

**STREAMLINING BUILDING PERMISSION PROCEDURE  
UNDER**

**EASE OF DOING BUSINESS  
IN NAINA , CIDCO**

**STAKEHOLDER'S MEETING**

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**6<sup>TH</sup> SEP 2017**

## **EASE OF DOING BUSINESS**

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- The process of issuance of Building Permission is govern by MRTP Acts 1966.
- As per the Act any permission shall be granted within 60 days of receipt of the application with all required documents and fees, provided the proposal is as per the applicable development regulations.
- Recently the State Govt. has published a directive on 24.08.2017 with mandate time limits for Building Permission/ Plinth Checking / occupation certificate

## Maharashtra Right of Public Services Acts 2015

- Under Maharashtra Right of Public Services Acts directive is given for mandate time limits for different stages of Building Permission.
- Building Commencement Certificate-- 30 days
- Plinth Completion Certificate ----- 07 days
- Occupation Certificate ----- 08 days
- Tree Felling Permission ----- 45 days
- Online submission of inspection report ----- 48 hours

## **EASE OF DOING BUSINESS**

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- For the given mandate time line it is necessary to review the present system
- Re-engineering and simplification the process in place
- Automation of the building permission
- Uploading the guideline and departmental policies, help manuals, check list for submissions and standard formats of applications/documents.

## **AUTOMATION OF MANUAL PROCESS**

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- Reduction in number of procedures and time of processing
- Will bring the necessary reforms
- Streamline the inter-departmental working system
- Remove the subjectivity in processing of the proposal
- Standardization of submission process
- Online facility for fee calculation, payments, intimations, tracking of the proposal etc.

## **EASE OF DOING BUSINESS :** **IN OTHER PLANNING AUTHORITIES**

- Application of proposals in standard format, along with all required documents and NOCs at a time.
- Self certification of the documents by owner, architect and consultants
- Submission of Fact-Sheet by the architect containing the salient feature of the project, approvability of the DCR, relaxation sought if any, with reasons, compliance to conditions

## **EASE OF DOING BUSINESS :** **IN OTHER PLANNING AUTHORITIES**

- Drawing Scrutiny in the pre scrutiny cell before submission to Building Permission section
- Affidavit for ownership of land, plot area, land boundary , access road by owner and architect
- Indemnifying the planning authority in case of any dispute in ownership of land, plot area, land boundary , access road
- Affidavit regarding any govt.notification on land under reference.

## **THE SYSTEM IN PLACE IN NAINA**

Information available on CIDCO website: Document checklist, Format for application, Undertaking / Affidavit

### **Action At Application Stage**

- Documents are checked as per checklist
- Allocation of building permission (BP) file no.

### **Action At Scrutiny Stage**

- Scrutiny of the content of the submitted Documents



## THE SYSTEM IN PLACE IN NAINA

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- Letter to Tehsildar for BP remarks
- Clarification from other organization if any
- Verification of NOC for access
- Scrutiny of drawings
- Fire NOC , Tree NOC if any
- Site visit
- Refusal letter within 60 days for compliance of documents

Resubmission of documents and drawings as compliance of the refusal letter. On receipt of all requisite documents and fees approval is given.

## STATUS OF SUBMITTED PROPOSAL

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Number of Files for Building Permissions	208
Inactive since 3-4 yrs	58
Inactive Files since last 1 yr	49
Active Files	101

### **General Observation:**

- Incomplete application and documents are not in proper format.

## ISSUES CAUSING DELAY

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- Delay in receiving remarks from other Govt authority
- Ownership Issues related 7/12 document, Title clearance, search report, Power of Attorney
- Land Issue related to TILR maps, Gut book
- No access or access NOC not submitted
- Non compliances of documents
- Drawings not as per DCPR

## WAY FORWARDS....

- Implementation of AutoDCR: Work is awarded to Softtech. SRS is under process and will shortly be finalized.
- Creation of Scrutiny Cell for pre scrutiny of the proposals.

THANK YOU

