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CREDAÎ - MCHI

Ref. No. MCHI/PRES/19-20/081   December 9, 2019

To,
(1) Shri Lokesh Chandra (I.A.S.)
Vice Chairman & Managing Director
CIDCO
Nirmal Bhawan, 2nd Floor,
Nariman Point, Mumbai – 400 021

(2) Dr. Prashant Narnaware (I.A.S.)
Joint Managing Director
CIDCO
Nirmal Bhawan, 2nd Floor,
Nariman Point, Mumbai – 400 021

(3) Shri Annasaheb B. Misal (I.A.S.)
Municipal Commissioner
Navi-Mumbai Municipal Corporation
Head Office, Plot No. 1,
Sector – 15 - A, Palm Beach Road,
Belapur, Navi Mumbai - 400614

Sub :   Suggestions for roll out for AutoDCR in your ULB

Respected Sir,

On behalf of all its members, CREDAI-MCHI takes this opportunity to thank you for having implemented AutoDCR, the online building plan approval system. The implementation of AutoDCR should go a long way in easing and going forward in hastening up the process of building plan approval.

During the implementation stages it is equally important to have a well-defined transition policy with unambiguously laid out SOPs for both on-going project proposals and fresh proposals. It is here that one could draw from the experience of ULBs like MCGM where AutoDCR has now been running successfully for the past few years.

1. **Transition Policy**
    Every new system when implemented, especially digitization, requires time to be implemented and then to take care of issues that crop up while shifting from the earlier manual to a digital platform. These issues do not surface at the same time and may at times take months to get detected. It is purely from this experiential perspective that we are sincerely requesting for a thorough mapping of manual processes to be mapped onto digital processes and a stepwise Transition Policy be drafted.

2. **Timebound Rollout Instead of Overnight Approach**
    Any process change requires adoption at all levels, understanding of issues and an attitude to deal with them; the most important being the acceptance of change. Complex matters like building plan approvals and digitization of documentation process for building plan approval is likely to pose its own challenges and throw open unforeseen challenges at various steps and stages

of implementation. These teething problems have to be looked into patiently and would require time for correction and stabilization.

 a. It is our request that to begin with, the systems should first be tested on smaller projects and slowly & steadily thrown open for larger layouts.

 b. Test runs of larger layouts and various provisions and processes of the DCR could be simultaneously run to synthesize a real time scenario. This would help curb future teething problems before being rolled out.

 c. The whole AutoDCR system along with the documentation process (BPAMS) should be given 2 years' time to stabilize before being made fully functional. During this time period, in parts, manual interface could be allowed, to study and modify the processes where required in the online system vis-à-vis the manual process.

3. **Only Fresh Proposals to be Allowed till Full Stability is Achieved**
IN MCGM, even after three years of implementation, scrutiny of old files still remains a challenge. In a recently conducted meeting of the Practicing Architects and MCGM, it was decided that for old proposals submitted prior to a cut-off date, drawings in Pre-DCR format will not be insisted. (Ref. : Copy of the Minutes of the Meeting attached for ready reference.) Earlier process of approval will be continued and after the plans are approved, the same should be scanned and uploaded in the respective file, in the online system.

Drawing from the above experience, we insist that in the rollout of AutoDCR in your ULB, only fresh proposals be required to be uploaded in AutoDCR for the initial period of at least 2 years. All existing and ongoing proposals could be uploaded in the online system as "pdf" files only, not pending any online scrutiny. The department could prepare SOP for such old files and accordingly the approvals could be granted.
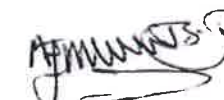
Sir, we are very sure that if the above factors are taken into consideration while rollout of AutoDCR, some of the post implementation issues can be addressed and taken care of. It is also imperative to be informed that in the post RERA era, all ongoing projects are under time and delivery commitments. Should there be non-compliance, the project proponent stands to suffer huge commercial and legal liabilities. It is also keeping their interests in mind and to ensure timely delivery of houses to the home buyers that a strategic rollout of AutoDCR is mandated.

We sincerely look forward to your support and acceptance of our suggestions.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Nayan Shah
President

Bandish Ajmera
Hon. Secretary

Sanjiv S. Chaudhary MRICS
Chief Operating Officer

CC: (1) V. Venugopal, Chief Planner, NAINA, Belapur, Navi Mumbai-400614.