

Ease of Doing Business
Business Reforms Action Plan 2017, GOI (REVISED)
Urban Development Department - 38 Action Points related to BDA

SI No	Action Point No. (revixed)	Area	Recommendation	Department by State Government	Software / Non Software	Remarks
1	111	Inspection by Building proposal Office / relevant agency as part of obtaining Occupancy / completion certificate	Publish a well - defined inspection procedure and checklist on department's website	UDD	Non Software	<p>When the relevant Agency makes an application for issue of Occupancy Certificate / Completion Certificate along with relevant documents such as completion certificate by Architect, Stability certificate by Structural Engineer, and NOC from the concerned department such KSPCB, Fire Department. The field engineers will inspect the completed building along with the sanctioned plan / Modified Sanctioned plan / As Built Plan submitted by the relevant agency. The building inspected if found in order the same will be submitted to the higher authorities i.e., Engineer Officer, Engineer Member. Then the same will be submitted for approval of the commisioner. then the Occupancy Certificate / Completion Certificate will be issued to the relevant agency.</p> <p>Check List: List of documents to be submitted</p> <ol style="list-style-type: none"> 1. completion certificate by Architect 2. Structural Stability certificate by Structural Engineer, 3. NOC from the concerned department such as KSPCB, Fire Department 4. As Built Plan if necessary 5. Shedule - IX 6. Shedule - XI 7. Shedule - XII 8. Shedule - XIII

2	113	Inspection by Building proposal Office / relevant agency as part of obtaining Occupancy / completion certificate	Mandate online submission of inspection report within 48 hours to the Department	UDD	Non Software	Ease of doing business is under process will be mandated to submit the field report by online with in 48 hours.
3	114	Inspection by Building proposal Office / relevant agency as part of obtaining Occupancy / completion certificate	Allow establishment to view and download submitted inspection reports of at least past two years	UDD	Non Software	The Paper Less Office has already in existence that will be made available to view and download the inspection report
4	225	Construction Permit Enablers	Ensure that the uniform building code/building by-law includes accreditation programs and clear responsibilities for professionals including architects and engineers engaged in the construction process	UDD	Non Software	Existing building code defined by National Building Code, Building Bye-laws and Zonal Regulations which are in practise is available. The same is to be followed by the professionals including Architects and Engineer engaged in construction process.

5	233	Construction Permit Enablers	Combine all affidavits & undertakings required to be submitted for obtaining the building plan approval into one affidavit/undertaking	UDD	Non Software	Affidavit and Indemnity Bond from the proponent and Affidavit from Architect and Structural Engineer are being obtained. A proposal will be formulated to get the Affidavit / Indemnity Bond / Under taking from the Proponent and certificate from Architect and Structural Engineer.
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6	234	Building Plan Approval	Publish information about the procedure and a comprehensive list of documents including pre-construction and post-construction No Objection Certificates (NOCs), registration and other mandatory State approvals (prior to plinth and pre-occupancy) on the website	UDD	Non Software	<p>Documents to be uploaded</p> <p>Plan Sanction Stage:</p> <ol style="list-style-type: none"> 1. Applicant Letter 2. Plan Sanction License Form A 3. Possession Certificate 4. Khatha Certificate 5. Upto Date Tax Paid Receipt 6. Indemnity Bond 7. Affidavit 8. Affidavit from Registered Structural Engineer (Appendix-2 as mentioned in ZR) 9. Affidavit from Registered Architect (Appendix-2 as mentioned in ZR) 10. Title Deed Copies, GPA, Joint Development Agreement 11. Mutation Copy 12. RTC Copy 13. Karnataka Revision Settlement Akarbandh 14. Encumbrance Certificate 15. Revenue Survey Map 16. Survey Sketch from registered surveyor 17. Google Map & Extract of RMP Copy 18. Land Conversion order from Deputy Commissioner, Revenue.
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19. Change of Land use from BDA (which ever is applicable)
20. Consent Letter from KSPCB / Clearance Certificate from State Level Environment Impact Assessment Authority, Karnataka (Constituted by Ministry of Environment & Forests, Government of India) which ever is applicable
21. NOC from Fire Force and Emergency Services Department
22. NOC from Airport Authority of India
23. NOC from BESOM / KPTCL
24. NOC from BWSSB / Grama Panchayithi Consent Letter for supply of water
25. NOC from BSNL
26. Site Location Map
27. Area Statement Calculation sheet
28. Detailed Building plans
29. Shedule II
30. Key Plan
31. Previous Sanctioned Plan

Commencement Certificate :

1. Shedule-VII
2. License / Khatha from Local Authority

Occupancy Certificate :

1. completion certificate by Architect
2. Structural Stability certificate by Structural Engineer,
3. NOC from the concerned department such as KSPCB, Fire Department
4. As Built Plan if necessary
5. Shedule - VIII
6. Shedule - IX
7. Shedule - XI
8. Shedule - XII
9. Shedule - XIII

7	235	Building Plan Approval	Define clear timelines mandated through the Public Service Delivery Guarantee Act (or equivalent) legislation to grant construction permits including all required approval; pre-construction, during construction and post construction	UDD	Non Software	Plan Sanction : 30 days Commencement Certificate : 15 days Occupancy Certificate : 30 days
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**CHECK LIST FOR SANCTION OF BUILDING PLAN IN
ENGINEERING SECTION.**

Sl No	Particulars	Low Rise Building Upto 15.00 m Height	High Rise Building above 15.00 m Height	Sanction on Individual Sites
1.	Applicant Letter	✓	✓	✓
2.	Plan Sanction License Form A	✓	✓	✓
3.	Possession Certificate	✓	✓	✓
4.	Khatha Certificate	✓	✓	✓
5.	Upto Date Tax Paid Receipt	✓	✓	✓
6.	Indemnity Bond	✓	✓	✓
7.	Affidavit	✓	✓	✓
8.	Affidavit from Registered Structural Engineer (Appendix-2 as mentioned in ZR)	✓	✓	✓
9.	Affidavit from Registered Architect (Appendix-2 as mentioned in ZR)	✓	✓	✓
10.	Title Deed Copies, GPA, Joint Development Agreement	✓	✓	✓
11.	Mutation Copy	✓	✓	x
12.	RTC Copy	✓	✓	x
13.	Karnataka Revision Settlement Akarbandh	✓	✓	x
14.	Encumbrance Certificate	✓	✓	✓
15.	Revenue Survey Map	✓	✓	x
16.	Survey Sketch from registered surveyor	✓	✓	x
17.	Google Map & Extract of RMP Copy	✓	✓	✓
18.	Land Conversion order from Deputy Commissioner, Revenue.	✓	✓	x
19.	Change of Land use from BDA (which ever is applicable)	✓	✓	✓
20.	Consent Letter from KSPCB / Clearance Certificate from State Level Environment Impact Assessment Authority, Karnataka	✓	✓	✓

	(Constituted by Ministry of Environment & Forests, Government of India) which ever is applicable			
21.	NOC from Fire Force and Emergency Services Department	x	✓	x
22.	NOC from Airport Authority of India	x	✓	x
23.	NOC from BESOM / KPTCL	x	✓	x
24.	NOC from BWSSB / Grama Panchayithi Consent Letter for supply of water	✓	✓	x
25.	NOC from BSNL	x	✓	x
26.	Site Location Map	✓	✓	✓
27.	Area Statement Calculation sheet	✓	✓	✓
28.	Detailed Building plans	✓	✓	✓