APIIC LIMITED  
INTER OFFICE MEMO

IOM No: APIIC/MIS/EODB/Timelines/  
Date: 09-11-2017

Sub: APIIC – Development of Information and Communication and Technology (ICT) enabled Integrated Online Building Permission Management System (OBPMS) for APIIC IALAs in the State of Andhra Pradesh – Inspection of Buildings after Approval of building plan permission by the IALA Time lines fixed – Orders Issued - Reg.


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In the circumstance reported by the Director of Town and Country Planning, Andhra Pradesh., Guntur in the reference cited above, APIIC after careful examination hereby accord the permission to the APIIC IALAs to workout time lines for inspection of buildings after grant of permissions through Online Building Permission Management System (OBPMS) by the concerned IALAs staff in all IALAs for inspection of buildings at different levels as follows:

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Grade of the IALA</th>
<th>Designation of Inspecting Authority</th>
<th>No. of Buildings to be inspected</th>
<th>Time fixed for inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Urban Local Bodies/ Grampanchayaths</td>
<td>Commissioner/Executive Officers</td>
<td>All Buildings</td>
<td>Within 10 days of permission and in every 30 days there after</td>
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<td>Zonal Manager/Officer authorized by Zonal Manager</td>
<td>All buildings above 300 Sq. Mts site area including High rise Buildings</td>
<td>Once in 3 Months for Non high rise and shall conduct periodical inspections for High rise in stage wise as required under G.O.Ms.No 119, dt. 28.03.2017</td>
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<tr>
<td></td>
<td>Zonal Manager</td>
<td>All type of Buildings</td>
<td>10% of random check up for Non High rise buildings and Once in 3 Months for High rise buildings.</td>
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</tbody>
</table>
2. After inspection of the building permissions issued through online by the IALAs concerned as indicated above timelines prescribed, they shall submit the field inspection report online through online building permission management system (OBPMS) within 48 hours (the time for inspection report is also included in the 10 days fixed for inspection).

3. Regarding the issue of Occupancy Certificate, instructions have been issued to make necessary inspections and issue Occupancy Certificate within a period of 8 days from the day of application. If the Occupancy Certificate, is not issued within 8 days, on the 9 day applicant shall be able to download the Occupancy Certificate online provided the construction is in conformity with the approved plans.

4. The Commissioners/Executive officer of APIIC IALAs shall take necessary action accordingly.

To

Ali The Commissioners/ EOs.,
APIIC, IALA

Copy to all Zonal Managers, APIIC Ltd., for taking necessary action