



Dealing with Construction Permits in Municipal Corporations of Delhi

Stakeholders Conference

SOUTH DELHI MUNICIPAL CORPORATION

Nodal Corporation for NDMC, SDMC & EDMC for EODB

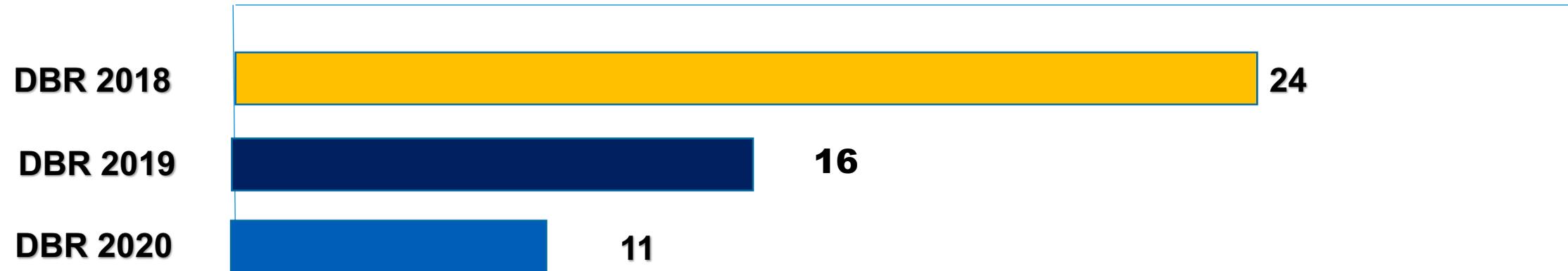
5 February, 2020

PERFORMACE COMPARISON IN DBR 2019 and 2020

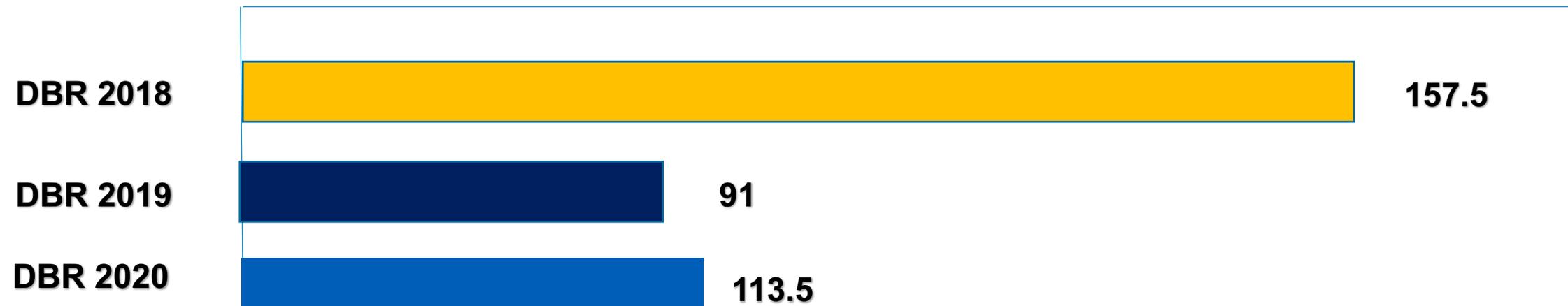
Factors	DBR 2019	DBR 2020	DBR 2021
Procedure (No.)	16	11	7
Time (Days)	91	113.5	59
Cost (%)	4.2	2.80	1.31
Quality (out of 15 Points)	14	15	15
Rank of India in Construction Permits	52	27	---
Rank of Delhi in Construction Permits (Interpolated)	28	13	7 (Projected)

Construction Permits (Delhi)

Procedures

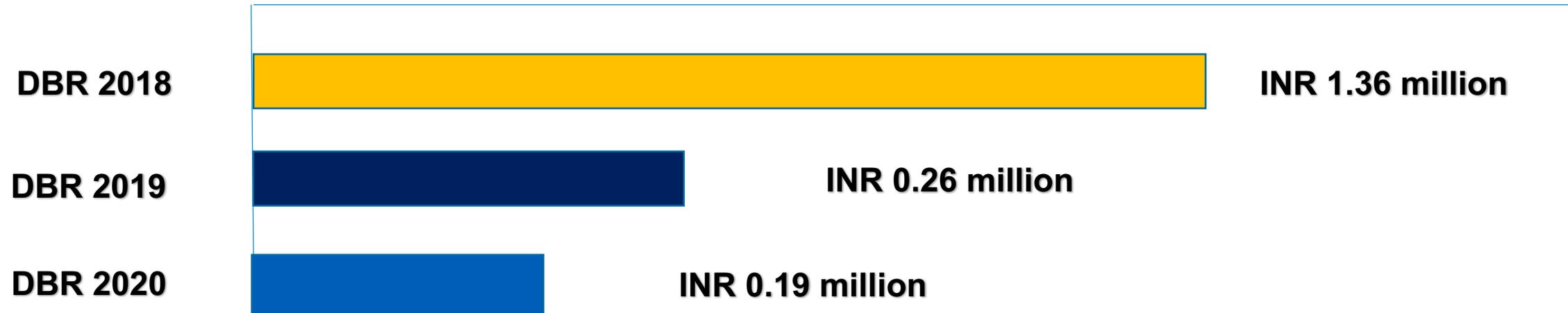


Time (in days)



Construction Permits (Delhi)

Cost



Building quality control index (0-15)



Seamless Integration

NOC Departments Integrated

Internal Agencies (02)

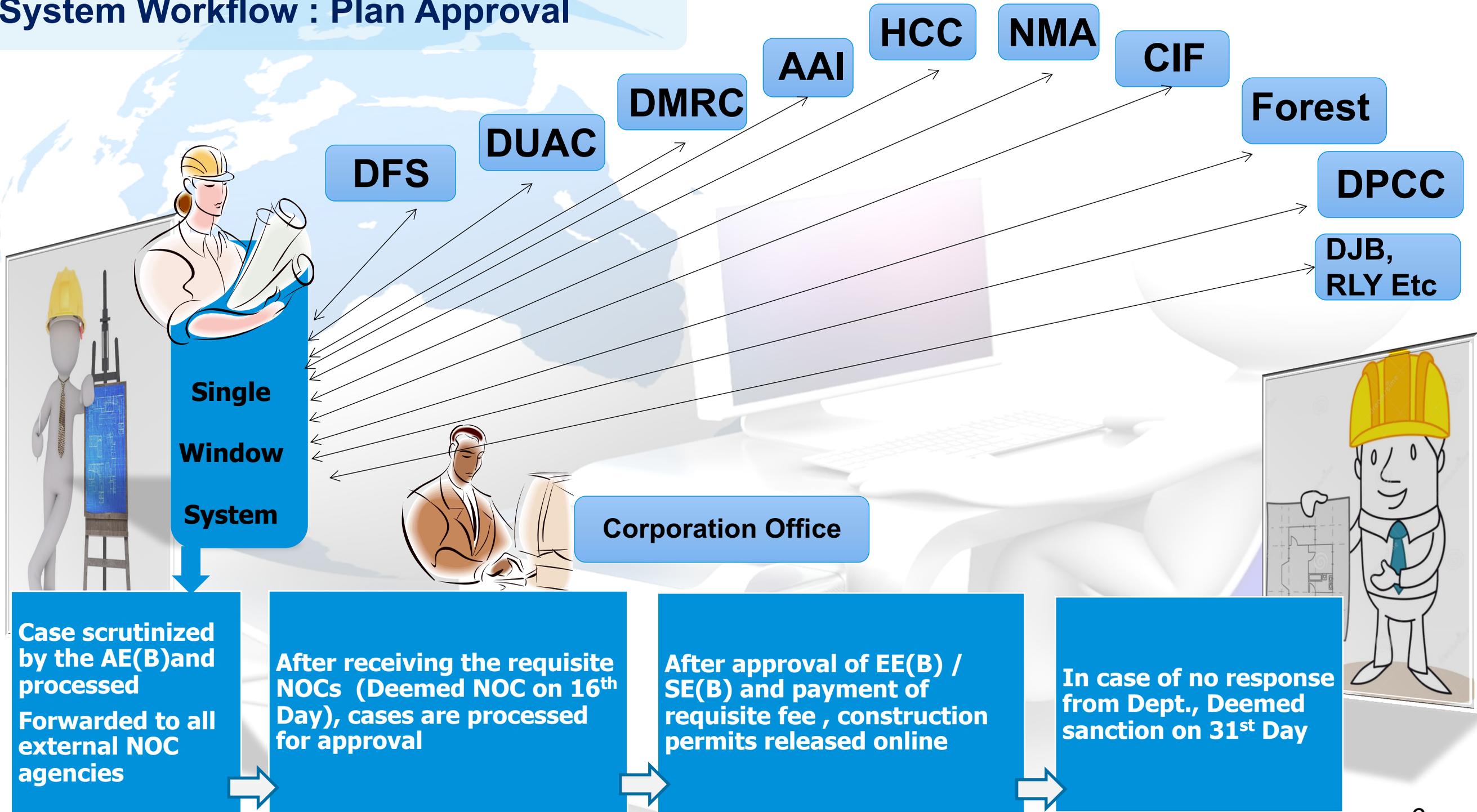
- Law Dept
- Town Planning Dept

External Agencies (11)

- Delhi Fire Services (DFS)
- Chief Inspector of Factories (CIF)
- Delhi Pollution Control Committee (DPCC)
- Delhi Jal Board (DJB)
- Dept. of Forest (Forest)
- Delhi Urban Arts Commission (DUAC)
- Delhi Metro Rail Corporation (DMRC)
- Airports Authority of India (AAI)
- Heritage Conservation Committee (HCC)
- National Monuments Authority (NMA)
- Railways (RLY)



System Workflow : Plan Approval



System Workflow : Plinth Inspection



System Workflow : Occupancy-cum-Completion



PROCEDURES, COST and TIME published in DBR-2020

PR. No.	Procedures (DBR-2020)	Time	Costs	Procedure (Actual)	Remarks
1	Submit online Common Form along with requisite building permit fee and drawings	0.5 days	INR 3601	Procedure-1 Submit online Common Form along with requisite building permit fee and drawings	
2	Request and obtain release of building sanction plans	30 days	INR 76,689	Procedure-2 Request and obtain release of building sanction plans	The time shown is too high, in actual practice, the plans are being sanctioned within average time of 9 days
3	Submit online notice of completion up to the plinth level online	0.5 days	INR 500	Procedure-3 Submit online notice of completion up to the plinth level online	

PROCEDURES, COST and TIME published in DBR-2020

PR. No.	Procedures (DBR-2020)	Time	Costs	Procedure (Actual)	Remarks
4	Request and receive Inspection at the plinth level	1 day	INR 15	<p style="text-align: center;">Procedure-4</p> Request and receive Inspection at the plinth level and Obtain online approval of the plinth completion	Procedures 4 and 5 are practically subsumed in a single Procedure The time shown is too high, in actual practice, the plinth Inspection Certificates are being issued within maximum time of 7 days
5	Obtain online approval of the plinth completion and further continuation	14 days	No charge		
6	Submit notice of Completion and request final inspection	0.5 days	INR 2601	<p style="text-align: center;">Procedure-5</p> Submit notice of Completion alongwith Fire NOC application form water and sewer connection and request final inspection	Procedure No.10 is already subsumed in procedure no. 6
10	Request water and sewer connection approval	1 day	INR 109,800		

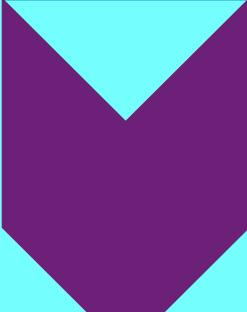
PROCEDURES, COST and TIME published in DBR-2020

S. No.	Procedures	Time	Costs	Procedure (Actual)	Remarks
7	Receive final inspection of the construction	1 days	No charge	Procedure-6 Receive final inspection of the construction from MCD, Fire Department and DJB (wherever applicable)	Procedure 8 and 11 are part of the Procedure No. 7 i.e Single Joint Inspection (JSI) The time shown for water and sewer connection is too high. In actual practice it is concurrent activity.
8	Receive site inspection from the Fire Department	1 day	No charge		
11	Receive on-site inspection for water and sewer connection and receive approval	34 days	No charge		
9	Obtain completion/occupancy permit	30 days	No charge	Procedure-7 Obtain completion / Occupancy Certificate	The time shown is too high, in actual practice, the Completion cum Occupancy Certificates are being approved within average time of 14 days and maximum time of 22 days
	Procedures (as per DBR-2020)- 11 As per MCD - 07	113.50 Days	Cost of Warehouse INR 6968343.60 Cost of Construction Permit INR 1,89,105 (2.80%)		Cost of Warehouse INR 6968343.60 Cost of Construction Permit INR 91,692 (1.31 %)

MODIFIED PROCEDURES, COST and TIME for DBR-2021

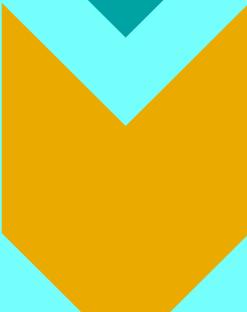
PR. No.	Procedures (DBR-2020)	Time (As per UBBL-2016)	Time (Actual)	Costs
Procedure-1	Submit online Common Form along with requisite building permit fee and drawings	30 Days	08	INR 2601
Procedure-2	Request and obtain release of building sanction plans			INR 76,690
Procedure-3	Submit online notice of completion up to the plinth level online	7 Days	06	Fee is already included in Plan Fee
Procedure-4	Request and receive Inspection at the plinth level and Obtain online approval of the plinth completion			
Procedure-5	Submit notice of Completion along with Fire NOC application form water and sewer connection and request final inspection	22 Days	20	INR 2601
Procedure-6	Receive final inspection of the construction from MCD, Fire Department and DJB (wherever applicable)			
Procedure-7	Obtain completion/occupancy permit online			INR 9800
(as per DBR-2020) - 11		59 Days	34 Days	INR 91692
As per MCD/ UBBL - 07				1.31%

Reforms under Single Window Clearance System

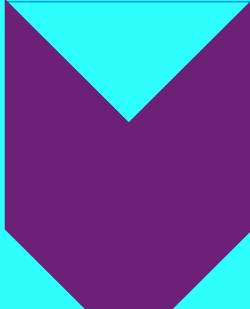
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- Entire Building permit / completion process (**Building Plan Approval, Plinth Approval & Completion cum Occupancy Certificate**) reduced to **7 procedures** and all permits are **granted in less than 60 days**

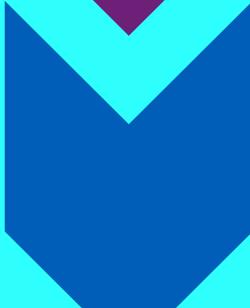
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- **Common Application Form (CAF)**, integrating all external/internal agencies

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- Integrated **CCZM** for all agencies on **GIS based color coded map** (for ascertaining requirement of NOCs by location)

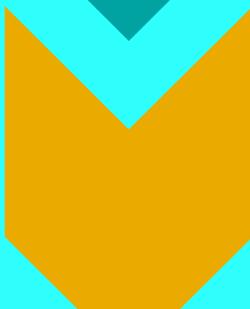
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- **Online Calculator for fee calculation** and **online payment** have been **integrated** with the **Single Window System**

Reforms under Single Window Clearance System (SWCS)

- 
- **Risk-Based Classification of buildings** to fast track approval for low risk buildings

- 
- Requirement of affidavits done away with: replaced by a single **e-undertaking**

- 
- Requirement of **No Tax Dues certificate** has been done away with

- 
- **Building permits issued online with digital signature:**
No personal visit required

Reforms under Single Window Clearance System (SWCS)

- **COCCRF** (Common Occupancy cum completion Request Form): Single application for inspection and NOC certification

- **Road Cutting and restoration charges for water and sewer connections** are collected only for a length up to 5 mts

- **Joint Inspection** by all relevant external agencies and in house departments to issue NOCs for OCC

- **Digitally signed Occupancy –cum-Completion (OCC)** Certificate issued online

Reforms under Single Window Clearance System (SWCS)

- Provision to submit site photographs, thereby **eliminating** the requirement of **on-site inspection for Low Risk Buildings**.

- **Decennial Latent defect liability and professional indemnity insurance have been introduced in the UBBL-2016 (Amendment)**

- **SARAL Scheme** : upto a **plot size of 105 sq mts** intimation by the Architect is acknowledged without any physical visit

- **SPECIAL SARAL Scheme** : upto a **plot size of 500 sq mts** intimation by the Architect is acknowledged as sanction without any physical visit.

Recent Reforms

- **Reduction in cost of Construction Permit due to waving of Levy and Development Charges for Water & Sewer connection.**
- **Single Joint Site Inspection by all concerned NOC agencies at time of completion cum occupancy certificate (Fire, DJB and MCD)**
- **Provision of Insurance of Professional and Building proponents**
- **Dynamic Dashboard for sanction, plinth inspection and completion cum occupancy certificate.**
- **Dynamic Dashboard for external noc agencies in public domain.**
- **Time for construction permit reduced to 34 days while as per UBBL-2016 it is 59 days.**

Steps taken to improve transparency and ease

- Risk Based procedures for Sanction / Plinth Inspection / Completion.
- All [FAQs](#), [Circulars](#) and [Checklists](#) are available on the websites
- [Dynamic Dashboard](#) of all cases projected online on Real-Time basis
- [“Then” and “Now”](#) scenarios projected w.r.t April 2016 (OPBAS Go-live)
- [Short film](#) on EoDB in Construction Permits

Colour Coded Zonal maps (CCZM)

- To determine the requirement of NOC from external agencies, for a particular property, **Colour Coded Zonal Maps (CCZM)** have been prepared by
 1. **Delhi Urban Art Commission (DUAC),**
 2. **Delhi Metro Rail Corporation (DMRC),**
 3. **National Monuments Authority /NMA (ASI)**
 4. **Airports Authority of India (AAI)**
 5. **Forest Department**
 6. **Delhi development Authority (DDA)**
 7. **Public Works Deptt (PWD)**
 8. **Railways**
 9. **National Highways Authority of India (NHAI)**
- To further streamline the CCZMs, [a single superimposed CCZM](#) map has been prepared making it easier to determine the requirement of NOCs.

GIS PLAN AVAILABLE ON WEBSITE

Online NOC For Sanctioning of Building Plan.

Geospatial DELHI LIMITED
(A Govt. of NCT of Delhi Company)



Options

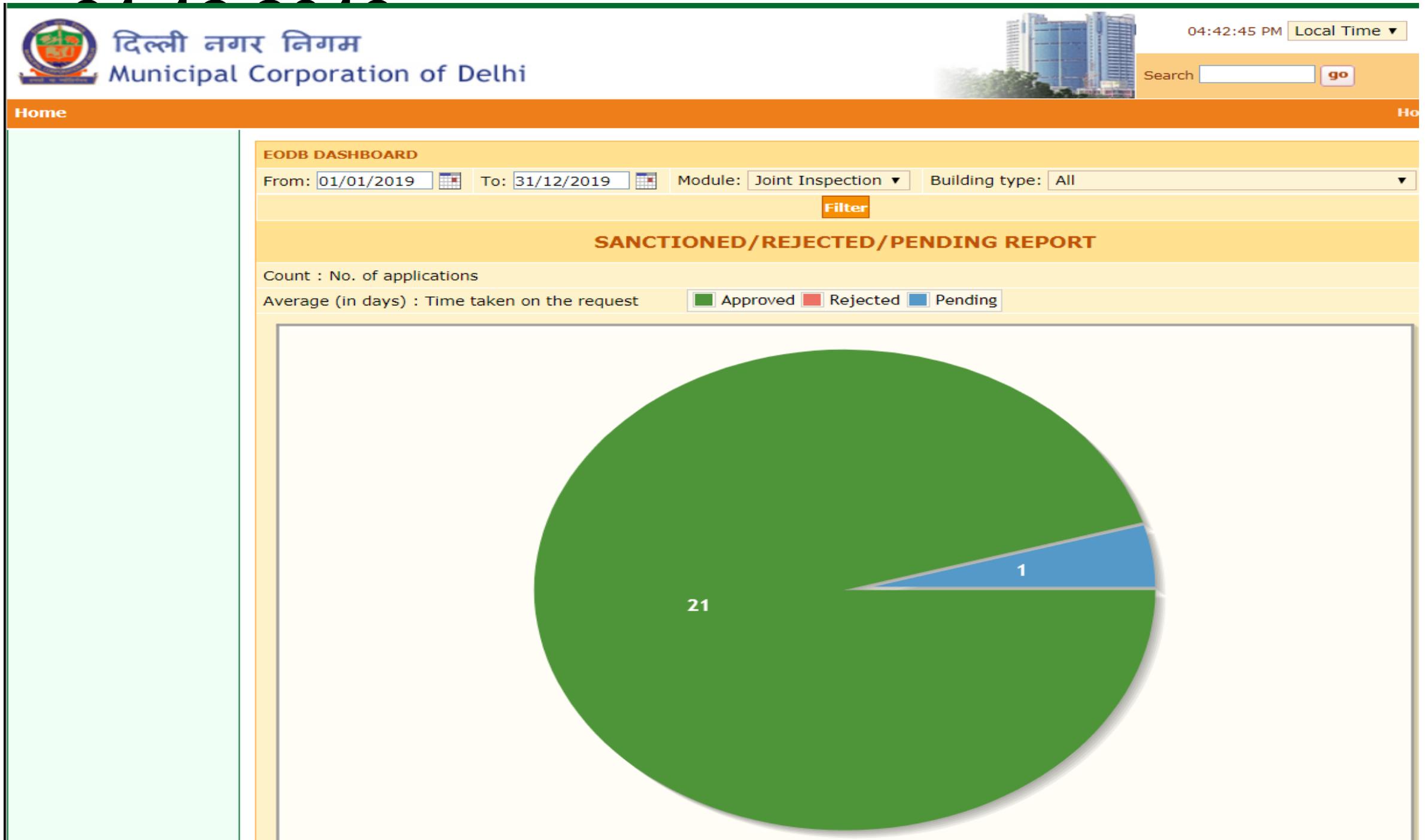
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- Layer List
 - AAI
 - Tiled
 - DUAC
 - ASI
- Results
- Search

search



Back to Reforms

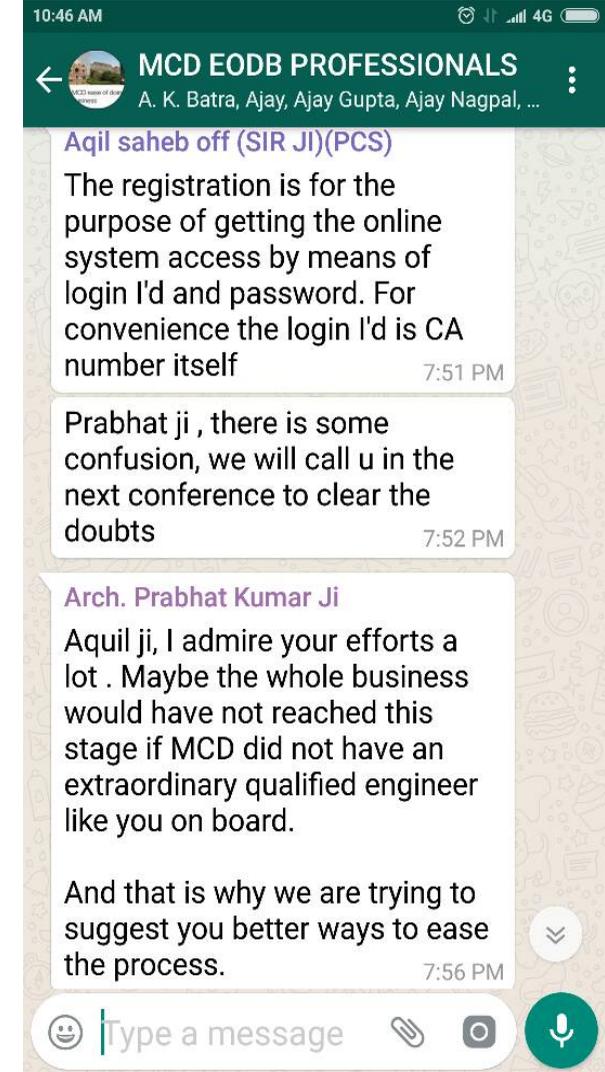
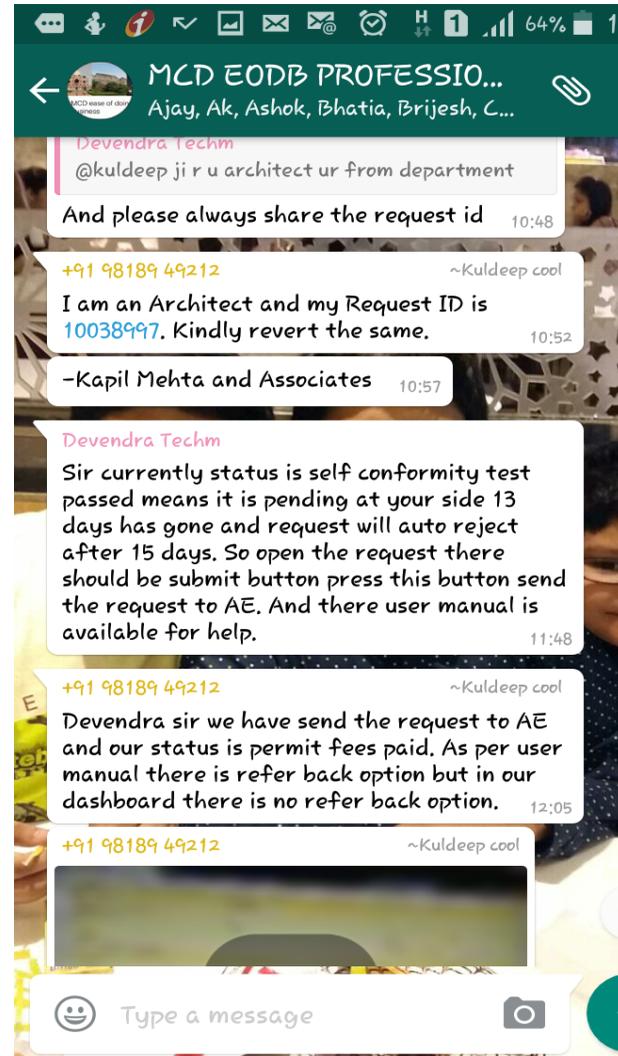
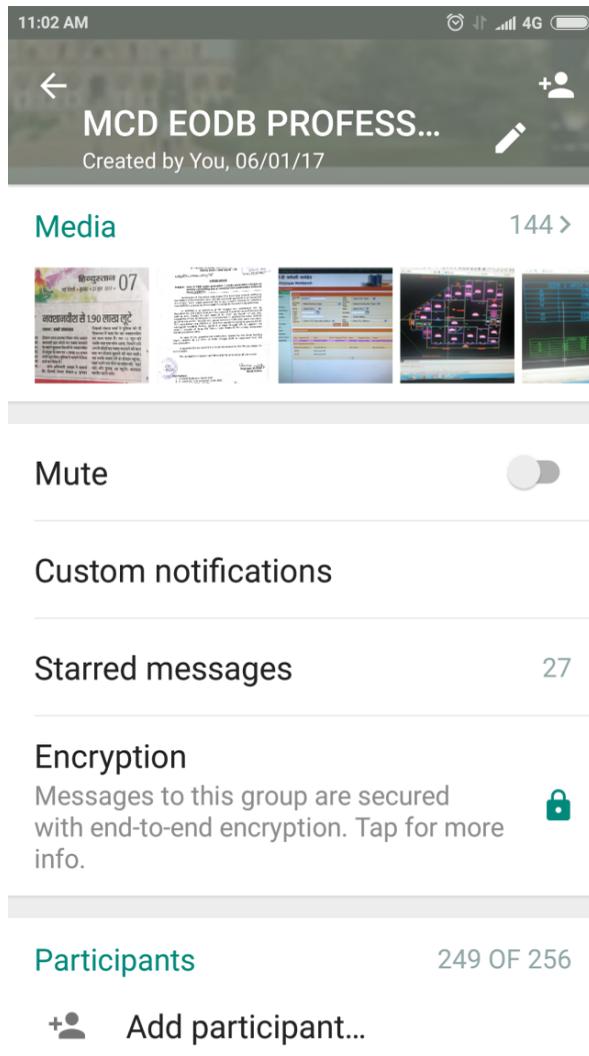
Joint Site Inspection 01.01.2019 to



Feedback Fora

- **WhatsApp group** for the architects and professionals to address day to day queries
- **Stakeholders' meetings** are held every Wednesday to get the feedback for further improving the system
- Stakeholders' workshops are held at regular intervals
- **Facebook page 'MCD Ease of Doing Business'**
- Every change in application status is notified by **SMS and e-mail**
- Star rating of the online system by architects, **5 star rating have been given is 4.5**

Handling Day to Day Issues/communication through WhatsApp Group



Public Awareness



EASE OF DOING BUSINESS IN CONSTRUCTION PERMITS ALL APPROVALS IN JUST 59 DAYS



8 PROCEDURES ONLY IN ENTIRE BUILDING CONSTRUCTION CYCLE	Time in Days
1. Submission of applications for sanction of building plan in Common Application Form (CAF) along with building permit fees, drawing and documents 2. Grant of sanction within stipulated period 3. Payment of requisite fees & charges, as applicable, and release of sanctioned building plan digitally	30 Days
4. Intimation of completion of work up to plinth level 5. Plinth level inspection followed by issue of plinth level inspection certificate	7 Days
6. Submission of applications for issue of Occupancy-cum-Completion Certificate (OCC) in Common Occupancy-cum-Completion Certificate Request Form (COCCRF) along with requisite fees, drawings and documents 7. Inspection by all concerned departments 8. Intimation of compounding fee and charges, if applicable, and release of OCC and completion plan Under digital Signature	22 Days
Total Time (Sanction to Completion)	59 Days

REFORMS UNDER SINGLE WINDOW CLEARANCE SYSTEM

- ▶ No need to visit MCD office or NOC agencies
- ▶ GIS based color coded map integrated (with online approval system for ascertaining requirement of NOCs)
- ▶ Building permits and completion certificates issued online with digital signature
- ▶ Permit Fee calculation and online payment with the Single Window System
- ▶ Risk-Based Classifications introduced for building approvals and inspections to ensure that the procedures for low risk buildings are fast tracked
- ▶ Regulation for providing latent defect liability and decennial professional indemnity insurance introduced for 10 years
- ▶ Provision to submit site inspection photographs, eliminating on-site inspection for low risk buildings
- ▶ Road cutting and restoration for water and sewer connection simplified
- ▶ Deemed provision of NOC in 15 Days and sanction in 30 Days

We appreciate any one to **CHALLENGE**, if one does not get services as assured herein by email or &



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Helpline: 011-2322-7413/7414

9717788440

THANK YOU