

## Dealing with Construction Permits

### Delhi

1. **Description of Reform:** R-1: A notification for Latent Defect Liability and Decennial Insurance has been issued holding the following professionals liable for any defects in buildings on plot area more than 750 sq mts - 1. Architects, 2. Structural Engineers, 3. Site Supervisor/ Site Engineer and 4. Construction Company including contractor and sub-contractor.

The above mentioned professionals and the construction company, including the contractor/sub-contractor shall take decennial liability insurance to cover for such liability.

**Impact:** Two points may be awarded against the 'Liability and Insurance Regimes Index'.

**Date of Entry into Force:** 28.02.2018

**Legal Basis:** A notification has been issued amending the sub clause 2.10 in UBBL 2016 vide S.O.1053(E), dated 5-04-2017

deptewb.mcd.gov.in:18080/mcd\_commonweb/DocumentViewer.view?uuid=e3afe26e-b715-421a-8d67-

667db308bc23&fileName=Amendment%20in%20UBBL%20Dated%2028/02/2018%20Reg%20Latent%20Defect%20Liability

2. **Description of Reform:** R-2: Joint Site Inspections'- Before issuing Occupancy cum Completion Certificate (OCC), site inspection by concerned departments is necessary. A provision has been made for all departments to conduct a Joint Site Inspection. Online system generated intimation regarding date and time of inspection is issued in advance to the concerned officials of the departments involved in issuing OCC and to the applicant. Multiple site visits for getting No Objection Certificates from different agencies for completion are totally eliminated resulting in reduction in time and procedures.

**Impact:** Procedure numbers 17 (1 day), 21 (1 day) and 24 (34 days) as per DBR-2018 are subsumed into a single procedure i.e. Procedure number 7 of MCD (Final inspection of the construction - 7 days). Therefore, these 3 procedures may be treated as a single procedure, i.e. procedure number 7 of MCD and time taken be reduced from 36 days to 7 days.

**Date of Entry into Force:** 29.11.2017

**Legal Basis:** SouthDMC/2017/SE(B)HQ/Addl.Com(Engg)/173 dated 29-11-2017

[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=54a4a90b-f9db-40af-93c9-f115bfaf0769&fileName=Circular%20Reg.%20Single%20Joint%20Inspection%20for%20issue%20of%20completion%20Certificate](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=54a4a90b-f9db-40af-93c9-f115bfaf0769&fileName=Circular%20Reg.%20Single%20Joint%20Inspection%20for%20issue%20of%20completion%20Certificate)

- Description of Reform:** R-3: With the introduction of Online Building Permission System (OBPS) the applicant is required to apply for all NoCs through Common Application Form (CAF) only. Therefore, now no separate application is required for NoCs and applicant has to indicate at the time of applying for building permit, which NoCs are applicable. The request for DPCC, Fire and Director of Factories NoC is forwarded through OBPS and NoC are received through the system. Applicants are not required to approach each department individually. System generated "Deemed Sanction" of building permits at all stages and "Deemed Approval" by NOC agencies has been adopted by MCD. Deemed sanction is granted when approval is not given within the stipulated time. Moreover, in accordance with the risk framework adopted 'low risk buildings are exempted from availing NOC from DPCC

**Impact:** Procedure numbers 1 (30 days), 6 (3 days) and 8 (14 days) as per DBR-2018 have been merged into a single procedure, i.e. Procedure number 1 of MCD (Submit online CAF with Fees, drawings/documents - 15 days, 1,000 INR). Therefore, these 3 procedures are to be treated as a single procedure, i.e. procedure number 1 of MCD and time taken is to be reduced from 47 days to 15 days

**Date of Entry into Force:** 05.04.2017

**Legal Basis:** Provision of "Deemed Sanction" already exists in clause number 2.19 of the UBBL-2016 and is incorporated in the OBPS.

Amendment notification vide SO 1053(E) of 05.04.2017 by Delhi Development Authority

Clause 2.3.3, 2.3.4, 2.7.4 and 2.7.10 provides conditions of deemed approval and sanction from the external agency at different stages of approval and completion.

The link:-

[http://dda.org.in/tendernotices\\_docs/april120/UBBL-2016%205th%20April%202017060417.pdf](http://dda.org.in/tendernotices_docs/april120/UBBL-2016%205th%20April%202017060417.pdf)

URL for exemption of Low Risk 'warehouses' from DPCC-NOC is given at:

<https://www.dpcc.delhigovt.nic.in/EODB.pdf>

- Description of Reform:** R-4: To provide for water and sewer connection, the charges for Road Cutting and Restoration, collected by Delhi Jal Board (DJB) are restricted to connection length up to 5 mts. Beyond 5mts, applicants have to get the road cutting and restoration done himself through the MCD empanelled contractors, the list of whom is available on the MCD website.

The charges collected by DJB for water and sewer connection is thus limited to cost of 5 metres.

**Impact:** The cost for Procedure 23 (Procedure number 6 of MCD) has been reduced from INR 12,20,680 to INR 1,09,800

**Date of Entry into Force:** 13.03.2018

**Legal Basis:** South DMC/AddlCom(Engg)/2018/SE(B)HQ/53 dated 26.02.2018

[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=71a91e44-a70b-4edf-9f75-](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=71a91e44-a70b-4edf-9f75-)

[a1e4b0b1aa8b&fileName=Circular%20No.South%20DMC/Addl.Cm.\(Engg.\)/2018/SE\(B\)HQ/53%20dated%2026.02.2018](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=71a91e44-a70b-4edf-9f75-a1e4b0b1aa8b&fileName=Circular%20No.South%20DMC/Addl.Cm.(Engg.)/2018/SE(B)HQ/53%20dated%2026.02.2018)

Circular No. DJB/DOR/EODB/2018/1877to1973 dated 13.03.2018

[http://delhi.gov.in/wps/wcm/connect/DOIT\\_DJB/djb/home/customer+section/reforms+under+ease+of+doing+business/6\\_road](http://delhi.gov.in/wps/wcm/connect/DOIT_DJB/djb/home/customer+section/reforms+under+ease+of+doing+business/6_road)

List of empanelled contractors with MCD, link:

[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=e0463036-b326-4aa8-b9f8-](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=e0463036-b326-4aa8-b9f8-)

[7ad1ba1dbf3c&fileName=List%20of%20Empanelled%20Contractors%20of%20M.C.D.%20for%20Jal%20Board%20Road%20Repair](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=e0463036-b326-4aa8-b9f8-7ad1ba1dbf3c&fileName=List%20of%20Empanelled%20Contractors%20of%20M.C.D.%20for%20Jal%20Board%20Road%20Repair)

5. **Description of Reform:** Reform 5: 'Risk Based classification of buildings' has been introduced to ease the approval process.

Building classification as per the amended UBBL are specified in section 3.1. Nine categories of buildings have been provided for, which include (3.1.1) Residential (3.1.2) Storage buildings (3.1.3) Assembly Buildings (3.1.4) Mercantile / Commercial Buildings (3.1.5) Industrial Buildings (3.1.6) Institutional buildings (3.1.7) Business Buildings (3.1.8) Hazardous Buildings (3.1.9) Educational Buildings.

The subsections contain a matrix premised on usage of the building, built up area and height, amongst other criteria. On the basis of the matrix, each category of buildings is assigned a risk profile of low, medium or high.

'Very low risk' buildings with areas less than 105 sq mts are covered under the 'Saral' scheme. For such buildings the plan, as submitted by the architect, is sanctioned online instantly without any scrutiny.

Residential buildings with area from 106 sq mts to 500 sq mts, warehouses up to 2000 sq mts and industrial buildings up to 250 sq mts are classified as 'low risk'. For such buildings, inspection is done by the architect at plinth and completion stages. Buildings beyond this size are considered 'moderate to high risk', and for such buildings "joint inspection" is conducted including by in-house engineers of MCD for issuance of Occupancy cum Completion Certificate (OCC).

**Impact:** Additional one point may be awarded against the "Quality control during construction" index

**Date of Entry into Force:** 30.01.2017

**Legal Basis:** Circular for "risk based inspection for plinth level intimation"- link at:  
[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=9d4f0500-449f-4926-8e48-b4863fecea32&fileName=Circular%20regarding%20Risk%20Based%20Inspection%20for%20Plinth%20Level%20Intimation%20dated%2030/01/2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=9d4f0500-449f-4926-8e48-b4863fecea32&fileName=Circular%20regarding%20Risk%20Based%20Inspection%20for%20Plinth%20Level%20Intimation%20dated%2030/01/2017)

6. **Description of Reform:** DCR-1: For building permits, digitally signed sanction letter is issued online through the OPBS.

**Impact:** All NoCs are received through the OBPS, the evaluation of maps and building requirements are done automatically through Auto DCR. Building permits are digitally signed and can be downloaded from the website. Accordingly, time taken by procedure number 10 'Request and Obtain Building Permit' (27 days) as per DBR-2018 is corresponding to procedure number 3 of MCD ('Payment of fees and release of sanctioned building plans'). Since the digitally signed sanction letter is issued in one day, therefore time taken may be reduced from 27 days to 01 day.

**Date of Entry into Force:** 04.04.2016

**Legal Basis:** Circular No. D-039/Addl.Cm.(Engg)/South DMC/2016 dated 04.04.2016  
Point number 6 in the following circular:  
[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=1d2149e1-e636-433f-8e57-952649681799&fileName=Circular%20regarding%20CAF%20&%20Digital%20Signatures%20in%20EODB%20dated%2004/04/2016](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=1d2149e1-e636-433f-8e57-952649681799&fileName=Circular%20regarding%20CAF%20&%20Digital%20Signatures%20in%20EODB%20dated%2004/04/2016)

7. **Description of Reform:** DCR-2: All departments concerned with issuing Construction Permit have been integrated with a single window clearance system. Building proponents are required to apply using the Common Application Form (CAF). The supporting documents are attached with the CAF and payment is made online as indicated by the online fee calculator. Online intimations are sent to the respective departments and there is no requirement of making separate applications. The application is automatically reflected on the console of concerned officers of the respective departments.

**Impact:** Procedure numbers 1 (30 days, 1,000 INR), 6 (3 days, 73,739 INR) and 8 (14 days, 0 INR) as per DBR-2018, have been merged into a single procedure, i.e. Procedure number 1 of MCD (Submit online CAF with Fees, drawings/documents - 15 days, 1000 INR). Therefore these 3 procedures are to be treated as a single

procedure, i.e. Procedure number 1 of MCD and time taken is to be reduced from 47 days to 15 days. Further, the cost is to be reduced from 74,739 INR to 1,000 INR.

**Date of Entry into Force:** 04.04.2016

**Legal Basis:** Circular No. D-039/Addl.Cm.(Engg)/South DMC/2016 dated 04.04.2016  
[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=1d2149e1-e636-433f-8e57-952649681799&fileName=Circular%20regarding%20CAF%20&%20Digital%20Signatures%20in%20EODB%20dated%2004/04/2016](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=1d2149e1-e636-433f-8e57-952649681799&fileName=Circular%20regarding%20CAF%20&%20Digital%20Signatures%20in%20EODB%20dated%2004/04/2016)

8. **Description of Reform:** DCR-3: Procedure number 2 as per DBR 2018 - 'Obtain No Objection Certificate regarding land use zoning', may be eliminated as there is no such requirement in MCD. Layout plans and zonal plans are available in public domain. Zoning plans for Delhi are available on the public domain, online for anyone to access. There is no interaction (either physical or electronic application) between Build Co. or its representatives with an external party.

**Impact:** Procedure number 2 (0.5 days) as per DBR-2018 is not a procedure as per UBBL-2016 and, therefore it may be eliminated and time of 0.5 day to be reduced.

**Date of Entry into Force:** 23.02.2017

**Legal Basis:** Circular No. South DMC/D/33/AddlComl/SE(B)HQ/17 dated 23.02.2017  
[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=e06800ae-9d77-41ce-a56b-e48a08c441f1&fileName=Circular%20reg%20Requirement%20of%20documents-online%20Sanction%20of%20Building%20Plans-EODB%20dated%2023.02.2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=e06800ae-9d77-41ce-a56b-e48a08c441f1&fileName=Circular%20reg%20Requirement%20of%20documents-online%20Sanction%20of%20Building%20Plans-EODB%20dated%2023.02.2017)

9. **Description of Reform:** DCR-4: Procedure number 3 'Request and obtain approval of the water and sewer connection plans.' as indicated in DBR-2018 does not exist. There is no requirement of any approval from Delhi Jal Board at the time of sanction of building plan.

Clause 2.0.4 (g) of UBBL 2016 states Service plans for water supply, sewage disposal system and storm water disposal, wherever applicable, shall be as per the prescribed norms and standards of the sanctioning authority. However, the law does not mandate the applicant to have their plans reviewed and approved by DJB, nor any such NoC is issued by Delhi Jal Board in practice.

Municipal Corporation of Delhi has also issued circular SouthDMC/D148/SE(B)HQ/AddlComl/17 dated 30.03.2017 wherein NoC from DJB for approval of plans / construction permits is not required

**Impact:** Procedure number 3 (7 days) as per DBR-2018 is to be eliminated and time of 7 days to be reduced.

**Date of Entry into Force:** 30.03.2017

**Legal Basis:** Circular SouthDMC/D148/SE(B)HQ/AddlComl/17 dated 30.03.2017  
[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=59195a5f-474d-4281-b28f-4e52051df666&fileName=Circular%20regarding%20No%20Requirement%20of%20NOC%20from%20DJB%20&%20DISCOM%20for%20Online%20Plans%20Dated%2030.03.2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=59195a5f-474d-4281-b28f-4e52051df666&fileName=Circular%20regarding%20No%20Requirement%20of%20NOC%20from%20DJB%20&%20DISCOM%20for%20Online%20Plans%20Dated%2030.03.2017)

10. **Description of Reform:** Reform 6: Procedure number 4 'Obtain Certificate of No-Tax Due' does not exist, since MCD does not ask for tax receipts.

Previously, last receipt of Property Tax payment was required to be submitted for obtaining building plan approval [as per Clause 2.12.5 of Unified Building Bye Laws (UBBL) 2016.] The same has been since eliminated, vide an amendment to the UBBL in April, 2017.

The same was not reflected in Doing Business, 2018 as OBPS continued to require a receipt of property tax payment. Changes have been made in the OBPS to disable this requirement and no such receipt need to be uploaded now.

**Impact:** Procedure number 4 (0.5 day, 0 INR) as per DBR-2018 is to be deleted and time to be reduced by 0.5 day

**Date of Entry into Force:** 23.02.2017

**Legal Basis:** Circular No. South DMC/D/33/Addl.Coml/SE(B)HQ/17 dated 23.02.2017  
[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=e06800ae-9d77-41ce-a56b-e48a08c441f1&fileName=Circular%20reg%20Requirement%20of%20documents-online%20Sanction%20of%20Building%20Plans-EODB%20dated%2023.02.2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=e06800ae-9d77-41ce-a56b-e48a08c441f1&fileName=Circular%20reg%20Requirement%20of%20documents-online%20Sanction%20of%20Building%20Plans-EODB%20dated%2023.02.2017)

11. **Description of Reform:** Reform 7: Procedure numbers 5 and 19 as per DBR-2018 do not exist in MCD, as there is no requirement of 'Notarized Affidavit/ Indemnity Bonds' in building approval system of MCD.

Municipal Corporations of Delhi have replaced requirement of uploading signed undertakings by e-undertakings for obtaining construction permits.

The e-undertaking forms part of the application form and no scanned/ physical documents are required. Further there is no requirement of notarizing

**Impact:** Procedure number 5 (1 day, 100 INR) and 19 (1 day, 100 INR) as per DBR-2018 are to be deleted and time may be reduced by 2 days. Further, cost to be reduced by 200 INR.

**Date of Entry into Force:** 29.01.2018

**Legal Basis:** Circular No. South DMC/D/38/AddlComm/(B)HQ/17 dated 06.03.2017 [http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=ad976ac3-967c-4578-8b87-ac399debebef&fileName=Circular%20reg.%20e-undertaking%20under%20EODB%20Dated%2006.03.2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=ad976ac3-967c-4578-8b87-ac399debebef&fileName=Circular%20reg.%20e-undertaking%20under%20EODB%20Dated%2006.03.2017) and Circular No. South DMC/D/29/SE(B)HQ/ AddlCom(Engg)/18 dated 29.01.2018 [http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=2facff96-b709-4a5a-b8ac-13e8e390df91&fileName=Circular%20Reg.%20Converting%20I-Bond%20into%20E-undertaking%20dated%2029-01-2018](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=2facff96-b709-4a5a-b8ac-13e8e390df91&fileName=Circular%20Reg.%20Converting%20I-Bond%20into%20E-undertaking%20dated%2029-01-2018)

12. **Description of Reform:** DCR-5: Procedure number 6 'Submit Building Plan for First Scrutiny and Approval' as per DBR-2018 is not a separate procedure, but is subsumed in procedure number 1 of MCD (Submit online common application form)'. A processing fee @ Rs 10 INR / sq mt is charged and cost for a warehouse would amount to 13,006 INR.

**Impact:** Procedure number 6 (3 days, 73,739 INR) as per DBR-2018 is to be deleted and cost be reduced from 73,739 INR to 13,006 INR

**Date of Entry into Force:** 22.02.2016

**Legal Basis:** The cost @ 10 INR / sq mt of built up area is given in the Annexure-III of UBBL-2016, and the link is [http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=1e23455d-f52b-4a03-a96c-8c067191ff3e&fileName=Unified%20Building%20Bye%20Laws%20for%20Delhi%20016](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=1e23455d-f52b-4a03-a96c-8c067191ff3e&fileName=Unified%20Building%20Bye%20Laws%20for%20Delhi%20016)

13. **Description of Reform:** DCR-6: Procedure number 7 'Request and obtain building plan approval from the Director of Factories of Labour Department' as per DBR-2018, has been integrated in the Common Application Form (CAF) in the OBPS. The above mentioned requirement stems from Rule 3 A of the Delhi Factories Rules, 1950. Rule 3A is only applicable to a factory or part of a factory. A factory is defined in the parent legislation i.e. The Factories Act, 1948. Section 2 (m) of the Factories Act, 1948 defines the same as “any premises including the precincts thereof (i) wherein ten or more workers are working, or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on with the aid of power, or is ordinarily so carried on, or (ii) whereon 20 or more workers are working, or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on without the aid of power, or is ordinarily so carried on...” As per the assumptions of the case study, the warehouse will be used for general storage activities, such as storage of books or stationery and no manufacturing

process is going on in the warehouse. Therefore, rule 3 A is inapplicable to the current context.

**Impact:** Procedure number 7 (14 days, 0 INR) as per DBR-2018 is not a separate procedure for the given case. Therefore this procedure is to be deleted and time to be reduced by 14 days.

**Date of Entry into Force:** 02.12.2016

**Legal Basis:** Circular F.No. 27(26)/CIF/Lab/16//4146 dated 02.12.2016

[http://www.delhi.gov.in/wps/wcm/connect/4f747800448d42e39615bf2d363a6a0e/order-self-certification-factories.pdf?MOD=AJPERES&lmod=-](http://www.delhi.gov.in/wps/wcm/connect/4f747800448d42e39615bf2d363a6a0e/order-self-certification-factories.pdf?MOD=AJPERES&lmod=-1040552597&CACHEID=4f747800448d42e39615bf2d363a6a0e)

[1040552597&CACHEID=4f747800448d42e39615bf2d363a6a0e](http://www.delhi.gov.in/wps/wcm/connect/4f747800448d42e39615bf2d363a6a0e)

Rule 3A of the Delhi Factories Rules, 1950  
([http://www.delhi.gov.in/wps/wcm/connect/doit\\_labour/Labour/Home/Directorate+of+Industrial+Safety+and+Health/Approval+Of+Factory+Building+Plan](http://www.delhi.gov.in/wps/wcm/connect/doit_labour/Labour/Home/Directorate+of+Industrial+Safety+and+Health/Approval+Of+Factory+Building+Plan))

Section 2 M of the Factories Act, 1948 (<http://lawmin.nic.in/ld/P-ACT/1948/A1948-63.pdf>)

14. **Description of Reform:** DCR -7: Procedure numbers 9 (Receive inspection by building section), 11 (Submit online commencement notice to the municipality) and 12 (Submit notice of commencement and completion to labour inspector) as per DBR-2018 don't exist as per UBBL 2016.

The Unified Building Bye-Laws (UBBL) as amended in 2016, contains no provision of site inspection for sanction of building plan, nor is any such inspection taking place in practice.

In building bye-laws 1983, there was provision of intimation of start of construction, however, in UBBL, 2016 the same has been removed. Thus, there is no requirement of intimation of start of construction for any type of building (there is no need to submit commencement notice to the relevant Municipality).

Notice of commencement and completion to Labour Inspector is submitted through OBPS online and there is no need to intimate Labour Department separately.

**Impact:** Procedure numbers 9 (1 day), 11 (0.5 day) and 12 (1 day) as per DBR-2018 are to be deleted and time to be reduced by 2.5 days.

**Date of Entry into Force:** 22.03.2016

**Legal Basis:** Earlier in the UBBL-1983, there was a provision of site inspection before plan approval, which has been done away with in the UBBL-2016. Under section 2.24 dedicated to "Inspections", it is specified that the authority shall inspect the site only on receipt of Form C-1

Link of UBBL 2016:-



[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=1e23455d-f52b-4a03-a96c-8c067191ff3e&fileName=Unified%20Building%20Bye%20Laws%20for%20Delhi%20016](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=1e23455d-f52b-4a03-a96c-8c067191ff3e&fileName=Unified%20Building%20Bye%20Laws%20for%20Delhi%20016)

15. **Description of Reform:** Reform 8: 'Risk Based classification of buildings' has been introduced to ease the approval process. 'Very low risk' buildings with areas less than 105 sq mts are covered under the 'SaraI' scheme. For such buildings the plan, as submitted by the architect, is sanctioned online instantly without any scrutiny. Residential buildings with area from 106 sq mts to 500 sq mts, warehouses up to 2000 sq mts and industrial buildings up to 250 sq mts are classified as 'low risk'. For such buildings, inspection is done by the architect at plinth and completion stages. Procedure number 14 'Request and receive inspection at the plinth level' is not required by the MCD for low risk buildings, including the given case of "warehouses"

**Impact:** Since there is no such procedure for "low risk" buildings, procedure number 14 (1 day, 15 INR) as per DBR-2018 is to be deleted and time is to be reduced by 01 day. Further, cost is to be reduced by 15 INR.

**Date of Entry into Force:** 30.01.2017

**Legal Basis:** Circular No. South DMC/01/17/SE(B)HQ/Addl2017 dated 30.01.2017 (Circular for "Risk Based inspection for Plinth level intimation")

[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=9d4f0500-449f-4926-8e48-b4863fecea32&fileName=Circular%20regarding%20Risk%20Based%20Inspection%20for%20Plinth%20Level%20Intimation%20dated%2030/01/2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=9d4f0500-449f-4926-8e48-b4863fecea32&fileName=Circular%20regarding%20Risk%20Based%20Inspection%20for%20Plinth%20Level%20Intimation%20dated%2030/01/2017)

Amendment notification S.O.1053(E), dated 05.04.2017

[http://dda.org.in/tendernotices\\_docs/april120/UBBL-2016%205th%20April%202017060417.pdf](http://dda.org.in/tendernotices_docs/april120/UBBL-2016%205th%20April%202017060417.pdf)

16. **Description of Reform:** Reform 9: Procedure numbers 16 (1 day), 20 (1 day) and 23 (1 day) as per DBR-2018 have been subsumed in a single procedure, i.e. Procedure Number 6 of MCD 'Common Occupancy cum Completion Certificate Request Form (COCCRF) - 15 days'.

Agencies like Delhi Fire Services (DFS) and Delhi Jal Board (DJB) are integrated with the OPBS of MCD through COCCRF and there is no need to make separate applications for final clearance.

**Impact:** Procedure numbers 16, 20, and 23 as per DBR-2018 are to be treated as a single procedure, i.e. procedure number 6 of MCD.

**Date of Entry into Force:** 05.04.2017

**Legal Basis:** The whole process of construction permit has been reduced to 8 procedures. The procedure for getting the Occupancy cum Completion certificates online is given in Clause 2.7 of the amended UBBL-2016. The link of UBBL is: - [http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=a75dec64-f57f-4d67-b9f9-6e210dbf3861&fileName=UBBL%20Amendment%20Gazette%20Notification%20Dated%2005/04/2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=a75dec64-f57f-4d67-b9f9-6e210dbf3861&fileName=UBBL%20Amendment%20Gazette%20Notification%20Dated%2005/04/2017)

17. **Description of Reform:** Reform 10: DFS has been integrated with OPBS of MCD and NOCs are issued online. Hence, procedure number 18 'receive final NOC from 'fire department and 22 'obtain Completion/ Occupancy permit' as per DBR-2018 are actually a single procedure corresponding to Procedure number 8 of MCD 'Intimation of compounding fee and charges, if applicable, and release of OCC and completion plan'

**Impact:** Procedure number 18 (10 days, 0 INR) and 22 (30 days, 56,733 INR) as per DBR-2018 are to be treated as a single procedure, i.e. procedure number 8 (0.5 day, 0 INR) of MCD and time is to be reduced from 40 days to 0.5 days. Further, cost to be reduced by 56,733 INR

**Date of Entry into Force:** 03.01.2017

**Legal Basis:** MCD circular no DMC/SE(B)HQ/OI/2017

[http://deptewb.mcd.gov.in:18080/mcd\\_commonweb/DocumentViewer.view?uuid=22409d3b-ec97-4c84-bc42-9a38bb093b0c&fileName=Circular%20Regarding%20Reduction%20in%20the%20number%20of%20procedures%20and%20Time%20in%20EODB%20Dated%2003/01/2017](http://deptewb.mcd.gov.in:18080/mcd_commonweb/DocumentViewer.view?uuid=22409d3b-ec97-4c84-bc42-9a38bb093b0c&fileName=Circular%20Regarding%20Reduction%20in%20the%20number%20of%20procedures%20and%20Time%20in%20EODB%20Dated%2003/01/2017)

18. **Description of Reform:** DCR-8: Engineers certified by MCD are appointed for continuous technical supervision during construction.

**Impact:** One additional point may be given in 'Quality Control during Construction'

**Date of Entry into Force:** 30.01.2017

**Legal Basis:** Clause 1.2b on Page 412 of Annexure 1, UBBL 2016 - for 'Engineer'

[https://dda.org.in/tendernotices\\_docs/march15/UBBL%202016%20Notified230316.pdf](https://dda.org.in/tendernotices_docs/march15/UBBL%202016%20Notified230316.pdf)

## Mumbai

1. **Description of Reform:** (R-1) Regulation for 'Latent Defect Liability and Decennial Insurance' for buildings with built up area more than 750 sq m has been notified. Any or all of the following viz. architect, surveyor, structural engineer, site supervisor, Construction Company and consultants appointed can be held liable for any structural flaws or defects for a period of ten years after issuance of Occupancy cum Completion Certificate (OCC).

**Impact:** Two points may be awarded against the 'Liability and Insurance Regimes Index'

**Date of Entry into Force:** 07.03.2018

**Legal Basis:** Notification No. TPB 4317/ 123/ CR-32/2017/UD-11 dated 07.03.2018  
[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Latent%20Defect%20Liability%207\\_03.2018pdf.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Latent%20Defect%20Liability%207_03.2018pdf.pdf)

2. **Description of Reform:** (R-2) A Joint Site Inspection mechanism has been introduced wherein intimation for inspection is sent online to the officials of the respective departments and the inspection is carried out by all the departments jointly on a given day and time. The departments namely Storm Water Drainage; Roads and Traffic; Hydraulic Engineering and Chief Fire Officer, were already integrated with the Online Building Permit System (OBPS) as a part of Procedure 6 'Common Completion Request Form' of MCGM. Therefore, procedure numbers 25, 26, 27, 28, 29, 30, 31, 32 and 33 of DBR 2018 are eliminated.

**Impact:** Procedures numbers 25(1 Day), 26 (1 Day), 27 (3days), 28 (1 day), 29 (1 Day), 30 (3 days), 31 (3 days), 32 (3 days) and 33 (3 days) in DBR 2018 are eliminated as all these procedures are subsumed into a single procedure (Procedure number 6: 'Common Completion Request form' of MCGM) and time taken is only 14 days.

**Date of Entry into Force:** 24.01.2018

**Legal Basis:** Circular No. CHE/DP/29436/Gen dated 24.01.2018  
[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Joint%20Site%20Inspection%20circular\\_24.01.2018.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Joint%20Site%20Inspection%20circular_24.01.2018.pdf)

3. **Description of Reform:** (R-3) For warehouses, road restoration charges for water supply and sewerage connections up to a distance of 5 meters from the plot boundary shall be charged and restoration shall be carried out by Municipal Corporation of Greater Mumbai (MCGM). For distance greater than 5 meters, the

building proponent has been mandated by MCGM to get the road restoration done from the approved engineering contractors at their own cost.

**Impact:** The costs indicated against Procedure number 4 as per DBR 2018 (INR 77,306) may be reduced to amount INR 62,544/-, and in case of Procedure number 27 as per DBR 2018 (INR 51,210/-) it may be reduced to INR 39,970/-

**Date of Entry into Force:** 13.03.2018

**Legal Basis:** Circular No. Ch.E./DP/35015/Gen dated 13.03.2018

[http://www.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/EODB-%20Task%20Force\\_circular%20no97\\_13.03.2018.pdf](http://www.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/EODB-%20Task%20Force_circular%20no97_13.03.2018.pdf)

4. **Description of Reform:** (R-4) The NOC/Remarks by the departments of Storm Water Drainage, Hydraulic Engineering, and Sewerage Planning are auto generated through the system. The site data is captured online through a GIS based system.

**Impact:** Procedure numbers 3 (1 day), 4 (1 day), 5 (1 day), 6 (1 day), 7 (1 day) and 8 (1 day) as per DBR 2018, are eliminated due to fetching of information online through GIS based system. Similarly Procedures numbers 9 (7 days), 10 (7 days) and 11 (7 days) as per DBR 2018 are eliminated as NOC/Remarks are generated online. These procedures are subsumed under Procedure number 1 of MCGM (Submit Online Common Application Form)

**Date of Entry into Force:** 13.03.2018

**Legal Basis:** Circular No. Ch. E./DP/35016/Gen dated 13.03.2018

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/EODB-Autogenerated%20remarks%20of%20S.P.%2c%20SWD%2c%20H.E%2c%20Traffic-Circular%20-98.\\_13.03.2018pdf.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/EODB-Autogenerated%20remarks%20of%20S.P.%2c%20SWD%2c%20H.E%2c%20Traffic-Circular%20-98._13.03.2018pdf.pdf)

5. **Description of Reform:** (R-5) online integration with Labour Department. After issuance of Commencement Certificate, intimation directly goes to Labour Department through the online system. There is no requirement to have a separate communication.

**Impact:** Procedure number 17 of DBR 2018 may be deleted as it is subsumed in Procedure number 16 of DBR 2018 (Procedure number 4 'Obtain Plinth Commencement Certificate' of MCGM)

**Date of Entry into Force:** 24.01.2018

**Legal Basis:** Circular No. CHE/DP/90/Gen/2017-18 dated 24.01.2018

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Revenue%20Online%20connectivity%20circular\\_24.01.2018.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Revenue%20Online%20connectivity%20circular_24.01.2018.pdf)

6. **Description of Reform:** (DCR-1) Site supervisor certified by Municipal Corporation of Greater Mumbai is appointed for continuous technical supervision during construction. This is mandatory as per Maharashtra Regional & Town Planning Act 1966 and Development Control Regulations 1991 clause 5(4) (ii). Certification of such supervisor is also needed for getting Occupancy cum Completion Certificate. Buildings with Built-Up Area Upto 500 sq meter with height for residential and commercial buildings up to a height of 3.90 meter; and for industrial buildings upto a height of 4.20 meter are classified as 'low risk'. For such buildings, inspection is done by the Architect at plinth and completion stages. Buildings beyond this size are considered 'Moderate to High risk', and for such buildings 'joint inspection' is conducted including by the engineers of MCGM for issuance of Occupancy cum Completion Certificate.

**Impact:** One additional point may be provided in 'Quality Control During Construction'

**Date of Entry into Force:** 02.03.2017

**Legal Basis:** Sanctioned Development Control Regulation 1991

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/DC%20Regulation%201991/DCR%201991%206th%20January%202012/DCRegulation1991\(22121522\).pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/DC%20Regulation%201991/DCR%201991%206th%20January%202012/DCRegulation1991(22121522).pdf)

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Risk%20base%20approval\\_02.03.2017.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Risk%20base%20approval_02.03.2017.pdf)

7. **Description of Reform:** (DCR-2) Ownership of property is one of the prerequisites for applying for construction permit as per the DBR 2018 methodology. Property Register Card is a document that establishes the applicant's ownership of the property. Therefore, Procedure 1 of DBR 2018 'Obtain an extract of the Property Register Card from the revenue department' is not a part of the procedures for availing construction permit. However, in order to ease out the process, the revenue department is integrated with the Common Application Form (CAF) of the Online Building Permit System (OBPS) for auto generation of Property Register Card. Building proponent does not require to visit revenue department.

**Impact:** Procedure number 1 'Obtain an extract of the PR Card' of DBR 2018 report may be deleted and 17 days may be removed.

**Date of Entry into Force:** 06.03.2017

**Legal Basis:** Circular No. CHE/DP/90/Gen/2017-18 dated 24.02.2018

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Revenue%20Online%20connectivity%20circular\\_24.01.2018.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Revenue%20Online%20connectivity%20circular_24.01.2018.pdf)

Circular No. CHE/DP/36106/Gen dated 06.03.2017

<http://portal.mcgm.gov.in/irj/go/km/docs/documents/MCGM%20Department%20List/EODB%20Circulars%20%26%20Notifications/1.%20D.P.%20Department/EODB%20Construction%20Permit%20Circular/Ease%20of%20Doing%20Business/8%20Processes%20Circular.pdf>

8. **Description of Reform:** (DCR-3) All departments concerned with issuing Construction Permit have been integrated with a single window clearance system. Building proponents are required to apply using the Common Application Form (CAF). The supporting documents are attached with the CAF and payment is made online as indicated by the online fee calculator. Online intimations are sent to the respective departments and there is no requirement for making separate applications. The application is automatically reflected on the console of concerned officer of respective departments. No applications are accepted in hard copy.

**Impact:** Procedures number 2 to 14 of DBR 2018 may be deleted and total time taken may be replaced by 0.5 days, as all these procedures are subsumed in two procedures of Mumbai OBPS viz. Procedure number 1 'Submit online application as per CAF' and Procedure number 2 'Receive Inspection and Obtain NOC'.

**Date of Entry into Force:** 06.03.2017

**Legal Basis:** Circular No. CHE/DP/36106/Gen dated 06.03.2017

<http://portal.mcgm.gov.in/irj/go/km/docs/documents/MCGM%20Department%20List/EODB%20Circulars%20%26%20Notifications/1.%20D.P.%20Department/EODB%20Construction%20Permit%20Circular/Ease%20of%20Doing%20Business/8%20Processes%20Circular.pdf>

9. **Description of Reform:** (DCR-4) MCGM has issued order for 90% Reduction in development charges for warehouses.

**Impact:** The cost mentioned in Procedure number 16 of DBR 2018 report may be reduced to INR 5,57,236/-

**Date of Entry into Force:** 13.05.2015

**Legal Basis:** Notification No. TPB 4315/187/CR-28/2015/UD-11 dated 13.05.2015

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Notification%20dt.13may2015%20for%20waving%20development%20charges%20for%20warehouse\\_29.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/Notification%20dt.13may2015%20for%20waving%20development%20charges%20for%20warehouse_29.pdf)

10. **Description of Reform:** (DCR-5) Procedure number 19 'Request and obtain Further Commencement Certificate' as mentioned in DBR 2018 is not a separate procedure. It is subsumed in Procedure number 18 'Receive and request inspection of plinth' of DBR 2018 Accordingly, the new record of Procedure number 5 should be 'Receive Plinth Inspection and Further Commencement Certificate' of MCGM

**Impact:** Procedure number 19 as per DBR 2018 may be eliminated and time may be reduced by 7 days.

**Date of Entry into Force:** 06.03.2017

**Legal Basis:** Circular No. CHE/DP/36106/Gen dated 06.03.2017

<http://portal.mcgm.gov.in/irj/go/km/docs/documents/MCGM%20Department%20List/EODB%20Circulars%20%26%20Notifications/1.%20D.P.%20Department/EODB%20Construction%20Permit%20Circular/Ease%20of%20Doing%20Business/8%20Processes%20Circular.pdf>

11. **Description of Reform:** (DCR-6) The departments namely Storm Water Drainage; Roads and Traffic; Hydraulic Engineering and Chief Fire Officer, were already integrated with the OBPS as a part of Procedure number 6 'Common Completion Request Form' of MCGM. Therefore these process are integrated into one single process.

**Impact:** Procedures numbers 20 (1 day), 21 (1 day), 22 (1 day), 23 (1 day) and 24 (1 day) in DBR 2018 may be eliminated and Time taken may be reduced from 5 days to 0.5 day.

**Date of Entry into Force:** 06.03.2017

**Legal Basis:** Circular No. CHE/DP/36106/Gen dated 06.03.2017

<http://portal.mcgm.gov.in/irj/go/km/docs/documents/MCGM%20Department%20List/EODB%20Circulars%20%26%20Notifications/1.%20D.P.%20Department/EODB%20Construction%20Permit%20Circular/Ease%20of%20Doing%20Business/8%20Processes%20Circular.pdf>

12. **Description of Reform:** (DCR-7) Procedure number 35, 36 and 37 of DBR 2018 are not separate procedures and they have been subsumed in Procedure number 8 'Occupancy cum Completion Certificate of MCGM. The building proponent is required to apply for Occupancy cum Completion Certificate online and all necessary intimations are triggered online, a site inspection is carried out and Occupancy cum Completion Certificate is issued online.

**Impact:** Procedure number 36 and 37 of DBR 2018 may be treated as a single procedure (Procedure number 8 'Occupancy cum Completion Certificate of MCGM) and time may be reduced from 29 days to 7 days

**Date of Entry into Force:** 06.03.2017

**Legal Basis:** Circular No. CHE/DP/36106/Gen dated 06.03.2017

<http://portal.mcgm.gov.in/irj/go/km/docs/documents/MCGM%20Department%20List/EODB%20Circulars%20%26%20Notifications/1.%20D.P.%20Department/EODB%20Construction%20Permit%20Circular/Ease%20of%20Doing%20Business/8%20Processes%20Circular.pdf>

Circular HE/06 dated 12.03.2018

[http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/EODB-To%20issue%20the%20270A%20certificate%20at%20the%20time\\_29.01.2018%20of%20water%20connection.pdf](http://portal.mcgm.gov.in/irj/go/km/docs/documents/EODB/Construction%20Permit/Related%20Circulars/EODB-To%20issue%20the%20270A%20certificate%20at%20the%20time_29.01.2018%20of%20water%20connection.pdf)