

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Andhra Pradesh Building Rules, 2017 – Revised Guidelines for Self Certified Building Permissions under Self Certification Scheme(SCS) – 2025 - Superseding the guidelines issued in G.O.Ms.No.20, MA&UD(M) Department, dated:04.02.2025 - Orders – Issued.-

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.120

Dated:13-07-2025
Read the following:-

1. G.O.Ms.No.119, MA&UD (H) Department, dated:28.03.2017.
2. G.O.Ms.No.401, MA&UD (M) Department, dated:15.11.2017.
3. G.O.Ms.No.223, MA&UD (M) Department, dated:09.07.2018.
4. G.O.Ms.No.179, MA&UD(M) Department, dated:01.10.2020.
5. G.O.Ms.No.180, MA&UD (M) Department, dated:01.10.2020.
6. G.O.Ms.No.175, MA&UD (M) Department, dated:10.11.2022.
7. G.O.Ms.No.145, MA&UD (M) Department, dated:23.11.2023.
8. G.O.Ms.No.4, MA&UD(M) Department, dated:09.01.2025.
9. G.O.Ms.No.7, MA&UD(M) Department, dated:20.01.2025.
- 10.G.O.Ms.No.20, MA&UD(M) Department, dated:04.02.2025.
- 11.e-file bearing C.No.2688881 from the DT&CP, Mangalagiri.

ORDER:

In the reference 1st read above, the Government have issued the Andhra Pradesh Building Rules, 2017 applicable to the building activities in the State, based on the Model Building Bye-Laws, 2016 of Government of India. Subsequently, the Govt., vide references 2nd to 9th cited have issued amendments to the AP Building Rules, 2017, in order to make the building environment safe, inclusive, environmentally sustainable and contribute towards economic development and enhance Ease of Doing Business (EoDB) and to have investment friendly environment in the State.

2. In the reference 10th read above, the Government have issued Guidelines for Self Certified Building Permissions under Self Certification Scheme(SCS) – 2025.

3. In the reference 11th read above, the Director of Town & Country Planning, Mangalagiri has informed that, the Confederation of licensed engineers surveyors & Architects Andhra Pradesh – CELSA - AP stated that as per Self Certification Scheme(SCS) – 2025, while LTPs are assigned enforcement responsibilities, they do not have the required manpower to enforce these responsibilities across all construction sites. Hence requested an exemption from this enforcement

responsibility and also the WALTP of Andhra Pradesh have requested the removal of certain rules in Self Certification Scheme(SCS) – 2025.

4. Accordingly, the DT&CP, Mangalagiri has proposed revised draft Self-Certification Guidelines duly considering the Ease of doing business and as part of reducing the compliance burden and deregulation and also compliance towards Special Assistance to States for Capital Investment(SASCI) 2025-26 for availing incentive towards compliance.

5. Government after careful examination of the matter and in order to improve the "Speed of Doing Business" in the State and to bring about a participatory approach to the developments to boost the Real Estate Sector and in exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Section 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, hereby issue the Revised Guidelines for Self Certified Building Permissions under Self Certification Scheme(SCS) – 2025 annexed to this order to be inserted as Chapter – XIV in A.P.Building Rules issued vide G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 duly superseding the guidelines issued in the reference 10th read above.

6. A copy of this order is available on the internet and can be accessed at the address <https://goir.ap.gov.in>.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRAPRADESH]

**S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationery & Store Purchase Department,
Vijayawada for publication of Notification in the Gazette

The Director of Municipal Administration, A.P.,Vaddeswaram, Guntur.

The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.

The Commissioner, A.P. Capital Region Development Authority, Vijayawada.

The Metropolitan Commissioner, VMRDA., Visakhapatnam.

The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.

All the Commissioners of ULBs in the State

- **through** CDMA., A.P., Vaddeswaram.

All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri.

All the District Collectors in the State.

The Director General, Andhra Pradesh State Disaster Response
& Fire Services Department, A.P., Vijayawada.

The Chairman & Managing Director, APTRANSCO., Vijayawada.

The Commissioner & Inspector General of Registration & Stamps,
A.P., Vijayawada.

The V.C & M.D., Andhra Pradesh Industrial Infrastructure Corporation Ltd.
(APIIC), Mangalagiri.

The Director of Translations, Vijayawada(With a request to translate into Telugu
and Retransmit the same)

Copy To:

The Panchayat Raj & Rural Development Department, A.P.Secretariat.

The Revenue Department, A.P. Secretariat.

The Energy Department, A.P. Secretariat.

The Home Department, A.P. Secretariat.

The OSD/PS to Principal/Secretary to Hon'ble Chief Minister.

The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.

The P.S. to Prl. Secretary to Government, MA&UD Department.

SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER

ANNEXURE

**In the said A.P.Building Rules issued vide G.O.Ms.No.119, MA&UD (H)
Dept., dated 28.03.2017, -**

After Chapter - XIII, the Chapter - XIV shall be added, namely:-

CHAPTER - XIV

Self Certification Scheme (SCS) - 2025

181. Guidelines for Self Certified Building Permissions

Background:

The Self Certification Scheme 2025 is being introduced to improve the "Speed of Doing Business" in the State—the Government intends to bring about a participatory approach to the developments to boost the Real Estate Sector. Therefore, the enforcement power and responsibilities of adhering to approved building permission are being proactively devolved to its Licensed Technical Personnel (LTPs) and citizens on a trust basis.

As a first phase, only non-high-rise residential buildings are included in the scheme. The Guidelines for the same are detailed below.

1. Short title and application

1.1. These guidelines shall be called "**Guidelines for Self Certification Scheme 2025 for Building Permissions** upto 4000 sq.mt plot area of non high rise residential buildings and for establishment of White Category industries as prescribed by Andhra Pradesh Pollution Control Board(APPCB) having the site extent of 500 sq.mt or below" or "SCS 2025".

1.2. This shall be applicable to all Urban Local Bodies (ULBs) in the State of Andhra Pradesh.

1.3. This shall be applicable to all Gram Panchayats falling in the jurisdiction of Urban Development Authorities(UDAs) jurisdiction including APCRDA (except Capital City area of APCRDA) having the site extent of 300 sq.mt or above in the State of Andhra Pradesh.

1.4. These guidelines shall apply to all upto 4000 sq.mt plot area of non high rise residential buildings and for establishment of White Category industries as prescribed by Andhra Pradesh Pollution Control Board(APPCB) having the site extent of 500 sq.mt or below, applied after publication of these guidelines.

2. Definitions:

In these guidelines, unless the context otherwise requires:-

2.1. **"Applicant"** means the landowner, leaseholder, or power of attorney holder who wishes to construct, re-construct, or develop a non high rise residential building.

2.2. **"Competent Authority"** means the Commissioner, APCRDA/ Metropolitan Commissioner, VMRDA/Vice Chairperson of respective UDA/ Municipal Commissioner of respective Municipal Corporation/ Municipality/ Nagar Panchayat.

2.3. **"Licensed Technical Personnel"** or (LTP) means an Architect / Engineer / Supervisor / Town Planner who has a valid registration in the ULB or UDA as per rule 2(101) of APBR 2017 and its amendments.

2.4. **"Low Risk buildings"** means all non high rise residential buildings upto 4000 sq.mt plot area and white category industries as prescribed by Andhra Pradesh Pollution Control Board(APPCB) having the site extent of 500 sq.mt or below.

Note: As per rule 2(17)(h) of Andhra Pradesh Building Rules 2017 issued vide GO.Ms.119 of MAUD Dept Dt: 28-03-2017 and its subsequent amendments, "High Rise Building means a building with 18 meters and above from finished plinth level (including stilt floor) in height."

2.5. **"OBPS"** means the Online Building Permission System(OBPS) in force through which the LTP and applicant shall apply for Self Certified Building Plans.

2.6. **"Self-Certification"** refers to the declaration made by the applicant, along with the Licensed Technical Person (LTP), confirming that the ownership documents and other related documentation for the construction or reconstruction of self-certified buildings are authentic, consistent with the on-ground situation and master plan and that the information submitted online is accurate.

3. Eligibility

3.1. Self Certification Scheme shall apply to non high rise residential building plan permissions upto 4000 sq.mt plot area in following cases only:

- a) plots in approved layouts
- b) layouts regularised under the LRS - 2008 and LRS 2020 schemes
- c) Village sites and Gramakantam
- d) Areas with approved circulation patterns
- e) Redevelopment of existing buildings already having approved plans or existed before 1985

3.2. Self-Certification Scheme shall apply to white category industries as prescribed by APPCB having the site extent of 500 sq.mt or below.

3.3. The scheme shall not be applicable to:

- a) any other case except those mentioned in para 3.1 above.
- b) Group Development Schemes
- c) Building proposed in CRZ areas
- d) Building proposed in unauthorized layouts
- e) In land uses where residential uses are prohibited in Master plan land uses and zoning regulations and building rules 2017

4. Procedure for Self Certification

4.1. Applicant shall submit building plan applications along with relevant documents, fees and mortgage required percentage of built up area (wherever applicable) through Licensed Technical Person (LTP) in OBPS portal as per the existing procedure in vogue with the addition of a signed Self Certification Proforma.

4.2. The Self Certification Proforma shall be signed by both the applicant and LTP and uploaded in OBPS portal.

4.3. OBPS portal will scrutinize the submission and issue proceedings instantaneously after payment of necessary fee/charges as generated on trust basis.

4.4. The applicant may commence construction from the date of obtaining the permission in OBPS.

4.5. The LTP shall upload the **Plinth level Inspection (PI) report** within 7 days of completion of the plinth beam duly ensuring that the site setbacks are maintained as per the approved plan. The report as per the enclosed proforma along with photographs with geo coordinates shall be submitted in OBPS. If the LTP fails to upload the Plinth level Inspection report within 7 days, from laying the plinth beam, such building permission shall be considered as deemed certified by the LTP that the plinth level inspection is done and the construction commenced as per approved plan. It will be the responsibility of the owner and LTPs to ensure that the building is constructed in accordance with the sanctioned building plan adhering to the provisions of AP Building Rules, 2017.

4.6. Joint Inspection and issue of Occupancy certificate: The LTP shall submit the completion certificate as per the proforma in OBPS and the joint inspection along with LTP shall be made by the competent authority or Town Planning Staff as per the delegations and upload report in the OBPS portal for issue of completion certificate by the Competent Authority instantaneously, if the construction is as per the approved plan for relinquishment of the mortgage deed.

4.7. Any deviations identified at the occupancy stage by the LTP, which are within the permissible limits as per rules, the LTP shall raise payment challan through online in his login to the extent of the deviation and ensure payment is completed before applying for occupancy. During the joint inspections, if any deviation is observed in raising compounding fee and percentage of deviation, the owner will be liable to pay the remaining amount of compounding fee.

5. Other conditions pertaining to Self Certification

5.1. At any stage of construction of Low Risk buildings, if the LTP who uploaded and confirmed the self-certified building plan, notices that such building is being constructed in violation of such building plan, the LTP shall intimate to the authority concerned regarding such violations and stop further supervision and the owner will be held fully responsible for irregularities. The LTP shall submit complete details of the construction along with photographs with geo-coordinates of the building being constructed in OBPS. Failing which, the authority has right to initiate action against LTP.

5.2. The Competent Authority shall immediately issue a notice to the owner on the basis of the intimation received from the LTP to suspend further work and rectify violations. In such cases the owner shall not make further additions in violation of the conditions. The owner may, after removal of violations, engage an LTP and proceed with work as per approved plan or obtain revised plan as per rules.

5.3. After submission of application or during the construction of building if there is change in the owner or the LTP, both the Owner and the LTP concerned shall intimate the Competent Authority through OBPS that he is no longer responsible for the construction project from the date of receipt of the intimation. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ LTP. The construction work shall have to be suspended until the new owner / LTP, as the case may be, undertake the full responsibility of the project by registering in OBPS to the project and an intimation of the same shall be automatically sent to the Competent Authority login in OBPS intimating the same.

5.4. Competent Authority reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner. In case the owner fail to rectify violations, the Competent Authority shall take necessary steps to rectify the violations.

6. Responsibilities of the Owner

6.1. It shall be the sole responsibility of the building owner to adhere to the approved building plan.

6.2. The owner shall intimate the LTP after completion of plinth beam for submission of report in OBPS promptly.

7. Responsibilities of LTPs

7.1. LTPs shall ensure that they don't endorse any misrepresentation of documents or facts.

7.2. LTPs shall ensure that master plan , zoning regulations and Building rules 2017 are adhered to and no plan is approved in:

a) Restricted zones in Masterplan and Indicative Land Use Plans like Open Space, Recreational Use Zones and sites falling in Master Plan road alignment/road widening and areas reserved for public purposes, buffer spaces, water bodies.

b) Government lands as per the prohibited list provided by the Government, assigned lands without valid ownership documents, etc.

7.3. LTPs shall ensure that building permissions are not issued in sites where any court cases or litigations are under process unless the case is disposed by the Hon'ble Court.

7.4. LTPs shall ensure that all fees/charges as per the published fee/Charges gazette is generated and paid by applicant.

7.5. LTPs shall ensure that gift deeds or mortgage to be carried out by the applicant is done as per the requirement.

7.6. LTPs shall suo-moto verify the building plans submitted by them and also submit reports promptly in OBPS without delay.

7.7. For buildings which attracts RERA registration as per AP RERA Act, 2016, soon after obtaining building permission the LTP and the Owner shall ensure that the registration is done with APRERA.

7.8. LTPs are liable for misrepresentation of on Ground report and necessary action will be initiated against them as per the prevailing act provisions.

8. Responsibilities of Town Planning staff

8.1. Supervisory Checks by Town Planning functionaries in case of self-certified buildings are hereby dispensed with.

8.2. However, 10% -15% of the total files will be randomly assigned in OBPS for inspection to the Town planning functionary logins. These files shall be verified with respect to the approved plan, submitted documents, and the on-ground construction.

8.3. The Town planning staff of the Urban Local body parallelly shall inspect all the buildings invariably as per their job chart and shall upload the information in the dedicated online portal designed for Monitoring the ongoing Constructions within the Urban local body and Urban Development authority.

8.4. As and when any irregularity is noticed in self certification buildings (or) any complaint received through various forums/modes/individuals, the Metropolitan Commissioner, VMRDA, Commissioner, APCRDA, Vice Chairman of UDA and the Commissioner of ULB shall take action on the building as per the Act provisions and action against LTP shall be initiated as per the procedure mentioned under the rules.

9. Action for Wrong Information/ misrepresentation:

9.1. If the permission accorded is found to be obtained through misrepresentation, then

- a) permission shall be revoked by the Competent Authority
- b) construction made on such sites shall be treated as unauthorised construction and action shall be taken as per rules in vogue.
- c) action will be taken against concerned LTP and owner as per the prevailing Act provisions.

9.2. In case, the self certified plan approved by LTP is revoked, his license will be revoked in OBPS for a period of five (5) years duly giving an opportunity for explaining the reasons.

After Annexure-8, the following shall be added, namely,-

Annexure 9: Self Certification Proforma

Date: ____

From,

1. Name, address & phone no of applicant
2. Name, official address & registration no. of LTP
3. Aadhar No. of the Applicant:
4. Aadhar No. of the LTP(S):

To,

The Municipal Commissioner, ULB, location or

The Vice Chairperson, UDA, location.

Sir/Madam,

Sub: *[Mention ULB/UDA]* - Self Certification of low risk buildings - proposed building construction in Sy.No.____ of ____revenue Village in ____ Mandal, ____ District located in ____ *[Mention ULB/UDA name]* limits - joint Self Certification - Submitted - Regarding.

Ref: *AP Building Rules 2017 issued vide GO.Ms.No.119, MAUD Dt: 28.03.2017*

It is to submit that I/we, _____ [*mention names of all the owners/lease holders as per document*] , am/are owner(s)/leaseholder, or power of attorney holder of site in Sy.No.____ of _____revenue Village in _____ Mandal, _____ District located in _____ [*Mention ULB/UDA*] limits to a site extent of _____ sq.m (____sq,yards) with a total built up area of _____ sq.m (____sq,ft) for residential building having height of _____ meters. I am/We certify that the documents submitted in this permission are correct and complete. I am authorised to take up the proposed development in the site mentioned above. **I shall abide by the approved building plan in undertaking the construction** and promptly intimate the LTP at all stages of completion.

It is to submit that, I, _____ [*mention LTP name*] with registration number _____ agree to be the LTP for the proposed building construction in the site mentioned above till the completion of the project.**I shall guide and instruct the applicant to abide by the approved building plan in undertaking the construction and notify the authorities if any deviation comes to my notice.**

We certify that,

1. The documents submitted in this permission are correct and no vital information is withheld.
2. The site does not fall under any restricted use zone like proposed masterplan road, waterbodies, recreational open space, masterplan buffers, etc.
3. NOCs applicable are obtained and uploaded in online application.
4. _____ sq.m site which is Road affected portion is given as conveyance deed to ULB/UDA.
5. _____ sq.m site is Mortgaged to the ULB/UDA as per rules and registered document number _____ is submitted.
6. Fees as per the ULB/ UDA fee gazette are paid.
7. There are no litigations or court cases pending with respect to the site.
8. I am liable for any mis-representation made in the approved drawings/documents and action against me and the owner as per the prevailing Act provisions and consider the construction as unauthorized construction.

Name & Signature of Applicant

Signature:

Name of the LTP:

Registered No. of Empanelled Licensee:

Annexure 10: Plinth level inspection report**BA.No:** _____ **Dt:** _____

Work of (Title of the project) at [Site address]

Name of the present owner/lease holder/GP holder:**Location :** _____ (Sy.No, village,mandal) in _____(ULB/UDA)**Date of inspection :** _____**Stage of construction at site:** _____**Plinth level inspection details**

| Sl. No. | Item | Provided as per approved plan | Provided actually at site | Remarks |
|----------------|-----------------|--------------------------------------|----------------------------------|----------------|
| 1. | Front set back | | | |
| 2 | Rear set back | | | |
| 3 | Side 1 set back | | | |
| 4 | Side 2 set back | | | |
| 5 | Plinth area | | | |

Any other remarks: _____

Is the construction up to plinth level as per the approved plan : **Yes / No**

Remarks:

Recommendation: As the construction is (NOT) as per approved plan so far, the plinth level inspection is cleared/ NOT cleared.

Signature:

Name of the LTP:

Registered No. of Empaneled Licensee:

Annexure 11: Completion certification report

The existing completion format continues.

**S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**