

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
STARRED QUESTION NO. 278
TO BE ANSWERED ON AUGUST 04, 2022
ONLINE PERMISSION FOR CONSTRUCTION OF BUILDINGS**

NO. 278. SHRI GOPAL CHINNAYA SHETTY:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:-

- (a) whether positive steps have been taken by the Municipalities and the Municipal Corporations for granting online permission for construction of buildings;**
- (b) if so, the details thereof;**
- (c) whether sanctioning authority for grant of approval for construction of buildings has been delegated to the architects by the Municipalities and the Municipal Corporations especially Municipal Corporation of Greater Mumbai under the Government policy of Ease of Doing Business for getting work done easily; and**
- (d) if so, the details thereof?**

ANSWER

**THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)**

(a) to (d): A statement is laid on the table of the House.

STATEMENT

STATEMENT REFERRED TO IN REPLY OF PART (a) TO (d) OF THE LOK SABHA STARRED QUESTION No. 278* DUE FOR ANSWER ON 4TH August 2022 REGARDING “ONLINE PERMISSION FOR CONSTRUCTION OF BUILDINGS”

(a) & (b): Urban planning is a State subject. As per 12th schedule of the Constitution, added vide 74th Constitution Amendment Act of 1992, urban planning and regulation of construction of buildings are the functions of Urban Local Bodies/ Urban Development Authorities subject to the transfer of the functions by the State Government. Government of India has only advisory role in the matter.

Government of India is coordinating with the States/ UTs for implementing Online Building Plan Permission System (OBPS). Till date, OBPS has been implemented by 2,471 Urban Local Bodies. Further, Government of India has coordinated with Municipal Corporations of Delhi and Greater Mumbai (MCDs and MCGM) for improved ranking in World Bank’s erstwhile Doing Business Report (DBR). As a result of implementation of several reforms by MCDs and MCGM such as online scrutiny of building plan approvals and online issuance of Occupancy-cum-Completion Certificate, online fee calculator and payment of fee, and integration of several external and internal agencies for granting No Objection Certificates for construction activities, rationalization of documents required to be submitted for applying for building construction approvals, country’s rank in Construction Permits indicator of DBR has improved from 181 in DBR-2018 to 52 in DBR-2019 and 27 in DBR-2020.

(c) & (d): Since urban planning is the State/ Urban Local Body/ Urban Development Authority subject, issue of delegation of sanctioning authority to the architects is decided by them. Model Building Bye Laws-2016 issued by Ministry of Housing and Urban Affairs has the provisions of empowering professionals and risk based classification of the buildings.

As per information received from Municipal Corporation of Greater Mumbai, regulation 60(A) of Development Control and Promotion Regulations, 2034 of Greater Mumbai empowers Architect/ Licensed Surveyor/ Engineer (Architect registered with Council of Architecture & License Surveyor & Engineer registered with Planning Authority) to grant provisional approval with self-certification for building proposal plans categorized as Low Risk & Moderate Risk.
