

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department – Internal delegation of powers within the Municipalities, Municipal Corporations and Urban Development Authorities –Notification –Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

**G.O.MS.No. 49**

**Dated: 01-02-2018**

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. Govt Memo No. 800211/H2/2017, dated 12.10.2017.
4. G.O.Ms. No. 443, MA&UD (M) Dept., dated 18.12.2017
5. From the Director of Town and Country Planning, A.P.,  
Guntur, Lr. No. 9464/2012/P, dated 18.01.2018.

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**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 vide G.O 2<sup>nd</sup> read above.

**2.** Further, in order to curtail the abnormal delay in conforming approved plans and issuing Occupancy Certificates Govt vide Memo 3<sup>rd</sup> read above, issued orders that the post approval inspection by the Town Planners concerned has to be completed within 10 days and the site inspection report has to be made available online for the applicant to have a look. If the post approval inspection is not carried out within 10 days, then the inspection deemed to have been taken place. Regarding the issue of Occupancy Certificate, instructions have been issued to make necessary inspections and issue Occupancy Certificate within a period of 8 days from the date of application. If the Occupancy Certificate is not issued within 8 days, on the 9th day applicant shall be able to download the Occupancy Certificate online provided the construction is in conformity with the approved plans.

**3.** Further, in order to speedy disposal of verification of Online Building permissions to give better service to citizens as per Citizen Charter and to ensure effective action on Unauthorised constructions, Government have decided to issue certain internal delegation of powers within the Municipalities, Municipal Corporations and Urban Development Authorities.

**4.** The following notification shall be published in the Andhra Pradesh Gazette on 02.02.2018.

**NOTIFICATION**

In exercise of the powers conferred under section 387 of AP Municipalities Act, 1965, under section 679-E of AP Municipal Corporations Act, 1955 and 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 209,212, 222, 228 (1), (2) & (3) of AP Municipalities Act, 1965, Sections 426, 450, 452, 455

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and 636 of AP Municipal Corporations Act, 1955 and Section 80 and 89 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the Municipalities Municipal Corporations and Urban Development Authorities, with the following powers, namely :-

Sl. No.	SECTION	POWERS	OFFICER TO WHOM POWER DELEGATED
1	209, 212, 222 of APM Act 1965, 428 of APMC Act 1955, 80 of APMR&UDA Act 2016.	Confirmation of post approval of Buildings up to the site area of 100 Sq.Mts	Town Planning Officer
2		Confirmation post approval of Buildings upto the site area above 100 to 200 Sq. Mts.	Assistant City Planner in the Cadre of Assistant Director of Town Planning
3		Confirmation post approval of Buildings upto the site area above 200 to 300 Sq.Mts.	Deputy City Planner in the Cadre of Deputy Director of Town Planning
4		Confirmation post approval of Buildings upto the site area above 300 to 500 Sq.Mts.	City Planner in the Cadre of Joint Director of Town Planning
5		For the sites above 500 to 4000 Sq.Mts. except High raise buildings.	Chief City Planner in the Cadre of Director of Town & Country Planning
6	455 of APMC Act, 1955	Occupancy certificate	The officer delegated with the power of conformation of post approval, can issue occupancy certificate
7	228 (1)&(2) of APM Act 1965, 452 of APMC Act 1955, 89 of APMR&UDA Act 2016	Issuing Provisional Orders , Show cause notices for Unauthorised constructions and Constructions made in deviation to approved plans	TPBO/JPO and above cadres.
8	228(3) of APM Act 1965, 636 of APMC Act 1955, 89 of APMR&UDA Act.	Issuing Conformation order, Demolition orders for Unauthorised constructions and Constructions made in deviation to approved plans	ACP and above cadres
9	192 of APM Act and 401 of APMC Act 1955	Issue of encroachment notices	TPBO/JPO and above cadres

i. In Municipalities not covered by UDAs, as per Rule 3 (22) (iii) of AP Building Rules, 2017:-

- (a) In case of building approvals with plot area of above 300 Sq. Mts, the Regional Deputy Director of Town & Country Planning (RDDTP) concerned shall undertake post verification.
- (b) In case of building approvals in the site area above 1000 Sq.Mts, the Director of Town and Country Planning, A.P., Guntur or his representative shall under take post verification.

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- ii. These delegations are subjected to delegations issued in G.O.Ms. No. 443, MA, dated 18.12.2017 in the jurisdiction of Urban Development Authorities.
- iii. These delegations are for speedy disposal of verifications of online building permissions to give better service citizens as per citizen charter and to ensure effective action on unauthorised constructions. If any delay noticed at lower level, the higher officials can pull up the file and dispose the same.
- iv. Wherever the cadre post against the column no. 4 in the said above table is not available, the next higher level officer is the authority delegated to exercise the powers.
- v. The officers to whom powers are delegated shall exercise them with true spirit. Any deviation or negligence in exercise of powers will be viewed seriously.
- vi. The Commissioners of ULBs shall review the disposal process and Development Control Regulation process including enforcement action and see that the delegated powers are utilised effectively.

**5.** The above delegation of powers shall be strictly adhered by the Municipalities, Municipal Corporations and Urban Development Authorities in the State.

(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, Hyderabad for  
Publication in the A.P. Gazette.  
The Director of Town and Country Planning, A.P., Guntur.  
The all Municipalities & Municipal Corporations (through DTCP)  
The Vice Chairman, all the UDAs in the State.  
The Director of Municipal Administration, AP, Guntur.  
Copy to :-  
The OSD to M (MA&UD).  
SF/SC.

/FORWARDED:: BY ORDER//

SECTION OFFICER