

GOVERNMENT OF ANDHRA PRADESH  
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

Memo No.196083/H2/2016-1,  
Doc.No:4582

Dated:17.03.2016

Sub:- DT&CP — Development of information, communication and Technology (ICT) — Enable integrated online building permission management system for 110 ULBs in the state of Andhra Pradesh additional instructions in continuation to G.O.Ms. No 541 dt:17-11-2000 - Classification of Risk based buildings - Nomination of Resolution Authority - Reg.

Ref:- From the DTCP, AP, Guntur, Lr.Roc.No.9464/2012/P, dated:15.03.2016.

\*\*\*

The attention the Director of Town and Country Planning, Andhra Pradesh, Guntur is invited to the reference cited. He is informed that, Government after careful examination of the proposal and issue the procedural instructions in continuation to the G.O.Ms. No 541 dt:17-11-2000 as follows:-

I) The classification of the risk based buildings:

Sl.No.	Classification of Risk	Types of Building
1	High Risk	All the buildings falling in the vicinity areas such as water bodies, Railways, Electrical lines, Airport etc.; as classified in Rule No.3 of G.O.No.168 dated:7.4.2012 of MA&UD.
2	Moderately Risk	Commercial Complexes, Public Congregation buildings such as conventional centers, Cinema Theatres, Institutions, Hospitals etc. which are above 10 mts. height.
3	Low Risk	a) Buildings in narrow roads of less than 9 mts. width b) Buildings proposed without column structures

II) Further, Third Party verification of structural designs and drawings by the Third Party i.e., reputed Engineering Colleges/Universities which are recognized by the U.G.C. shall be mandatory for all High-raised Buildings.

III) The conflict resolution mechanism is designed as follows with specific resolutions authority and affiliated in case of arising different conflicts in the granting of building permissions as well as in the course of construction.

Sl.No.	Conflict	Resolution Authority	Appellate Authority
1	Title dispute	Joint Collector	City Civil Court
2	Boundary dispute	Town Surveyor / Mandal Surveyor	M.R.O. / R.D.O.
3	Water Bodies	Town Surveyor / Executive Engineer, Irrigation Department	Superintendent Engineer, Irrigation Department
4	Structural stability	Municipal Engineer	Municipal Commissioner
5	Deviations / Violations of Rules	Town Planning Section Head	Municipal Commissioner
6	Encroachments on Government Lands	Town Surveyor / Mandal Surveyor	M.R.O. / R.D.O.

2. The Director of Town & Country Planning, A.P., Guntur shall take further necessary action, accordingly.

R. KARIKAL VALAVAN  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
Director of Town & Country Planning, Andhra Pradesh, Guntur.  
Copy to:-  
The Director of Municipal Administration, Andhra Pradesh, Hyderabad.  
SC

// FORWARDED : BY ORDER //

SECTION OFFICER