

**GOVERNMENT OF ANDHRA PRADESH  
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M)  
DEPARTMENT**

Memo No. 19181/M1/2007

Dated: 29-10-2007

Sub: M.A. & U.D. (M) Dept – Greater Visakhapatnam Municipal Corporation – Occupancy certificate in respect of unauthorized constructions – Certain Clarification – Regarding.

Ref: 1. G.O.Ms. No. 423 M.A. & U.D. (M) Dept Dated 31-7-1998.  
2. G.O.Ms. No. 678 M.A. & U.D. (M) Dept Dated 7-9-2007.  
3. From the Commissioner, Greater Visakhapatnam Municipal Corporation, Lr. Rc. No. 4740/04/CP-G1 Dated 5-9-2007.

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In the reference 3<sup>rd</sup> cited the Commissioner, Greater Visakhapatnam Municipal Corporation among other things has informed that there are a number of buildings constructed in Visakhapatnam and nearby towns falling under Visakhapatnam Urban Development Authority jurisdiction with minor deviations, and as such the Corporation could not issue Occupancy Certificates since the buildings are in deviation from the sanctioned plan. The Commissioner, Greater Visakhapatnam Municipal Corporation has further informed that to address the issue, a technical committee was constituted to observe nature of violations, structural stability and safety aspects. The Committee has reported that the buildings are having deviations in balcony projections and they do not affect safety and security of the public. The Commissioner, Greater Visakhapatnam Municipal Corporation has requested the Government to permit the Corporation to issue Occupancy Certificate for the existing buildings with minor deviations by compounding the additional area in the permitted floors.

As per the Rule 21(iii) relating to “Occupancy Certificate” of the Revised Building Rules 2007 issued in the GO 2<sup>nd</sup> cited, the sanctioning authority is empowered to compound the offence in relation to setback violations (other than front setback) upto 5% in respect of individual residential buildings, duly recording the reasons for violation in writing.

The Government after due consideration of the matter, extend the above provision to all buildings constructed or building plans approved prior to issue of the GO 2<sup>nd</sup> cited, and permit the Commissioner, Greater Visakhapatnam Municipal Corporation or the sanctioning authority as the case may be, to compound the offence in relation to setbacks violations upto 5%, (Five percent only) duly recording the reasons for deviation by imposing a compounding fee of Rs.2000/= per sq.mtr of built up area of each floor in

Municipal Corporation Area, and Rs. 1000/= per sq.mtr in case of other Municipal areas and Urban Development Authority areas. The compounding fee so collected shall be maintained in a separate escrow account and shall be utilized towards improvement of the roads and public space development in the area.

The Commissioner, Greater Visakhapatnam Municipal Corporation and the Vice Chairman, Visakhapatnam Urban Development Authority shall take necessary further action accordingly.

**S.P.SINGH**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner,  
Greater Visakhapatnam Municipal Corporation,  
Visakhapatnam.  
The Vice Chairman,  
Visakhapatnam Urban Development Authority,  
Visakhapatnam.  
The Director of Town and Country Planning, AP, Hyderabad.  
SC/SF

// FORWARDED BY ORDER //

SECTION OFFICER