



**PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA**

**Sub:** Online service delivery to the businesses pertaining to Construction Permits -Ease of Doing Business -reg.

- Read:**
- 1) Notifications No: UDD 14 TTP 2017 (P-4), dated 28.10.2017.
  - 2) Government Order No: CI 59 SPQ 2016, dated 25.05.2019.
  - 3) State Level Business Reforms Action Plan 2020-21 released by Department for Promotion of Industry & Internal Trade, dated 25.08.2020.
  - 4) Circular No: IADB/4941/2016-17, dated 15.06.2017.
  - 5) Government Order No: DPAR 190 NaSeKa 2017, dated 19.10.2017.
  - 6) Notification No: CI 8 SPI 2015, dated 30.04.2016.
  - 7) Circular No: KIADB/JD(TP)/607/2016-17, dated 13.04.2016.
  - 8) Circular No: KIADB/JD(TP)/18374/2015-16, dated 28.03.2016.
  - 9) Circular No: KIADB/JD(TP)/609/2016-17, dated 13.04.2016.

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**Preamble :-**

Government has published the model Building Bye-law for urban areas vide Notification-I & II read at (1) above, which are applicable to Municipal Corporation and to Municipalities applicable to the entire State respectively.

Regulations for Industrial Building Plan Approval in KIADB Industrial areas which are applicable to the entire State of Karnataka are framed vide Government Order read at (2) above.

Provisions for scheduling joint site inspection, risk-based classification of buildings, accreditation programs and clear responsibilities for professionals (architects and engineers) engaged in the construction process along with their mandatory qualifications are framed vide Notification and Circulars read at (6), (7), (8) and (9) above.



Department for Promotion of Industry and Internal Trade (DPIIT), Government of India vide State Level Business Reforms Action Plan 2020-21 read at (3) above, has recommended an online single window system for granting construction permits to fulfill the following requirements:

1. Construction permits shall be provided within 45 days wherein:
  - (i) Building Plan approval is provided within 15 days.
  - (ii) Plinth Inspection is done within 5 days of intimation.
  - (iii) Final completion/occupancy certificate is provided within 25 days.
2. Online system shall have the following functionalities:
  - (i) A common integrated application for all internal and external agencies required to provide NOCs/Approvals such as Fire Services, Water and Sewerage Department, ESCOMs, AAI, NMA, Forest, Labour, Factories & Boilers , KSPCB etc.
  - (ii) Provision for making an online application with integrated payment without the need for a physical touch-point for document submission and verification.
  - (iii) The system should allow auto scrutiny of building plans from compliance perspective according to the uniform building codes/ building by-law using Auto DCR (or similar) software.
  - (iv) Ensure that the system issues digitally signed approved building plan.
  - (v) Provision for e-intimation to authorities of plinth level /Commencement Certificate.
  - (vi) Provision for online common completion request form for Occupancy Certificate Application with online payment.
  - (vii) Provision for online issuance of signed occupancy/completion certificate to the applicant.
3. A computerized system for allocation of inspectors and identifying building/ area that needs to be inspected based on risk assessment for Building plan approval, Plinth level inspection and Completion/ Occupancy certificate.
4. A single Joint Site Inspection by all concerned authorities such as Fire, Sewerage, Electricity, Labour (such as Factory license), Water Department and



internal departments responsible for granting construction permits in urban areas and IDCs.

5. Submission/ uploading of inspection reports to the department within 48 hours of the inspection conducted by the inspector(s).
6. Implementation of an online system to allow approval based on third party certification (during construction and/ or completion stage, as applicable) of structural design and architectural drawings by authorized structural engineers and architects respectively across all urban areas and IDCs.
7. Inspections (except in case of complaint-based inspections) shall be limited to the checklist published on the KIADB website.

Hence, this order.

**GOVERNMENT ORDER No: CI 179 IAP(e) 2020,**  
**BENGALURU, Dated: 30.01.2021.**

In the circumstances explained above and based on the mandate orders issued vide Government Order and Circular read at (2), (3) and (4) above, the following timelines, procedures and key features are mandated for construction permits and Online Building Plan Approval System (OBPAS) henceforth:

- 1) Standard Operating Procedures with timelines, step by step approval process (Building License/construction permits), comprehensive list of documents and applicable fee are published online on the department portal;
- 2) Time-bound grant of the approvals/ NOCs as per stages defined for construction of the building i.e., within 45 days as under:
  - (i) Building Plan approval is provided within 15 days.
  - (ii) Plinth Inspection is done within 5 days of intimation.
  - (iii) Final completion/occupancy certificate is provided within 25 days.
- 3) Online submission of application by the applicant without the need for any physical touch point/ offline submission;
- 4) E-payment of applicable fee for building license/construction permits across different stages, as applicable;
- 5) Online processing and approval of the application by competent official/authority;

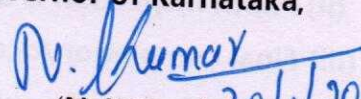


- 6) Online facility for tracking the application status for the applicant;
- 7) Facility to download digitally signed approval certificate in applicant's login;
- 8) System generated SMS and Emails to the applicant at critical stages of the application i.e., application submission, query submission and response, approval/rejection, and others as applicable;
- 9) Implementation of all aforementioned features explained in the preamble including computerized allocation of inspectors, risk-criteria for buildings to be inspected as per building regulation;
- 10) Issuance of Building Permits based on third-party certification (empanelled architects and structural engineers) in Online Building Plan Approval System (OBPAS) as applicable;
- 11) A single, joint inspection by the concerned Departments/Agencies to reduce the compliance burden and uploading of inspection reports within 48 hours of the inspection conducted by the inspector;
- 12) Online provision for Third-party verification about the authenticity of the approval/ license granted by the department.
- 13) Inspections (except in case of complaint-based inspections) shall be limited to the checklist published in the department's website.


It is, hereby, instructed not to accept any manual application/submission of documents in addition to the details submitted by the applicant through online mode.

This order shall come into effect from the date of publication of this order.

By order and in the name of  
Governor of Karnataka,

  
(N. KUMAR) 30/1/2021

Under Secretary to Government (I.D)  
Commerce and Industries Department.

  
30/01/2021

To:

The Compiler, Karnataka Gazette, Bengaluru – with a request to publish in the next issue.



Copy to:

- 1) Commissioner for Industrial Development and Director, Department of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 2) The Chief Executive Officer & Executive Member, Karnataka Industrial Areas Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 3) Chief Engineer – 1 & 2, Karnataka Industrial Areas Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 4) Managing Director, Karnataka Udyog Mitra, Karnataka Industrial Areas Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 5) Secretary– 1, 2 & 3, Karnataka Industrial Areas Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 6) All the Executive Engineers of KIADB (through CEO & EM, KIADB).
- 7) PS to Chief Secretary, Vidhana Soudha, Bengaluru-01.
- 8) PS to Additional Chief Secretary to Govt., Commerce & Industries Department, Vikasa Soudha, Bengaluru-01.
- 9) PA to Director (Technical Cell), Commerce & Industries Department, Vikasa Soudha, Bengaluru-01.
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