



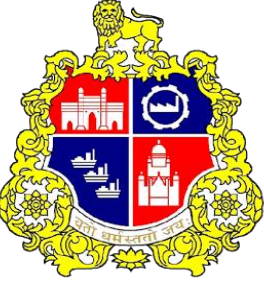
# *Municipal Corporation Of Greater Mumbai*

*Dealing with Construction  
Permits*

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5th March 2019





# Reforms undertaken

Single Window for all Approvals.

Defined approval process with predictability

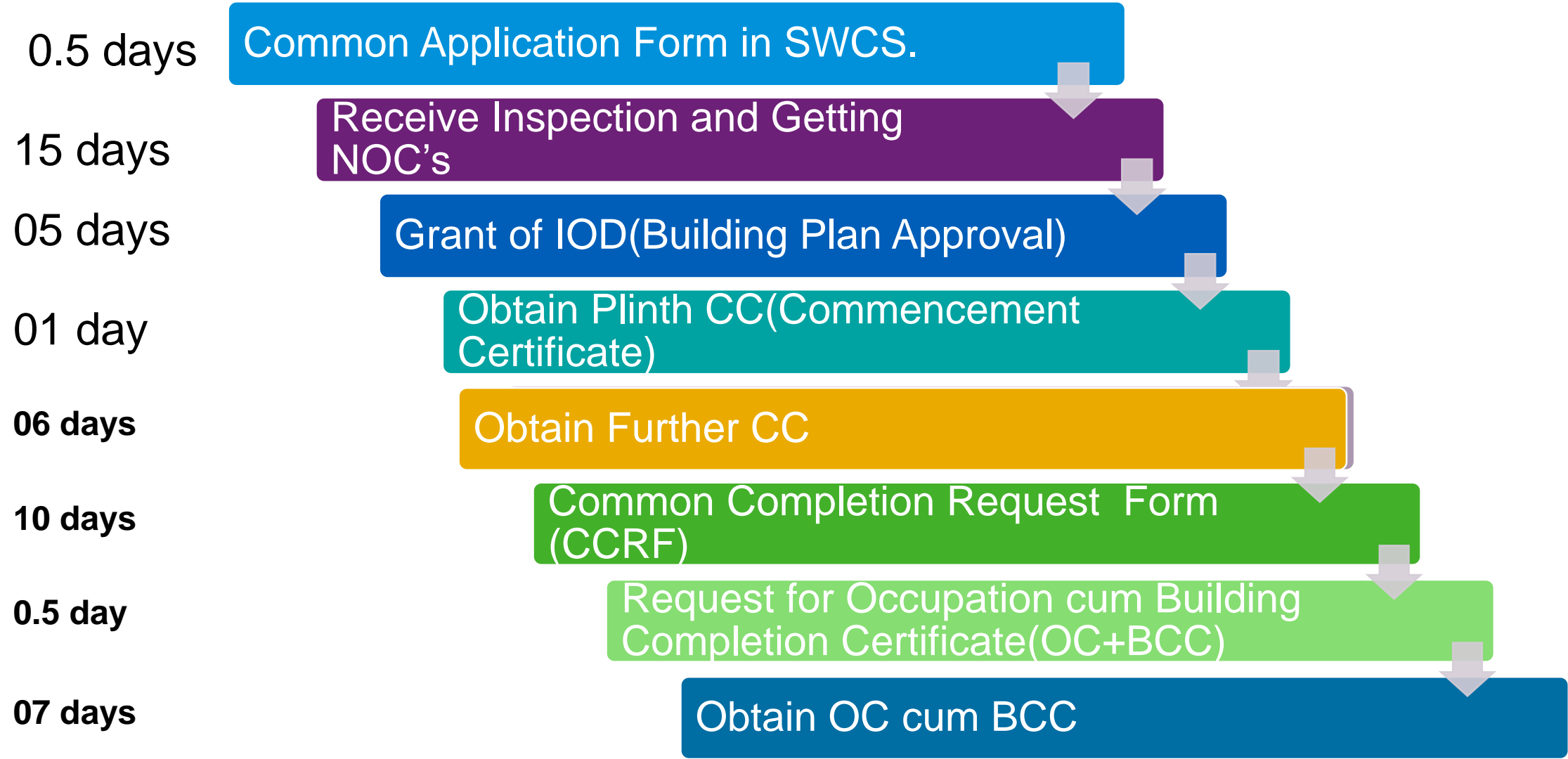
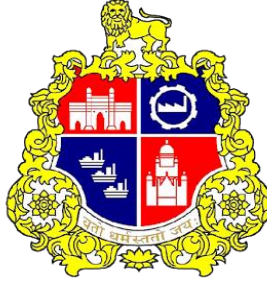
Combined Fee calculation and acceptance at one location

Implemented One GIS, One Project, Joint Inspections

SOP and roles of Officers clearly defining manual is made available.

All Proposals, No Objection Certificates (NOC) are accepted Online.

# Processes reduced from 20 to 8





# Procedures, Time and Cost comparison between DBR 2019 and Current scenario:

| S. No | Process, Time & Cost As Per DBR 2019  |         |           | Process, Time & Cost After Reform Implementation  |   |
|-------|---|---------|-----------|---|---|
| 1     | Obtain an extract of the Property Register Card (P.R. Card) from the Revenue Department | 17 days | INR 60    | <b>Process: 1</b><br><br><b>Submission of Application through Common Application Form (CAF)</b> | All concerned departments are integrated with Single Window Clearance System (SWCS)   |
| 2     | Submit application and design plans and pay scrutiny fee                                | 0.5 day |           |   |   |
| 3     | Obtain no-objection certificates (NOC) from various agencies                            | 21 Days |           | <b>Process: 2</b><br><b>Getting NOC</b><br><br><b>Time: 15 Days</b>                             | After filling the common Application Form (CAF), attachment of required documents and payments application directly moves to the officials of the concerned department. |
| 4     | Request and obtain NOC from Chief Fire Office   | 7 days  | INR 5,000 |   |   |

# Procedures, Time and Cost comparison between DBR 2019 and Current scenario

| S. No | Process, Time & Cost As Per DBR 2019   |         |            | Process, Time & Cost After Reform Implementation                              |  |
|-------|--|---------|------------|---|--|
| 5     | Obtain intimation of disapproval and pay fees  | 29 days | INR 42,000 | Process: 3<br>Obtain IOD<br>Time : 5 days                                     | Accepted as online process but time stated as 29 days which is not true. |
| 6     | Obtain plinth commencement certificate from sub-engineer and pay development charges | 0.5     | 1,96,716   | Process: 4<br>Getting Plinth Commencement Certificate (CC)<br><br>Time: 1 day |  |
| 7     | Submit Notice of commencement and completion to Labour Inspector                     | 1 day   | -          |   |  |
| 8     | Request and receive inspection of plinth   | 1 day   |            | Process: 5<br>Getting Further CC<br><br>Time: 6 days                          |  |
| 9     | Request and obtain further commencement certificate                                  | 7 days  | -          |   |  |

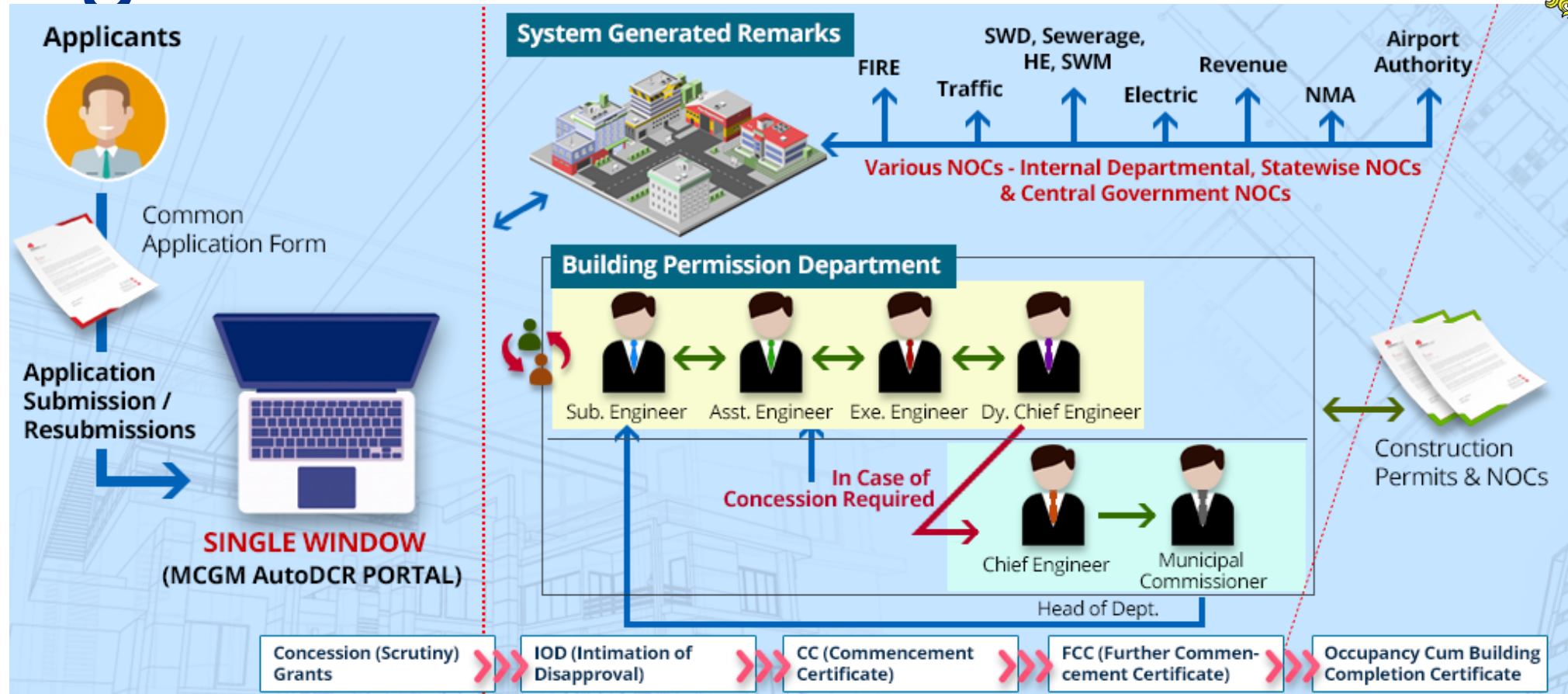
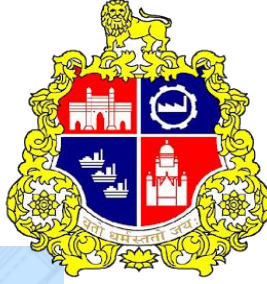
# Procedures, Time and Cost comparison between DBR 2019 and Current scenario

| S. No | Process, Time & Cost As Per DBR 2019                           |        |           | Process, Time & Cost After Reform Implementation   |  |
|-------|--|--------|-----------|--|--|
| 10    | Apply for provisional water connection from Hydraulic Engineer | 1 day  | -         | <p><b>Process: 6</b></p> <p><b>Common Completion Request Form (CCRF)</b></p> <p><b>Time: 10 days</b></p> | <p>Joint inspection Intimation in advance is issued through system to all concern officials of different departments involved in issuing completion certificate.</p> |
| 11    | Request completion NOC from Chief Fire Office                  | 1 day  | -         |  |  |
| 12    | Receive inspection from Storm Water and Drain Department       | 1 day  | -         |  |  |
| 13    | Receive inspection from Sewerage Department                    | 1 day  | -         |  |  |
| 14    | Obtain water connection from Hydraulic Engineer                | 3 days | 51,210    |  | <p>On specified date and time all concerned officials visit the site jointly.</p>  |
| 15    | Receive inspection from Traffic and Coordination Department    | 1 day  | -         |  |  |
| 16    | Receive inspection from Chief Fire Office                      | 1 day  | -         |  |  |
| 17    | Obtain completion NOC from Chief Fire Office                   | 3 days | INR 6,503 |  |  |

# Procedures, Time and Cost comparison between DBR 2019 and Current scenario

| S. No | Process, Time & Cost As Per DBR 2018  |         |                | Process, Time & Cost After Reform Implementation   |  |
|-------|---|---------|----------------|--|--|
| 18    | Submit letter stating completion of building works to obtain an occupancy certificate and certificate of completion | 1 day   | -              | PROCESS 7<br>Request for Occupation and Building Completion Certificate (OC-BCC)<br>Time: 0.5 day          |  |
| 19    | Receive final inspection from Building Proposal Office.   | 1 day   | -              | PROCESS 8<br>Obtain Occupancy Certificate cum Building Completion Certificate (OC-BCC)<br><br>Time: 7 days |  |
| 20    | Obtain occupancy certificate from Building Proposal Office (sub-engineer)   | 14 days | -              |  |  |
|       | Total   | 99 days | Rs<br>4,13,552 | 45 days  |  |

# Single window clearance at mcgm



## HIGHLIGHTS

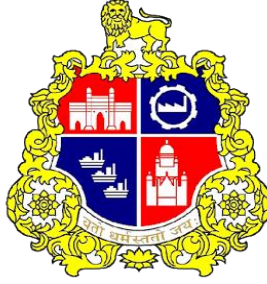
- Single application for 18 internal department of MCGM & 5 external departments
- 100% Permissions online
- 5000+ permissions issued till date
- Reduced 20 steps to 8 steps of permissions
- Helped in significantly improving World Bank Ranking for India

## SOLUTION

- Single window clearance based on AutoDCR
- Automated Scrutiny of CAD drawings
- Online Payments
- Digitally signed approvals
- Automated SMS & Email alerts
- Centralized Dashboard & MIS reports



# Single window clearance system...



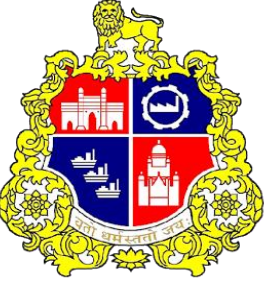
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- **One Project** - includes all three stages (**Building Plan Approval, Plinth Approval & Completion cum Occupancy Certificate**)

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- **No need to apply/follow-up individually** with the various departments for NOCs or approvals

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- **Common Application Form (CAF), Common Completion Request Form (CCRF)**, integrating all internal/external agencies

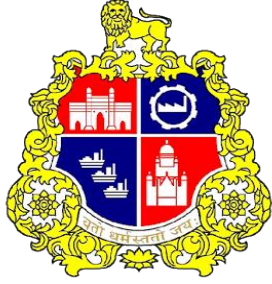
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- **GIS based color coded maps integrated** (with online approval system for land use & identification of NOCs)

# Single window clearance system...




- All Approvals Certificates can be downloaded from console and website.
- Water, Sewage, SWD connections are online through SWCS. No need to apply separately.
- Permit Fee calculation and online payment have been **completely integrated** with the **Single Window System**
- Provision to submit site inspection photographs & video clips at various stages of building construction made, this **eliminates** the requirement of **on-site inspection**.

# Under way Reforms...

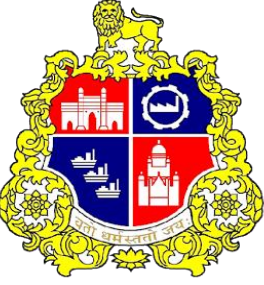


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- Building Information Model (BIM) base Auto scrutiny Model is going to be implemented by before 15<sup>th</sup> April 2019.

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- Building Plans and drawings in 3D form will be insisted from the professionals . Uploading of data into an e-submission format will be insisted from the onsite relevant professionals.

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- GIS will be used more effectively to provide resolution regarding interactive quires.

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- Provision to submit site inspection photographs & video clips at various stages of building construction made, this **eliminates** the requirement of **on-site inspection**.



# Key highlights

One GIS, One Project (MCGM/ Non MCGM Permissions).  
Joint Inspections

Plans are auto scrutinized

Digitally signed Approvals/ certificates are issued

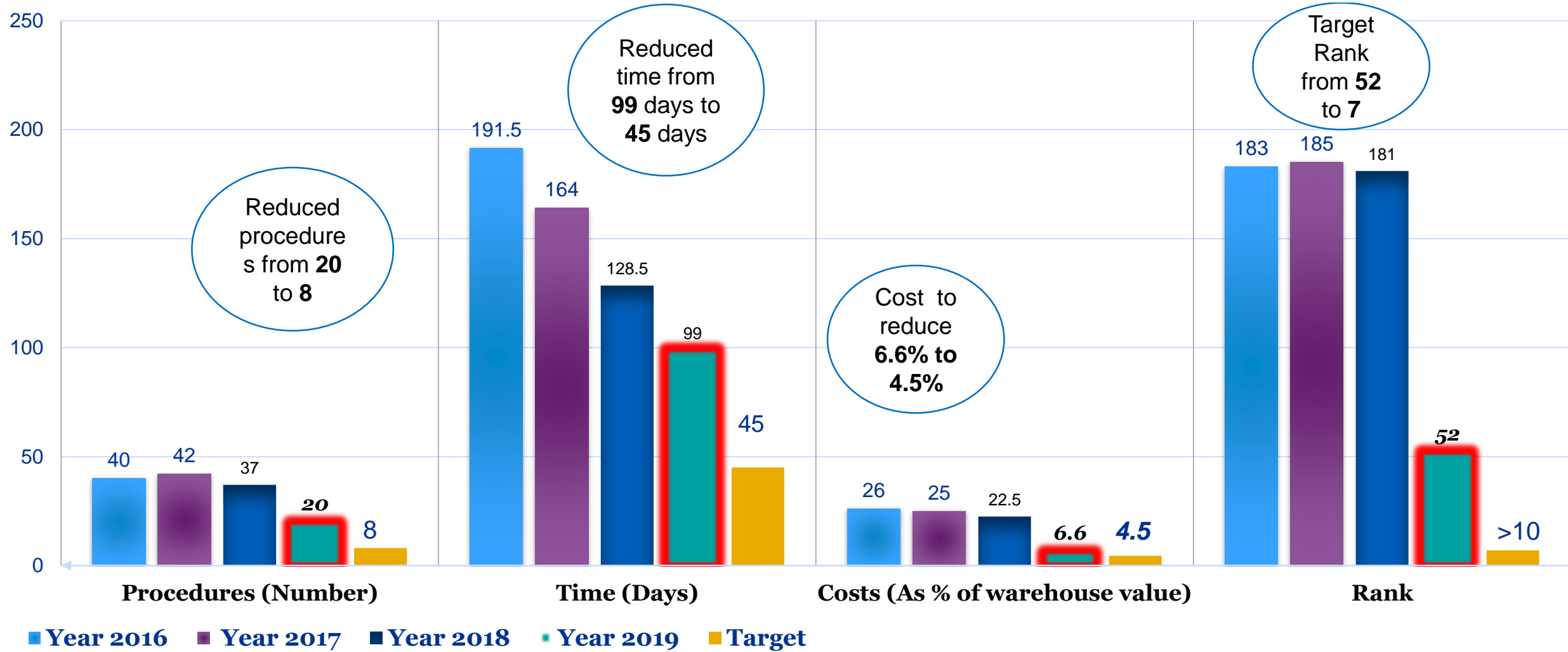
Entire Approval Process is in Public Domain.

Occupation and Building Completion is a single certificate.

Instant online approval for addition, alteration and miscellaneous work.



# Comparison in Change of procedures, time and cost in the year 2016,17,18,19 & Target Rank





Thank you