

Inclusion of ECBC Clauses in Telangana Municipalities Act 2019

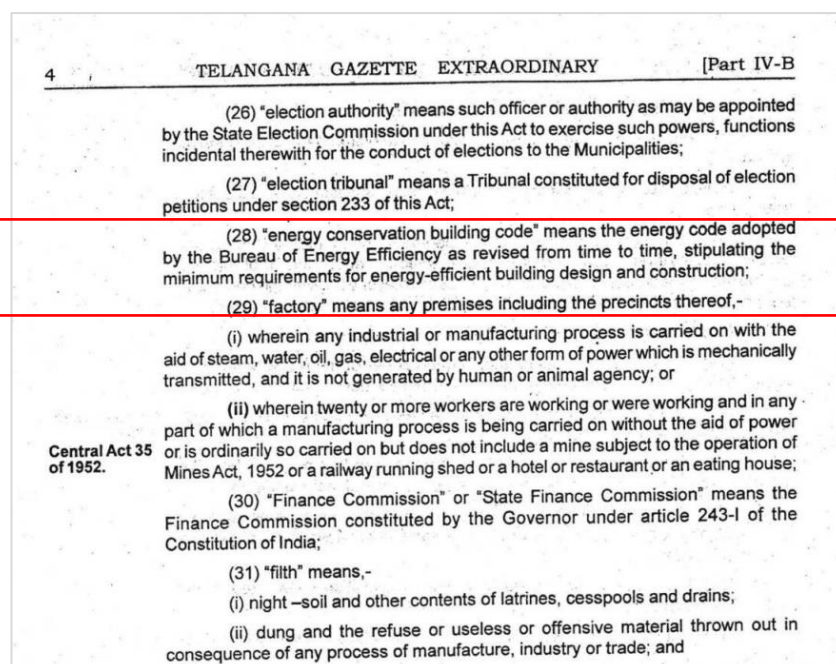
Government of Telangana in tune with the Telangana Municipalities Act, 2019 has launched/introduced TS-bPASS, a single integrated platform for processing of various permissions required during development of land and construction of buildings through self-certification system. It is also designed to provide the services within stipulated timelines.

The ECBC clauses were notified and mandatory Energy Conservation Building Code 2017 (ECBC - 2017) was intrinsically incorporated in the Telangana State Municipalities Act 2019 are as follows:

Chapter I: PRELIMINARY AND DEFINITIONS: Page No 4, Clause 2 – 28: “Energy Conservation Building Code” means the energy code adopted by the Bureau of Energy Efficiency as revised from time to time, stipulating the minimum requirements of the energy-efficient building design and construction

Chapter II: CONSTITUTION AND COMPOSITION OF MUNICIPALITIES: Page 17, clause 23 – 2 (i): “encourage construction of rain water harvesting structures and compliance with energy savings buildings including ECBC and cool roofing's as prescribed”

Chapter V: Development of Land and Construction of Buildings: Page 65, clause 176 - (4): “Energy Conservation Building Code or Green Building Code or any other Energy and Water conservation measures as deemed appropriate by the State Government, shall be made applicable to buildings, as prescribed, on plots above certain size and/or built-up area beyond a certain area, as prescribed by the Government”



**Preconditions
for Building
Permissions.**

176. (1) If the proposal for Building Permission is affected by any reservation of land for Public purpose such as Road, Park, Nala Widening, Recreational on any other public person, as per the sanctioned Master Plan/ Detailed Town Planning

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Scheme/ Local Area plan, the said portion of the land shall be surrendered to local body free of cost and the applicant shall be compensated by the equivalent built up area in the balance portion of the land or by Transferable Development Rights as prescribed.

(2) If the construction or reconstruction of any building is not completed within the specified period, the permission shall stand lapsed and a fresh application shall have to be made, duly paying revised charges, as prescribed.

(3) All buildings of all sizes should have on-site treatment systems (septic tank with soak away / twin leach pit / decentralized treatment system / faecal sludge and septage) or connected to sewerage system, wastewater treatment and recycling system, as prescribed.

(4) Energy Conservation Building Code or Green Building Code or any other Energy and Water conservation measures as deemed appropriate by the State Government, shall be made applicable to buildings, as prescribed, on plots above certain size and/or built-up area beyond a certain area, as prescribed by the Government.

(5) Certain number of trees shall be planted in the open area in the plot where building is being constructed, as prescribed.

(6) It shall be mandatory to provide for the requisite parking place, while constructing, depending upon the use of building. Parking in buildings, places of public convenience, commercial complexes, cinema halls and other such places, as notified from time to time, shall be provided free of charge to the users, as prescribed.

up plantation and cause development of nurseries and species in the Municipality as decided by the District level committee headed by the District Collector and take up plantation in his / her ward and ensure survival of 85% of such plantations;

(d) development and maintenance of parks and protection of water bodies;

(e) protection of Government land and open spaces;

(f) take action for closure of annual accounts and audit of accounts every year;

(g) take action for removal of encroachments on municipal properties;

(h) take action to reduce non-revenue water and transmission loss of water and reduce usage of power bores, wherever not required;

(i) encourage construction of rain water harvesting structures and compliance with energy savings buildings including ECBC and cool roofings as prescribed;

(j) exercise the powers and perform the functions specifically conferred or imposed on him by this Act and rules made thereunder;

(k) sign the minutes of the council meeting immediately thereafter within 24 hours; and

(l) exercise any other power and perform any other function, as directed by Government from time to time.