

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

Memo No.2461/Plg.III/2020,

Date: 06-11-2020

Sub: MA&UD Department – TS-bPASS - Post verification process exemption for certain applications submitted in TS-bPASS under instant registration & approvals – Regarding

Ref: 1) Telangana Municipalities Act 2019
2) TS-bPASS Act 2020
3) Govt., Memo No.2461/Plg.III/2020, Dated: 21.03.2020
4) Govt., Memo No. 2461/Plg.III/2020, Dated: 14.07.2020
5) Govt., Memo.No.2461/Plg.III/2020, Dated: 07.11.2020

In the reference 2nd cited, the Government have issued TS-bPASS Act 2020. Post Verification is being carried out for Instant Registration and Instant Approvals for the Applications under TS-bPASS. In the reference 5th cited District Collectors were directed to re-constitute Post verification team with Town Planning Officials from the concerned Local Bodies and any other officer from any other department as desired.

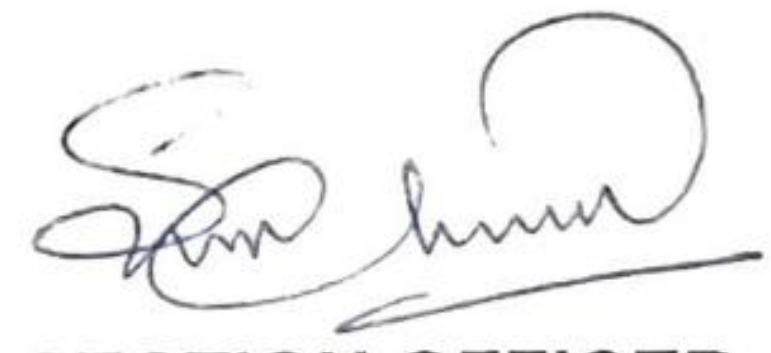
After detailed examination of the current implementation process by HMDA, GHMC & DTCP, is informed that there shall be no post verification for the plots falling in approved layouts & plots approved under LRS. However there will be desk verification in such cases within these timeline. Therefore, permissions for plots under such cases for construction shall be issued immediately.

All the concerned officers of TS-bPASS are directed to follow the above orders with immediate effect.

**ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To
All District Collectors & Addl. Collectors for ULBs
All the Municipal Commissioners of ULBs
All Vice Chairman's of UDAs
Special Officer, TS-bPASS
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad
The Chief City Planner, Greater Hyderabad Municipal Corporation, Hyderabad.
Director Planning, HMDA
The Director of Town and Country Planning, Hyderabad
Nodal Officer, e-Services
CIO Chasing Cell – TS-bPASS
All Department PMU's & IT PMU's – TS-Bpass
SF/SCs

// FORWARDED BY ORDER //


SECTION OFFICER

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

Letter No.2461/Plg.III/2020

Dated:07.11.2020

From
The Principal Secretary to Government,
Municipal Administration &
Urban Development Department,
Telangana Secretariat,
HYDERABAD

To
Director, Airport Authority of India,
Hyderabad

Sir,

Sub: MA& UD – TS-bPASS – Integration of NOCs with TS-bPASS – Request- Reg.

Ref: 1. Telangana Municipalities Act 2019
2. TS-bPASS Act 2020

Government of Telangana enacted new Municipalities Act viz., Telangana Municipalities Act 2019 (Act No.11 of 2019) with the following features regarding development of land and construction related permissions.

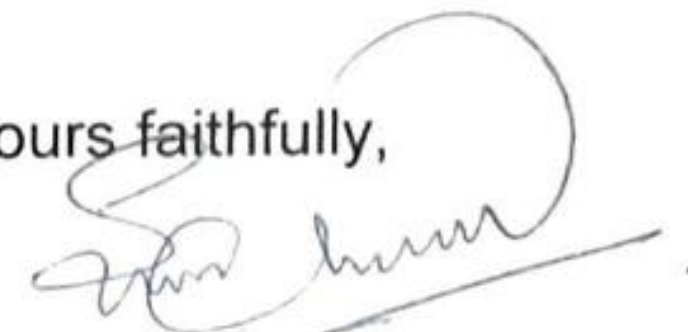
- 1) For plot size up to 75 sq.yds. (63 sq.mtrs) and the construction of ground or ground plus one floor, no building plan permission is required. However the applicant needs to register online with a token amount of Rs.1 and duly self-certifying the plot size and floors.
- 2) For all the individual Residential Buildings having plot area of above 75 sq.yds (63 sq.mtrs) and up to 500 sq.mtrs and building height of 10 mtrs shall get instant online approval upon furnishing the required information along with self-certification.
- 3) For residential plots of area above 500 sq.mtrs or/and height above 10 mtrs, and all commercial buildings, high rise buildings, group development schemes, group housing, apartment complexes, multiplexes, non-residential and other constructions, which require multiple NOCs there shall be single window system where applicant can submit one Common Application Form (CAF) for obtaining building permissions within 21 days.

Further Government of Telangana enacted Telangana State Building Permission Approval and Self-Certification System (TS-bPASS) Act, 2020 to provide hassle free building, layout and other related construction related permissions to the citizens, across all the Urban Local Bodies in the State in tune with provisions of the Telangana Municipalities Act 2019.

Under TS-bPASS Act, it is mandatory to design and develop an online single window system for granting construction permits in which there shall be a common integrated application for all internal and external agencies requires to provide NOCs/Approvals such as Airport Authority of India, National Monument Authority, Fire Services Department etc., as per the Reform No.185 of SRAP 2020 (Ease of Doing Business Reforms Initiatives) of Government of India.

As the website of NOCs by Airport of Authority of India has been integrated with website of Local Bodies of Delhi & Mumbai, we request you to extend integration of NOCs with TS-bPASS to provide the single window services relating to construction permits in all the Urban Local Bodies of the State. TS-bPASS will be acting as common platform for providing all the construction related permits including GHMC in the State.

Yours faithfully,



for Principal Secretary to Government

**GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

Memo No.2461/Plg.III/2020,

Dated:07.11.2020

Sub: MA&UD Dept., — Telangana State Building Permission Approval and Self-Certification (TS-bPASS) Act, 2020 — On-line Building Permissions through Self-Certification System— Constitution of Post Verification Teams and conduction of post-verification - Certain instructions issued — Regarding.

Ref: 1. TS-bPASS Act (Act 12 of 2020)
2. Govt., Memo No.2461/Plg.III/2020, Dated: 21.03.2020
3. Govt., Memo No. 2461/Plg.III/2020, Dated: 14.07.2020

The attention of all District Collectors is invited to the subject and references cited. As you are aware of TS-bPASS Act (Act No. 12 of 2020) has passed, which is applicable to all Municipalities and Municipal Corporations in the State. In the said Act certain provisions are made for getting hassle free building permissions through on-line without visiting Municipal Office or contacting any of the Municipal Officials.

Instant Registrations and Instant Approvals

1. **Instant Registration:** No Building permission is required for construction of Ground or Ground + 1st floor residential building in plots up to 75 Sq. yds. However the applicant needs to register online with a token amount of Rs.1 duly submitting a Self-Certification regarding size of the plot and floors.
2. **Instant Approval :**In case of Individual Residential buildings having plot area of 500 sq.mts and less and building height up to 10 mts - Instant online approval based on the self-certification submitted by the applicant.

Constitution of the Post Verification Teams

Instant registrations and Instant Approvals obtained under the above two (2) categories shall be done by the post verification teams. For this purpose all the District Collectors are hereby directed to re-constitute Post Verification Teams with the Town Planning official from the concerned local body and any other officer from other departments as desired. The District Collector may constitute as many teams as required depending on the work load.

Post verification process of Instant Registrations and Instant Approvals

District Collectors shall ensure that the Post Verification Teams conduct post verification in the following manner.

1. For all approved layout plots, approved under LRS there is no need for any Post Verification Team (PVT). In such cases, whereas there shall be Desk - Based scrutiny only.
2. Upon the receiving the application in the 1st level officer consoles the Town planning officer and any other officer as appointed by the District Collector shall complete post verification such as title aspects, technical aspects and site aspects within 3 days from the date of such Instant Registration / Instant Approval and shall upload their recommendations within 24 hours from inspection. The officers shall submit the recommendations within 4 days from the date of such recommendation thus.
3. Then 2nd level officer i.e. Municipal Commissioner of the concerned ULB verifies the recommendations of the 1st level officers and issue work commencement or revocation orders within 2 days of such recommendation.
4. In case of any misrepresentation or false statements, action shall be taken as per the section of 10 of TS-bPASS Act 2020 which includes imprisonment upto three years, levy of penalty, demolition or taking over or sealing of property without any notice and necessary enforcements as applicable.

2. It is clarified that depending upon the size of ULB, the sufficient number of such teams should be constituted in consultation with the ULBs to ensure there is no pendency.

3. The District Collectors are directed to take immediate action constituting post verification teams to ensure timely completion of post verification process and ULB wise team details be sent to o/o DTCP by 10/11/2020.

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

All District Collectors

All Additional Collectors (ULBs)

Director of Town and Country Planning, Hyderabad

Director of Municipal Administration, Hyderabad

All Municipal Commissioners (through DMA)

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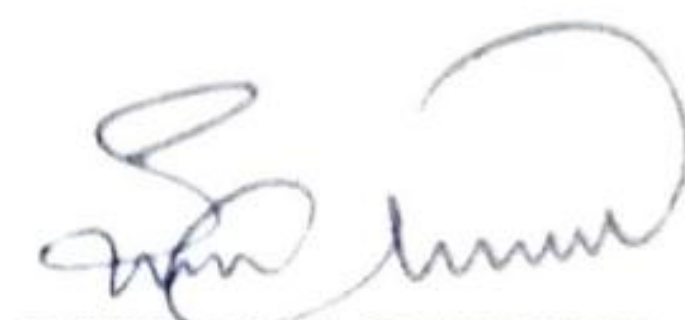
The PS to Principal Secretary to CM

The OSD to Hon'ble Minister MA&UD

The Ts-bPASS Chasing Cell

SF/SCs

// FORWARDED BY ORDER //



SECTION OFFICER