



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE EXECUTIVE ENGINEER (B)HQ
9TH FLOOR: DR.S.P.M. CIVIC CENTRE: JLN MARG:NEW DELHI-110002
Tel.No.: 011-23225912

No. South DMC/EE (B)HQ/2020/106

Dated: 24.02.2020

Minutes of meeting of Interactive Seminar-cum-Workshop held on 05.02.2020 at 3:00 PM on 'Ease of Doing Business – Construction Permits" (through Online system by Municipal Corporations)

An Interactive Seminar-cum-Workshop was held on 05.02.2020 at 3:00 PM to review the progress done on 'Ease of Doing Business – Construction Permits' so as to achieve the rank among top 10 countries under the Indicator of Construction Permits in DBR-2021 in the ArunaAsaf Ali meeting hall – auditorium A- Block, 4th Floor, Dr. SPM Civic Centre, JLN Marg, New Delhi-110002.

A list of officers and professionals who attended the aforesaid meeting is attached.

1. At the outset, **Additional Secretary (MoHUA)**, Govt. of India welcomed the officers of various departments/agencies and other related agencies, which are associated with Building Plan approvals directly or indirectly and building proponent / Architects / Structural Engineers. He informed that two more cities viz. Kolkata and Bengaluru have been added in EODB and will be assessed by the World Bank Doing Business Team for these two cities also (in addition to Delhi and Mumbai). He informed that it has come to the notice of the Ministry that there were some technical issues and delays because of switch over to the new IT vendor at MCD's. It was desired to ensure by DJB that necessary action to include applications for multiple water and sewer connections through OBPS is completed at the earliest. On which, it was informed by IT team that the integration is undertaken and will be done by 15.02.2020.

Addl. Secretary (MoHUA) stated that as per DBR – 2017, the rank of India was 185 amongst the 193 countries in the world, but with the concerted efforts of the Municipal Corporations, Stakeholders, etc. the country's rank has improved significantly and now it is 27. If the country was ranked based on Delhi's performance alone, its rank would have been 13.

He further stated that India's rank as per World Bank's Doing Business Report under Ease of Doing Business is being reviewed, therefore, all reform measures must be completed as per timeline and these reforms need to be recognized by the World Bank. In this regard, questionnaires will be forwarded by the World Bank Team to various stakeholders in the 2nd week of February, 2020. Our target is to enhance the position among top 10 among all the countries being assessed and that seems quite possible if the reforms implemented in Delhi to reduce Number of Procedures, Total Time (days) and Cost (%) are recognized by World Bank. For this correct feedback has to be given by the Stakeholders.

2. **Commissioner, South DMC** addressed the gathering, welcomed all the participants and stated that the mission of Ease of Doing Business was started in the year 2015 under the aegis of DPIIT and steered by MoHUA. Whatever we have achieved today in the world scenario is the result of pro-active participation of stakeholders, NOC agencies and corporations. The way reforms have been carried out and the procedures are being simplified, the rank of India should be in a single digit. He further stated that under the guidance of DPIIT and MOHUA, the target will be achieved.

After taking over by new IT vendor i.e. NIC from M/s Tech Mahindra, most of the IT issues have been resolved in the last month. The main crisis period is over and the small issues will be taken care of on day-to-day basis.

3. **Member Secretary (NMA)** informed that as far as National Monuments Authority (NMA) is concerned, NOC given in the cases where proposed construction is not falling within the purview of 300 mtr. of the Centrally protected monuments. All the maps barring a few are already there in website. NMA has also tied up with ISRO with the mobile App. which can be downloaded in android phone. There is no need to visit their office by any public. NMA has also integrated with urban local bodies of six other states and will also integrate more ULB of the country in the future. NMA has a dedicated Cell where all problems relating to Construction Permits are dealt.
4. **Addl. Cmr. (EODB), South DMC** welcoming the participants, appreciated all the officers/officials of the three Corporations including IT Deptt., who are associated with EODB – Construction Permits for their active participation. He assured that no stone will be left unturned to achieve and bring India's rank to the single digit. He thanked all the stakeholders present in the meeting for their support to make this project better and better.
5. **Dr. Aqil Ahmed, EE (EODB) Bldg. HQ, South DMC** also shared / apprised the following information to the participants in the meeting through presentation :-
 - (i) Modified procedures, cost and time for DBR-2021
 - (ii) Reforms under Single window clearance System.
 - (iii) Seamless integration with NOC Departments (DFS, CIF, DPCC, DJB, Forest, DUAC, DMRC, AAI, HCC, NMA, Railway), etc.
 - (iv) Plinth Inspection: Online plinth inspection certificate to be issued by Architect for Low Risk buildings. Risk based inspection for moderate and high risk buildings by MCDs.
 - (v) Further reduction in cost of construction permit due to waiving of levy and development charges for water & sewer connection.
 - (vi) Single Joint Site Inspection by all concerned NOC agencies at the time of completion cum occupancy certificate (Fire, DJB and MCD).
 - (vii) Provision of Insurance of Professional and Building proponents
 - (viii) Dynamic Dashboard for external NOC agencies in public domain.
 - (ix) Time for construction permit reduced to 34 days while as per UBBL-2016 it is 60 days.
 - (x) Applicant need not visit office of any of the agency for NOC or MCD offices.
 - (xi) Total time taken for sanction of Occupancy Certificate has been reduced to less than 60 days within last years.
 - (xii) Payment of Fee is online by Net banking, Debit/Credit card and RTGS/NEFT, etc.
 - (xiii) Short film on EODB in Construction Permits is available on the website.
 - (xiv) All FAQs, Circulars and checklists are available on the websites.
 - (xv) Single superimposed CCZM maps have been prepared making it easier to determine the requirement of NOCs.
 - (xvi) GIS Plan available on website.
 - (xvii) Qualification of Professionals (Engineers and Architects modified) and experience is mandatory now (Degree-2 years, Diploma – 5years). For which necessary amendment has been done in the UBBL last year.
 - (xviii) Cost of Warehouse have been further reduced
 - (xix) Amendments in UBBL-2016

Queries of Architects/ Engineers

There was also Question & Answer session where Architects/ Engineers raised their doubts and problems related to various issues like Online Renewal registration, MCD IT Helpdesk, ASI (Non-list of monuments), height of the residential building, rejection on multiple time for same reasons by DUAC, uploading of complete files, difficulty in filling up forms of DPCC, Policy Decision, Conversion charges, Dwelling Units, Standalone godowns, warehouses on govt. / private land, FAR for industrial plots, etc.

The reply to the queries of stakeholders were given by Building (HQ), South DMC and they were assured that all necessary steps would be taken for redressal of their grievances. Some of the queries are as follows:-

1. **Sh. Sanjeev Sharma, St. Engineer** :It was informed that there are number of cases in which some structural engineer fraudulently used RegistrationNo. of another St.Engineer. In this regard, it was told that in every CAF, a SMS and e-mail shall be sent to the concerned St. Engineer regarding his engagement in the project. There shall be no provision of editing the mobile no. and e-mail address of the concerned St. Engineer.
2. **Sh. Narender Kumar, St. Engineer** : He raised the problem regarding Renewal of License of Structure Engineer. On this it was replied by the IT Team that this will be available in the system within 02 days. Further, the issue regarding MCD IT Helpdesk was discussed. In this regard, it was informed that the concerned staff will be given necessary training.
3. **Sh. Arvind Bhatnagar, Architect**: He raised the problem pertaining to non-uploading of 13 monuments of NMA. In this regard, Member Secretary (NMA) informed that out of 13 monuments, 02 monuments are not traceable due to encroachment, 02 monuments have been uploaded and 06 are under process and in Sri Fort Wall case, it is sub-judice. This issue has also been discussed with MoHUA / Revenue Deptt., GNCTD.
4. **Sh. P.C. Gupta, Engineer**: He raised the issue regarding competency of Engineers as mentioned in UBBL is to be given to them as at present they are not able to apply for the plans for residential plotted Development. In this regard, they were requested to submit their representation to the concerned Bldg. (HQ), which will examine the issue and will provide necessary reply to the applicant.
5. **Sh. Sudhir, Engineer**: He raised the issue regarding conveyance deeds of DDA in which the roof rights are not mentioned. On this, it was asked that he may give a representation to East DMC and his request will be forwarded to DDA for clarification. He also raised the issue regarding revised sanction of warehouses. He was informed that in old cases the revised plans cannot be issued, however, he can get the addition/alteration plan sanctioned form the concerned authority for which he may get the existing deviations regularized form the Zonal Bldg. Deptt.
6. **Sh. Sarthak, Architect**: He stated that though the permissible height of residential building with standard floor is 17.5 mt. in MPD-2021, however, he is not able to avail the same due to requirement of Fire NOC. On this, it was clarified by the fire officer that the height of 17.5 mtr. with stilt is permissible subject to fulfilling the conditions of Fire Act.
7. **Sh. Manish Jain, Architect**: He raised the issue regarding rejection of large number of CNG Station and Petrol Pump applications by DUAC. On this, after discussion it was directed by Addl. Secy. (MoHUA) that all departments/ external agencies should attend Stakeholder grievance redressal meeting at the Civic Centre Helpdesk on 2nd Thursday of every month. It was also emphasized by Addl. Secy. (MoHUA) that clear guidelines are to be given by all the NOC agencies including DUAC so that the applicant may have the clarity in his mind regarding NOC. Regarding requirement of NOC from Fire Deptt., it was clarified by Fire officers that in case of petrol pump, NOC from Fire Deptt. is not required. However, in case of CNG, the NOC is required. Fire Deptt. was directed to issue a clarification in this regard.
8. **Sh. Ankit Goel, Architect**: He raised the issue that the completion certificate shall be made mandatory for getting the water and electricity connections and the connections will be allowed only after getting the requisite completion certificate from MCD. On this, it was informed that the matter will be examined by all three Corporations.
9. **Sh. Pradeep Sharma, Architect**: He raised the issue regarding restricted number of dwelling units. On this issue, he was informed by South DMC and North DMC officers that the number of dwelling units have been restricted as per directions of the Hon'ble Supreme Court and the matter of 'MC Mehta Vs UOI'. It was clarified by Director (Bldg.), DDA that in this regard a note has been given in the UBBL-2016. Moreover, the issue of standalone godown was also raised by Sh. Pradeep Sharma and he said that regularization of existing godown in case of redevelopment shall not be insisted upon. On this, he was requested to submit a formal representation to North DMC which will examine the same as per law. Further, he also raised the issue of incentive FAR in case of industrial to commercial i.e. 1.5 times the permissible FAR. In this regard, it was discussed that this issue is related to interpretation of the Master Plan for which it will be appropriate to have a meeting with Planning Deptt. of DDA and Bldg. Deptt. of all three Corporations. It was directed by Addl. Secy. (MoHUA) that Planning Deptt., DDA may be requested to convene a meeting in this regard and clarify their issues.

10. **Ms. SmitaRamteke, Architect:** She raised the issue that some area of KotlaMobarakpur is outside the approved layout plan. It was clarified that the Bldg. Plans are sanctioned only in the area having the approved layout plan, hence, the plans cannot be sanctioned in such areas. Further, in case of larger projects, multiple drawings may be allowed. On this, it was intimated that the capacity of the portal for uploading the drawing may be increased by South DMC.
11. **Sh. Rajesh Dongre, Architect:** He stated that for larger projects, the Helpdesk is not there in NOC agencies. In this regard, it was directed by the Addl. Secy. (MoHUA) and Commissioner, South DMC that all the agencies will educate the stakeholders and also guide them properly. In case the issues are not resolved by the agencies, the applicant can approach the Bldg. (HQ), south DMC, North DMC and East DMC and such issues may be taken up in the joint grievance redressal, which is proposed on every 2nd Thursday in MCD Office. In case, 2nd Thursday of the month happens to be holiday, the Helpdesk will work on the 3rd Thursday of that month. All agencies were directed to ensure that the Helpdesk works effectively so as to provide real ease to the stakeholders.
12. **Sh. RohitGorowala, Architect:** He requested that in Delhi the Online Building Permission System is functioning very well. However, in other neighboring cities, it is at a nascent stage. On this, it was clarified by the Addl. Secy.(MoHUA) that efforts are being made to bring the Online regime.

Addl. Secretary (MOHUA) requested all the Corporations and NOC agencies to address the grievances of the stakeholders promptly and also to create awareness among them. It was also directed that to redress the grievances of the stakeholders, a meeting may be fixed with other concerned NOC agencies on **2nd Thursday of each month in the office of Bldg. (HQ), situated at 8th and 9th floor in Civic Centre and in case of holiday the meeting will be held on the next Thursday.** All the concerned agencies must attend the helpdesk on the said day and issues raised by the architect shall be redressed then and there. All the architects present there were requested to participate in the above said meeting to get the multi- Depts. issues resolved then and there.

The meeting ended with vote of thanks to the Chair.

Encl.: As above.

**EE (Bldg.)HQ
South MCD**

Distribution:

1. All Architects (As per list attached).
2. Chief Engineers(Bldg.), South, North & East DMCs.
3. Chief Law Officer(HQ), South, North & East DMCs.
4. Chief Town Planner, South, North & East DMCs.
5. Superintending Engineer (B)HQ – North, South& East DMCs.
6. All Executive Engineers(Bldg.), South, North & East DMCs – alongwith all their AEs (Bldg.).
7. All EEs/AEs(Bldg.)HQ, South, North & East DMCs.
8. EE(EODB), I.T. Department, SDMC.
9. AC(IT) – to upload the minutes of the meeting on website.

Copy to:-

1. Member Secretary, National Monuments Authority, 24 Tilak Marg, New Delhi.
2. Competent Authority, Archaeological Survey of India, NCT of Delhi, 1st Floor, Block-D, PuratatvaBhawan, GPO Complex, I.N.A., New Delhi-110023.
3. Superintendent (Delhi Range), Archaeological Survey of India, Govt. Of India, PuratatavBhawan, INA, New Dlehi-23.
4. Addl. Commissioner (Labour), GNCTD, 5 Sham Nath Marg, civil Lines, Delhi-54.
5. Chief Inspector of Factories, GNCTD, 5 Sham Nath Marg, civil Lines, Delhi-54.
6. Secretary, DUAC, Core 5-A, UG & First Floor, India Habitat Centre, Lodhi Road, New Delhi-3.
7. Member Secretary /SEE, DPCC, ISBT Kashmere Gate, Delhi-7.

8. Joint General Manager (ATC, NOC), o/o the General Manager (ATM), NR, Airports Authority of India, Regional Hqrs., Northern Region – Operational Office, Gurgaon Road, New Delhi – 110037.
9. Chief Project Manager, Delhi Metro Rail Corporation Ltd., Metro Bhawan, 13 Fire Brigade Lane, Barakhamba Road, New Delhi-110001.
10. Joint Director (Revenue), Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
11. Chief Engineer, Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
12. Dy. Chief Conservator of Forest, GNCTD, VikasBhawan, I.P. Estate, New Delhi-110002.
13. Director (Building), DDA, C-Block, VikasSadon, INA, New Delhi.
14. Director, D.F.S., GNCTD, Fire HQ, Connaught Circus, New Delhi-1110001.
15. Dy. Commissioner (South) Revenue Deptt., M.B. Road, Saket, New Delhi.
16. Managing Director, GSDL, VikasBhawan-II, Civil Lines, Delhi-54.
17. Jt. Director / CE (Railways), Northern Railway, Baroda House, KG Marg, New Delhi.
18. Chief Architect, New Delhi Municipal Council, Palika Kendra, New Delhi-110001.
19. CEO, BSES Rajdhani Power Ltd., BSES Bhawan, Nehru Place, New Delhi-19.
20. CEO, Tata Delhi Distribution co. Ltd., Hudson Lane, Kingsway Camp, Delhi-09.
21. CEO, BSES Yamuna Power Ltd., Shakti Kiran Building, Karkardooma, Delhi-92.

Copy for kind information to:

1. P.S. to Secretary, Ministry of Housing & Urban Affairs, Govt. Of India, NirmanBhawan, New Delhi for kind information of Secretary.
2. Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. Of India, NirmanBhawan, New Delhi for kind information of Secretary.
3. Principal Secretary (UD), Govt. Of NCT OF Delhi, Delhi Sachivalaya, IP Estate, New Delhi-110002.
4. Addl. Secretary, Department for Promotion of Industries & Internal Trade (DPIIT), Ministry of Commerce & Industry, UdyogBhawan, New Delhi.
5. Commissioner – South, North & East DMCs.
6. CEO, Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
7. Addl. Commissioner - South, North & East DMCs.
8. E-in-C - South, North & East DMCs.
9. Managing Director, DSIIDC, Bomaby Life Building, Connaught Circus, New Delhi-01.
10. Chief Project Manager, North DMC.
11. Director (P&I), South DMC.
12. Joint Assessor & Collector (HQ), House Tax Deptt., South DMC.