



Ease of Doing Business - Procedure for Inspection to obtain Construction Permit & Check List

PROCEDURE FOR INSPECTION TO OBTAIN CONSTRUCTION PERMIT:

- Ref:-
1. Circular No.198445/APIIC/LAC/2014-203, Dt:27-01-2014 of Executive Director (N).
 2. APIIC/MIS/EODB/2014-15 of Ease of Doing Business.
 3. Govt. Memo.No. 196083/H2/2016-1, Doc.No. 4582, MA&UD (H2) Department, Dt: 17-03-2016.
 4. G.O.Ms.No. 35, Industries and Commerce (IP&INF) Department, Dt: 29-04-2015.
 5. G.O.Ms.No. 136, MA&UD (H2) Department, Dt: 27-05-2016.

APIIC is following the guidelines and building rules as issued by MA & UD from time to time. As per reference 1st cited, in the context of Ease of Doing Business guidelines were issued to all 102 Local bodies (IALAs) in the State of Andhra Pradesh for the Development of Information and communication Technology (ICT) enabled integrated Online Building Permission Management System (OBPMS). In the reference 3rd cited guidelines were issued for risk based classification of buildings and in continuation of the same, following are reiterated.

1. Inspections based on computerized risk assessment:

All the applications for the Building Plan to be categorized based on the risk i.e., Low Risk, Moderately Risk, High Risk Buildings as per the criteria given in Govt. Memo 3rd cited.

The above categorization to be done through the Online Inspections Module developed as part of the Online Building Permission Management System (OBPMS) for IALAs concerned.

2. Category of Inspections:

The inspections shall be based on the categorization of Building based on the risk viz;

The High risk Category building premises shall be ascertained by the I A L A s based on type of building such as, all building in the vicinity areas such as water bodies, railways, Electrical lines, Airport etc. as classified under rules of G.O Ms. 119, Dt: 28-03-2017 of MA&UD.

The Moderately risk Category building premises shall be ascertained by the I A L A s based on type of building such as, Commercial complexes, Public Congregation building such as

conventional centers, cinema Theatres, Institutions, Hospitals etc. which are above 10.00 mts. Height.

The Low Risk category building premises shall be ascertained by the IALAs based on type of building such as,

- a) Buildings in narrow roads of less than 9.00 mts. Width.
- b) Buildings proposed without column structures.

Further, Third party verification of structural design 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.

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

3. Scheduling of Inspections:

The scheduling of inspections shall be done through the Online Inspection module. The sites to be inspected shall be scheduled as per the date of application and risk criteria as mentioned in the point 2.

4. Issuance of Notices:

A computer generated notice / E-mail/SMS alert shall be issued to the applicant for which inspection is scheduled. In addition, the intimation from IALAs should be sent to concerned departments, namely Fire Services, Mining, Electricity, pollution Control Board, Forests etc. for the Joint Inspection by the Departments as per G.O 5th cited. In case, a Single Agency is conducting the inspection, then all the concerned officers shall go together for the inspections. Concerned IALAs shall issue internal circulars regarding the same.

5. Allocation of Inspecting Officers:

The allocation of Inspecting Officer shall be done randomly through the computerized online Inspection Module in OBPMS as follows.

- a) Inspecting officer shall be allocated from the pool of inspecting officers.
- b) The same Inspecting Officer shall not inspect the same building twice consecutively.

In case of unavoidable exigencies such as leave, court appearance etc. only, the inspecting officer shall intimate the concerned Section Head duly recording the reasons, and the Section Head shall select replacement inspecting officer through computer system.



6. Inspection Report:

Inspection shall be conducted on the designated date by the designated inspecting officer and shall upload the inspecting report within 48 Hrs. of completion of the Inspection in the Online Inspection Module Building plan Approval. An alert (SMS/E-mail) shall be sent to the Section head and the Applicant / Architect/ LTP (Licensed Technical Personnel) so that they may view / download the inspection report.



**ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION
INDUSTRIAL AREA LOCAL AUTHORITY
INSPECTION REPORT**

Proposal Details					
BA. No : LTP Name : Owner Name : Prop. Address : Inspected By :				Inspected On : Published On :	
Inspection Checklist					
#	Description	As per Plan	As On Site	Observation	Remarks
1	Ground Position				
2	Site falls in (Layout/UDL)				
3	Site Level				
4	Site Enclosed With				
5	Work Commenced/Not Commenced				
6	Total Area As on Grounds (Sq. Mtr.)				
7	Site Surrounded by (Physical features)				
8	East				
9	South				
10	West				
11	North				
12	Whether the above physical features/Measurements are tallying/Not tallying with the schedule of the Documents.				
13	Restrictions of building activity in the vicinity of certain areas				
14	Does plot falls partly under Restricted Zone?				
15	Environmental Clearance required				
16	N.O.C. from Andhra Pradesh State Disasters Response & Fire Services Department required/Airport etc				
17	Whether the site is affected by or in the vicinity of Railway/Water bodies, etc				
18	Whether Approach road existing at site				
19	Access				
20	Width of approach road				
21	Whether Approach Road connected with an existing public road				
22	Status of Approach road				
23	Nature of Road				
24	Scope of Road Widening of road in Mts. as per the Master Plan/Layout				
25	Land Use				
26	Land Use in Which the Site falls as per Master Plan/Zoning Development Plan				
27	Proposed Use of the Building				
28	Proposed activity of the Building				
29	Whether permissible as per the Zoning regulations of the ULB				



Inspection photographs (with Direction Specification)

North:		South:	
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Remarks:

Remarks:

East		West	
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Remarks:

Remarks:

Inspection Remarks and Recommendation:

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Commissioner/EO

APIIC IALA