

Corporate Office

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OBPS: Department Objectives



- 1. Automated Building Plan Scrutiny: Implementing an automated Scrutiny Engine for Building Plan assessments involves developing a computerized system that can analyse submitted building plans. This system will be equipped with algorithms and logic to check the plans against a comprehensive database of building rules, regulations, and codes. By incorporating all relevant guidelines into the Scrutiny Engine, it ensures that every aspect of the building plan is thoroughly examined for compliance. This automation significantly reduces the need for manual review, thereby accelerating the approval process.
- 2. Simplified Approval Procedures: Reengineering and automatization of approval procedures entail redesigning the existing approval workflow to minimize the need for human intervention. This could involve the creation of a digital platform where applicants can submit their building proposals. The system will then automatically route the proposal through various stages of review and approval, following a standardized process. This standardized approach streamlines the decision-making process, reducing the time and effort required for approvals.
- 3. Enhanced Alerts and Tracking: Real-time alerts play a crucial role in keeping stakeholders informed about the status of their proposals. When a proposal is accepted, rejected, or approved, an automated notification is sent to the relevant parties. Moreover, deviations from regulations are communicated in a consolidated manner, which ensures that all concerns are addressed at once. Consultants can access an online portal where they can track the progress of their proposals, eliminating the need for frequent follow-ups and providing transparency throughout the approval journey.
- **4. Digital Data Management:** The adoption of digital data recording involves transitioning from traditional paper-based record-keeping to a digital platform. All records, documents, and communication related to building regulations and approvals are stored electronically. This shift enables easy retrieval and access to historical data, eliminating the need to manually search through physical files.
 - Incorporating these changes into the approval process not only minimizes the time required for approvals but also enhances accuracy, transparency, and collaboration among stakeholders. The utilization of technology, automation, and standardized processes empowers the construction industry to navigate regulatory requirements more efficiently, ultimately contributing to more timely and successful building projects.

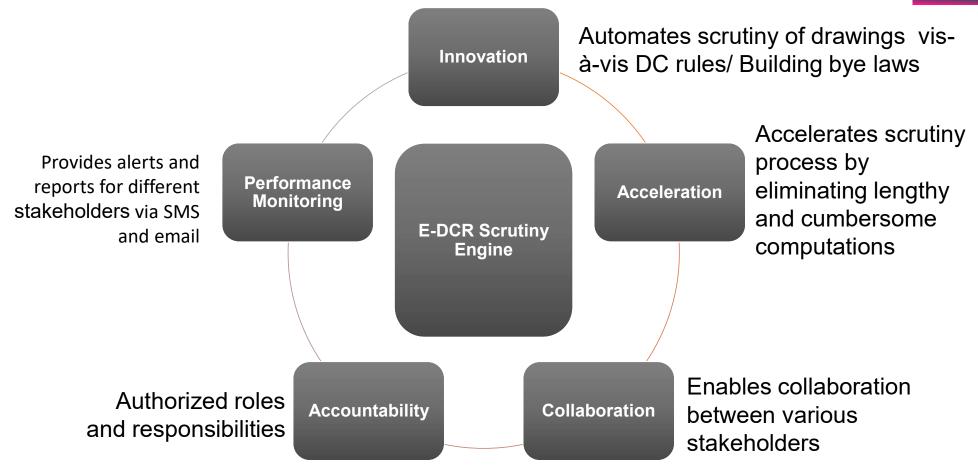
Reform measures



- Streamlined Approval Process and Timeframe:
- We have significantly reduced the approval timeline, ensuring quicker processing.
- Simplified Approval Procedures:
- We've simplified the entire approval process, making it more straightforward and user-friendly.
- Automated Technical Review:
- Through the implementation of advanced automation, we now conduct technical scrutiny seamlessly.
- Implementation of Scrutiny Engine:
- Our newly integrated scrutiny engine applies automatic checking rules, enhancing accuracy and efficiency.
- Automatic Area and Fee Calculations:
- The system now performs automatic calculations for areas and fees, reducing manual errors.
- Revised Building Regulations:
- We have introduced reforms to the building regulations, aligning them with current industry standards.
- Consistent Interpretation of Regulations:
- Our efforts have led to a uniform interpretation of building regulations across the board.
- Standardized Drawing Submission Format:
- We've established a standardized format for submission drawings, ensuring clarity and consistency.
- These changes collectively represent our commitment to enhancing the efficiency and effectiveness of our processes. We believe that these advancements will significantly benefit all stakeholders involved.

EDCR Scrutiny Engine



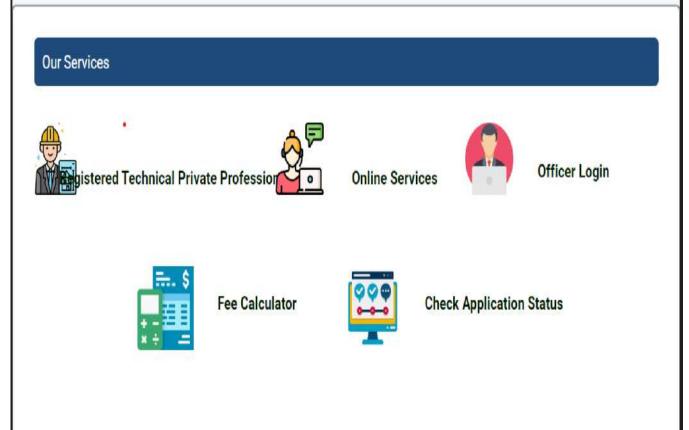




EDCR Scrutiny Engine – The Product for Automatic Scrutiny of Building Plan Drawings is the backbone of this automation initiative.

Online Section of Services on Home Page

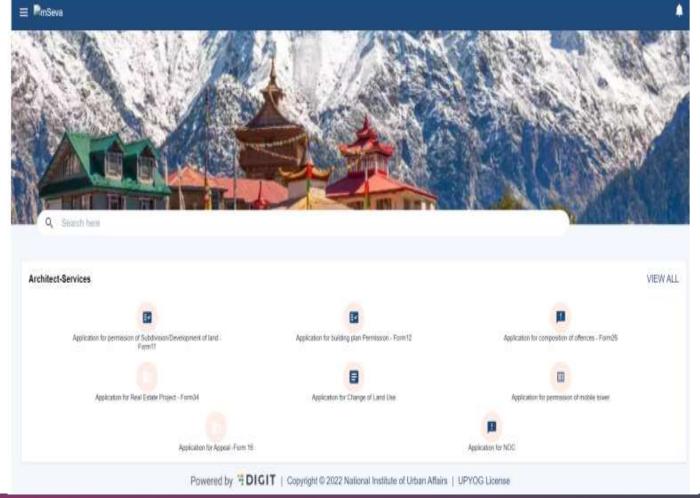




Technical Private Professional Click on Registered Technical Private Professional service to open his account.

Technical Private Professional Account





Technical Private Professional Click on any service which he wants to apply.

Form 12 Building Plan Permission Service



Building Plan Permission - Form12



Apply for form 12

Apply for Self-Certification Form-12 (Applicable for granting planning permission upto 500m2 of plot area for resendential use)

view applications

Form 12 Building Plan Permission opened when clicking on this service.

First File Scrutiny Page



New Building Plan Scrutiny						
Provide the details required for New Bu	ilding Plan Scrutiny					
City *						
	;▼					
Applicant Name *						
Building Plan Diagram *						
Choose File	No File Selected					
Only .DXF, max 30MB Size						
SUBMIT						
Clear Form						

After Clicking on Form 12 Self Certification service, First Scrutiny Page is opened.

Here Applicant filled in the City, Applicant name and uploaded the .dxf file in the required format. And finally, submit it.

Scrutiny Engine Response



New Building plan eDCR Accepted Successfully



eDCR Scrutiny Number

Application Number - 00529-2023-HU



Download Scrutiny Report

APPLY_FOR_FORM12

For New Construction

Go Back To Home

If the File is accepted in the scrutiny Engine, then only the Application form is opened, otherwise, in the case of failure, the applicant will rescrutinize the file. A scrutiny report also be generated after scrutiny by the system.







PLAN DOCUMENT SCRUTINY REPORT

STATUS: Not Accepted

		APPL	ICATION D	ETAILS		
1	APPLICANT NAME	sanjeev	2	APPLICATION DATE	15/06/2023	
3	APPLICATION NUMBER	01096-2023-JV	4	APPLICATION TYPE	Permit	
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER	NA	
7	TECHNICAL PERSON LICENSEE NAME	ANONYMOUS	8	SERVICE TYPE	New Construction	
_			LOT DETA	LS		
1	PLOT NO	20	2	KHATA NO	2598	
3	MAUZA	BILASPUR	4	DISTRICT	BILASPUR	
5	PLOT AREA (As per declaration) in m ²	208.0	6	PLOT AREA (As per measurement) in m ²	208.0000	
7	AVERAGE WIDTH OF PLOT	13.0	8	AVERAGE DEPTH OF PLOT in m	16.0	
9	ROAD WIDTH in m	5.0	10	SURRENDER ROAD WIDTH AREA in m²	0.00	
11	AREA TYPE	NEW	12	DEMOLITION AREA in m²	0.0	

Scrutiny Report generated by the E-DCR system.

Declaration in drawings

1	1	Whether building near government building?	NA NA
2	2	Whether building present near monument?	NA



Block Wise Summary

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Built Up Area in m²	Floor Area in m ²	Carpet Area in m ²
0	Residential	72.0882	72.0882	0
1	Residential	99.0000	99.0000	0
2	Residential	99.0000	99.0000	0
3	Residential	99.0000	99.0000	0
4	Residential	49.2816	49.2816	0
	Total	418.37	418.37	0.00

- 1. Covered Area is 72.09 m² 2. Height of building is 17.95 m

Scrutiny Report generated by the E-DCR system.

Common - Scrutiny Details

1.Bathroom Water Closets

Byelaw	Description	Required	Provided	Status	
41-iv	Bathroom Water Closets	Height >= 2.75 Total Area >= 2.3, Width >= 1.2	Height >= 3.05, Total Area >= 11.1681, Width >= 1.7452011932764009	Accepted	
41-iv	Bathroom Water Closets	Height >= 2.75 Total Area >= 2.3, Width >= 1.2	Height >= 3.05, Total Area >= 11.1681, Width >= 1.7452011932764009	Accepted	
41-iv	Bathroom Water Closets	Height >= 2.75 Total Area >= 2.3, Width >= 1.2	Height >= 3.05, Total Area >= 11.1681, Width >= 1.7452011932764009	Accepted	

2.FAR

Byelaw	Occupancy	Area Type	Permissible	Provided	Status
38	Residential	NEW	<= 2	2.01	Not Accepted



Block 1 - Scrutiny Details

1.Setback

Byelaw	Setback	Occupancy	Level	Field Verified	Permissible	Provided	Status
35 Table-8	Front	Residential	0	Minimum distance	3	3.00	Accepted
35 Table-8	Rear	Residential,Reside	0	Minimum distance	2	2.00	Accepted
35 Table-9	Side Setback 1	Residential	0	Minimum distance	0	2.0	Accepted
35 Table-9	Side Setback 2	Residential	0	Minimum distance	0	2.0	Accepted

Scrutiny Report generated by the E-DCR system.

2.Dwelling Units

Byelaw	Floor	Description	Required	Provided	Status
55-1-a	floor 1	Floorwise Number of Dwelling Units	= 1	1	Accepted
55-1-a	floor 2	Floorwise Number of Dwelling Units	= 1	1	Accepted
55-1-a	floor 3	Floorwise Number of Dwelling Units	= 1	1	Accepted
55-1-a	floor 4	Floorwise Number of Dwelling Units	=1	1	Accepted
55-1-a		Number of Dwelling Units in Building	>=1	4	Accepted

3.General Stair - Mid landing

Byelaw	Floor	Description	Permissible	Provided	Status
42-5-ii	floor 0	Minimum width for general stair 1 mid landing 1	1.0	1.22	Accepted
42-5-ii	floor 0	Minimum width for general stair 1 mid landing 2	1.0	1.22	Accepted



8.Kitchen

Byelaw	Description	Floor	Required	Provided	Status
41-iii	Minimum height of kitchen	floor 1	2.75(MTR)	3.05(MTR)	Accepted
41-iii	Total area of kitchen	floor 1	4.5(MTR)	4.6904(MTR)	Accepted
41-iii	Minimum Width of kitchen	floor 1	1.8(MTR)	2.0(MTR)	Accepted
41-iii	Minimum height of kitchen	floor 2	2.75(MTR)	3.05(MTR)	Accepted
41-iii	Total area of kitchen	floor 2	4.5(MTR)	4.6904(MTR)	Accepted



5 of 6

Application No:01096-2023-JV, Scrutiny Date:15/06/2023 01:19 PM

Scrutiny Report generated by the E-DCR system.

Byelaw	Description	Floor	Required	Provided	Status
41-iii	Minimum Width of kitchen	floor 2	1.8(MTR)	2.0(MTR)	Accepted
41-iii	Minimum height of kitchen	floor 3	2.75(MTR)	3.05(MTR)	Accepted
41-iii	Total area of kitchen	floor 3	4.5(MTR)	4.6904(MTR)	Accepted
41-iii	Minimum Width of kitchen	floor 3	1.8(MTR)	2.0(MTR)	Accepted
41-iii	Minimum height of kitchen	floor 4	2.75(MTR)	3.05(MTR)	Accepted
41-iii	Total area of kitchen	floor 4	4.5(MTR)	4.6904(MTR)	Accepted
41-iii	Minimum Width of kitchen	floor 4	1.8(MTR)	2.0(MTR)	Accepted
		L .			

9. Number of Floors

Byelaw	Description	Area Type	Permissible	Provided	Status
38	Maximum number of floors allowed	NEW	<= 5	5	Accepted

Application Form Opened

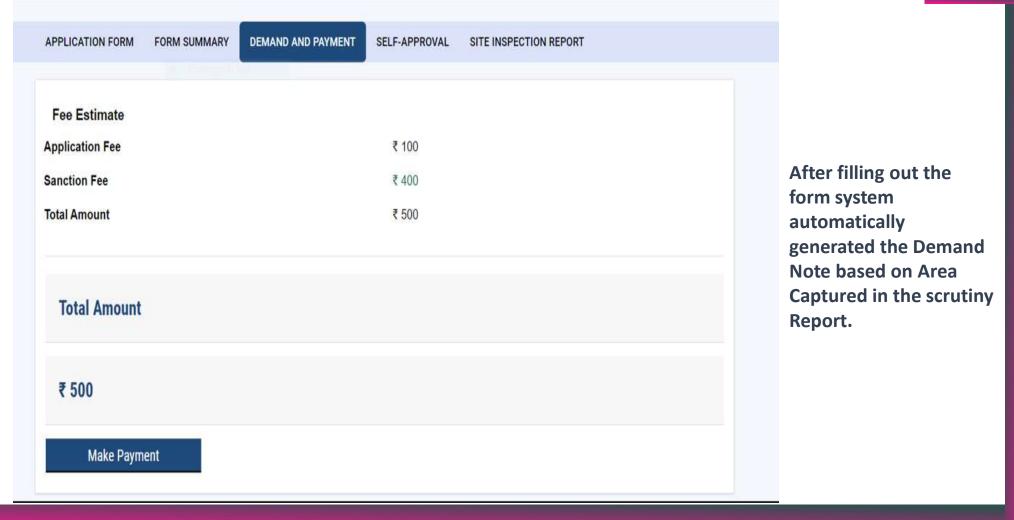


APPLICANT INFORMATION PRIVA	TE PROFESSIONAL INFORMATION CHECKLIST	DOCUMENTS		
		S	S/SW N SI SE N SESSON SI	0.00
			tion (1) of section 30 or section 30-A (beyond 977) for Development of Land/Construction o	
				Antoxiotic
Location of Proposed construction	on			
*District	Select District -	*ULB Type	Select ULB Type	
*Name of ULB	Select Name of ULB *	*Name of Ward	Select Name of Ward ▼	
"Notified Area	Select Notified Area			
"Name of Village	Select Name of Village			
1000M-50000000000	The state of the s			
Applicant Information				
Address Details				
Description of land proposed for	Development of Land/Construction of	Building		
Builtup Area				

In case of successful scrutiny, the system allowed the Applicant to fill out the required form.

Automatic Generated Demand Note





Self Certification in Form 12



SELF-APPROVAL APPLICATION FORM FORM SUMMARY DEMAND AND PAYMENT SITE INSPECTION REPORT After the successful payment system open **Self Certificate Confirmation** the self-certification window. By Clicking on Approve Button, It is declared that you are granting planning permission upto 500m2 of plot area for resedential use Approve

Approval Letter Generated







Sr. No.: 13757

Department of Town and Country Planning Government of Himachal Pradesh

Permission for Development / Construction of building

No.		02202	\$31	Dated	3.	28/Jan/2022	
To							
	Sh./Smt./M/s	Mr. Manju	C/o : D/o Chetra	am			
	Villago & PO	Shalgada Tobell 8	Dietrict Shimle	Shalaada	Shimla/Pural)	Shimla	Himachal Pradoch

Subject :- Permission for Development / Construction of building.

You are hereby granted permission under **section 31-1(b)** of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) on Khasra no. **665** Revenue Mohal **Ghandal** situated at village **Ghandal** to carry out the development/ sub-division of land/ construction of building as mentioned in your Application under reference, subject to the following conditions, namely:-

- 1. Building operation shall be carried out strictly in accordance with the approved building plan.
- 2. Front, side rear set back should be left as per approved plan.
- 3. No tree should be cut without the prior permission from the Competent Authority.
- 4. The date of commencement of development shall be intimated to this office.
- 5. The no objection certificate at plinth level shall be obtained from this office. Otherwise NOC for service connection

Clicking on the Self Certification tab an approval letter will be generated by the system.

Site Inspection Report





The applicant will have to submit his Inspection report within 15 days of approval.

Various MIS Reports



PENDENCY/DISPOSAL REPORT OFFICER/STAFF-WISE DISPOSAL

Report date : 5/10/2013 Proposals received during period : 5/10/2012 To 5/10/2013

Limitations :

S.No.	File No.	Architect Name	Receive Date	Sector	er Plot No.	No. of Days Remain with Officers						Proposal's Status
						80	RK.	ж	SWC	CA	Total	1
_	HI0A/9821/2013	Sheemeen	25/92/2013	10	100	1		222	1		224	Pending
2	HI0A/9022/2013	Sheemeen	25/92/2013	10	999	1	0	232	1	0	224	Pending
3	HIGA/0023/2013	Sheempen	14/93/2013	26		1		1	1	1	4	Approved
4	HU0A/TEMP/01/3/2013	Sheemeen	30/98/2013	26	900	40		0	306		354	Repected
1	HIGA/8025/2013	Latika Shosale	29/03/2013	IMOC	nam2	1		- 1	1		3	Pending
6	HI0A/0024/2013	Latika Shosale	29/93/2013	19900	nam2	1		1	1	1	4	Approved
7	HI0A/9026/2013	Sheemeen	81/94/2013	26		2	. 0	1	1	1	5	Approved
	HIDA/0035/2013	Dinesh	81/38/2813	30 Part 1		179		0	3		182	Pending
,	MIGA/9037/2013	Dinash Singh Rajpurohit	31/97/2013	30 Part 1		57		0	123	0	180	Rejected
10	HI0A/0040/2013	Dinesh Singh Rejpurchit	09/94/2013	30 Fact 1		1		1.	1	0.	. 1	Pending
11	HU0A/00HL/2013	Dinesh Singh Raspurchik	10/94/2013	30 Part 1		1		5	1		. 7	Pending
12	HUDA/0043/2013	Dinesh Singh Rejpurchit	15/94/2013	30 Part 1		1	1	1	1	1	5	Approved
13	HUDA/0044/2013	Dinesh Singh Rajpurchit	15/94/2013	30 Part 1		1	1	1	1	1	5	Approved
14	HU0A/0045/2013	Dinesh Singh Rajpurchit	15/94/2013	30 Part 1		1	1	1	1	1	5	Approved
15	HU0A/0099/2013	Latika Shosale	23/94/2013	2	*1	165	1	0	1	0	167	Rejected
16	HU0A/0061/2013	Latika Shosale	23/94/2013	2	43	1	1	1	1	- 1	- 1	Approved
17	HI0A/063/2013	Latika Shosale	25/94/2013	2	*1	1	1	1	1	0	4	Pending
18	HU0A/0064/2013	Latika Shosale	26/94/2013	2	42	1	1	1	1	1	- 5	Approved
19	HIGA/0065/2013	Latika Shosale	26/94/2013	1	43	1	1	1	1	1	5	Approved
20	HU0A/0067/2013	Latika Shosale	62/95/2013	LMOC	***	1	- 1	1	1	- 1	- 5	Approved
21	HUGA/0068/2013	Rahul Thekur	13/95/2013	IMOC	Sect	1	- 1	1	1	1	- 1	Approved
22	HIGA/0069/2013	Rahul Thakur	13/95/2013	LMOC	Plat-1	1	- 1	1	1	Ф	4	Approved
23	HUGA/0070/2013	Ratul Thatur	13/95/2013	30 Part 1		145	- 1	1	1	. 0	148	Reported
24	HI0A/0071/2013	Dinash Singh Rappurchit	24/95/2013	30 Fact 1	10-	1	- 1	1	1	1	5	Approved

Detail Report, Summary Report, Sanction report, revenue report a proposal status report generated by the system.

MIS Report such as Pendency Report,

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E-DCR Key Reforms



Uniformity and standardization

- Complex Rules and interrelated, Interpretation may vary.
- Now everyone follows same process using system

Good governance

- Enhance citizen services through efficient, responsive and transparent e-governance systems
- Showcasing best practices

Better quality of services

- Digitized data management
- Timely deliveries
- Standard Procedures

Accountability

- Every Process with fixed time limits
- Early alerts through SMS / Email / Web

Click to edit Master title style



Thank you...

ABM Knowledgeware Limited

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