

प्रेषक,

अमित सिंह नेगी,  
सचिव,  
उत्तराखण्ड शासन ।

सेवा में,

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| 1- मुख्य प्रशासक,<br>उत्तराखण्ड आवास एवं नगर विकास प्राधिकरण,<br>देहरादून ।     | 2- उपाध्यक्ष,<br>समस्त विकास प्राधिकरण,<br>उत्तराखण्ड ।                    |
| 3- सचिव,<br>समस्त विशेष क्षेत्र विकास प्राधिकरण,<br>देहरादून/नैनीताल/गंगोत्री । | 4- उपाध्यक्ष/जिलाधिकारी,<br>समस्त स्थानीय विकास प्राधिकरण,<br>उत्तराखण्ड । |

आवास अनुभाग-2

देहरादून : दिनांक 30 अक्टूबर, 2017

विषय- EoDB अन्तर्गत मानचित्र स्वीकृति की प्रक्रिया के सरलीकरण के संबंध में।

महोदय,

उपर्युक्त विषयक विषयक शासन के पत्र 388/V/आ0-2016-132(आ0)/2015, दिनांक 08 मार्च, 2016 का सन्दर्भ ग्रहण करने का कष्ट करें। EoDB अन्तर्गत राज्य में प्रभावी भवन निर्माण एवं विकास उपविधि/विनियम-2011 (यथा संशोधित 2015 एवं 2016) में संशोधन कार्य गतिमान हैं।

उक्त के निरन्तरता भवन मानचित्र की स्वीकृति की प्रक्रिया में पारदर्शिता व सरलीकरण, परिवाद निवारण प्रणाली तथा मानचित्र स्वीकृति के समय जमा किये जाने वाले विविध रापथ-पत्र/प्रमाण-पत्र के स्थान पर एकीकृत रापथ-पत्र/प्रमाण-पत्र एवं आवश्यकतानुसार क्षतिपूर्ति बन्धकनामा का प्रारूप संलग्न कर प्रेषित करते हुए मुझे यह कहने का निदेश हुआ है कि सम्बन्धित स्थानीय विकास प्राधिकरण/विशेष क्षेत्र विकास प्राधिकरण/विकास प्राधिकरण स्तर पर मानचित्रों की स्वीकृति में उक्त निर्धारित प्रक्रिया को अपनाये जाने के संबंध में तत्काल प्रभाव से अपने क्षेत्र में इन प्राविधानों का अनुपालन सुनिश्चित करें। संशोधित की जा रही भवन उपविधि/विनियम में इन प्राविधानों को सम्मिलित किया जाएगा।

संलग्नक-यथोक्त।

भुवदीय,  
(अमित सिंह नेगी)  
सचिव  
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## **REFORMS UNDER EASE OF DOING BUSINESS**

### **(1) Applicability of Reforms under Ease of Doing Business**

The reforms as mentioned in the below section will be applicable to all structures and buildings in the State of Uttarakhand for all use groups except for single dwelling units (upto 105 sq. mt.) and Convenience Shops (upto 30 sq. mt.).

### **(2) Reforms under Ease of Doing Business**

All the agencies / authorities / departments that are concerned with the approval of Building Plans or Occupancy-cum-Completion Certificates shall follow the below mentioned guidelines to ensure that the process for granting of construction permits be provided to users / applicants in a smooth and transparent manner.

All the agencies / authorities / departments are to ensure that online applications are invited and that the entire mechanism of approval shall happen without any physical touch points. Physical submission of any document in hard-copy shall not be accepted including fees thus ensuring that the entire approval process be done electronically with no hard-copy file movement.

The users / applicants should be able to track the status of their applications online through the unique reference number through any stage of the process. The users / applicants should also be provided online approval / rejection / objection letters (preferably digitally signed).

- (i) Buildings be inspected based on computerized risk based assessment to ensure that low risk buildings are not imposed regulatory burdens and adequate monitoring is engaged on the buildings that pose higher risks
- (ii) Ensure that all the inspection reports at every stage of construction i.e. pre-construction, during-construction and post-construction be submitted within 48 hours of the inspection
- (iii) All the inspections reports be available for view and download by the applicants on their logins
- (iv) After the inspections have been completed, an online certificate be issued for the inspections
- (v) The inspectors for the site inspections be allocated either randomly (preferred) or by jurisdiction and that manual allocation not be done
- (vi) Third party Architects (duly registered with Council of Architecture) be entrusted with the task of providing the Completion Certificates for all such buildings based on which the



applicant should then apply for the Occupancy-cum-Completion Certificate to the agencies / authorities / departments / urban local bodies of the State.

- (vii) All the affidavits and undertakings that are required from the applicant have been made into a single comprehensive affidavit to ensure that users / applicants need not provide multiple affidavits and undertakings.
- (viii) For Building Plan Approval, only a single, joint site inspection be carried out by all concerned authorities such as Fire, Sewerage, Electricity, Labor, Water Department and internal departments responsible for granting construction permits in urban areas and IDC instead of separate inspections by all the relevant agencies
- (ix) All the approval / rejection records should be easily verifiable through the portal of the agencies / authorities / departments .
- (x) The timelines as below need to be adhered and should be limited to 45 days for the entire life cycle of approvals for construction permits:
  - I. Building Plan Approval is provided within 30 days
  - II. Plinth Inspection is done within 7 days of intimation
  - III. Final Occupancy-cum-Completion certificate is provided within 8 days (including inspections)
- (xi) All the fees and charges that are to be borne out by the user / applicant should be prominently shown on the respective websites. The fees and charges calculations should be done through online fee calculators.
- (xii) All the agencies / authorities / departments should provide an online medium to the users / applicants to raise queries / grievances and that timely action be taken to resolve them

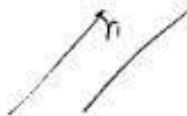
### (3) **Creation of Smooth and Transparent Mechanisms**

All the agencies / authorities / departments should also provide the relevant areas which are under their jurisdictions to ensure that users / applicants are easily able to verify the concerned agency for approvals.

The agencies / authorities / departments / local bodies should also ensure robust systems for management of information and create actionable reports to identify and rectify issues that may be in the processes for the provisions of various services for construction permits. Departmental dashboards and reports be made available to each of the stakeholders in the system to ensure timely action can be taken to rectify and correct issue areas.

### (4) **Grievance Redressal Committee for Building Byelaws**

All the agencies / authorities / departments which implement these building bye-laws, there shall be a Grievance Redressal Committee for building bye laws which shall be headed by a senior



officer of the Competent authority who shall receive complaints/ difficulties/appeals and provide appropriate redressal in a time bound manner. The above committee shall comprise of:

- (i) An officer of the concerned Competent authority not below the level of Class-1 officer.
- (ii) A senior officer of agencies / authorities / departments not below the level of Class-1 officer.
- (iii) Three representatives from the profession, one each from architecture, engineering and town planning, to be nominated by Housing Department.
- (iv) Any other official/professional may be co-opted if required.

This committee shall be constituted by the Executive Head of the authority/local body and shall have a term of 3 years after which, it shall be reconstituted with a change of members. If the authority/ local body so desires, some or all the members may continue. This committee shall meet regularly, at least once a month and consider the grievances / appeals/ queries regarding sanction, completion, interpretation etc. of these bye laws and codes, etc. The decision of this committee shall be final and binding in all matters related to interpretation of these building bye-laws. All decisions taken by this committee shall be recorded in minutes of the meeting and place on the website of the concerned Authority/ Local Body. All grievances/ appeals shall be in the form of an application. Fees if any shall be decided by the concerned authority/ local body.

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