

To enhance the “ Ease of Doing Business “ in the state of Telangana , Department of Industrial Policy and promotion, Ministry of Commerce & Industry, Govt of India has introduced certain reforms where Building Plan Rules, Change of Land Use permissions, Occupancy Certificates are classified based on different types of risk on two important criteria that is type of the building & height of the building. Based on the criteria, frequency and the type of inspection is also defined . This is to be implemented across the State under Development Permission Management System towards which G.O.Ms.Mo. 153 dated 1<sup>st</sup> June 2017 is released by MA&UD .

Following is the Summary and procedure for Site Inspection :

Risk classification is primarily done on two factors. **Category of the building and height of the building.**

1. **Risk Classification** : Low, Medium, High

2. **Category Of Buildings Considered for Risk Classification** :

- a. Individual Residential Buildings, Apartments, hostels, Hostels in less than 2000 sq.m, Residential apartments more than 2000 sq.m, Hospitals, Schools, Colleges, Assembly Buildings, Multiplexes, theatres, Gas and Petrol Pumps, Godowns, Industries.

3. **Height of Buildings Considered for Risk Classification** :

- a. Low Risk : 12m
- b. Medium Risk : 15 m.
- c. High Risk : All heights

Based on the type of Risk, frequency of Inspection and stage of inspection, type of inspector and type of reporting are also defined.

4. **Frequency Of Inspections To be Done During Different Stages of Construction Based on Risk Classification & Reporting Requirements** :

S.NO	Type Of Risk	Frequency	Stage Of Construction	Reporting( Officers : Planning/Municipal Officials ) Licensed Technical Persons : Engineers/ Architects
1.	Low Risk		At the time of Occupancy	Municipal Officials, Licensed technical Persons
2.	Medium Risk	Six Months	1. At the time of excavation of cellar 2. Foundation Stage 3. Ground Floor Slab Completion 4. At the time of Occupancy	1. Municipal Officials, License technical Persons 2. Licensed Technical Persons 3. Licensed technical Persons

				4. Municipal Officials and Licensed Technical Persons
		One Year	At the time of Occupancy	Municipal Officials
			1. At the time of excavation of cellar 2. Foundation Stage 3. Ground Floor Slab Completion 4. At the time of Occupancy	Licensed technical Persons
3.	High Risk	3 months	1. At the time of excavation of cellar 2. Foundation Stage 3. First Cellar 4. Ground Floor Slab Completion 5. At the time of Occupancy	Municipal Officials
			1. At the time of excavation of cellar 2. Foundation Stage 3. First Cellar, second cellar, Subsequent cellars if any 4. Ground Floor Slab Completion 5. At the time of Completion of every five floors 6. At the time of Occupancy	Licensed Technical Persons

**NOTE : Frequency of inspection is to be considered as the defined periodicity of construction or stage of construction whichever is earlier .**

**Site Inspection Procedure :**

1. Risk Classification is defined in the system based on the criteria that is category of the building and the height of the building.
2. In the Proceeding letter a condition is included that based on the type of risk category, The applicant has to communicate the work progress to the Authority.
3. When an application is submitted online, based on the risk classification,i.e, Category of building and height of the building, the site inspection is done by the Inspector to whom the file is allocated by the Computer.

4. Site Inspector plans the date of site inspection and the same is intimated to the applicant through " e-mail"& "SMS".
5. Site Inspector does the site inspection and uploads the site inspection report within 24 hrs of site inspection.
6. Site Inspection report is available in the applicant's login for reference.
7. Site Inspection report is made available in Citizen Search of DPMS Website. By clicking on the File Number, the list of Inspection reports will be displayed for the respective files.
8. All the Inspection Reports are digitally signed.