

**FAQs**  
**Topic- Business Location (Construction Permitting)**

**Core Building and Environmental Protection Standards**

<b>B-Ready assessment area</b>	<b>Relevant Provisions</b>	<b>Links</b>
<p><b>Building Codes/Standards Applicable to All Constructions-</b> Existence of unified building standards</p>	<p>National Building Code of India (NBC), 2016 ; Standardized Development and Building Regulations, 2023 ; Unified Building Bye Laws for Delhi, 2016</p> <p>The National Building Code of India (NBC) 2016 is a comprehensive document prepared by the Bureau of Indian Standards (BIS). It is considered the model code that provides a unified set of guidelines for regulating all building construction activities across the country. Further, BIS has formulated a comprehensive Standardized Development and Building Regulations, 2023. For Delhi, Unified Building By-Laws, 2016 has been notified to govern building construction.</p>	<p><a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; <a href="https://www.bis.gov.in/standardized-development-and-building-regulations-2023/?lang=en">https://www.bis.gov.in/standardized-development-and-building-regulations-2023/?lang=en</a> ; <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a></p>
<p><b>Clear Provisions or Guidelines Regarding Safety Standards</b> - Building classification</p>	<p>Part 4, Chapter 3, National Building Code of India (NBC) 2016 ; Chapter 3, Clause 3.1, Unified Building Bye Laws for Delhi, 2016</p> <p>Indian legal framework includes detailed building classification standards, primarily through NBC 2016. Criteria for categorizing buildings are established in Part 4, Chapter 3: Classification of Buildings of NBC 2016 based on use or occupancy type of building, which dictates level of hazard &amp; risk to life &amp; property. NBC divides buildings into 9 major groups (A to J, excluding I), which are further subdivided by specific use &amp; size-Group A (Residential), Group D (Assembly), Group G (Industrial). This classification directly determines structural design, fire resistance ratings, exit requirements, &amp; necessity for active fire protection systems. In Chapter 3 of UBBL-2016 Clause 3.1 has risk-based Classification for approval of buildings.</p>	<p><a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; <a href="http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Clear Provisions or Guidelines Regarding Safety Standards</b> - Land use regulations</p>	<p>In India, Land Use Regulations, which include zoning regulations, are local laws that govern how land can be used within specific areas, promoting organized development and preventing conflicts. Master Plan For Delhi – 2021 includes Land Use Regulations standard (i.e. zoning regulations to govern land use, density, setbacks, and other development parameters</p>	<p><a href="https://dda.gov.in/sites/default/files/2024-07/master_plan_for_delhi_2021_incorporating_modifications_upto_31.08.2022.pdf">https://dda.gov.in/sites/default/files/2024-07/master_plan_for_delhi_2021_incorporating_modifications_upto_31.08.2022.pdf</a></p>

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	etc. Delhi is periodically revised to incorporate changes and address emerging urban development needs.	
<p><b>Clear Provisions or Guidelines Regarding Safety Standards</b></p> <p>- Structural design standards</p>	<p>Part 6, Section 1, National Building Code of India (NBC) 2016 ; Chapter 9, Clause 9.2 and Annexure VII, Unified Building Bye Laws for Delhi, 2016</p> <p>India's legal framework includes detailed standards and policies to ensure structural resilience, especially against earthquakes and other natural disasters. NBC provides standards for basic design loads to be assumed in the design of buildings which includes imposed loads, wind loads, seismic forces, snow loads and other loads. In Chapter 9 of Unified Building Byelaws of Delhi (UBBL-2016) Clause 9.2 has provisions regarding Strengthening/ Retrofitting of RCC buildings, Protective Measures in Natural Hazard Prone Areas, quality of material &amp; workmanship. Annexure VII has provisions of Protection of Areas from Earthquakes.</p>	<p>National Building Code of India 2016- <a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; National Building Code of India 2016 vol-I (Part 2)- page 24 <a href="https://cdnbbsr.s3waas.gov.in/s35f4f78111ff6538d1f5ea498032c4745/uploads/2025/03/202503261347679918.pdf">https://cdnbbsr.s3waas.gov.in/s35f4f78111ff6538d1f5ea498032c4745/uploads/2025/03/202503261347679918.pdf</a> ; UBBL 2016- <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a></p>
<p><b>Clear Provisions or Guidelines Regarding Safety Standards</b></p> <p>- Fire safety standards</p>	<p>Volume I, Part 4, National Building Code of India (NBC) 2016 ;Chapter 9, Clause 9.3, Annexure-V, Unified Building Bye Laws for Delhi, 2016</p>	<p>National Building Code of India 2016- <a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; UBBL 2016- <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a></p>
<p><b>Clear Provisions or Guidelines Regarding Safety Standards</b></p> <p>- Accessibility standards</p>	<p>Part 3, Section 13, National Building Code (NBC) 2016 ; Indian Roads Congress (IRC) Code 103:2012 ; Sections 40-46, Rights of Persons with Disabilities (RPwD) Act, 2016; Harmonized Guidelines and Standards for Universal Accessibility</p> <p>India's framework for accessibility &amp; inclusivity in built environment relies on 4 key documents. Comprehensive Harmonized Guidelines and Standards for Universal Accessibility provides national structure for universal access across physical environment, transport, &amp; ICT, with specific guidelines for External &amp; Internal Elements &amp; Wayfinding systems. NBC 2016 details technical design rules, specifications for ramps, accessible toilets, signage, parking bays, entrances, &amp; exits. IRC Code 103:2012 sets design standards for inclusive</p>	<p>National Building Code of India (NBC) 2016 <a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; Indian Roads Congress (IRC) Code 103:2012 <a href="https://law.resource.org/pub/in/bis/irc/irc.gov.in.103.2012.pdf">https://law.resource.org/pub/in/bis/irc/irc.gov.in.103.2012.pdf</a> ; Rights of Persons with Disabilities (RPwD) Act, 2016 <a href="https://www.indiacode.nic.in/bitstream/123456789/15939/1/the_rights_of_persons_with_disabilities_act%2C_2016.pdf">https://www.indiacode.nic.in/bitstream/123456789/15939/1/the_rights_of_persons_with_disabilities_act%2C_2016.pdf</a> ; Harmonized Guidelines and Standards for Universal Accessibility 2021 <a href="https://divyangian.depwd.gov.in/content/upload/uploadfiles/files/HG2021_MOH_UAN%20%281%29_merged.pdf">https://divyangian.depwd.gov.in/content/upload/uploadfiles/files/HG2021_MOH_UAN%20%281%29_merged.pdf</a></p>

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	pedestrian infrastructure, (kerb ramps & tactile paving). RPwD Act, 2016, requires all public facilities to adhere to accessibility guidelines & imposes penalties for non-compliance.	
<p><b>Clear Provisions or Guidelines Regarding Safety Standards</b></p> <p>- Minimum health and sanitation standards</p>	<p>National Building Code (NBC), Bureau of Indian Standards (BIS) ; IS 1172:1993 ; Chapter 9, Clause 9.4, Unified Building Bye Laws for Delhi, 2016. The National Building Code (NBC), formulated by the Bureau of Indian Standards (BIS), lays down the minimum standards for building construction across India. Complementing this, IS 1172:1993 specifies the basic requirements for water supply, drainage, and sanitation. Additionally, individual States and Union Territories frame their own building laws for construction within their jurisdictions. In Delhi, Chapter 9 of the Unified Building Bye Laws (UBBL-2016), particularly Clause 9.4, details sanitation requirements based on occupant load and building type.</p>	<p>NBC, Part 3-  <a href="https://hsiidc.org.in/uploads/assets/170202029704170101891503NBCChapter3.pdf">https://hsiidc.org.in/uploads/assets/170202029704170101891503NBCChapter3.pdf</a> ; IS 1172:1993-  <a href="https://law.resource.org/pub/in/bis/S03/is.1172.1993.html">https://law.resource.org/pub/in/bis/S03/is.1172.1993.html</a> ; UBBL 2016-  <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a></p>
<p><b>Mandatory Minimum Energy Efficiency Performance Standards</b></p>	<p>Energy Conservation and Sustainable Building Code (ECSBC) ; Section 14(p) and 15(a), Energy Conservation Act, 2001 (EC Act) ; Part 11, National Building Code of India (NBC) 2016; Chapter 10, Unified Building Bye Laws for Delhi, 2016. Sustainable construction in India is governed by the Energy Conservation Act, 2001 (EC Act) and related codes. Under Section 14(p), the Central Government issues energy standards through the Energy Conservation and Sustainable Building Code (ECSBC), while Section 15(a) empowers States, like Delhi, to adapt and enforce these norms locally. The National Building Code (NBC) 2016, Part 11, outlines guidelines on resource use, water management, and sustainable materials aligned with energy efficiency. Additionally, Chapter 10 of the Unified Building Bye Laws (UBBL-2016) includes provisions for Green Buildings covering energy efficiency, water conservation, and solar energy utilization.</p>	<p>Energy Conservation and Sustainable Building Code (ECSBC) -  <a href="https://beeindia.gov.in/sites/default/files/BEE_ECSBC_2024.pdf">https://beeindia.gov.in/sites/default/files/BEE_ECSBC_2024.pdf</a> ; Energy Conservation Act, 2001 (EC Act)-  <a href="https://www.indiacode.nic.in/bitstream/123456789/2003/1/A2001-52.pdf">https://www.indiacode.nic.in/bitstream/123456789/2003/1/A2001-52.pdf</a> ; National Building Code of India (NBC) 2016- <a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; Unified Building Bye Laws (UBBL-2016)-  <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a></p>
<p><b>Environmental Permits Requirements for Construction</b></p> <p>- Requirement for</p>	<p>Chapter 4, Energy Conservation and Sustainable Building Code (ECSBC) ; Section 14(p), Energy Conservation Act, 2001 (EC Act) ; Part 11, National Building Code of India (NBC) 2016 ; Chapter 10, Unified Building Bye Laws for Delhi, 2016</p>	<p>Energy Conservation and Sustainable Building Code (ECSBC)-  <a href="https://beeindia.gov.in/sites/default/files/BEE_ECSBC_2024.pdf">https://beeindia.gov.in/sites/default/files/BEE_ECSBC_2024.pdf</a> ; Environment Protection Act, 1986 read with Environment Protection Rules, 1986-  <a href="https://www.indiacode.nic.in/bitstream/123456789/4316/1/ep_act_1986.pdf">https://www.indiacode.nic.in/bitstream/123456789/4316/1/ep_act_1986.pdf</a> ;  <a href="https://www.cpcb.nic.in/upload/home/epa/THE%20ENVIRONMENT.pdf">https://www.cpcb.nic.in/upload/home/epa/THE%20ENVIRONMENT.pdf</a> ;</p>

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binding legal standards on environmental protection or sustainability in building construction	Binding environmental protection or sustainability standards for building construction (e.g. biodiversity protection, water resource conservation, or pollution control) in India is governed by the Environment Protection Act, 1986. Environment Protection Rules, 1986 have been made to govern the same. Chapter 4 of the Energy Conservation and Sustainable Building Code (ECSBC) provides for Standards for Sustainable Sites & Planning. The National Building Code (NBC) 2016, Part 11, outlines guidelines on resource use, water management, and sustainable materials aligned with energy efficiency. Additionally, Chapter 10 of the Unified Building Bye Laws includes provisions for Green Buildings covering water conservation and waste management.	National Building Code of India (NBC), 2016- <a href="https://tcp.uk.gov.in/document-category/national-building-code/">https://tcp.uk.gov.in/document-category/national-building-code/</a> ; Unified Building Bye Laws (UBBL-2016)- <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Environmental Permits Requirements for Construction</b> - Requirement for legal classification of building projects according to their potential environmental impact	Para 3, EIA Notification, 2006	<a href="https://ebooks.inflibnet.ac.in/esp12/chapter/unified-eia-notification-2006-inclusive-of-amendments/#:~:text=Post%20Environmental%20Clearance%20Monitoring:&amp;text=(c)%20The%20Ministry%20of%20Environment,is%20given%20in%20Appendix%20XII.;">https://ebooks.inflibnet.ac.in/esp12/chapter/unified-eia-notification-2006-inclusive-of-amendments/#:~:text=Post%20Environmental%20Clearance%20Monitoring:&amp;text=(c)%20The%20Ministry%20of%20Environment,is%20given%20in%20Appendix%20XII.</a> ; <a href="https://tgpcb.cgg.gov.in/Uploads/Industry%20Guide/EIA-2006.pdf">https://tgpcb.cgg.gov.in/Uploads/Industry%20Guide/EIA-2006.pdf</a>
<b>Environmental Risks as Defined by Legal Framework</b> - Biodiversity and natural resources - Greenhouse gas emissions or climate change impacts - Water resources	Paragraph 7 & 14 , EIA Notification 2006 ; Chapter 3 and Appendix 3.1, Annexure- XIV, XV and XVI, Unified Building Bye Laws for Delhi, 2016.  For building projects with built-up area between 20,000 and 1,50,000 sq.m., details of water requirement, wastewater generation and treatment, green area development, and tree cutting/transplantation and plantation proposals must be submitted with drawings during appraisal. For projects exceeding 1,50,000 sq.m., a comprehensive EIA report is required, including 3-month baseline monitoring of flora and fauna and surface and groundwater quality within a 10 km study area, along with project-specific water, wastewater, greenbelt, and tree management details	<a href="https://ebooks.inflibnet.ac.in/esp12/chapter/unified-eia-notification-2006-inclusive-of-amendments/#:~:text=Post%20Environmental%20Clearance%20Monitoring:&amp;text=(c)%20The%20Ministry%20of%20Environment,is%20given%20in%20Appendix%20XII.;">https://ebooks.inflibnet.ac.in/esp12/chapter/unified-eia-notification-2006-inclusive-of-amendments/#:~:text=Post%20Environmental%20Clearance%20Monitoring:&amp;text=(c)%20The%20Ministry%20of%20Environment,is%20given%20in%20Appendix%20XII.</a> ; <a href="http://52.172.182.107/BPAMSCient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPAMSCient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a>

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	and relevant plans. For projects less than 20000 sq.m. the assessment is done at the state level. In case of Delhi, the UBBL 2016 provides the necessary legal basis.	
<b>Qualifications to Conduct Technical Supervision/Inspections-</b> Requirement for technical inspectors in construction to possess legally mandated qualifications such as post-university examinations, a minimum number of years of practical experience, or registration with a professional association	The qualification of professionals for Building Permits is given in 2.5.2, 2.7.5 and the Annexure-1 of UBBL-2016.	<p> <a href="https://ebooks.inflibnet.ac.in/esp12/chapter/unified-eia-notification-2006-inclusive-of-amendments/#:~:text=Post%20Environmental%20Clearance%20Monitoring:&amp;text=(c)%20The%20Ministry%20of%20Environment,is%20given%20in%20Appendix%20XII.">https://ebooks.inflibnet.ac.in/esp12/chapter/unified-eia-notification-2006-inclusive-of-amendments/#:~:text=Post%20Environmental%20Clearance%20Monitoring:&amp;text=(c)%20The%20Ministry%20of%20Environment,is%20given%20in%20Appendix%20XII.</a>  <a href="http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a>  <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a> </p>

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### Topic- Business Location (Construction Permitting)

#### Land Use and Zoning Implementation

B-Ready assessment area	Relevant Provisions	Links
<p><b>Requirements for Essential Infrastructure Service Access-</b> Requirements for essential infrastructure service access (water, electricity, sanitation, and drainage)</p> <p><b>Maps for Residential, Commercial, Agricultural, Recreational, Public/Institutional, and Mixed Use Areas-</b> Land use maps that identify areas allocated to residential, commercial, agricultural, recreational, public/institutional, mixed use</p> <p><b>Hazard Maps that Identify Areas where Building is not Permitted due to Natural Hazards-</b> Hazard maps that identify areas where construction is not permitted due to natural hazards</p>	<p>Annexure VII, Chapter 9, Clause 9.2.2 and 9.4, Unified Building Bye Laws for Delhi, 2016 ; Master Plan For Delhi – 2021 and Zonal Development Plans (ZDPs).</p> <p>Chapter 9 Clause 9.4 Building Services in UBBL has provisions of Electrical Services, Plumbing Services &amp; water supply arrangements etc. Annexure VII of UBBL &amp; Chapter 9 UBBL, 2016 Clause 9.2.2 and Annexure VII has provisions of Protective Measures in Natural Hazard Prone Areas. Master plan &amp; Zonal Plans developed by DDA have identifies different zoning categories, such as residential, commercial, recreational, public/institutional, or mixed use. The Master Plan and its accompanying Zonal Development Plans (ZDPs) prepared by the development authority are the primary legal documents that contain maps identifying areas where construction is prohibited or heavily restricted due to environmental or conservation factors.</p>	<p><a href="http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a> ;</p> <p><a href="https://dda.gov.in/master-plan-2021">https://dda.gov.in/master-plan-2021</a> ; <a href="https://dda.gov.in/zonal-development-plan-mpd-2021">https://dda.gov.in/zonal-development-plan-mpd-2021</a> ;</p> <p><a href="https://vai.bmtpc.org/map/eqmap/EQ_Delhi.pdf">https://vai.bmtpc.org/map/eqmap/EQ_Delhi.pdf</a> ;</p> <p><a href="https://vai.bmtpc.org/map/floodmap/flooddelhi.pdf">https://vai.bmtpc.org/map/floodmap/flooddelhi.pdf</a></p>
<p><b>Planning Regulation Feature Compliance-</b> Requirement for urban planning rules to specify parameters like height limits, floor area ratio, and setbacks</p>	<p>In Delhi, official planning requirements concerning allowed heights, floor occupation ratios, setbacks, etc. are provided in Master Plan for Delhi 2021 and UBBL 2016.</p>	<p><a href="https://dda.gov.in/sites/default/files/inline-files/Master_Plan_for_Delhi_2021_text_report.pdf">https://dda.gov.in/sites/default/files/inline-files/Master_Plan_for_Delhi_2021_text_report.pdf</a> ;</p> <p><a href="http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPAMSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Updated City Master Plan/Zoning Plan</b></p>	<p>The details of all the plans issued are available online in the public domain on the website of DDA. It includes the modifications upto 31.08.2022</p>	<p><a href="https://dda.gov.in/sites/default/files/inline-files/Master_Plan_for_Delhi_2021_text_report.pdf">https://dda.gov.in/sites/default/files/inline-files/Master_Plan_for_Delhi_2021_text_report.pdf</a></p>

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B-Ready assessment area	Relevant Provisions	Links
<p><b>Adherence to Zoning Regulations</b>            - Adherence to zoning regulations verified before submitting a building permit application</p>	<p>Before submitting a building permit application in Delhi, Zoning compliance shall be determined by the owner or the concerned professional(s) with reference to the Master Plan for Delhi, the relevant Zonal Development Plan, the approved layout plan, and land records such as lease deeds, conveyance deeds, allotment or auction conditions, control drawings, and other applicable guidelines. The sanctioning authority must ensure that the Master Plan for Delhi, Zonal Development Plans, approved layout plans, and other applicable guidelines are made freely accessible in the public domain through their official websites. Para 2.0.3 of UBBL 2016</p>	<p>Unified Building Bye Laws (UBBL-2016)-  <a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a></p>
<p><b>Adherence to Zoning Regulations</b>            - Online zoning compliance verification without separate government approval</p>	<p>Builders can verify zoning compliance through maps available online on the website of DDA. Developers are not required to get a separate official approval or letter from the government to confirm the zoning compliance. Zonal and layout plans are publicly accessible on MCD and DDA websites. As per clause 2.0.3 of UBBL 2016, the sanctioning authority must ensure that the Master Plan for Delhi, Zonal Development Plans, approved layout plans, and other applicable guidelines are made freely accessible in the public domain through their official websites.</p>	<p><a href="https://dda.gov.in/zonal-development-plan-mpd-2021">https://dda.gov.in/zonal-development-plan-mpd-2021</a></p>

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#### Before Construction

B-Ready assessment area	Relevant Provisions	Links
<p><b>Availability of Spatial Plans and Zoning Requirements to all Stakeholders-</b> Availability of spatial plans and zoning requirements to all stakeholders from the local or central information data source/digital platform such as GIS or national spatial planning platform</p>	<p>Available online for information purposes (not valid for official procedures).</p>	<p><a href="https://eodb.mcd.gov.in/">https://eodb.mcd.gov.in/</a> ; <a href="https://dda.gov.in/master-plan-2021">https://dda.gov.in/master-plan-2021</a> ; <a href="https://dda.gov.in/zonal-development-plan-mpd-2021">https://dda.gov.in/zonal-development-plan-mpd-2021</a> ; <a href="https://gsdl.org.in/ease_of_doing/maintenance.html">https://gsdl.org.in/ease_of_doing/maintenance.html</a></p>
<p><b>Public Online Accessibility of Planning and Building Control Regulations</b> - Zoning regulation, using officially recognized zoning maps or digital planning tools, without needing prior approval from planning authorities</p>	<p>Builders can verify zoning compliance through maps available online on the website of DDA. Developers are not required to get a separate official approval or letter from the government to confirm the zoning compliance. Zonal and layout plans are publicly accessible on MCD and DDA websites. As per clause 2.0.3 of UBBL 2016, the sanctioning authority must ensure that the Master Plan for Delhi, Zonal Development Plans, approved layout plans, and other applicable guidelines are made freely accessible in the public domain through their official websites.</p>	<p><a href="https://dda.gov.in/zonal-development-plan-mpd-2021">https://dda.gov.in/zonal-development-plan-mpd-2021</a> ; <a href="https://dda.gov.in/sites/default/files/2024-07/master_plan_for_delhi_2021_incorporating_modifications_upto_31.08.2022.pdf">https://dda.gov.in/sites/default/files/2024-07/master_plan_for_delhi_2021_incorporating_modifications_upto_31.08.2022.pdf</a> ; <a href="http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Public Online Accessibility of Planning and Building Control Regulations</b> - Building control regulations, accessible to all stakeholders, including residents, developers, architects, and other interested parties</p>	<p>The Master Plan of Delhi and Unified Building Bye-laws are available online on the website link.</p>	<p><a href="https://dda.gov.in/sites/default/files/2024-07/master_plan_for_delhi_2021_incorporating_modifications_upto_31.08.2022.pdf">https://dda.gov.in/sites/default/files/2024-07/master_plan_for_delhi_2021_incorporating_modifications_upto_31.08.2022.pdf</a> ; <a href="http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Public Online Availability of Detailed</b></p>		<p><a href="https://eodb.mcd.gov.in/citizen_corner#plan_sanctioned">https://eodb.mcd.gov.in/citizen_corner#plan_sanctioned</a> ;</p>

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<b>B-Ready assessment area</b>	<b>Relevant Provisions</b>	<b>Links</b>
<p><b>Criteria Required to Obtain a Building Permit-</b> Detailed criteria and steps necessary to obtain building permits</p>	<p>Chapter 2 of UBBL has procedure and documentation necessary for obtaining sanction/occupancy cum completion certificate (building permit). Further, the citizen corner on the MCD website, provides the process to get the building plan sanctioned.</p>	<p><a href="http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Public Online Availability of the List of Documents Required to Obtain a Building Permit-</b> List of documents required to apply for a building permit</p>	<p>Chapter 2, clause 2.1 of UBBL has details of all documents required to apply for a building permit (e.g. land ownership certificate, types of drawings and plans)</p>	<p><a href="http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Applicable Fee Schedules for all Types of Construction Publicly Available and Up to Date-</b> Applicable fee schedules for all types of construction currently in effect</p>	<p>Available online and updated regularly on websites of development authorities. These fee structures are based on building bye-laws and official notifications. For areas under jurisdiction of MCD and DDA, the fee structure is available on their respective websites and under Annexure III and IV of UBBL, 2016.</p>	<p><a href="https://eodb.mcd.gov.in/assets/doc/file_ref/Charges_for_Sanctioning_of_Building_Plan_01_10_2024.pdf">https://eodb.mcd.gov.in/assets/doc/file_ref/Charges_for_Sanctioning_of_Building_Plan_01_10_2024.pdf</a> ;</p> <p><a href="http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf">http://52.172.182.107/BPA_MSCClient/seConfigFiles/Downloads/UNIFIED_BUILDING_BYE_LAWS_FOR_DELHI_2016.pdf</a></p>
<p><b>Online platform for processing and issuing building permits</b></p>	<p>Online Building Plan Approval System (OBPS portal) provides for online systems for building / planning approvals, permits, occupancy certificates, etc.</p>	<p><a href="https://eodb.mcd.gov.in/index">https://eodb.mcd.gov.in/index</a> ;</p> <p><a href="https://nexgenobps.mcd.gov.in/nexgenobps/login">https://nexgenobps.mcd.gov.in/nexgenobps/login</a></p>
<p><b>Online Permitting Systems with Several Functionalities</b> - Online communication</p>	<p>Other than the official listed helpdesk email ID being mcd-ithelpdesk[at]mcd[dot]gov[dot]in and contact info being 011-23227413, 23227414; the MCD also provides assistance/two-way communication through dedicated WhatsApp groups for redressal of grievance. Further, the OBPS portal provides facility to flag discrepancies by the authorities for rectification by the applicant.</p>	
<p><b>Online Permitting Systems with Several Functionalities</b> - Complete online submission</p>	<p>The online system has all the features like online payment, online communication, notification, submission and check list etc. Registered professional can fill the complete form and upload the supporting documents on the OBPS platform.</p>	
<p><b>Online Permitting Systems to Submit Building Permits-</b></p>	<p>The online system has all the features like online payment, online communication, notification, submission and check list etc. Registered professional shall download digitally signed grant of sanction and maps after logging in OBPS portal.</p>	



**FAQs**  
**Topic- Business Location (Construction Permitting)**

B-Ready assessment area	Relevant Provisions	Links
environmental permits is available online		<a href="https://www.indiacode.nic.in/bitstream/123456789/15429/1/the_water_%28preventio_n_and_control_of_pollution%29_act%2C_1974.pdf">https://www.indiacode.nic.in/bitstream/123456789/15429/1/the_water_%28preventio_n_and_control_of_pollution%29_act%2C_1974.pdf</a> ;  <a href="https://www.indiacode.nic.in/bitstream/123456789/9462/1/air_act-1981.pdf">https://www.indiacode.nic.in/bitstream/123456789/9462/1/air_act-1981.pdf</a>
<b>Availability of Official, Updated and Publicly Available List of approved Environmental Permits/Clearances-</b> Public, official and updated information shows a list or total number of approved environmental permits/clearances	EIA reports, public hearing details, and clearance status are publicly accessible through the PARIVESH portal. Applicants and the public can track the status of proposals through every stage viz: submission, appraisal, and clearance granted. Information about the proposal submitted for environmental clearance can be accessed through Advance Track Your Proposal Module given on the PARIVESH home page.	<a href="https://parivesh.nic.in/newupgrade/#/trackYourProposal">https://parivesh.nic.in/newupgrade/#/trackYourProposal</a>
<b>Environmental Permits-Digital Public Services</b> Online Permitting Systems with Several Functionalities - Online payment	The Ministry has made the entire Environmental Clearance (EC) process transparent, online, and paperless through the PARIVESH portal, which handles the submission, processing, grant/rejection of clearance, and compliance with no associated fees being charged by the Ministry or SEIAA, Delhi.	<a href="https://parivesh.nic.in/">https://parivesh.nic.in/</a>
<b>Environmental Permits-Digital Public Services</b> Online Permitting Systems with Several Functionalities - Online submission	The Ministry has made the entire Environmental Clearance (EC) process transparent, online, and paperless through the PARIVESH portal, which handles the submission, processing, grant/rejection of clearance, and compliance with no associated fees being charged by the Ministry or SEIAA, Delhi.	<a href="https://parivesh.nic.in/">https://parivesh.nic.in/</a>

## FAQs

### Topic- Business Location (Construction Permitting)

#### During Construction

B-Ready assessment area	Relevant Provisions	Links
<b>Type of Inspections Carried Out During Construction</b> - Inspections during various phases	As per UBBL-2016, the inspections are to be done as per Risk Matrix given in Clause 2.5.2 for Plinth Level Inspection and Clause 2.7.5 for Completion-cum-Occupancy Certificate. As per UBBL-2016, the inspection of the Sanctioning Authority for sanction of building plan of all type of buildings had been done away with. The first inspection by the Sanctioning Authority shall be conducted for Plinth Level as per sub-clause 2.5.2 and final inspection shall be conducted for OCC as per sub-clause 2.7.5. The competence of the engineers /supervisors, etc. is given in Annexure-1 of UBBL-2016	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Type of Inspections Carried Out During Construction</b> - Risk-based inspections	Clause 2.1.3, 2.5.2, and 2.7.5, Unified Building Bye Laws for Delhi, 2016 As per UBBL-2016, inspections are to be done as per Risk Matrix given in Clause 2.5.2 for Plinth Level Inspection & Clause 2.7.5 for Completion-cum-Occupancy Certificate. As per UBBL-2016, inspection of Sanctioning Authority for sanction of building plan of all type of buildings had been done away with. 1st inspection by Sanctioning Authority shall be conducted for Plinth Level as per sub-clause 2.5.2 and final inspection shall be conducted for OCC as per sub-clause 2.7.5 Clause 2.1.3 Signing of CAF and Declarations: The CAF includes Structural Safety Certificate, Certificate for Supervision-No Nuisance and Debris Removal, Indemnity for Basement.	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Responsibility for Conducting Inspections During Construction</b> - Self-certification by the building company	Inspection at plinth level during construction in low risk and very low risk buildings is conducted by Professionals (Architect/ Engineer/ Supervisor) as per the competence mentioned in clause 2.5.2 in UBBL-2016 Inspection for occupancy cum completion certificate in low risk and very low risk buildings is conducted by professionals (Architect/ Engineer/ Supervisor) as per the competence mentioned in clause 2.7.5 in UBBL-2016	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Responsibility for Conducting Inspections During Construction</b> - Third-party engineer or engineering firm	Inspection by a third-party engineer or engineering firm is not prohibited by law.	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Responsibility for Conducting Inspections</b>	Clause 2.5.2 and 2.7.5, Unified Building Bye Laws for Delhi, 2016. Inspection at plinth level during construction shall be	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>

**FAQs**  
**Topic- Business Location (Construction Permitting)**

B-Ready assessment area	Relevant Provisions	Links
<p><b>During Construction</b> - Governmental agencies</p>	<p>conducted by professionals(Architect/ Engineer/ Supervisor) or sanctioning authority as per the competence mentioned in clause 2.5.2 in UBBL-2016 Inspection for occupancy cum completion certificate shall be conducted by professionals (Architect/ Engineer/ Supervisor) or sanctioning authority as per the competence mentioned in clause 2.7.5 in UBBL-2016</p>	
<p><b>Environmental Compliance Monitoring During Construction-</b> Requirement for comprehensive environmental compliance checks during construction for projects needing environmental permits</p>	<p>EIA Notification, 2006 (as amended) under the Environment (Protection) Act, 1986. Project proponents granted Environmental Clearance (EC) must mandatorily submit half-yearly compliance reports on stipulated EC conditions to the concerned regulatory authority in soft copy on 1 June and 1 December each year. These reports detail compliance with environmental safeguards during construction and operation, including dust and noise control, management of construction and demolition waste, water use and wastewater management, and implementation of the Environmental Management Plan (EMP). Further, project proponents seeking EC for expansion must obtain a Certified Compliance Report (CCR) from the concerned Regional Office confirming compliance with conditions of the existing EC and submit it to the regulatory authority proper.</p>	<p><a href="https://parivesh.nic.in/#/ec-notification">https://parivesh.nic.in/#/ec-notification</a> ; <a href="https://parivesh.nic.in/utildoc/services/notification/ec/EIA_Notification_2006_including_all_amendments_till_March_2025_v1.pdf">https://parivesh.nic.in/utildoc/services/notification/ec/EIA_Notification_2006_including_all_amendments_till_March_2025_v1.pdf</a> ; <a href="https://parivesh.nic.in/publicdocument/UPLOAD_OM_NOTIFICATION/IA_DOCS/Manual/298_OM_08_06_2022.pdf">https://parivesh.nic.in/publicdocument/UPLOAD_OM_NOTIFICATION/IA_DOCS/Manual/298_OM_08_06_2022.pdf</a></p>
<p><b>Requirement for Accredited Environmental Monitoring During Construction-</b> Requirement for environmental compliance to be verified by an independent, accredited professional for projects with environmental permits</p>	<p>Environment Audit Rules, 2025. Scientists/Officials in Regional Offices regularly monitor compliance with Environmental Clearance (EC) conditions through site inspections, review of compliance reports to ensure adherence to approved environmental safeguard by the Project Proponents. Also, the Environment Audit Rules, 2025 introduce a credible, professional, and standardized compliance verification mechanism through Certified Third-Party Environmental Auditors. The reform reduces dependency on routine inspections by regulatory authorities, minimises procedural delays, and lowers compliance burden. It promotes transparency, accountability, and self-regulation while enabling faster processing of approvals and compliance assessments</p>	<p><a href="https://static.pib.gov.in/WriteReadData/specificdocs/documents/2025/sep/doc202593627401.pdf">https://static.pib.gov.in/WriteReadData/specificdocs/documents/2025/sep/doc202593627401.pdf</a></p>

## FAQs

### Topic- Business Location (Construction Permitting)

#### Post-Construction

B-Ready assessment area	Relevant Provisions	Links
<b>Requirement of Final Inspection by Law-</b> Requirement of final inspection by law before a building can be occupied	As per Unified Building Bye Laws for Delhi, 2016, the inspections for OCC shall be carried out by qualified professionals/ statutory bodies as per the competence matrix given in Table 2.7.5 based on for the risk category of buildings.	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Occupancy Permit-</b> Requirement of an occupancy permit before a building can be occupied	An occupancy certificate (OC) is legally required before a building in Delhi can be occupied as provided in the Section 346 (Completion Certificates) of Delhi Municipal Corporation Act, 1957. This certificate, issued by the local municipal authority, verifies that the building has been constructed according to approved plans and meets safety standards.	<a href="https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf">https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf</a>

## FAQs

### Topic- Business Location (Construction Permitting)

#### Enforcement and Appeals

B-Ready assessment area	Relevant Provisions	Links
<b>Ability to Dispute Building Permit Decisions</b>	Under Section 347(A) of the Delhi Municipal Corporation Act, 1957, an Appellate Tribunal headed by an Additional District Judge hears appeals against decisions of building authorities	<a href="https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf">https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf</a>
<b>Building Control Agency Authority</b> - Authority to issue emergency orders	Section 328 & Section 348 in DMC Act have provisions regarding repairing or enclosing dangerous places / removal of dangerous buildings	<a href="https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf">https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf</a>
<b>Building Control Agency Authority</b> - Authority to initiate prosecution	Section 467 of the Delhi Municipal Corporation Act, 1957 stipulates that prosecution for specified offences including violations of building codes may be initiated upon a complaint or information furnished by duly authorised officers of the Corporation.	<a href="https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf">https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf</a>
<b>Building Control Agency Authority</b> - Authority to recommend suspension or cancellation of licenses	Clause 2.9.3, Unified Building Bye Laws for Delhi, 2016. Under the UBBL, 2016 If an owner or professional is found to have misrepresented facts or concealed information to obtain a building permit, the sanctioning authority may revoke the permit, delist the professional for a specified period, publish the details of such delisting online, and take action against the owner or occupier as per applicable laws. In the case of architects, the authority will also notify the Council of Architecture for disciplinary proceedings.	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Environmental Permit Compliance for Occupancy Approval-</b> Requirement for full environmental compliance checks (both on-site and document review) before granting occupancy permits for projects needing environmental approval	Inspection at plinth level during construction in low risk and very low risk buildings is conducted by Professionals (Architect/ Engineer/ Supervisor) as per the competence mentioned in clause 2.5.2 in UBBL-2016 Inspection for occupancy cum completion certificate in low risk and very low risk buildings is conducted by professionals (Architect/ Engineer/ Supervisor) as per the competence mentioned in clause 2.7.5 in Unified Building Bye Laws for Delhi, 2016.	<a href="https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf">https://dda.gov.in/sites/default/files/public-notice/COMPENDIUM_OF_UBBL_201605082020_0.pdf</a>
<b>Ability to Dispute Environmental Clearances and Permits</b>	The National Green Tribunal Act, 2010. Final decisions on environmental permits can generally be appealed online through the National Green Tribunal (NGT)'s e-filing system, which is the specialized judicial body for environmental disputes.	<a href="https://ngtonline.nic.in/efiling/mainPage.drt">https://ngtonline.nic.in/efiling/mainPage.drt</a> ; <a href="https://www.greentribunal.gov.in/sites/default/files/act_rules/National_Green_Tribunal_Act,_2010.pdf">https://www.greentribunal.gov.in/sites/default/files/act_rules/National_Green_Tribunal_Act,_2010.pdf</a> ; <a href="https://www.greentribunal.gov.in/">https://www.greentribunal.gov.in/</a>
<b>File a Dispute Online on Environmental Licensing</b>	Final decisions on environmental permits can generally be appealed online through the National Green Tribunal (NGT)'s e-filing system, which is the specialized judicial body for environmental disputes.	<a href="https://www.greentribunal.gov.in/">https://www.greentribunal.gov.in/</a> ; <a href="https://ngtonline.nic.in/efiling/viewUserManualDoc.drt">https://ngtonline.nic.in/efiling/viewUserManualDoc.drt</a> ; <a href="https://ngtonline.nic.in/efiling/mainPage.drt">https://ngtonline.nic.in/efiling/mainPage.drt</a> ; <a href="https://www.greentribunal.gov.in/sites/default/files/act_rules/National_Green_Tribunal_Act,_2010.pdf">https://www.greentribunal.gov.in/sites/default/files/act_rules/National_Green_Tribunal_Act,_2010.pdf</a>