

Chapter 3

Risk Based Classification Building Plan Approvals

Background

In order to attract investments into the country, efforts are being made to improve 'Ease of Doing Business'. In this direction, the limit of Built-up Area (BUA) for Foreign Direct Investment (FDI) has been reduced from 50,000 sqm to 20,000 sqm. The local bodies have been directed to get the entire building approval process made online so that the building plan applications are submitted online, building fees and other charges are deposited online, and after due scrutiny, the approvals are conveyed online. Further, certain external bodies like Delhi Urban Art Commission (DUAC), National Monuments Authority (NMA), Airports Authority of India (AAI), Delhi Fire Services (DFS), Delhi Metro Rail Corporation (DMRC), Heritage Conservation Committee (HCC), etc. grant No Objection Certificate (NOC)/ approvals on the proposed building plans to the local bodies. Such external bodies have been directed to prepare online NOC system which is compatible and integrated with that of the local bodies and the desired information is sent to the concerned external bodies and their comments/ NOC/ approval are received online so that there is no need for building proponents to pursue matter with local bodies or external agencies. The specific requirements of the external bodies are to be added in the Common Application Form (CAF) of the local body so that building proponent has to file all information at one go only. The objective is to make the whole process simplified and streamlined to ensure ease in getting the approvals for building permit within stipulated time.

Risk Based Classification of Buildings for Fast Tracking the Approval Process

Further, a procedure has been laid down in Chapter-4 of the Building Bye-Laws for sanction of building plans of small residential plots measuring up to 105 sqm named as SARAL Scheme. The idea is to facilitate building proponents of such small sized plots to get their building plans prepared by an architect/ engineer (qualification and competence as per Annexure I), and submit to the concerned local bodies along with fees, other charges, drawings and documents before commencement of the construction and the submission itself shall be deemed sanction. Hence, such persons may not have to wait for processes in the local bodies to initiate construction.

However, there is a need to make provisions for fast-tracking the building permission procedure for bigger plots as well. Therefore, in the spirit of 'Ease of Doing Business', the buildings have been classified on the basis of risk parameters/ risk based classification to clear the building permits on fast track system. This also helps in fast-tracking of inspection and issuance of OCC. This kind of classification is used for fast tracking the sanction of building plans, which facilitates ease of doing business environment for construction permits, that will improve the rating of the country in World Bank's assessment in 'Ease of Doing Business'. The matter was discussed with-all amongst MCDs, DDA, NDMC, DUAC, Delhi Fire Services and TCPO in different meetings. Considering all aspects related to the approvals and the objective of 'Ease of Doing Business', the bye-laws on risk-based classification and fast-tracking the sanctioning procedure were framed based on the consensus that emerged in these meetings for certain residential buildings, storage buildings/ warehouses/ godowns and government buildings.

Further, MCD, in consultation with local bodies, has done risk based classification for the approval of all other types of buildings as well for fast tracking approval system.

3.1 Risk Based Classification for Approval of Building Plans

3.1.0 Fast track approval procedure

- i. For the buildings classified as **Very Low Risk** and **Low Risk**, the fast track procedure for approval of building plans has been specified, wherever applicable, under the bye-laws 3.1.1 onwards.
- ii. For buildings classified as **Moderate Risk**, the time limit for grant/ refusal of sanction of building plan, OCC or revalidation of building permit shall be 20 days.
- iii. For buildings classified as **High Risk**, the time limit for grant/ refusal of sanction of building plan, OCC or revalidation of building permit shall be 30 days.

3.1.1 Residential Buildings

3.1.1.1 For approval of the residential plotted and group housing buildings, risk based classification shall be as per Table 3.1.

Table 3.1: Risk Matrix for Residential buildings (*Residential Plottedⁱ and Group Housing*)

Parameter	Risk Category			
	Very Low	Low	Moderate	High
Size of the Plot	Up to 105 m ²	Above 105 m ² and up to 500 m ²	Above 500 m ²	Different sizes ⁱⁱ
Height of building (including stilt, if any)	Below 15 m	Below 15 m	Below 15 m	15 m and above
Use of the premise	Residential Plotted	Residential Plotted (vacant plot)	Residential Plotted	Group Housing

ⁱ Residential plotted includes all residential plots forming a part of approved layout/ special areas/ unauthorized regularized colony/ village abadis/ lal dora & extended lal dora resettlement colonies and slum & JJ cluster/ Rehabilitation colonies; excluding those within LBZ.

ⁱⁱ Different sizes for Group Housing prescribed in MPD-2021.

3.1.1.2 **Fast Track Procedure:** The fast track procedure for approval of the residential plotted and group housing buildings, based on their risk based classification as per bye-law 3.1.1.1, shall be as follows:

- i. For the buildings categorized as **Very Low Risk**, the process prescribed in Chapter 4 shall be followed.
- ii. For the buildings categorized as **Low Risk**, an architect/ engineer (qualification and competence as per **Annexure-I**) shall be empowered to issue the building permit, but only after submitting the plan along with requisite documents and fees to the authority/ local body. If the owner/ architect/ engineer desires to get the building plan sanctioned by the local body, building plans prepared by a qualified architect/ engineer will have to be submitted to the authority/ local body along with the fees and other requisite documents and the local body shall grant the building permit within 10 days.

3.1.2 Storage Buildings/ Warehouses/ Godowns

3.1.2.1 For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk based classification shall be as per Table 3.2.

Table 3.2: Risk Matrix for Storage Buildings/ Warehouses/ Godowns

Parameter	Risk Category			
	Very Low	Low	Moderate	High
Covered area on all floors/ Built-Up Area	Up to 250 m ²	Above 250 m ² and up to 2000 m ²	Up to 2000 m ²	Above 2000 m ²
Height of building	Below 15 m	Below 15 m	Below 15 m	Below 15 m
Abutting Road width	Min. 12 m	Min. 12 m	Min. 12 m	Min. 12 m
Type of Material storage (refer Annexure XIII)	Category A	Category A	Category B (Stacking height - Medium)	Category B (Stacking height - High)
Type of Construction	Type 1 & Type 2 only (as per National Building Code)			

3.1.2.2 The applicant/ owner shall submit an undertaking that he shall not change the approved type of material storage without prior permission from concerned local body.

3.1.2.3 **Fast Track Procedure** - For fast-tracking the approval of storage buildings/ warehouses/ godowns, the system shall be as follows:

- i. For buildings categorized as **Very Low Risk**, an architect/ engineer (qualification and competence as per **Annexure-I**) shall be empowered to issue the building permit, but only after submitting the plan along with requisite documents and fees to the concerned local body. If the owner/ architect/ engineer desires to get the building plan sanctioned by the local body, he shall apply online to the local body and the local body shall grant the building permit within 10 days.
- ii. For the Buildings classified as **Low Risk**, building plans will have to be prepared by a qualified architect/ engineer and the building plans will have to be submitted to the authority/ local body along with the fees and other requisite documents. The local body shall grant the building permit within 20 days.

3.1.3 Assembly Buildings

All Assembly buildings shall be classified as High Risk.

3.1.4 Mercantile/ Commercial Buildings

For approval of Mercantile/Commercial buildings, buildings with height below 9.0 m. shall be classified as Moderate Risk and buildings with height of 9.0 m and above shall be classified as High Risk.

3.1.5 Industrial Buildings

For approval of Industrial buildings, buildings with built-up area less than 250 sq.mtrs. Shall be classified as Moderate Risk and buildings with Built up area of 250 sq.mtrs. And above shall be classified as High Risk.

3.1.6 Institutional Buildings

3.1.6.1 For approval of Institutional buildings, buildings with height below 9.0 m. shall be classified as Moderate Risk and buildings with height of 9.0 m and above shall be classified as High Risk.

3.1.7 Business Buildings

For approval of Business buildings, buildings with height below 15.0 m. shall be classified as Moderate Risk and buildings with height of 15.0 m and above shall be classified as High Risk.

3.1.8 Hazardous Buildings

All Hazardous buildings shall be classified as High Risk.

3.1.9 Educational Buildings

For approval of Educational buildings, buildings with height below 9.0 m. shall be classified as Moderate Risk and buildings with height of 9.0 m and above shall be classified as High Risk.