefore Government after careful consideration of the matter have decided to (i) have uniform Building Rules in the entire State including Grampanchayat areas and (ii) to have a common platform for entire State including Grampanchayat areas for issue of building / layout approvals.

5. Accordingly in exercise of the powers conferred under Section 278 (2) of Telangana Panchayat Raj and Rural Development Act 2018 Government hereby adopt the Common Building Rules of Municipal Corporations / Municipalities / UDAs issued in their G.O.Ms.No.168 M.A., Dt.07.04.2012 along with its subsequent amendments to all Grampanchayat areas of the State for issue of building permissions and that all building / layout applications of Grampanchayat areas shall be processed online through TSbPASS Portal in accordance with the process, timelines and issuance of permission therein.

6. The Commissioner, Panchayat Raj and Rural Development Department shall take further action accordingly.

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

SOMESH KUMAR
CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner and Director, Printing, Stationery and Stores Purchase Telangana Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of Telangana dated:14.03.2022 and furnish 200 copies to Government)

The Principal Secretary to Government, PR & RD Department.

The Commissioner, PR & RD Department
The Commissioner and Inspector General of Registration and Stamps, Hyderabad
The Director of Town and Country Planning, Telangana. Hyderabad
All District Collectors
All Gram Panchayats in the State of Telangana (through Commissioner, Panchayat Raj)
All Departments of Secretariat
All Heads of Department.
The Director General of Fire Services.
The Chairperson, Telangana Transco.
The Managing Director, H.M.W.S&S.B, Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
The Managing Director, Telangana Housing Board.
The Law (A) Dept.,

Copy to:

The Principal Secretary (N) to Chief Minister.
The P.S. to Chief Secretary to Government
The OSD to Minister(MA & UD Department).
The OSD to Minister (PR & RD Department)
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority,
Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad
The Director of Municipal Administration, Hyderabad, Telangana State.
The Vice Chairmen of all Urban Development Authorities in the State
The Commissioners of all Municipal Corporations/ Municipalities in the State of Telangana

//FORWARDED ::BY:: ORDER//


SECTION OFFICER