

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Delegation of powers to the ULBs and G.Ps falling in the Urban Development Authorities jurisdiction - Uniform Procedure –Notification –Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 443

Dated: 18-12-2017

Read the following:-

1. G.O.Ms.No.579, MA&UD (H) Department, dated:07.09.2015.
2. G.O.Ms.No.599, MA&UD (H) Department, dated:05.10.2016.
3. G.O.Ms.No.753, MA&UD (H) Department, dated:27.10.2017.
4. From the Director of Town and Country Planning, A.P., Guntur
Lr. No. 2920//2016/P, dated 06.12.2017.

ORDER:-

In order to streamline the online Building Permissions in Urban areas all over the State, Government have implemented the Information and Communication Technology (ICT) enabled Integrated Online Building Permission Management System and adopted AP Development Permission Management System (APDPMS). The said system has been extended to all the UDAs in the State.

2. Further, in order to streamline uniform delegation of powers to the ULBs and GPs falling in all the UDAs keeping in view the implementation of DPMS for online building permissions, Government have decided to delegate the powers conferred under sections 3, 82, 84 to 90, 100, 112,124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the ULBs and G.Ps falling in the Urban Development Authorities jurisdiction.

3. The following notification shall be published in the Andhra Pradesh Gazette.

NOTIFICATION

In exercise of the powers conferred under sub-section (2) of section 115 of AP MR&UDA Act, 2016 (Andhra Pradesh Act.No.5 of 2016), Government hereby delegate the powers conferred under sections 3, 82, 84 to 90, 100, 112,124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the ULBs and G.Ps falling in the Urban Development Authorities jurisdiction, namely :-

S. No	Section	Power relating to	Municipal Corporation Except GVMC	GVMC	Municipalities	Gram Panchayats	UDA
1	82	Building permission	All category of buildings upto 1000 sq.mts plot area and 15 mts. Height (excluding stilt, non multi-storied building)	All categories	All categories of buildings upto 300 sq.mts. plot area and 10 mts. height (excluding stilt)	Residential buildings upto 300 sq.mts. plot area and 10 mts. height (excluding stilt) in the areas permissible as per rules in normal course.	All other categories except in GVMC. as per G.O.Ms.No. 119 MA., dt. 28.03.2017

2	84	Layout approvals	Nil	All layouts upto an extent of 10 Hectares. beyond 10 Hectares opinion of VUDA shall be obtained.	Nil	Nil	All layouts (Beyond 10 Hectares, opinion of DT&CP, AP shall be obtained except in VUDA)
		Sub-Division of plot in approved layouts	All	All	All	All	All
3		To call for further information or notify shortfall information in all cases.	Head of TP section.	Head of TP section.	Head of TP section.	Panchayat secretary as per delegation.	Head of TP section.

- The authorities who are delegated with the powers for approval of buildings/Layouts under section 82 and 84 are also delegated to exercise the powers under Sections 85 to 90, 100, 112, 124, 126 to 129, 133 and 134.
- Wherever relaxation of rules and TDR availment is involved such files shall be invariably circulated to the Vice Chairman of concerned UDA irrespective of extent and height of the building except in GVMC.
- In respect of Gram Panchayats post verification shall be done by the concerned Panchayat Secretaries upto their delegation of powers (upto 300 Sq.m. of site area for the residential buildings). Gram Panchayat's are empowered to take action on all unauthorized developments. In case of failures the concerned Panchayat Secretary is liable for action.
- The Officer not below the rank of Assistant Director of Town Planning of UDA concerned shall be the inspecting officer for Gram Panchayats falling within the UDA.
- These powers are concurrent powers. The respective UDAs can exercise powers in case of failure by respective local bodies.
- The concerned local bodies and officers to whom powers are delegated shall exercise the powers judiciously in the true sprite of the provisions of the AP Metropolitan Region & Urban Development Authorization Act, 2016 (AP MR&UDA Act 2016), rules and regulations made these under.
- The Director of Town and Country planning, Andhra Pradesh shall be the Overall monitoring authority for functioning of the APDPM system in all UDAs and ULBs in the State.
- The above delegated powers are subject to overall conformity with the provisions of Master Plan / Zonal Development Plan and uses, Zoning Regulations, building rules issued by the Government from time to time.

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- The officers of the UDA concerned shall conduct periodical inspections of the ULBs and Gram Panchayats in its jurisdiction, to give necessary guidelines for disposal of cases as well as to check the permissions.
- The Officers of the UDA concerned shall have powers of surprise inspection of the ULBs and Gram Panchayats offices in its jurisdiction for verification of records pertaining to development control and the buildings under construction and also other areas.
- The Municipal Commissioner / Panchayat Secretary shall send a copy of approved plan to Urban Development Authority immediately after approval and a list of cases with amount of Development Charges paid to Urban Development Authority every month.

4. The above delegation of powers shall be strictly adhered by the Commissioner of ULBs and Panchayat Secretaries of Gram Panchayats and if any irregularity / deviation noticed / reported, this delegation of powers shall stand withdrawn forthwith.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada for
Publication in the A.P. Gazette.
The Vice Chairman, all the UDAs in the State.
The Commissioner, ULBs concerned through concerned UDA.
The Panchayat Secretaries concerned through concerned UDA.
Copy to :-
The District Collector, within the jurisdiction of UDAs in the State.
The OSD to M (MA&UD).
SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER