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O/o Director of Town and
Country Planning, Govt. of A.P.
MGM Capital, Mangalagiri.

O/o Circular Memo..No.750/2019/P, dated. -07-2020

Subject: O/o DT&CP., A.P, Mangalagiri – MA&UD Dept. – Building Penalisation Scheme (BPS), 2019 Penalization of Flats upto 18 Meters – certain instructions issued regarding regularization of residential flats below 18 mts height (Stilt + 5 Floors / Ground + Five Floors) – Reg.

Ref: 1.G.O.Ms.No.14, Dt.04.01.2019 of MA&UD (M) Department
2. Memo. No.16665/M1/2009, dated 12-10-2009 of MA&UD (M) Department
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The Government vide G.O.Ms.No.14, Dt .04.01.2019 of MA&UD (M) Department have issued rules 2019 for penalization of buildings constructed unauthorizedly and in deviation to the sanctioned plan. The scheme is applicable for the constructions made before 31-08-2018. In pursuance of the said orders of the Government, 41,462 applications have been received in the state.

It is brought to the notice of the undersigned that Several applications are pending pertaining to Residential buildings/Apartments with additional floor/pent house constructed by the builder above 18 meters height with more than 25% of terrace floor area not been cleared for want of NOC from the Fire Services Department for the entire building

In this regard it is here by clarified that the Government vide memo reference 2nd cited have permitted the Commissioner, GHMC to regularize the flats which are below 18 meters height (irrespective of the area of the pent house /pent house constructed above 18 meters height) without insisting NOC from Fire Service Department. However, the pent house /structures which are above 18 meters height shall not be regularized unless they comply with the fire safety requirements and obtain necessary clearance from the Fire Services Department.

Therefore in the light of the Government memo reference 2nd cited, all the officers concerned shall take further action to consider regularization of residential apartment flats/floors below 18 meters height i.e., (up to stilt+5 floors/G+5 floors) irrespective of area of the pent house /pent houses constructed above 18 meters.

Director of Town and
Country Planning.

To
All TP Staff /Officers in ULBs in the State.
Copy to all MCs of ULBs
All UDAs
The Member, VMC Commissioner, VMRDA, Visakhapatnam
The Commissioner, AP CRDA, Vijayawada

Signature valid

Digitally signed by
VEEPANAGANDLA RAMUDU
Date: 2020.07.28 15:04:14 IST
Reason: Approved