



## KOMPALLY MUNICIPALITY

### TELANGANA MUNICIPALITIES ACT- 2019 ONLINE INSTANT BUILDING PERMISSIONS AND LAYOUT APPROVALS UNDER TS Bpass

#### I. Building Construction permission :

Website: <http://tsbpass.telangana.gov.in/html/en/index.html>

- Building construction permissions are issued instantly, based on the Self -Certification easily.
- No permission is required for individual residential buildings on plots upto 75 sqyds with G+1 Floors. A nominal fee of Rs1/- to be paid and obtain certificate of registration for construction instantly.
- In plots admeasuring 75 Sqyds to 239.20 Sqyds (200Sqmts) with G+1 Floors (7Mts height) residential building permission shall be issued instantly based on Self -Certification.
- In plots admeasuring 239.02 Sqyds (200Sqmts) to 598 Sqyds (500 Sqmts) individual residential buildings upto G+2 Floors shall be permitted instantly based on Self- Certification. In these cases occupancy certificate shall be obtained after completion of construction of the building.
- In plots above 598 Sqyds (500Sqmts) and above 10 mts height residential buildings and all non-residential buildings, permission are issued through single window system.
- The Citizens can file one common application under TSbPASS. There is no need to approach other departments, for obtaining no objection certificates (NOC).
- Such building permissions shall be issued within 21 days after due scrutiny.
- In case, the permission is not issued within 21 days, the online system shall generate the permission automatically on 22<sup>nd</sup> day.
- For Residential buildings on plots admeasuring 239.20 Sqyds (200 Sqmts) to 598 Sqyds (500 Sqmts) with height upto 10 Mts and for non-residential buildings occupancy certificate shall be issued within 15 days based on the Self- Certification System with due attestation of Owner and Architect .
- Post Verification shall be carried out for the permissions granted based on Self- Certification System. In case of Misrepresentation the construction will be demolished/sealed/takeover, imposition of penalty will be done as per the Act.

#### II. Layout Permissions: Website:<http://tsbpass.telangana.gov.in/en/selfcertification/layout>

- Tentative Layout Plan shall be issued through online based on Self- Certification within 21 days.
- The final Layout shall be issued through online by the District Level TS-bPASS Committee after scrutiny, based on the Self- Certification and attestation of the developer and licensed technical personnel.
- The mortgaged plots with the Municipal Commissioner shall be released within 21 days after release of the final layout.

#### III. Enforcement:

- The Government Shall form task force under the Chairmanship of the District Collector to identify/control un-authorized constructions and layouts
- The constructions made in deviation to the approved plan as per the Self-Certification submitted by the applicant at the time of obtaining building permission and also un-authorized constructions shall be demolished without any prior notice.
- If any owner / Developer taken up un-authorized development of land without obtaining permission required for such development of land shall be penalized upto 25% of the land value as fixed by the Registration Department.

**Note:** The Citizens of the Municipalities/ Municipal Corporations shall obtain building permissions, layout permissions and Occupancy certificates through online , Mee-Seva, Citizen service centers

**Toll Free No: 040-22666666**  
**Municipal Administration and**  
**Urban Development Department,**  
**Government of Telangana**

**Sd/-**  
**Commissioner**  
**Kompally Municipality**