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# INFORMATION GUIDE - GENERIC REFORM (BRAP 2019)

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JUNE 25, 2019

## List of General Reforms

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# Ease of Doing Business – 2019

## Access to Information

### Reform 1

Information Wizard is an endeavor by Government of Andhra Pradesh to reduce the burden on investor of visiting multiple department to know what clearances are required for setting up business.

Fill in the key inputs related to your business & obtain all pre-establishment/pre-operational clearance(s)/NOC(s) required for a business with the following details:-

- Procedure for application submission
- Checklist of document(s) required along with application
- Timeline for approval
- Fees to be paid

*Information Wizard covers all the mandatory approvals required for setting up business.*

*To know more on the clearances offered, please visit*

[www.apindustries.in](http://www.apindustries.in)

## Land Administration and Transfer of Land and Property

### Reform 7

Land transaction deeds of last 10 years including sale deeds, transfer deeds, lease deeds etc. are digitized at all sub-registrar offices. A soft copy of the registered deed is available for download. Land ownership may be determined by checking the required historical documentation for last 10 years.

Records may be searched by entering any of the following:

— Name of buyer, Name of Seller, Survey Number, Registration Number, Registration Date.

Link to Land Transaction Deeds: [www.registration.ap.gov.in/](http://www.registration.ap.gov.in/)

### **Reform 8**

Updated Record of Rights are digitalized and published at all Revenue department offices across the state and the records can be searched entering any of the following:

— Name of Buyer, Name of Seller, Date of Mutation, Survey Number

Link to updated Record of Rights: [www.meebhoomi.ap.gov.in/](http://www.meebhoomi.ap.gov.in/)

### **Reform 9**

Data of Property Tax payment is digitalized and published on department website. Records may be searched by entering any of the following:

— Name of Property Tax Payer, Property Tax Dues, Survey Number of Land (Assessment Number)

Link to Property Tax Payment data: [www.cdma.ap.gov.in/](http://www.cdma.ap.gov.in/)

### **Reform 10**

Cadastral maps of all rural areas in Andhra Pradesh are digitized and published online

Link: [Cadastral Maps](#)

### **Reform 11**

The state has single integrated platform to allow real-time access of updated data from all relevant land related agencies with the following type of available record:-

- i. Land Registration
- ii. Record of Rights
- iii. Property Tax Payment dues
- iv. Revenue Court cases on the property
- v. Civil Court cases on the property

Link to the portal: [www.registration.ap.gov.in/](http://www.registration.ap.gov.in/)

### **Reform 13**

Users can now draft their deeds and make changes without the need of any broker. Model deed templates for sale, gift, lease, mortgage and rent are available in downloadable and editable format on department website.

Link to view Model Deed Templates: [www.registration.ap.gov.in/](http://www.registration.ap.gov.in/)

### **Land Availability and Allotment**

#### **Reform 15**

User can access the date for all available land plot offered by government for industries through a single online platform.

All relevant Information needed to apply for industrial land plot is available online on the department website

#### **Reform 16**

GIS system provides details about available connectivity infrastructure (including road, rail, airports), utility infrastructure (including electrical substations) and other infrastructure (including police station, fire station) for all State-owned industrial estates.

Access GIS portal to avail list of all industrial land banks:- [GIS Portal](#)

### **Environment Registration**

#### **Reform 21**

APPCB has reduced the burden of businesses by removing the requirement to obtain environmental clearances for **White Category Industries**.

List of white category industries: [www.pcb.ap.gov.in/a\\_white\\_category.html](http://www.pcb.ap.gov.in/a_white_category.html)

## **Construction Permits**

### **Reform 24**

The department has published a uniform building code applicable to all urban areas and industrial estates/parks in the state with the following features:-

- Risk based classification of buildings
- Accreditation programmes for professionals including architects and engineers engaged in construction process

Link to access all relevant information: [AP Building Rules, 2017](#)

### **Reform 25**

To ease access to information and enhance transparency, Directorate of Town & Country Planning has published details of the Master Plans with legal sanctions of all the urban areas on the department website. This will enable effective decision making for designing building projects by clearly outlining the building restrictions or conditions in accordance to the building.

Link to access master plans: [www.dtcp.ap.gov.in/dtcpweb/Plan.html](http://www.dtcp.ap.gov.in/dtcpweb/Plan.html)

### **Reform 31**

To ease business environment surrounding the state, Directorate of Town and Country Planning has developed a computerized system capable of:-

- i. Identifying buildings/areas that need to be inspected based on risk assessment
- ii. Computerized allocation of inspectors
- iii. Online submission of inspection reports within 48 hours

To further enhance transparency, procedure & checklist are published online.

Link: [www.dtcp.ap.gov.in/dtcpweb/Circulars.html](http://www.dtcp.ap.gov.in/dtcpweb/Circulars.html)

*Inspections shall be limited to checklist*

## **Obtaining Utility Permits**

### **Reform 49**

To enable investors plan their operations effectively APEPDCL & APSPDCL publish data for monthly planned outages including total duration and frequency online in public domain

Moreover, in order to enable businesses in dealing with future tariff changes, the information on change in tariffs is also published online

#### **Link to view:-**

#### **Outages**

APSPDC: [www.apspdcl.in](http://www.apspdcl.in) > EoDB > Industrial Feeder Outage Details

APEPDCL: [www.apeasternpower.com/EPDCL](http://www.apeasternpower.com/EPDCL) > EoDB > Industrial Feeder Outage Details

#### **Electricity tariffs**

APSPDC: [www.apspdcl.in](http://www.apspdcl.in) > EoDB > Tariff Order

APEPDCL: [www.apeasternpower.com/EPDCL](http://www.apeasternpower.com/EPDCL) > EoDB > Tariff Order

*Online notification will be published in case of change in electricity tariff ahead of the billing cycle for commercial as well as industrial users.*

### **Reform 53**

To increase transparency on tariffs & help the investors in estimation of the cost of water consumption, existing water tariffs have now been made available online.

In order to view the water tariffs, simply visit [www.irrigationap.cgg.gov.in/wrd/home](http://www.irrigationap.cgg.gov.in/wrd/home) > Services > Industries Online Payments

*Online notification will be published in case there is change in water tariff ahead of the billing cycle for commercial as well as industrial users.*

## **Paying Taxes**

### **Reform 55 & 56**

Get simple resolution for all your queries related to preparing & filing of GST.

115 service centers across the state have been established to assist taxpayers for e-filing of returns along with the helpline numbers.

*To locate the your nearest service center, please visit*

[www.apct.gov.in/gstportal/GST\\_Portal/Help\\_desk.aspx#](http://www.apct.gov.in/gstportal/GST_Portal/Help_desk.aspx#)

### **Reform 57 & 58**

Authority for Advance Ruling (AAR) & Appellate Authority for Advance Ruling (AAAR) have been constituted in Andhra Pradesh to help investors to:-

- provide certainty in tax liability
- provide help in reducing the risk of litigation in the future

*Application procedure along with checklist for AAR & AAAR have been published online in order to assist investors*

Link: [www.apct.gov.in/gstportal/](http://www.apct.gov.in/gstportal/) > GST - AP Portal

## **State Levies other than GST**

### **Reform 59**

A comprehensive list of all State, Municipal and Panchayat levies other than GST have been published online to:-

- improve access to information
- increase tax compliance

*Now access the list of all State, Municipal and Panchayat levies other than GST online at*  
[www.apfinance.gov.in/EODB.html](http://www.apfinance.gov.in/EODB.html)



## **Property Tax**

### **Reform 62**

Online system has been developed with the facility to auto-calculate the levy that will help the property owners by:-

- providing clarity about their tax liability
- reducing the time taken to file returns
- increasing tax compliance in the state

Link to the portal: [www.cdma.ap.gov.in](http://www.cdma.ap.gov.in) > Online services > Property Tax

*Property owners can now view the auto-calculated assessment of their property tax calculation online without the need to visit the department for the same*

## **Commercial Courts**

### **Reform 71**

Andhra Pradesh now has 13 District Courts and 2 Special Courts across the state to expedite for hearing and resolving commercial disputes.

### **Reform 72**

Andhra Pradesh has setup Commercial Appellate Division having one Division Bench at High Court for the purpose of exercising jurisdiction and powers conferred under The Commercial Courts, Commercial Division and Commercial Appellate Division of High Courts Act, 2015.

### **Reform 73**

Andhra Pradesh Commercial court comprises of adequate number of Judges & support staff to deal with commercial disputes and render judgments in a time-bound manner.

Over 90% vacancies in Commercial Courts have been filled to ensure the same in the state.

**Reform 74**

Andhra Pradesh Commercial Courts, Division publishes monthly statistical data on the number of suits, applications and appeals filed which helps in time enforce the contract.

Link to view statistical data: [www.ap.e-commcourt.gov.in](http://www.ap.e-commcourt.gov.in)