

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Industries & Commerce Department – Compliance Reduction and Deregulation Phase-II– Facilitation of timely implementation of industrial projects – Competent Authorities to issue permissions / approvals / clearances, including Building Plan Approval, Fire NOC, Consent for Establishment (CFE), Consent for Operation (CFO), etc., on the strength of the Final Allotment Order issued by APIIC – Orders – Issued.

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 203

Dated: 12-08-2026

Read the following:

1. Various Compliance Reduction and Deregulation Phase-II Interventions by the State, as notified in website, viz, <https://www.apindustries.gov.in/apindus/userinterface/SingleWindowServices>
2. Minutes of the meeting under the Chair of Hon'ble Chief Minister, GoAP on implementation of the Deregulation Drive-Phase-II held on 13.4.2026 vide Memo No.3220269/2026-Prog.III (3042087) dated:27.4.2026
3. From the VC & MD, APIIC Ltd., e-file bearing No.3306120, dated 27.06.2026

ORDER:

Pursuant to various interventions towards Compliance Reduction and Deregulation Phase-II by the State as notified vide ref-1 cited above, vide ref-3 cited above, the Vice Chairman & Managing Director, Andhra Pradesh Industrial Infrastructure Corporation Ltd., has submitted that on analysis, the period from the time, the land is allotted to eligible entrepreneurs by the APIIC as per Allotment Regulations in force to the time to actually ground the units is found to be long as there are many steps involved – which are followed in sequence mostly – viz, completion of land allotment procedure (Initially Provisional Allotment Order followed by Final Allotment Order after receipt of land cost payment), execution of sale agreement, handing over of possession and thereafter obtaining various statutory/non-statutory approvals by the firm such as Building Plan Approval {by Urban Local Bodies (ULBs) / Gram Panchayats / Industrial Area Local Authority (IALAs)}, Fire NOC (by Fire Department / Home Department), Consent for Establishment

(CFE) & Consent for Operation (CFO) by APPCB, Occupancy Certificate from ULB / IALA, etc.

2. The sequential nature of these processes results in considerable delay in commencement and implementation of industrial projects. Such procedural delays may result in entrepreneurs being unable to adhere to the stipulated project implementation timelines and consequently being required to seek Extension of Time (EoT) and bear the corresponding EoT fees, even in cases where the delay is attributable to departmental procedures and approval processes.

3. To reduce the timelines for early grounding and completion of the projects for which the lands are allotted by the APIIC, the VC&MD, APIIC, has therefore requested the Government to issue suitable orders permitting grant of mandatory pre-establishment approvals such as Building Plan approval & Occupancy Certificate, Fire NoC, Consent for Establishment (CFE), Consent for Operation (CFO), etc., by the respective competent authorities, on the strength of the Final Allotment Order issued by APIIC and in certain cases, the same is issued even prior to completion of land consolidation/development, i.e., before completion of the Land Acquisition Process. This measure is proposed as a facilitation step, aligning with the Government's Speed of Doing Business (SoDB)'s objectives and deregulation initiatives, to ensure entrepreneurs are not penalized for delays arising from departmental process, resulting in cost and time-overruns of their projects.

4. Accordingly, in alignment of the State Government's drive towards implementation of recommendations under Deregulation Drive (Phase-II) of GoI and in alignment with the deliberations of the meeting vide reference 2nd cited above, the Government, after careful examination, hereby direct the respective competent authorities such as Urban Development Authorities and Director of Town and Country Planning (DTCP), Urban Local Bodies / Gram Panchayats / Industrial Area Local Authorities (IALAs) of APIIC, Fire Department, Andhra Pradesh Pollution Control Board and other competent authorities, to process the applications and issue the requisite permissions/approvals/clearances falling within their respective jurisdictions including Building Plan Approval, Fire NOC, Consent for Establishment (CFE), Consent for Operation (CFO), etc., on the strength of the Final Allotment Order issued by APIIC, even prior to completion of land consolidation/development, wherever permissible under the respective Acts, Rules, Regulations and other applicable statutory provisions, subject to the following conditions:

- a. **Non-conferment of ownership** – Approval of the building plan shall not confer ownership, title, or any proprietary rights over the property.

- b. **Limited validity** – Approval shall remain valid only until the expiry of the stipulated approval period.
- c. **Purpose-specific approval** – Approval is granted solely to facilitate timely implementation of the project/unit and to avoid hardship to entrepreneurs.
- d. **Non-justiciability** – Approval shall not be valid for challenging ownership or property rights before any court of law.

5. The VC&MD, APIIC Ltd., shall take necessary action to enable the real-time access of Final Allotment Orders issued by APIIC to their allottees, through API integration of their portal with the portal of the respective competent authorities.

6. The PR and RD Department (Gram Panchayats), the MA&UD Department (DTCP, UDAs and ULBs), the Environment and Forest Department (APPCB), the Home Department (Fire Department), the VC&MD APIIC (IALAs) and the Director of Industry shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.N.YUVARAJ
SECRETARY TO GOVERNMENT

To

The VC&MD, APIIC Ltd., Mangalagiri.

The Member Secretary, APPCB, Vijayawada.

The Director of Town and Country Planning (DTCP), 6th Floor, APCRDA Project Office, Rayapudi, Amaravati.

The Urban Development Authorities through DTCP

The DG, Fire, GoAP

The Director of Industry, GoAP, Mangalagiri

All District Collectors.

The PR&RD Department, AP Secretariat

The MA&UD Department, AP Secretariat

The Home Department, AP Secretariat

The Environment and Forest Department, AP Secretariat

Copy to:

The Chief Secretary to Government, GoAP

The Secretary to Hon'ble CM.

The PS to Hon'ble Minister, I&C; F&P.

The PS to Secretary to Govt., I&C Dept.

SC/SF(3278763)

//FORWARDED :: BY ORDER//

SECTION OFFICER