



Business Reform Action Plan 2016 Response by Government of Maharashtra

Area 4a: Construction Permit Enablers

77: Define clear timelines mandated through legislation for approval of complete application

Response: **Yes**

Remarks:

MIDC:

MIDC has prescribed a timeline of 15 days for issuance of Construction Permit. This has been mentioned in the Citizen Charter on page 17.

Please refer to the attached Citizen Charter. The citizen charter is available at the following website: <http://www.midcindia.org/citizen-charter>

ULBs:

As per the Development Control Regulations 1991, a timeline of 60 days has been prescribed for issuance of Construction permit in Regional Plan and Development Plan area by the Urban Development Department, Government of Maharashtra.

Please refer to the DCR 1991 which can be found at <http://www.mcgm.gov.in/irj/portal/anonymous/qldecreg>

Supporting Documents:

MIDC:



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Q 77 Citizen Charter.pdf - Adobe Reader							
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			Controller of Explosives, Inspectorate of Boilers and Smoke Nuisance चांचेकडील परवानगी.				
२.	सुधारित बांधकाम परवाना देणे	१) भूखंडधारक/ वास्तुशास्त्रज्ञ यांचा अर्ज. २) सुधारित बांधकाम नकाशे. (आवश्यकता असल्यास.) ३) वास्तुशास्त्रज्ञ/ रचना तंत्रज्ञ/ प्लॅनर बदलल्यास वर उल्लेख केलेली सर्व कागदपत्रे.		१५ दिवस	कार्यकारी अधिवंता/ उप अधिवंता	मुख्य कार्यकारी अधिकारी, मुख्यालय : उद्योग सारथी, महाकाली गुंफा रोड, अंधेरी (पूर्व), मुंबई-४०० ०९३. दूरध्वनी क्रमांक : ०२२-२६८७ ००५२/५४/२७/७३. कफ परेड कार्यालय : ४, ४ (ए), १२ वा मजला, वर्ल्ड ट्रेड सेंटर, कॉम्प्लेक्स-१, कफ परेड, मुंबई-४०० ००५. दूरध्वनी क्रमांक: ००२२-२२१५१४५१/५२/५३. ई-मेल : ceo@midcindia.org	
३.	इमारत पूर्णत्वाचा	१) भूखंडधारक/ वास्तुशास्त्रज्ञ		२१ दिवस	कार्यकारी अधिवंता	मुख्य कार्यकारी अधिकारी,	

ULBs



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certificate from these authorities, applicable to the occupancy, shall also accompany the application.

- (xiv) *Other facilities to be provided during construction.* - The notice shall also be accompanied by an undertaking from the owner/developer/contractor to the effect that during the period of construction facilities, will be made available for day-care centre, crèche, adult-literacy and non-formal education programmes for the construction workers, directly by him or through a voluntary agency.
- (4) *Signing of plans by owners and licensed personnel/architect.* - (i) *Signing of Plans.* - All the plans shall signed by the owner and the licensed surveyor/engineer/structural engineer/supervisor, or architect, as the case may be, and shall indicate their names in block capital letter, addresses and license numbers when so licensed, allotted by the Commissioner.
- (ii) *Qualification and competence of the Licensed Surveyor/Engineer/Structural Engineer/Supervisor.* - The Commissioner shall license surveyors, engineers, structural engineers and supervisors with the qualifications listed in Appendix XII to perform the tasks mentioned in that Appendix.
- (5) *Processing of the development permission application.* - (i) *Grant of permission or refusal* - The Commissioner may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as he may deem necessary, and thereupon, he shall communicate his decision to the person giving the notice accordingly in the form in Appendix XIII or XIV.
- (ii) *Fire brigade scrutiny.* - The plans for all multi-storied, high rise and special buildings shall also be subject to the scrutiny of the Chief Fire Officer, and development permission shall be given by the Commissioner only after the clearance by the Chief Fire Officer.
- (iii) *Deemed permission.* - If within sixty days of the receipt of the notice under sub-Regulations (i) of Regulations 5, the Commissioner fails to intimate in writing to the person who has given the notice his refusal or sanction, or sanction with modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided that this shall not be construed to authorise any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land, development plan, these Regulations or any law in force.
- (iv) *Revised plans.* - Once the plans have been scrutinised and objections have been pointed out, the owner giving notice shall modify the plans to comply with the objections raised and resubmit them. The plans submitted for final approval shall not contain superimposed corrections. The Commissioner shall scrutinise the revised plans and shall grant or refuse commencement certificate/development permission within sixty days from the date of resubmission.
- (j) *Commencement of work.* - A commencement certificate/development permission shall remain valid for four years in the aggregate, but shall have to be renewed before the expiry of one year from the date of its issue. The application for renewal shall be made before expiry of one year, if the work has not already commenced. Such renewal can be done for three consecutive terms of one year each, after which proposals shall have to be submitted to obtain development permission afresh.