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I. LAND USE

1. Priority Area: Adopt a flexible zoning framework that allows for mixed-use development activities

Suggestions for discussion with the State:

States may consider the following reforms towards putting in place a flexible zoning framework:

- Relaxed zoning norms: Move from restrictive zoning to inclusive zoning, which would operate on the basis of a negative list of activities that are non-permissible in the zone and allowing all other uses. For example, industries causing noise pollution/hazardous nature should not be allowed in residential zones. However, home based commercial/small businesses can be allowed.
- Encouraging more commercial and industrial activities in Urban Development Authority areas.
- Allow mixed land use in new master plans, especially for Transit Oriented Development (TOD) Zones. Walk to Work/Metro to Work Concept to be encouraged near transit corridors/nodes
- Industry linked Affordable Housing projects with dwelling units up to 60 sq m should be encouraged with differential building bye laws of higher FSI/lesser set backs etc.
- Encouraging more commercial and industrial activities in urban development authority areas
- Reduce the number of sub-classifications of land use: There are over 100 plus sub-categories of land use classification. These may be rationalized and simplified.
- Having a flexible, GIS-based master plan

A. Present status of Actions Taken by State

- Inclusive Zoning:
Activities are permissible and not permissible in the Industrial area as per the Zonal regulations
- List of non-permissible usages: general business unless incidental to and on the same site with industry, schools and colleges, hotels, motels and caravan parks, recreational spots or centres, other non-industrial related activities; buildings, all uses not specifically permitted. (Master Plan 2030) religious buildings, irrigation and sewage farms, major oil depot and LPG refilling plants, social.

Activities are permissible and Not Permissible in Commercial area as per the Zonal Regulations

- List of non-permissible usages: Polluting industries, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals, research laboratories treating contagious diseases, poultry farms, dairy farms, slaughter houses, sewage treatment plants and disposal sites, solid waste treatment plants and dumping grounds, agricultural uses, storage of perishable and inflammable.
- Commodities, quarrying of gravel, sand, clay, and stone, zoological gardens, botanical gardens and bird sanctuary, sports training centers, district battalion offices, forensic science laboratory and all other related activities which may cause nuisance, court, all uses not specifically permitted. (Master Plan 2030).

- **Regularizing the non-conforming legacy uses as per the Zonal Regulations**

Presently, home based industries are permissible in residential zones.

- **TOD Policy (Mixed land use)**
 - TOD zone yet to be notified
- **Worker Housing /Rental Housing in Industrial Zones.**
 - Hostel/Dormitory facilities allowed in Industrial zones

B. Best practices of States:

- In Ahmedabad, Gujarat, inclusive zoning principles are followed and all land uses are allowed with a negative list for every zone clearly delineated and defined. Land Use is assigned for areas to decide predominant use, within which zones are decided that decide the intensity of the use by regulation of base FSI and chargeable FSI. Accordingly, within the residential use, there are Residential-1 (1.8 base + 0.9 paid FSI), Residential-2 (1.2 base + 0.6 paid FSI) and Residential-3 (1.2 base + 0.9 paid FSI for institutions only) zones. Similarly, for industrial use there are Industrial (General) and Industrial (Special) zones. Other major zones include Agriculture-1, Agriculture-2 and Agriculture-3 zone, Gamtal Zone, Residential Affordable housing zone etc. Aspects promoting inclusive zoning are:
 - Fuel stations, institutional buildings, public utility structure are permitted in all zones.

- The extent of commercial use in all zones shall be regulated according to the road width. (various commercial uses are permitted with road width progressively abutting 12m, 18m, 24m, 30m and more in all zones)
- Various assembly buildings, institutional buildings, hotels and various types of hospitals are allowed in the residential zones.
- All permissible non-residential uses in residential zones may be permitted on ground floor or any other floor in a residential dwelling if provided with a separate means of access/staircase.
- In the industrial zones, the hazardous uses are allowed only in the industrial special zone and the remaining only in the industrial general zone.
- Ahmedabad offers differential FSI in the Central Business District and Transit Oriented Corridors by giving FSI 5.4 and 4.0 respectively. The city generated around 1600 cr. by selling premium FSI in these areas and has approved 16 projects in the TOD zone offering prime land for commercial establishments and businesses.
- Many affordable housing projects have come up in around the TOD zones through incentivizing private developers and around 19000 properties have been re-developed. More than one lakh Affordable Houses have come up increasing residential supply by 5 times.

▪ **Time Document Step (TDS) Study comparisons**

Not available for this priority area

▪ **International norms where contextually relevant**

Parameter	Context	Japan	Singapore	Miami	Hong Kong	Abu Dhabi	Detroit
Frame Work/ Principles	<i>On what basis are different zones created? What parameters are considered?</i>	Performance Based - considers Nuisance & Risk of activities	Primary Use Based - considers Activity Type & Scale	Form Based - considers Urban Location (& Nuisance)	Hybrid-Nuisance & Activity Type	Hybrid - Urban Location & Activity Type	Single Use / Euclidian-Activity Type
	<i>What type of activities are listed in</i>	Negative List - what cannot be	Positive List - what can be built	Unrestricted - focus is on building	Positive List - with provision	Positive & Specific List - each	Positive List - with provision

Use List Type	<i>each zone?</i>	built is specified for each zone allowing all other use types	but with provision for conditional uses	form	for conditional uses	building type has differential requirements	for conditional uses
Level of Land Use Determination	<i>Is activity permissibility determined at the plot, sub-zone or zone level?</i>	Zones	Zones	Location Based (aka Transect Zones)	Sub-Zones	Plots or Sub Zones	Zones
Number of Zone Types	<i>How many types of zones are there?</i>	12	31	8	8 (multiple sub-zones)	57 (sub-zones)	29
Flexibility within Zones	<i>Is there flexibility in use types within a zone?</i>	Highly Flexible - most zones allow multiple uses	Average - fixed uses for zones, but multiple uses in white/mixed, commercial, business, etc	Highly Flexible – limited restrictions on use, only on form	Flexible - multiple uses permitted with restrictions through scale and height	Rigid - specific uses and specific form for each building	Rigid - fixed uses by zone with few conditional uses
Flexibility Across Zones	<i>Is Land Use changed based on market demand? Are zones reviewed and re-allocated regularly?</i>	Rigid - 12 zones are fixed, however geography of zones are subject to change	Highly Flexible - strong capacity to change use through central planning and market involvement	Rigid - transect zones are based on distance from core, form & density	Flexible - zones with outdated uses are reallocated (e.g. hospitality & commercial zone at waterfront to replace existing industrial uses)	NA	Limited Flexibility - varies based on government land allocation processes
Dedicated Mixed Use Areas	<i>Are there zones dedicated to mixed use developments?</i>	Yes - quasi-residential/industrial & commercial	Yes - provision for " white sites "	Yes - no restrictions outside natural, rural & suburban zones	Yes —also allows multiple uses within the same building through vertical zoning.	No - only commercial zones allow for offices & residences	No - all zones tagged to a primary use

Overall Level of Mixed-use Development	<i>Overall, what is the occurrence of mixed-use developments?</i>	High Low- nuisance activities allowed across zones; multiple uses permitted	High Multi-use provisions and dynamic re- zoning	High Form-Based Codes ensure flexibility and promote mixed developmen t	High Conditional allowances and stacked mixed-use developmen ts	Medium Highly controlled land use; flexible high-density areas with stacked mixed use	Low Predominant ly segregated single-use zones
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Which Zones are the following activities permitted in?

Area	Residential Buildings	Small Scale Institutional	Small Scale Commercial	Hotels	Industry
<i>e.g.</i>	<i>Multi-Dwelling Unit</i>	<i>Elementary School</i>	<i>Convenience Store</i>	<i>4 star, 2,000sqm</i>	<i>Electronics Assembly Unit</i>
Japan	All zones, except for the exclusively heavy-industry zone (11/12)	All zones, except for the exclusively heavy-industry zone (11/12)	All zones, except for the exclusively heavy-industry zone (11/12)	All zones, except for the exclusively residential zones (11/12)	Permitted in: • Quasi-industrial • Industrial • Exclusively Industrial • Agricultural
Singapore	Permitted in: • Residential • Residential-Institutional • Mixed Use/White	Permitted in: • Educational • Commercial • Residential-Institutional	Permitted in: • Commercial • Residential-Commercial	Permitted in: • Hotels • Residential-Commercial • Commercial	Permitted in: • Business 2 • Business 2 - White/Mixed • Business 1 • Business 1 - White/Mixed*
Miami	All zones except nature areas: • Rural • Sub-Urban • General Urban • Urban Centre • Urban Core • District	All except nature, rural areas: • Sub-Urban • General Urban • Urban Centre • Urban Core • District	All except nature, rural areas: • Sub-Urban • General Urban • Urban Centre • Urban Core • District	All except nature, rural areas: • Sub-Urban • General Urban • Urban Centre • Urban Core • District	NA
Abu Dhabi	Permitted in: • Residential • Commercial • Investment	Permitted in: • Commercial • Public	Only in Commercial zone	Permitted in: • Commercial • Recreational	Only in Industrial area

C. Additional Data/Documentation available

NIL

D. Suggested way Forward:

Mizoram may consider giving additional FSI in identifiable high potential zones subject to low vulnerability of these areas towards disasters. Major bus routes/bus terminals can be identified as Transit Oriented Zones and mixed use planning can be encouraged in these Zones.

2. Priority Area: Simplify and digitize the process for land use change by developing a comprehensive list of required documents for CLU and enabling an online application process.

Suggestions for discussion with the State

- Ensure that land use change services are available through the online single-window system. The website should also provide clear information on fees, procedures, and the required documents.
- Change of Land Use (CLU) approvals need not be required for industries designated in industrial zones.
- Explore the possibility of using PM GatiShakti Platform for change of land use
- Having relaxed CLU norms for MSMEs
- Allowing industrial worker housing as part of core activity in industrial estates/parks

A. Present status of Actions Taken by State

The Land Revenue & Settlement Department, Government of Mizoram is in the process of fully digitizing the land use change process in the State through a dedicated portal e-ram (<https://eram.mizoram.gov.in/#/>), in order to enhance efficiency and transparency. The Government has also established a comprehensive list of required documents and implemented an online application system for Change of Land Use (CLU).

- The Portal can be accessed at the URL: <https://eram.mizoram.gov.in/#/>
- **Features of e-RAM portal:**

The e-RAM portal offers a range of application forms, each with a nominal fee of ₹20.00, which users can fill and submit online without the need for long queues or manual submission. These forms cover various services related to land use, including:

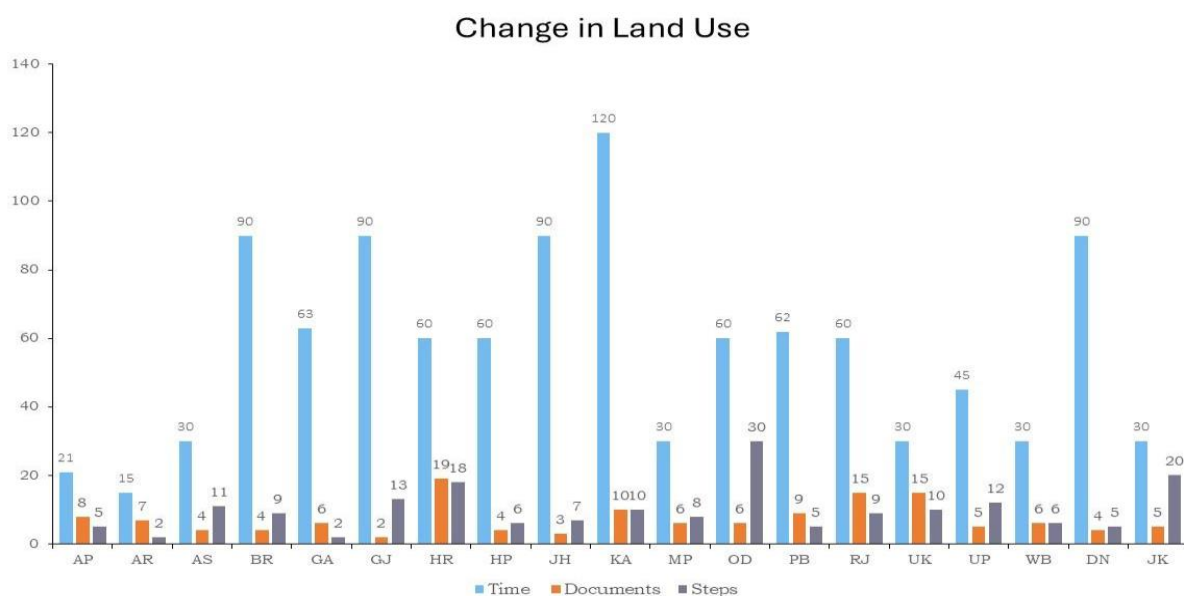
- **Form-1:** Application for land allotment to government departments or corporations.
- **Form-2:** Application for periodic patta, allotment of land for house site, shop/stall, or renewal of temporary allotment.
- **Form-7 to Form-12:** Applications for land settlement certificates, diversion of land use, transfer of ownership, partition of land, re-demarcation, and amalgamation of land settlement certificates (LSC).

B. Best practices of States:

- The Government of Gujarat has simplified the Change of Land Use (CLU) approval process by requiring only two documents: the application copy and an affidavit.
- Haryana has amended Rule 26F of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, to extend the validity period for Change of Land Use (CLU) permission from 2–3 years to 4–6 years, based on the size of the CLU-granted site. This extension has been implemented without any increase in fees or charges, making the process more flexible for applicants.

- In Rajasthan, no permission for CLU is required if a tenant desires to establish a micro/small scale industrial unit on his landholding up to an area not exceeding one acre
- A detailed comparative analysis of some best practices in Change of Land Use is given in Annexure 1.
- **Time Document Step (TDS) Study comparisons (Data according to BRAP 2022)**

1. AP: Andhra Pradesh	14. UK: Uttarakhand	25. KL: Kerala
2. AS: Assam	15. UP: Uttar Pradesh	26. MP: Madhya Pradesh
3. BR: Bihar	16. WB: West Bengal	27. MN: Manipur
4. GA: Goa	17. CH: Chandigarh	28. ML: Meghalaya
5. GJ: Gujarat	18. DN: Daman & Diu and Dadra & Nagar Haveli	29. MZ: Mizoram
6. HR: Haryana	19. DL: Delhi	30. NL: Nagaland
7. HP: Himachal Pradesh	20. JK: Jammu & Kashmir	31. SK: Sikkim
8. JH: Jharkhand	21. PD: Puducherry	32. TN: Tamil Nadu
9. MH: Maharashtra	22. AN: Arunachal Pradesh	33. TR: Tripura
10. OD: Odisha	23. CG: Chhattisgarh	34. A&N: Andaman & Nicobar
11. PB: Punjab	24. KA: Karnataka	35. LA: Ladakh
12. RJ: Rajasthan		36. LK: Lakshadweep
13. TG: Telangana		



No TDS data available for Mizoram in this priority area

Time:

Avg- 53; Min- 15 (AR); Max- 120 (KA)

Documents:

Avg- 8; Min- 2 (GJ); Max- 19 (HR)

Steps:

Avg- 10; Min- 2 (AR, GA); Max- 30 (OD)

▪ **International norms where contextually relevant**

Not available for this priority area

C. Additional Data/Documentation available

Not available for this priority area

D. Suggested Way Forward

Mizoram may consider adopting best practices from Gujarat and streamline the documentation process by reducing the number of required documents to two. The State may consider exemption from CLU Approvals in Designated Industrial Areas and consider expanding the provision for deemed approval. It may consider increasing the validity of CLU permission like Haryana.

3. Priority Area: Rationalizing minimum width road requirements for different categories of industries in rural areas

Suggestions for discussion with the State:

Rural roads in large parts of India are predominantly narrow, with 80% of roads in Indian urban areas being less than 8 m wide. Minimum Road width requirements cede rural areas for industrial activity. It increases cost factor for entrepreneurs and inflates land prices on 12 m road resulting in investment pressure. Since there are very few roads that meet the minimum width criteria, no industrial or commercial development is found in these areas. This especially restricts development in fringe areas or development area boundaries classified as 'rural'. This becomes even more critical as States are trying to de-pollute and decongest cities. Hence, States may consider rationalizing the minimum road width to allow industries of different categories in rural areas.

A. Present status of the Priority Area in the State:

- Road width is yet to be finalized and the current standards are not applicable being a geographically hilly region.

B. Best practices of States:

- Punjab allows green and orange industries on minimum road width of 6.7m.
- Tamil Nadu mandates 7m road width for residential layouts in corporation areas, 6.5m in town panchayat areas, and 6m in panchayat areas.
- Odisha allows a 6m road width for subdivided plots provided the owner leaves additional margin from his plot to make the road 9m wide in the future.
- **Time Document Step (TDS) Study comparisons:**
Not available for this priority area
- **International norms where contextually relevant:**
NIL

C. Additional Data/Documentation available:

- The National Guidelines by Indian Roads Congress suggest that rural roads with low traffic volume can be 6 m wide. Source: Indian Roads Congress. (2002). Indian Rural Road Congress Special Publication 20: Rural Roads Manual.
 - <https://law.resource.org/pub/in/bis/irc/irc.gov.in.sp.020.2002.pdf>.

- Research suggests that rural roads with traffic volumes of 100 vehicles per day can also manage with a width of 5m. Source: Kadiyali, L. R. (2021). Choice of low cost standards and specifications for rural roads. Ministry of Shipping and Transport (Roads Wings).
 - <https://pmgsy.nic.in/choice-low-cost-standards-and-specifications-rural-roads>.
- Sholmo, A., Lamson-Hall, P., Madrid, M., M. Blei, A., Parent, J., Sanchez, N. G., & Thom, K. (2016). Atlas of Urban Expansion: The 2016 Edition, Volume 2: Blocks and Roads. Lincoln Institute of Land Policy.
 - <https://www.lincolninst.edu/app/uploads/legacy-files/pubfiles/atlas-of-urban-expansion-2016-volume-2-full.pdf>.

D. Suggested Way forward:

The State may do self-assessment on the following points:

1. List out the types of the roads such as National Highway/State Highway/District Road/Village Road/ Panchayat Road/PMGSY roads with standard specification of width and length of such roads
2. What is the minimum road width prescribed for permission of industrial activity in rural areas under town planning rules/ development control order/ any other relevant Act/ Rules?
3. What percentage of roads have less width than the prescribed minimum road width for setting up of Industry in rural areas?
4. Whether the State can reduce required road width for setting up industries in rural and fringe areas with low traffic volume to 6m width as per Indian Road Congress, or start with giving permit for green and orange industries on village road of 6.7 m?

4. Priority Area: GIS databank for industrial land available in State, integrated with India Industrial Land Bank (IILB)

Suggestions for discussion with the State:

States may ensure availability of data of all land banks (vacant plots) in State/UT-owned industrial estate (estate-wise) on one online system or portal which is in public domain. Such data may also include details of industries or sectors for which the land can be used.

A. Present status of Actions Taken by State

- In Mizoram, the Commerce & Industries Department (C&I) along with coordination with Zoram Infrastructure and Industrial Development Corporation Limited (ZIDCO) have made progress in this area by ensuring that all land bank information is publicly accessible (<https://industries.mizoram.gov.in/page/land-bank>).
- The land availability data is now available through an online platform, offering detailed insights into the vacant industrial plots across the State (<https://industries.mizoram.gov.in/page/status-of-declared-industrial-areas1666335711>). This initiative not only enhances transparency but also supports efficient industrial planning and investment decision-making.
- Furthermore, Mizoram's C&I Department is in the process of GIS-mapping of its industrial estates.

B. Best practices of States:

In Telangana, land available for industrial use is displayed using both tabular and GIS-based approaches on the single-window system. The vacant lands shown are equipped with infrastructure and facilities, making them readily available to investors, who can apply for them through an online system. The land database is available at the district, zonal and sectoral level. Telangana has also developed a GIS-based mapping system that provides detailed information about land earmarked for industrial use, including data on the available infrastructure. This GIS system has also been integrated with the Industrial Information System of DPIIT.

- **Time Document Step (TDS) Study comparisons:**
Not available for this priority area
- **International norms where contextually relevant:**
NIL

C. Additional Data/Documentation available

NIL

D. Suggested Way Forward

- The State may consider developing online system by incorporating a structured database that enables land search based on district, zone, or sector. Furthermore, the

database should include comprehensive details of infrastructure and facilities available on vacant land parcels to facilitate ease of access for potential investors.

- The State may provide comprehensive information on the industrial land allotment procedure followed, ensuring transparency and ease of understanding for investors.
- In case of any issues or queries related to data integration, the State may coordinate with the IILB Team for timely resolution.

II. BUILDING & CONSTRUCTION

5. Priority Area: Amend building regulations to reduce land loss in industrial plots

Suggestions for discussion with the State:

Amending building regulations is crucial to industrial growth, because, on average, industrial buildings in India lose 50% of land to building standards compliance. State may look at rationalising the following aspects of building regulations for factories/industries:

- Setbacks
- Floor Area Ratio (FAR)
- Parking Space
- Minimum Plot Area for industries

States may liberalize the above-stated norms while taking into account principles of fire safety, disaster proneness of an area and the nature of the industry.

A. Present status of the Priority Area in the state:

- FAR & Height limit and parking norms for standalone factories and flatted factories in Industrial zones are relaxed Special provision for Stand Alone and flatted industries in industrial zones allowing maximum coverage(75%) within prescribed minimum setbacks.
 - FAR For Industries - 2
- For hazardous industries (Poisonous and toxic material production), the FAR is 1.5.

A. Best practices of States:

- **Setbacks:**
 - **Best practices of States:**
 - Punjab: No side setbacks for plots up to 2,024 sqm
 - Haryana: No side setbacks for plots up to 450 sqm
 - Uttar Pradesh (Noida): Exemption from one side setback for plots below 500 sqm
 - Gujarat: Exemption from one side setback for plots below 500 sqm in select location
 - **International norms:**
 - Singapore: 4.5 m setbacks on all sides. Exemption from setbacks if boundary wall is shared with an industrial building

- Details of International Benchmarks in Building Development Controls is given in Annexure 2.
- **Parking**
 - **Best practices of States:**
 - Haryana: 0.33 equivalent car parking spaces per 100 sqm of floor area and no two-wheeler or loading space requirement
 - Odisha: 0.33 equivalent car parking spaces per 100 sqm of floor area and 1 loading space per 1,000 sqm of floor area with a maximum of 6 spaces.
 - Uttar Pradesh: 0.5 equivalent car parking spaces per 100 sqm of floor area
 - Punjab: 0.5 equivalent car parking spaces per 100 sqm of floor area
 - **International comparison:**
 - Hong Kong: 0.1-0.16 equivalent car parking spaces and 0.1-0.14 loading space requirement per 100 sqm of floor area (based on type of industry)
 - Philippines: 0.1 equivalent car parking spaces and 0.02 loading spaces per 100 sqm of floor area
 - Singapore: 0.12-0.15 equivalent car parking spaces per 100 sqm of floor area
- **Floor Area Ratio (FAR)**
 - **Best practices of States:**
 - Tamil Nadu: 1.5- 3.25 FAR. In addition, TN offers premium FAR based on road width.
 - Odisha: 1.5 to 7 based on road width
 - Punjab: Unlimited FAR in development areas and a FAR of 3 in municipal areas.
 - Telangana: Unlimited FAR
 - **International comparison:**
 - Hong Kong: 2.5-12 based on land use classification
 - Philippines: 1.5-5 FAR based on type of industry
 - Japan: 4 FAR
 - Singapore: 4 FAR

- **Minimum plot area**
 - **Best practice of State:** Punjab, Gujarat, Haryana, Uttar Pradesh, and Tamil Nadu do not set a minimum plot area requirement for industrial buildings.
- **Time Document Step (TDS) Study comparisons:**
Not available for this priority area

C. Additional Data/Documentation available:

The purpose served by individual standards can be met by modern technology without the need to keep expensive land unproductive:

- **Setbacks:** Setbacks help reduce the time it takes for fire to spread between two adjacent buildings. However, modern technologies like automatic fire-fighting equipment, smoke detectors, and fire-resistant building materials can help reduce the risk of fire hazards without locking up productive land. Fire safety regulations in every State already mandate these requirements for all buildings.
- **Parking:** Maharashtra allows construction of mechanical or hydraulic parking to reduce the area lost to parking norms.
- **Floor area ratio:** Technologies and construction methods such as prefabricated components, flexible materials, and seismic-resistant techniques improve the safety and feasibility of high-rise buildings.

Relevant literature:

- Patel, B., Byahut, S., & Bhatha, B. (2018). Building regulations are a barrier to affordable housing in Indian cities: The case of Ahmedabad. *Journal of Housing and the Built Environment*, 33(1), 175–195.
○ <https://doi.org/10.1007/s10901-017-9552-7>
- Barter, P. A. (2010). Parking Policy in Asian Cities (SSRN Scholarly Paper 1780012).
○ <https://doi.org/10.2139/ssrn.1780012>
- Anand, B., Kaur, S., & Roy, S. (2023). State of Regulation: Building standards reforms for jobs and growth. *Prosperiti*.
○ <https://doi.org/10.22541/au.170431885.59480141/v1>

D. Suggested Way forward:

The State may consider the following revised parameters:

- Setbacks:

- Reduce one side setback for plots < 500 sqm and remove it for row industrial layouts
- Reduce rear setbacks
- Reduce side setbacks for plots > 500 sqm
- Parking:
 - Rationalise parking norms based on best practices of other States/International practices
- Floor Area Ratio:
 - Increase the Floor Area Ratio based on best practices of other States/International practices
- Minimum plot area:
 - Remove the minimum plot requirement for industrial purposes

The State may consider the above-stated liberalized norms while taking into account principles of fire safety, disaster proneness of an area and the nature of the industry.

6. Priority Area: Amend building regulations to reduce land loss in commercial plots

Suggestions for discussion with the State:

States may look at rationalising the following norms for commercial plots while taking into account principles of fire safety, disaster proneness of an area and the nature of the industry.

- Floor Area Ratio for commercial establishments
- Parking Space on commercial plots
- Set Back for commercial plots

A. Present status of the Priority Area in the State:

- Mizoram has relaxed F.A.R and Height limit for commercial buildings in commercial areas.
- Commercial building in Commercial Zone- 300 sq m or more – 5 FSI is allowed.
- Special Provisions for Commercial Buildings in Commercial Zones allowing maximum 75 % coverage within prescribed minimum setbacks.

B. Best practices of States:

- **Floor Area Ratio:**
 - Gujarat: 2.7 to 5.4 in commercial zones
 - Tamil Nadu: 3.25 to 4.8
 - Odisha: 2 to 7 based on road width
 - Maharashtra (Mumbai): 4-5 based on road width
 - Telangana: Unlimited
 - Punjab: 3 on roads above 18 m in width. Unlimited roads above 45m
- **International norms:**
 - Singapore and Hong Kong offer FAR up to 15 for commercial buildings.
 - Japan offers FAR up to 13 for commercial buildings.

Parking

- **Best practices of States:**
 - Haryana: 1.33 equivalent car parking spaces per 100 sqm of floor area for corporate offices and hotels. 0.33 equivalent car parking spaces per 100 sqm of floor area for IT/ITES buildings

- Uttar Pradesh: 1.25-2 equivalent car parking spaces per 100 sqm of floor area for offices. 1.5 equivalent car parking spaces per 100 sqm of floor area for hotels
- Odisha: In municipal areas, 1 equivalent car parking spaces per 100 sqm of floor area for corporate offices and hotels and 1.3 equivalent car parking spaces per 100 sqm of floor for IT offices.
- Maharashtra (Mumbai): 1 equivalent car parking spaces per 100 sqm of floor area for hotels
- Tamil Nadu: 1 equivalent car parking spaces per 100 sqm of floor area for corporate offices
- **International norms:**
 - Singapore mandates 0.1 - 0.4 equivalent car parking spaces per 100 sqm of floor area for offices and hotels
 - Hong Kong mandates 0.67 equivalent car parking spaces per 100 sqm of floor area for business/office buildings
 - Japan exempts small and medium scale buildings from parking norms
 - 200 cities in United State have reduced or removed parking requirements for buildings in downtown or CBD areas
 - Details of International Benchmarks in Building Development Controls is given in Annexure 2.
- **Time Document Step (TDS) Study comparisons:**
Not available for this priority area

C. Additional Data/Documentation available:

The purpose served by individual standards can be met by modern technology without the need to keep expensive land unproductive:

- **Floor area ratio:** Advanced technological solutions and new construction methods such as prefabricated components, flexible materials, and seismic-resistant techniques have improved the safety and feasibility of high-rise buildings.
- **Parking:** Maharashtra allows construction of mechanical or hydraulic parking to reduce the area lost to parking norms.

Relevant literature:

- Patel, B., Byahut, S., & Bhatha, B. (2018). Building regulations are a barrier to affordable housing in Indian cities: The case of Ahmedabad. *Journal of Housing and the Built Environment*, 33(1), 175–195.

- <https://doi.org/10.1007/s10901-017-9552-7>
- Barter, P. A. (2010). Parking Policy in Asian Cities (SSRN Scholarly Paper 1780012).
 - <https://doi.org/10.2139/ssrn.1780012>
- Anand, B., Kaur, S., & Roy, S. (2023). State of Regulation: Building standards reforms for jobs and growth. Prosperiti.
 - <https://doi.org/10.22541/au.170431885.59480141/v1>
- Shoup, D. C. (1999). In Lieu of Required Parking. Journal of Planning Education and Research, 18(4), 307–320.
 - <https://doi.org/10.1177/0739456X9901800403>

D. Suggested Way forward:

The State may consider the following revised parameters:

- Setbacks:
 - Rationalise setback norms subject to local site conditions and based on best practices of other States/International practices
- Parking:
 - Rationalise parking norms based on best practices of other States/International practices
- Floor Area Ratio
 - Increase the Floor Area Ratio based on best practices of other States/International practices
- Minimum plot area:
 - Remove the minimum plot requirement for commercial purposes

The State may consider the above-stated liberalized norms while taking into account principles of fire safety, disaster proneness of an area and the nature of the industry.

7. Priority Area: Increase the role of empanelled third parties in building approvals and joint inspections

Suggestions for discussion with the State:

States may explore enhancing the role of empanelled third parties in the building plan approval process. They may also implement an integrated end to end application for all internal and external agencies responsible for issuing NOCs /approvals (such as Fire Services, Water and Sewerage Department, Discoms, Airports Authority of India (AAI), National Monuments Authority (NMA), Forest Department, Labour Department, and Factory Directorate) that would cover, inter alia, submission of application, payment of application fee, tracking the status of application, for the complete process from the issuing of building approvals to the occupation and completion certificates.

A. Present status of Actions Taken by State

The provision is given in the Aizwal Municipal Corporation Site Development and Slope Modification Regulation, 2017-in which geotechnical assessment, engineering approval, etc are compulsory before applying for a building plan approval certificate.

B. Best practices of States:

States following risk-based classification for determining self-certification or third-party approval:

Country	Risk Classification			Building permit	Occupancy certificate
	Residential	Commercial	Industrial		
Haryana	Low - upto 16.5 meters and area < 1000 sq.m.	Low - height upto 15.0 meters and area upto 1000 sq.m. Medium - height upto 15 metres and area > 1001 sq.m. < 2000 sq.m.	Low - upto 30 mtr height only	Low and medium risk - Self certification (Instant approval)	Low risk – Self certification with photographs Moderate risk – 3 rd party certification (Engineer other than involved in building construction)
Andhra Pradesh	Height <18m	NA	NA	Low risk – Self certification (Instant approval)	Licensed technical person shall submit plinth inspection report (with photos) and Submit OC and raise challan for deviations (10-15% files to be randomly checked)
Telangana	Plotsize <500sq.m. & height <10m	NA	NA	Low risk – Self certification (Instant approval)	Low risk - Self certification
Punjab	Low - Size < 1000 sq.yd (836 sq.m)	Within approved layout for which standard design has been approved	Low - size < 1000 sq.yd (836 sq.m)	Self certification (Commence after 30 days)	By authority
Gujarat	CC2: Residential, Cottage industry & shop<13.5m CC3: <25m – Hostel, Commercial, etc. CC4: <45m – Commercial, industries, etc. CC5: >45 m			CC1 & CC2: Self certification CC5: Third party report of structural expert + gov. authorities	CC1 & CC2: Self certification CC5: Third party report of site supervisor+ gov. authorities

Maharashtra	Low - <10m and <1k sq m; Medium <15m and <5k sq m; High - >15 m and >5k sq m	Low - <10m and <1k sq m; Medium <15m and <5k sq m; High - >15 m and >5k sq m	Low - < 10m and < 4k sqm Medium - < 15m and < 10k sqm	Pre-approved building plans available	Low risk - Self certification; exempted from site inspection
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▪ **Time Document Step (TDS) Study comparisons**

Not available for this priority area

▪ **International Norms where contextually relevant**

Countries that allow third parties to be extensively involved in building approval processes

Country	Building permit	Inspection	Occupancy certificate	Fire certificate
Australia	Allowed	Allowed (at multiple phases)	Allowed	Allowed (Both Fire plan and inspection)
UK	Allowed	Allowed (regularly)	Allowed	Allowed ((Both Fire plan and inspection)
Japan	Allowed	Allowed (at multiple phases)	Allowed	Partially allowed ¹ (Both inspection and plan)
Colombia	Allowed	<i>Not allowed</i>	<i>Not allowed</i>	<i>Not allowed (Inspection)</i>
United States	Allowed	Allowed (at multiple phases)	Allowed	Not allowed

C. Additional Data/Documentation available

NIL

D. Way Forward/Recommendations for the State based on Best Practices of other States

- State may examine the time being taken by third party agencies doing geotechnical assessments before building plan approvals.
- Self Certification by architects for low and moderate risk buildings.
- A computerized system of selection of the empanelled third parties for joint inspections for various NOCs.

8. Priority Area: Simplifying process for issuing Occupation/Completion certification of buildings.

Suggestions for discussion with the State:

States may consider implementing an integrated end to end application for all internal and external agencies responsible for issuing NOCs /approvals (such as Fire Services, Water and Sewerage Department, Discoms, Airports Authority of India (AAI), National Monuments Authority (NMA), Forest Department, Labour Department, and Factory Directorate) that would cover, inter alia, submission of application, payment of application fee, tracking the status of application, for the complete process from the issuing of building approvals to the occupation and completion certificates. The following features may be incorporated:

- Online application submission with integrated payment, eliminating the need for physical touchpoints for document submission and (online using APIsetu and digilocker wherever possible) verification alongwith scheduled timeline;
- Automated review of building plans to ensure compliance with uniform building codes and bye-laws, using Auto DCR or similar software;
- Issuance of digitally signed approved building plans;
- E-intimation to authorities on completion of the level of the building;
- E-intimation at the time of commencement of construction;
- Online submission of a unified completion request form, along with the occupancy certificate application, with integrated payment feature;
- Online issuance of a digitally signed occupancy and Completion certificate to the applicant.

A. Present status of actions taken by State

In Mizoram, significant steps have been taken to simplify and streamline the process for issuing Occupation/Completion Certificates for buildings. The Aizawl Municipal Corporation (AMC) has already implemented an online system for processing building permits through the Online Building Plan Approval System (OBPAS), which has facilitated smoother application submissions. However, building completion certificate is done in Offline mode.

Key Actions Taken by Mizoram:

▪ Introduction of OBPAS (Online Building Plan Approval System):

The **Aizawl Municipal Corporation** introduced the OBPAS on 1st June 2018 to streamline building plan submissions. This system allows applicants to submit their applications for building permission via the official portal www.obpas.amcmizoram.com. The introduction of this system has reduced the need for physical document submission, making it more efficient for both applicants and authorities.

▪ Issuance of Provisional Building Permission:

After the application is submitted and reviewed, the system generates a **Provisional Building Permission**, which can be collected either by the applicant or through a **Registered Technical Personnel**. This step ensures that the building complies with the initial requirements before construction begins.

- **Facilitation Centres and Support:**

A **Facilitation Centre** has been set up at the AMC office to assist **Registered Technical Personnel** in submitting applications and obtaining necessary permissions. This provides the technical support required for the smooth functioning of the OBPAS system.

- **Completion and Occupancy Certificate Process:**

Once the construction is complete, applicants are required to submit a **Completion Certificate** request via the offline system.

For more details: Applicants can refer to the following:

- **AMC's Official OBPAS Portal:** <https://amcmizoram.com/orders-notifications/office-memorandum-online-building-plan-approval-system-obpas-regarding>
- **Mizoram Building Bye-Laws 2023,** https://amcmizoram.com/uploads/files/Building%20Regulation%20Amendment%202023_31102023011032.pdf
- **Link:** https://gatishaktisanchar.gov.in/uploads/files/Mizoram_Building_bye_laws-UDPA_Notification_2023.pdf
- **Link:** https://amcmizoram.com/uploads/files/completion%20certificate_29072022031008.pdf

B. Best practices of States:

In Tamil Nadu, a digital system has been implemented for granting construction permits (planning permission, building permit, intimation of plinth level completion and commencement of construction, and finally a completion certificate) which are provided by development agencies and local bodies. The digital platform facilitates online application submission, document submission, online payment, automated review /Auto-DCR, online notification, status tracking of application and digitally signed building plan /permit and completion certificate.

The prescribed time taken to provide a construction permit is 14 days, a short duration comparatively. The Single Window Portal of Tamil Nadu is integrated with following departments:

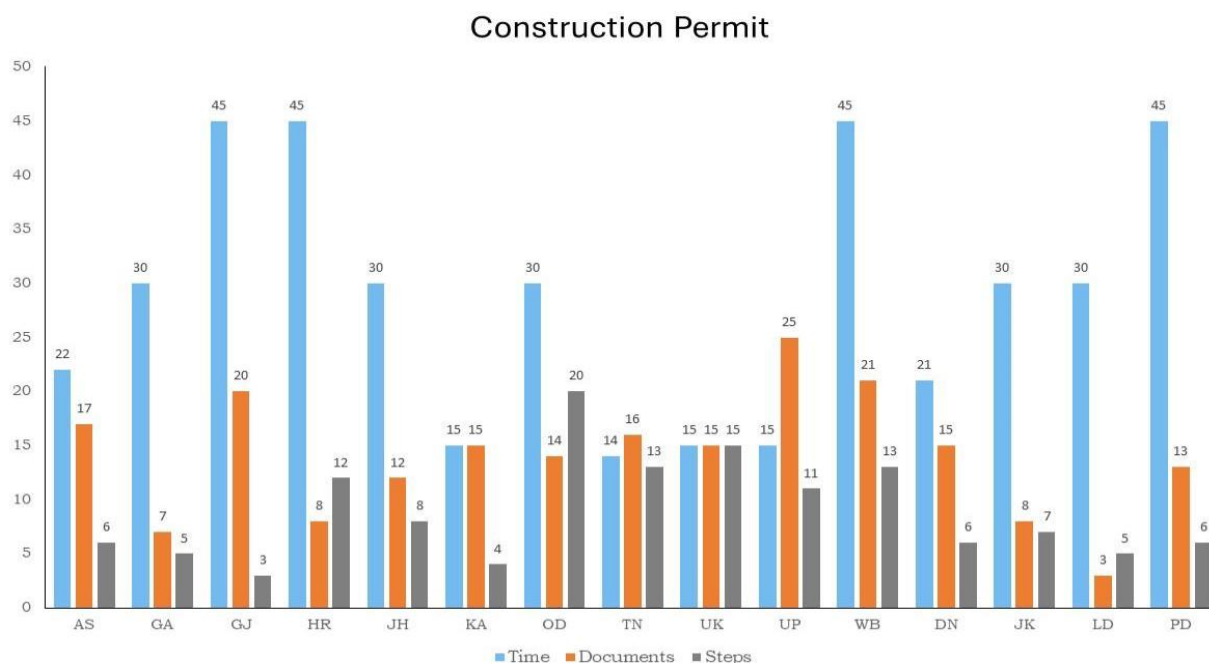
1. Forest Department
2. Electronics Corporation of Tamil Nadu Ltd (ELCOT)
3. Tamil Nadu Housing Board
4. Geology and Mines
5. All Collectorates
6. Public Works Department
7. Water Resources Department
8. Fire and Rescue Services

9. Tamil Nadu Small Industries Development Corporation Limited (SIDCO)
10. State Highways
11. Southern Railways

Furthermore, the Government of Tamil Nadu has introduced ‘Self Certified Buildings’ for plots of area up to 2500 square feet and built up area up to 3500 sq feet, for residential purposes, and a maximum up to 02 dwelling units having ground or ground plus one floor, up to a maximum height of 7m.

Link: https://onlineppa.tn.gov.in/sites/default/files/2024-07/go_134.pdf

■ Time Document Step (TDS) Study comparisons



No TDS data available for Mizoram in this priority area

Time:

Avg- 28; Min- 14 (TN); Max- 45 (GJ, HR, WB, PD)

Documents:

Avg- 13; Min- 3 (LD); Max- 25 (UP)

Steps:

Avg- 8; Min- 3 (GJ); Max- 20 (OD)

■ International norms where contextually relevant

NIL

C. Additional Data/Documentation available

NIL

D. Suggested Way Forward

The State may consider following:

- **Integrated Digital Approval System**

A single digital portal may be developed to further integrate end-to-end building plan completion/completion and approval certificate and NOC's other than already integrated fire NOC and AAI NOC such as CLU approvals, and NOC approvals (Environment/Forest/Pollution/NHAI/accessroads/rastas/infra services /Mines etc.) within a unified system, ensuring well-defined timelines for each process. For Example Government of Telangana has enacted the TG-iPASS (Telangana State Industrial Project approval and self certification system) Act.

- **Streamlining Documentation and Approval Levels**

The State may simplify and rationalize the required documents and approval processes to reduce delays and improve efficiency.

- **Deemed Approvals for Industries**

The State may simplify the deemed approvals for industries, similar to the Invest Punjab Portal, under which 30 regulatory approvals across 9 departments are deemed through various mechanisms within the prescribed timeline.

III. LABOUR

9. Priority Area: Remove prohibitions on women from working in certain 'hazardous' industries

Suggestions for discussion with the State:

Permit women (except pregnant and lactating mothers) to work in all occupations. State may ensure that the safety conditions for women's work are in accordance with the provisions of the Occupational Safety, Health and Working Conditions Code, 2020 (OSH Code).

A. Present status of Actions Taken by State

- The Draft Labour Code on Occupational Safety & Health & Working Condition (Mizoram) Rules aligned with the Government of India Occupational Safety, Health and Working Conditions Code, 2020 prohibit women from working in hazardous industries such as chemical manufacturing, petrochemicals, oil refineries, battery recycling, leather tanning, and pesticide production is under consideration. The draft rule also regulate employment conditions, ensuring safety and compliance for the women with the national labour standards in the State.
- The draft rule can be accessed here: <https://lesde.mizoram.gov.in/post/draft-code-on-occupational-safety-health-working-condition-mizoram-rules-2022>

B. Best practices of States:

States such as Andhra Pradesh, Assam, Chhattisgarh, Dadra and Nagar Haveli and Daman and Diu, Gujarat, Haryana, Himachal Pradesh, Jammu & Kashmir, Karnataka, Kerala, Madhya Pradesh, Odisha, Rajasthan, Telangana, Uttar Pradesh, Uttarakhand, and West Bengal have also taken steps to remove prohibitions on women working in certain 'hazardous' industries under the OSH draft Rules. List of Industries involving hazardous processes are mentioned in Annexure 3.

- **Time Document Step (TDS) Study comparison:**
Not available for this priority area
- **International norms where contextually relevant:**
Not available for this priority area

C. Additional Data/Documentation available:

- Draft Rule OSH Code
 - https://mahadish.in/media/post_image/Draft_rule_OSH_Code_18072022.pdf

- The Occupational Safety, Health and Working Conditions Code, 2020
 - https://labour.gov.in/sites/default/files/osh_gazette.pdf

D. Suggested Way Forward:

The State may consider removing prohibitions (including powers to prohibit) on some of the operations along with ensuring that the requisite safeguards in terms of medical checkups, welfare amenities, sanitary facilities, protective equipment and clothing etc. as per Section 82 of the OSH Code are adhered to.

10. Priority Area: Allow night-time employment of women (7pm-6am) in all occupations (Factories)

Suggestions for discussion with the State:

In order to increase the presence of women in the labour force and enable them to contribute more to the economy and to enhance their own earnings, State Governments may rationalise the prohibitive conditions required to be met for women to be employed on the night shift, such as minimum requirements of women employees, women security guards, separate transportation for male and female employees and additional requirements for paid holiday and rest between shifts for women employees employed on the nights shift. Women's employment on the night shift should be subject to their written consent, adequate facilities for safety including CCTV, transportation and separate restrooms.

A. Present status of the Priority Area in the State:

Section 66 (1)(b) of the Factories Act prohibits women from being employed in any factory outside the hours of 6 A.M. to 7 P.M.

B. Possible Solutions:

Mizoram may consider permitting women's employment on night shifts in factories by making appropriate legislative or regulatory changes. Allow women in all factories in the state to work on night shifts subject to the following conditions:

- Consent of women workers: Adding these conditions would ensure that women are not forced to work night shifts against their will.
- Compliance with PoSH Act: Linking night work permissions to PoSH implementation ensures safety mechanisms are operational before women start night shifts. This creates a clear baseline of protection that benefits both employees and employers by preventing incidents rather than just responding to them.
- Compliance with Factories Act: Ensure that employers comply with the general conditions of the factories act.
- Make a general policy announcing how sexual harassment cases will be dealt with: A clear, documented policy ensures all employees understand prohibited behavior and complaint procedures, while giving employers a standard framework for handling incidents. This creates transparency and predictability, benefiting both workers and management.
- Requirement to display notices across the premises announcing women's rights: To make women sufficiently aware of the rights and remedies available to them.

Best practices from other States:

- Disciplinary rules and Standing Orders: Not required in Telangana, Uttar Pradesh, Karnataka and Andhra Pradesh.
- Appropriate working conditions: Not required in Haryana, Uttar Pradesh, Tamil Nadu and Telangana.
- Quorum requirements: Not imposed in Himachal Pradesh and Andhra Pradesh.
- Women security guards: Not required in Andhra Pradesh, Uttar Pradesh and Odisha.
- Separate canteen facilities: Not required in Karnataka, Maharashtra, Haryana and Uttar Pradesh.
- Separate transportation: Not required in Karnataka, Andhra Pradesh, Telangana, Haryana and Uttar Pradesh.
- Additional holiday during menstruation period: Not required in Karnataka, Tamil Nadu, and Uttar Pradesh.
- Appropriate medical facilities and separate emergency vehicle: Not required in Andhra Pradesh, Karnataka and Uttar Pradesh.
- Supervisory staff quorum: Not required in Andhra Pradesh.
- 12 hour gap between shifts: Not required in Odisha, Andhra Pradesh, Telangana and Haryana.
- No women worker to be employed at night for more than a week: Not required Haryana, Uttar Pradesh, Karnataka and Andhra Pradesh.
- Special Welfare Assistants: Not required in Andhra Pradesh, Karnataka, Haryana and Odisha.
- Fortnightly report: Not required in Karnataka, Haryana and Himachal Pradesh.
- Express report to police station: Not required in Uttar Pradesh and Karnataka.

- **Time Document Step (TDS) Study comparison:**
Not available for this priority area
- **International norms where contextually relevant:**
Not available for this priority area

C. Additional Data/Documentation available:

- Reducing conditions would benefit women aspiring for jobs in remunerative industries. Capital-intensive and continuously operating industries regularly operate night shifts. The special costs of employing women at night would inflate labour costs for these industries. Therefore, capital-intensive and continuously operating industries avoid employing women at night ([Rodgers, 1999](#)).
- A comparative analysis of labour reforms introduced by States is given in Annexure 4.

D. Way forward/ Recommendations for the State based on Best Practices of other States:

The State may consider permitting women's employment on night shifts in factories subject to following conditions by making appropriate legislative or regulatory changes:

- Obtaining consent of women workers
- Compliance with the PoSH Act
- Compliance with the Factories Act
- Employers to draft a general policy on how sexual harassment cases will be dealt in the factory
- Employers to display notice across factory premises on rights available to women workers

11. Priority Area: Allow night-time employment of women in all occupations (shops and commercial establishments)

Suggestions for discussion with the State:

In order to increase the presence of women in the labour force and enable them to contribute more to the economy and to enhance their own earnings, State Governments may rationalise the prohibitive conditions required to be met for women to be employed on the night shift, such as minimum requirements of women employees, women security guards, separate transportation for each woman employee and additional requirements for paid holiday and rest between shifts for women employees employed on the nights shift. Women's employment on the night shift should be subject to their written consent, adequate facilities for safety including CCTV, transportation and separate restrooms.

A. Present status of the Priority Area in the State:

Section 12 A of the Mizoram Shops and Establishments Act permits the employment of women at night subject to certain conditions. These include:

- Provision of shelter;
- Provision of rest room;
- Provision of night creche;
- Protection of dignity, honour, and Safety.

B. Possible Solutions:

Mizoram may consider rationalise the conditions to employ women at night in shops and commercial establishments by making legislative/regulatory changes as appropriate.

- Permit establishments to hire women at night if they meet conditions, do not mandate individual permissions: Mandating permission increases the cost, time, practical inconvenience and legal risk of employing women on night shifts. Instead of requiring approvals, the state government can enforce conditions generally and allow all employers to engage women on night shifts subject to compliance with conditions, as is the general practice in factories across Indian states.
- Delete the condition for provision of shelter: To provide a shelter room, a shop with 20 employees, 10 of whom work in night shifts would require the employer to repurpose at least 11 square meters of space in the establishment for the shelter room. This land can no longer be used for commercial or productive activity which limits the potential revenue of the establishment higher than the land cost.
- Delete the condition to provide a creche: To provide a creche, a shop with 20 employees, 10 of whom work in night shifts would require the employer to repurpose at least 10 square meters of space in the establishment for the creche. This land can no longer be used for commercial or productive activity which limits the potential revenue of the establishment.

- Delete the condition to protect the dignity, honour, and Safety of women: The purpose of the act is to protect the dignity, honour, and Safety of women. There is no need to add an additional condition that could be interpreted widely. Instead, ensure compliance and allow prosecution under the act for non-compliance.

Best practices from other States:

- Security in transport: Not required in Gujarat, Tamil Nadu, Manipur, Odisha, Punjab, Uttar Pradesh, Andhra Pradesh, Haryana.
- Women security: Not required in Gujarat, Tamil Nadu, Karnataka, Manipur, Odisha, Punjab, Uttar Pradesh, Andhra Pradesh, Haryana.
- Quorum requirement: Not required in Gujarat, Tamil Nadu, Karnataka, Manipur, Uttar Pradesh.
- Additional Holiday: Not required in Gujarat, Tamil Nadu, Karnataka, Manipur, Odisha, Punjab, Uttar Pradesh, Andhra Pradesh, Haryana
- 12-hour consecutive rest: Not required in Gujarat, Tamil Nadu, Karnataka, Manipur, Odisha, Punjab, Uttar Pradesh, Andhra Pradesh.

- **Time Document Step (TDS) Study comparison:**

Not available for this priority area

- **International norms where contextually relevant:**

Not available for this priority area

C. Additional Data/Documentation available:

- Legal restrictions hinder female participation by prohibiting them from pursuing some professions or restricting their work hours ([Gonzales et al. 2015](#); [Roy 2019](#)).
- Allowing women to work at night is positively correlated with the likelihood of women being top managers ([Islam, Muzi, and Amin 2018](#)).
- A comparative analysis of labour reforms introduced by States is given in Annexure 4.

D. Suggested Way forward:

The State may consider revising the conditions on women's employment on night shifts in commercial establishments by making the following changes through legislative/regulatory changes as appropriate.

- Delete the condition for provision of shelter
- Delete the condition to provide a creche

- Delete the condition to protect the dignity, honour, and Safety of women

12. Priority Area: Revise the working hours limit for factories

Suggestions for discussion with the State:

States may consider revising the following working hour limits through legislative/regulatory changes as appropriate:

- Daily hours: 10
- Weekly regular hours: 48
- Spread over: 12 hours
- Intervals for rest: ≥ 30 minutes after ≤ 6 hours, on a case to case basis
- Overtime hours: 144/quarter

A. Present status of the Priority Area in the State:

The following limits currently apply to factories in Mizoram:

- Daily regular hours: 9
- Weekly regular hours: 48
- Spread over: 10.5 hours
- Intervals for rest: ≥ 30 minutes after ≤ 5 hours
- Overtime hours: 75/quarter

B. Possible Solutions:

The State may consider the following:

- Set a 10-hour daily limit on working hours: Higher daily limits would increase factories' maximum production capacity and allow factory employers to create more jobs. Consider a factory that can operate two shifts a day with 200 workers in each shift. Given the 48-hour weekly limit, a 9-hour daily limit allows for up to 21,600 production hours per week that can be distributed across up to 450 workers. A 10-hour daily limit would increase the maximum weekly production capacity and the job creation potential in the factory by 11.1% (24,000 production hours and 500 workers). Similarly, a 12-hour limit would allow an increase of 33.3% (28,800 production hours and 600 workers) in the factory's maximum weekly production capacity and job creation potential.
- Set spread over hours at 12: Other countries allow longer spread overs or do not regulate it at all. Singapore allows a 12-hour spread over. While Malaysia sets a similar limit as India on spread over (10 hours), the spread over in Malaysia does

not include overtime. Countries like Viet Nam, Indonesia, Japan and South Korea do not impose any limits on spread over.

- Amending spread over regulations would increase production capacity and workers' earnings in Mizoram's factories. Consider a situation where the shift starts at 8:00 AM. As per current regulations, the factory shift must pause by 01:00 PM for a break of at least 30 minutes and should end at 06:30. Together with the proposed rest interval regulation, the proposed spread over would allow factories to operate till 02:00 PM without breaks and then operate without interruptions till the end of the shift at 08:00 PM. Workers can work overtime from 6:30 PM to 08:00 PM. The proposed limits would add 1.5 hours of production hours per worker per day to each factory and make possible 30 additional minutes of overtime each day.
- Set intervals for rest such that workers can work for up to 6 hours before a rest of at least 30 minutes: Other countries set more permissive regulations on rest intervals. Singapore allows a 6-hour period of continuous work before rest must be given. Countries like Viet Nam, Japan and South Korea do not require rest intervals after pre-specified hours of work. Instead, these countries allow employers to provide a minimum period of rest at any point in the shift.
- The increase in intervals of rest is essential for the benefits of spread over to accrue to workers. If the rest intervals were after 5 hours with a 12-hour spread over, a shift starting at 08:00 PM would have to mandatorily pause at 01:00 PM and 06:30 PM for 30-minute breaks. The break between 06:30 to 07:00 PM would be payable at overtime wages. The remaining hour of the shift (07:00 PM to 08:00 PM) would be inefficient for the factory because machines would not operate at full capacity for the period in which they are being started up by 07:00 PM or shutting down shortly before 08:00 PM. Workers would also lose the 30 minutes' additional overtime that they could earn if they were allowed to continuously work for up to 6 hours before rest.
- Set quarterly overtime limit as 144 hours: Higher overtime limits would allow workers to increase their earnings. Under current limits, workers can work up to 156 hours of overtime in a quarter. However, workers in Mizoram are prohibited from working over 75 hours of overtime in this period. As a result of this limit, workers lose on overtime earnings for up to 81 hours each quarter. A 144-hour quarterly limit would allow a worker to earn for an additional 276 hours of overtime work yearly.

Best Practices from other States:

- Daily working hour limits in other Indian States:
 - Karnataka: 12 hours (Amendments made in the Factories Act by Government of Karnataka are at Annexure 5)

- Uttar Pradesh: 12 hours
- Quarterly overtime limits in other Indian States
 - Telangana: 156 hours
 - Karnataka: 144 hours
 - Uttar Pradesh: 144 hour
- Spread over in other Indian States
 - Karnataka: 12 hour
- Rest Intervals in other Indian States:
 - Karnataka: ≥ 30 minutes after ≤ 6 hours
 - Uttar Pradesh: ≥ 30 minutes after ≤ 6 hours

International Norms where contextually relevant:

- Overtime limits in other countries:
 - Indonesia: 182/quarter
 - Singapore: 216/quarter
 - Japan: 240/quarter
 - Malaysia: 312/quarter
- Rest intervals in other countries
 - Singapore: Rest may be given at any point. Period of rest is 45 minutes if the workday extends beyond 8 hours.
 - Vietnam: Rest may be given at any point. Period of rest is 30 minutes if the workday extends beyond 8 hours.
 - Japan: Rest may be given at any point. Period of rest is 60 minutes if the workday extends beyond 8 hours.
 - South Korea: Rest may be given at any point. Period of rest is 60 minutes if the workday extends beyond 8 hour.
- **Time Document Step (TDS) Study comparison:**

Not available for this priority area

C. Additional Data/Documentation available:

- Temporary increases in working hours allow establishments to grow over time, increasing wages and job creation (Andrews et. al., 2012; Wickens, 1974)

- A comparative analysis of labour reforms introduced by States is given in Annexure 4.

D. Suggested Way forward:

The State may consider making the following revisions to working hour limits through legislative/regulatory changes as appropriate:

- Daily hours: Increase the limit from 9 to 10.
- Intervals for rest: Increase the maximum period of continuous work before mandated rest from 5 to 6.
- Spread over: Increase from 10.5 to 12.
- Quarterly overtime: Increase to 144.

13. Priority Area: Revise the working hour limits for commercial establishments

Suggestions for discussion with the State:

States may consider revising the following working hour limits through legislative/regulatory changes as appropriate:

- Daily hours: 10
- Weekly hours: 48
- Spread over: 12 hours
- Overtime hours: 144/quarter

A. Present status of the Priority Area in the State:

The following limits currently apply to commercial establishments in Mizoram

- Daily regular hours: 12
- Weekly regular hours: 48
- Spread over: 12 hours
- Intervals for rest: ≥ 30 minutes after ≤ 6 hours
- Overtime hours: 50/quarter

B. Possible Solutions:

Mizoram can consider revising the working hours for shops and commercial establishments through legislative/regulatory changes as appropriate

- Set a 10-hour daily limit on working hours: Higher daily limits would increase establishments' capacity to provide services and allow employers to create more jobs. Consider a textile retailer who can operate two 20-worker shifts each day. Given the 48-hour weekly limit, a 9-hour daily limit allows for up to 1,920 man-hours that can be distributed across up to 40 workers. A 10-hour daily limit would increase the maximum possible man-hours and the job creation potential in the establishment by 25% (2,400 man-hours and 50 workers). Similarly, a 12-hour limit would allow an increase of 50% (2,880 man-hours and 60 workers) in the establishment's maximum possible man-hours and job creation potential.
- Set spread over hours at 12: Other states allow longer spread over in commercial establishments. 10 states (including Delhi, Karnataka and Uttar Pradesh) set a spread over of 12 or more hours each day. Other countries also allow longer spread overs or do not regulate it at all. Singapore allows a 12-hour spread over. While Malaysia sets a similar limit as India on spread over (10 hours), the spread over in Malaysia does not include overtime. Countries like Viet Nam, Indonesia, Japan and South Korea do not impose any limits on spread over.

- Amending spread over regulations would increase production capacity and workers' earnings. Consider a situation where a worker begins work at 8:00 AM. As per current regulations, the worker must take a 1-hour break at 1:30 PM and end the shift by 06:30. Work between 05:30 PM and 06:30 PM would be overtime work. Together with the proposed rest interval regulation, the proposed spread over would allow the worker to take one break at 02:00 for 30 minutes to an hour. Thereafter, the worker would be able to operate continuously till the end of the shift at 08:00 PM. Working hours between 06:30 PM to 08:00 PM would be overtime hours. The proposed limits would add 2 service hours per worker per day to each establishment and make possible 30 minutes of additional overtime each day.
- Set intervals for rest such that workers may be given a rest of at least 30 minutes after at most 6 hours: Other states set more permissive rest interval regulations. 13 states (including Odisha, Chhattisgarh and Gujarat) only require a minimum rest interval of 30 minutes in commercial establishments. 13 states (including Delhi, Gujarat and Haryana) allow continuous work of 5–6 hours before mandated rest. Other countries also set more permissive regulations on rest intervals. Singapore allows a 6-hour period of continuous work before rest must be given. Countries like Vietnam, Japan and South Korea do not require rest intervals after pre-specified hours of work. Instead, these countries allow employers to provide a minimum period of rest at any point in the shift.
- The increase in intervals of rest is essential for the benefits of spread over to accrue to establishments. If the rest intervals were after 4 hours with a 12-hour spread over, a shift starting at 08:00 PM would have to mandatorily pause at 12:00 noon and 05:00 PM for 1-hour breaks. The break between 05:00 to 06:00 would be payable at overtime wages and the shift would need to end by 06:00 PM due to the spread over limit. Under proposed limits, establishments can add 3.5 additional service hours and offer 1.5 additional hours of overtime to workers each day.
- Set only a quarterly overtime limit at 144 hours: Proposed limits would allow workers to earn overtime wages for up to 456 additional overtime hours yearly.

Best Practices from other States:

- Quarterly overtime limits in other Indian states
 - Chhattisgarh: 125 hours
 - Gujarat: 125 hours
 - Maharashtra: 125 hours
 - Uttar Pradesh: 125 hours
 - Uttarakhand: 125 hours

International best practices where contextually relevant:

- Overtime limits in other countries:
 - Indonesia: 182/quarter
 - Singapore: 216/quarter
 - Japan: 240/quarter
 - Malaysia: 312/quarter
- **Rest intervals in other countries:**
 - Singapore: Rest may be given at any point. Period of rest is 45 minutes if the workday extends beyond 8 hours.
 - Vietnam: Rest may be given at any point. Period of rest is 30 minutes if the workday extends beyond 8 hours
 - Japan: Rest may be given at any point. Period of rest is 60 minutes if the workday extends beyond 8 hours.
 - South Korea: Rest may be given at any point. Period of rest is 60 minutes if the workday extends beyond 8 hours
- **Time Document Step (TDS) Study comparison:**

Not available for this priority area

C. Additional Data/Documentation available:

- Temporary increases in working hours allow establishments to grow over time, increasing wages and job creation (Andrews et. al., [2012](#); Wickens, [1974](#))
- A comparative analysis of labour reforms introduced by States is given in Annexure 4.

D. Suggested Way forward:

- The State may consider making the following revisions to working hour limits through legislative/regulatory changes as appropriate:
 - Intervals for rest: Allow employers to give a minimum rest of 30 minutes at any point in the shift.
 - Quarterly overtime: Increase to 144.

14. Priority Area: Increase the threshold of workers for the closure of factories, retrenchment and layoff

Suggestions for discussion with the State:

States may consider increasing the threshold of number of workers for prior permission for closure, retrenchment and layoff from 100 to 300 workers under the Industrial Disputes Act, to avoid registered factories ceasing production without properly closing down establishments, deliberate understaffing and the use of short-term contract labour.

A. Present status of the Priority Area in the State:

- The Industrial Disputes Act, 1947 specifies that industrial establishments need to seek the State Government's permission before retrenching any worker or closing the establishment if they employ more than 100 workers on an average working day for the preceding 12 months.
- Employers have to wait for up to two months to receive permission for retrenchment or closure. State Governments may decide on applications for permission to close undertaking by taking into account "genuineness and adequacy of the reasons stated by the employer, the interests of the general public and all other relevant factors".
- Workmen have the right to dispute the permission by appealing to Industrial Tribunals, High Courts and the Supreme Court.

B. Best Practices of States:

Assam, Gujarat, Bihar and Karnataka have increased the threshold of number of workers for prior permission for closure, retrenchment and layoff from 100 to 300 workers under the Industrial Disputes Act.

▪ International Best Practices:

Countries not requiring permission for retrenchment include Malaysia, Singapore, Vietnam, Japan, South Korea, Thailand, United Kingdom, Germany and the United States.

▪ Time Document Step (TDS) Study comparison:

Not available for this priority area

C. Additional Data/Documentation available:

- Regulations like the duty to seek permission for retrenchment and closure force employers to operate informally (Dougherty, [2009](#)).
- The regulations also force employers to limit the overall size of their workforce (Hasan et. al., [2012](#)).

D. Suggested Way Forward:

The State may consider removing the requirement for permission before retrenchment and closure or increase the threshold for the requirement to 300 through legislative/regulatory changes as appropriate.

IV. UTILITIES & PERMISSIONS

15. Priority Area: Third Party Certification for Consent to Establish (CTE) and Consent to Operate (CTO) currently issued by State Pollution Control Boards (SPCBs)

Suggestions for discussion with the State:

States may allow for renewal of Consent to Operate (under Water Act, 1974 and Air Act, 1981) based on self-certification and/or third party certification.

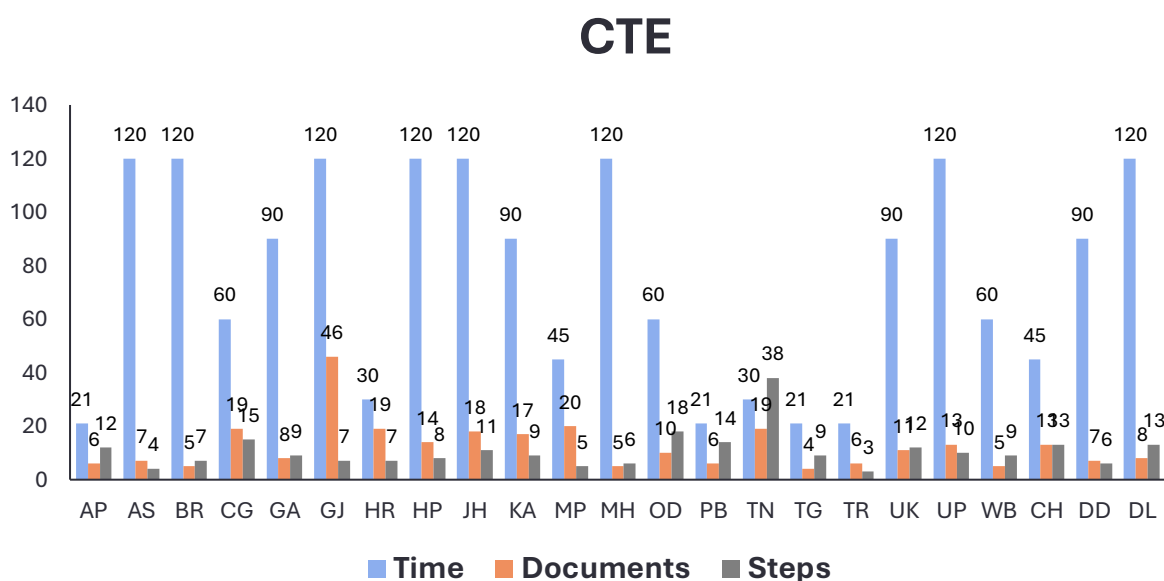
A. Present status of Actions Taken by State

To obtain consent in Mizoram, the Mizoram State Pollution Control Board has developed a dedicated website (www.mpcb.mizoram.gov.in). The prescribed application is available from the Mizoram Pollution Control Board office or downloaded from their website (www.mpcb.mizoram.gov.in) for a fee of Rs. 100. The completed application form needs to be submit along with the required documents to the Mizoram Pollution Control Board. For red and orange categories, member secretary needs to endorse the same; while for other categories Consent is obtained from Environmental Engineer.

B. Best practices of States:

Andhra Pradesh and Telangana are taking the least number of days to grant Consent to Establish and Consent to Operate with only 21 days.

Time Document Step (TDS) Study comparisons



No TDS data available for Mizoram in this priority area

Time:

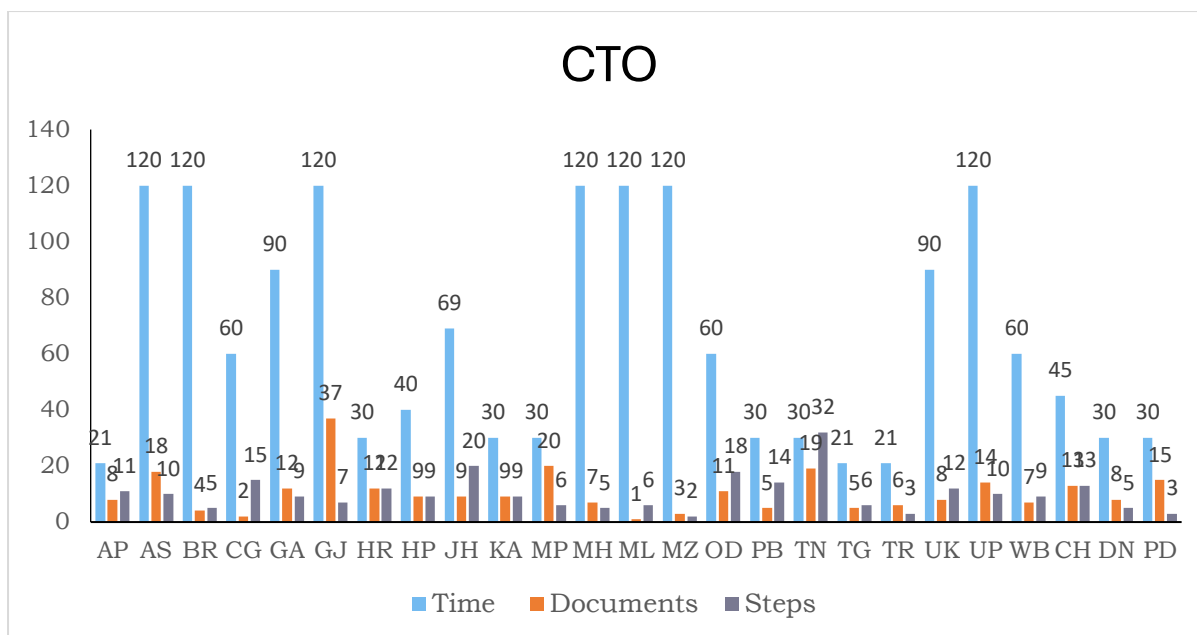
Avg- 75; Min- 21 (AP, PB, TG and TR); Max- 120 (AS, BR, GJ, HP, JH, MH, UP)

Documents:

Avg- 11; Min- 4 (TG); Max- 46 (GJ)

Steps:

Avg- 10; Min- 3 (TR); Max- 38 (TN)



Time:

Avg- 74; Min- 21 (AP, TG, TR); Max- 120 (AS, BR, GJ, MH, ML, MZ, UP)

Documents:

Avg- 11; Min- 1 (ML); Max- 37(GJ)

Steps:

Avg- 10; Min- 2 (MZ); Max- 32 (TN)

▪ **International norms where contextually relevant**

Not available for this priority area

C. Additional Data/Documentation available

Notification for Third Party Certification for Consent to Establish (CTE) and Consent to Operate (CTO) currently issued by Maharashtra State Pollution Control Board:

- Link: https://www.mpcb.gov.in/sites/default/files/standing_orders/Circular_autorenewal_consent_selfcerti_03122015.pdf

D. Suggested Way Forward:

The State may consider reducing timelines from the current 120 days for providing Consent to Establish and Consent to Operate, as has been done by Andhra Pradesh and Telangana, which is 21 days. Additionally, it may consider the following reforms, especially to facilitate MSMEs:

- Fees for CTE/CTO is on basis of Capital Investment (land, building, machinery without depreciation). Graded fee structure aligned to the definition of MSME may be adopted.

- Self declaration based online certificate may be generated for MSMEs engaged in the manufacturing of Green & White category products so that MSMEs and authorities can keep it in their records and produce/use whenever required.
- Validity of CTE and Consent to Operate (CTO): Validity of CTE and Consent to Operate (CTO):
 - CTO may be issued for period co terminus with the life of the unit/enterprise, subject to the submission of an undertaking from the unit that it will intimate the Authorities about significant change in technology, building plan, manpower etc. within 60 days.
 - Alternatively, CTO may be made available for longer duration with auto renewal facility subject to the submission of an undertaking from the unit about any significant change in technology, building plan, manpower etc. before 90 days of the expiry of the consent period or as applicable in the State.
 - State may decide for rules for surveillance audit.
- Auto renewal facility for CTE and CTO may be made available, like in Puducherry.
- In case of MSMEs engaged in the manufacturing of Red & Orange category products, a check-list may be provided to the MSMEs before the inspection so that complete information may be provided at the time of inspection.

16. Priority Area: Simplifying approval and renewal of Factory License/Trade License by reducing the steps involved in documentation, and online registration under Shops & Establishments Act

Suggestions for discussion with the State:

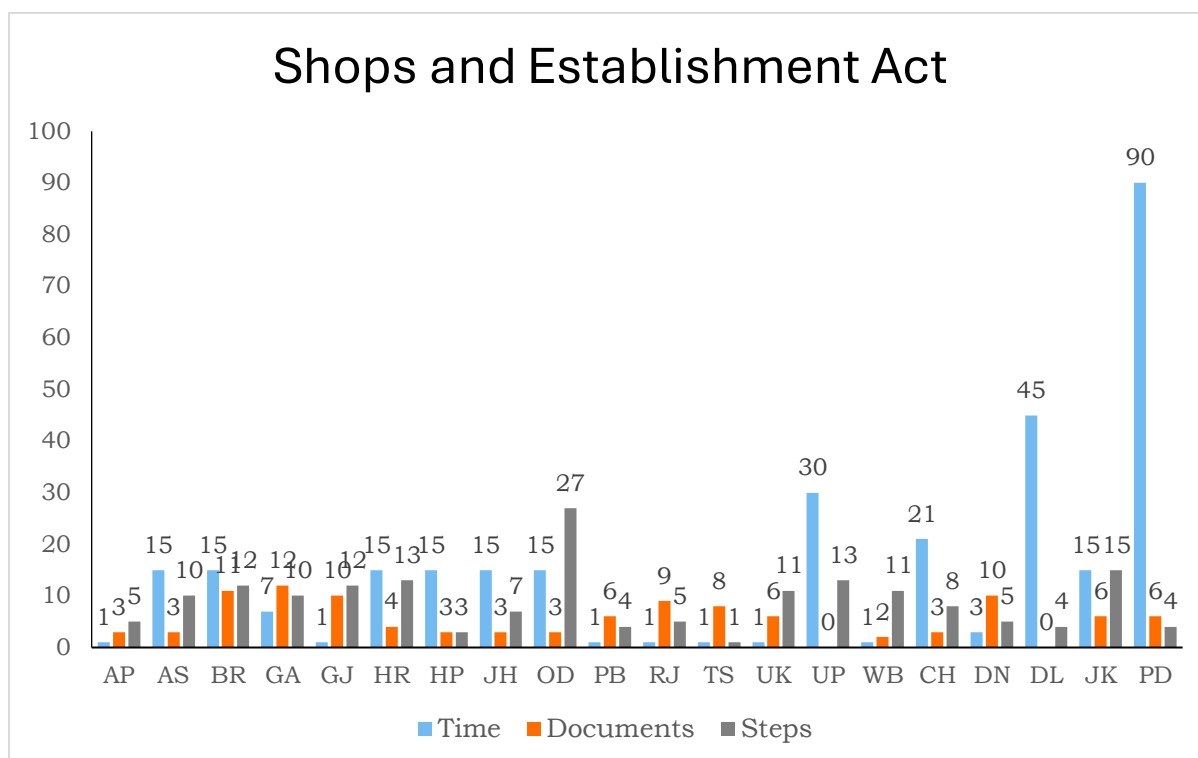
States may consider permitting Registration under Shops & Establishment and/or Trade License to be given through a single form and eliminate the requirement of renewal for Trade License/Registration under Shops and Establishment Act.

A. Present status of Actions Taken by State:

The Department of Labour, Employment, Skill Development and Entrepreneurship have developed the online facility for registration of Shops and establishment through its EoDB portal eodbmizoram.gov.in. Two documents are required to obtain the registration namely, permission to operate business from Industries/Labour authority, appointment letter of employees of the establishment. Third party facility is yet to be implemented in the State and Central Inspection System is yet to be developed to provide joint inspection under the Labour and Factory Acts in the State.

B. Best practices of States:

- Delhi gives Registration under Shops and Establishment instantly.
- Department of Labour, Government of Punjab vide its circular dated November 1, 2018 under section 28 of the Punjab Shops and Commercial Establishments Act, 1958, has allowed registration under Shops and Establishments Act within one day from the date of submission of online application without prior inspection by the competent authority. The renewal of registration is also exempted.:
 - https://pbindustries.gov.in/static/assets/docs/sampleforms/Registration_and_renewal_under_The_Shops_and_Establishment_UserManual.pdf
- The Government of Haryana has designed and implemented an online system for Registration under The Shops and Establishment Act, through the Invest Haryana portal, which is the official single window portal for all services related to Haryana Enterprise Promotion Centre. Through the online system, a user can,
 - Submit the application online
 - Conduct online payment without any physical touch point
 - Track the status of each application
 - Download certificates
 - Obtain email and SMS alerts whenever any action is taken on the application
 - Conduct third party verification of applied license
- Renewal of Registration under Shops & Establishment Act has been eliminated.
- **Time Document Step (TDS) Study comparisons:**



No TDS data available for Mizoram in this priority area

Time:

Avg- 15; Min- 1 (AP, GJ, PB, RJ, TS, UK, WB); Max- 90 (PD)

Documents:

Avg- 5; Min- 0 (UP, DL); Max- 12 (GA)

Steps:

Avg- 10; Min- 1 (TS); Max- 27 (OD)

- **International norms where contextually relevant**

Not available for this priority area

C. Additional Data/Documentation available

NIL

D. Way Forward/Recommendations for the State based on Best Practices of other States

The State may consider reducing the number of days to provide Registration under Shops and Establishment Act.

17. Priority Area: Expedite electricity and water connections, including groundwater use permissions, through an online system for application submission, payment, and status tracking

Suggestions for discussion with the State:

States may implement an integrated system with the following features:

- Obtain new electricity connection and water connection
- Online application submission for new electricity and water connections
- Digital payment of application fees
- Real-time application status tracking
- Third-party verification of documents
- Online approval process for electrical inspectorate drawings
- Issuance of power feasibility certificates or sanction of power supply and mandatory online submission of all applications

Furthermore, the number of mandatory documents required for obtaining an electricity connection should be reduced to:

- Proof of identity of the user
- Proof of ownership/occupancy (for owned/leased premises)
- Authorization document (for firms or companies)

A. Present status of actions taken by State

- The Commerce & Industries (C&I) Department in collaboration with the input received from the Power & Electricity (P&E) Department (<https://power.mizoram.gov.in/>), Government of Mizoram, has been in the process of integrating the approval process for new electricity connections with the State-National Single Window System(NSWS) - KYA (Know Your Approvals) portal. This initiative will allow citizens and businesses to apply for new connections, track application status in real-time, and make payments online, eliminating the need for physical visits to government offices.
- The services can be accessed at <https://www.nsws.gov.in/portal/investorKya>
- They have also streamlined the documentation process for obtaining an electricity connection by reducing the mandatory requirements.

Action Taken by Mizoram on Water Connection related approvals

- The C&I Department in collaboration with the inputs shared by the Public Health Engineering Department (PHED), Government of Mizoram (<https://phed.mizoram.gov.in/>) is in process to integrate the required approvals with the Mizoram-National Single Window System (NSWS)-Know Your Approvals (KYA) portal to smoothly facilitates water supply and groundwater-related services and streamlining the approvals process and ultimately enhance Ease of Doing Business (EoDB) in the State.
- The services can be accessed at <https://www.nsws.gov.in/portal/investorKya>

- They have also streamlined the documentation process for obtaining a water connection by reducing the mandatory requirements.

B. Best practices of States:

- **Unified Payment Platform:** Telangana has developed the *TS-iPASS* online portal as a Single Window system for entrepreneurs to obtain utility connections. The portal allows users to submit online applications, upload documents, make payments, track statuses, and download certificates , which can also be verified by third parties.
- A unique feature in Telangana is the unified payment platform, enabling users to pay fees for all approvals within an application through the *TG-iPASS* online system. Any additional payments raised by the department can also be processed through the same platform, ensuring a seamless payment process that enhances ease of doing business.
- **Reduction in mandatory documents:** All States have reduced the number of documents for obtaining a new electricity connection to two except Arunachal Pradesh, Chandigarh, Ladakh, Manipur, Meghalaya, Nagaland, Sikkim (as per BRAP 2022 submissions). The list of documents required before the implementation of this reform in Maharashtra is provided in Annexure 6.
- **Time Document Step (TDS) Study comparisons:**
Not available for this priority area
- **International norms where contextually relevant:**
Not available for this priority area

C. Additional Data/Documentation available:

TG-Ipass Link - <https://ipass.telangana.gov.in/>

D. Way Forward/Recommendations for the State based on Best Practices of other States

The State may consider integrating a unified payment system within its single-window platform, enabling applicants to make a single payment for all approvals associated with an application. Additionally, any supplementary payments raised by the concerned department should be facilitated through the same platform. This enhancement will streamline the payment process and further improve the Ease of Doing Business in the State.

18. Priority Area: Raising the threshold for compliance under the Shops & Establishments Act to 20 workers

Suggestions for discussion with the State:

States may revisit the threshold limit, which is currently 0 in most States, for compliance under the Shops & Establishments Act, as this will encourage MSMEs by reducing the compliance burden on them. As per recent Periodic Labour Force Survey (PLFS) data, 4.4% of non-agricultural establishments in India employ between 10 to 19 people. Raising the applicability threshold to 20 workers would reduce per-worker costs for these enterprises.

A. Present status of the Priority Area in the State:

The Mizoram Shops and Establishments Act, 2010 applies to all States and establishments in the State ≥ 5 worker. Followed by an amendment act titled the Mizoram Shops and Establishments(Regulation of Employment and Conditions of Service) (Amendment) Act, 2020. The following establishments are exempted under Section 3 sub-section (1):

- Central or State Government Offices or Local authority office;
- Public conservancy or sanitation facilities;
- Businesses undertaking supply of water or light;
- Hospital and institutions for the sick, infirm, destitute and mentally unfit; and
- Shops or stalls in any public fair or bazaar held for charitable purposes;
- Shops or stalls in public exhibition or stalls and shops;
- Shops or stalls dealing in vegetables, meat and fish;
- Establishments in mines and oilfields; and
- Office of the Reserve Bank of India.

The following classes of workers are exempted under Section 3 sub-section(1):

- Persons employed in any establishment in a managerial or supervisory capacity;
- Persons employed in intermittent or seasonal work; and
- Persons exempted by the State Government's official gazette notification.

B. Best practices of other States:

Gujarat, Maharashtra, Tamil Nadu, Chattisgarh, and Uttarakhand have raised the applicability threshold to ≥ 10 workers. Raising the threshold to 20 workers would increase opportunities for micro establishments to cost-effectively employ workers that can help the establishment grow.

▪ Time Document Step (TDS) Study comparison:

Not available for this priority area

- **International norms where contextually relevant:**

Not available for this priority area

C. Additional Data/Documentation available:

NIL

D. Suggested Way Forward:

The State may consider increasing the applicability threshold of the Act to establishments with ≥ 20 workers. Additionally, the applicability threshold may be raised to bring parity between the Shops and Commercial Establishments Act & the Factories Act, 1948.

19. Priority Area: Re-classification of non-polluting industries as White Category for granting Consent to Establish and Consent to Operate under the Air Act, 1981, and the Water Act, 1974

Suggestions for discussion with the State:

State Pollution Control Boards may proactively expand the White Category list of industries to exempt them from prior consent to establish and operate.

A. Present status of the Priority Area in the State:

Number of industries as per category

Red	Orange	Green	White
92	160	92	41

B. Best practices of other States

- Madhya Pradesh has added nearly 700 industries to the White category.
- Gujarat and Kerala have added approximately 150 and 100 industries, respectively.
- Rajasthan and Karnataka have issued a consolidated industry categorization list on their official websites.
- In 2025, CPCB revised the industry categorization to include more granular classifications and streamline approvals.

Recommended Industry Classifications Based on Best Practices:

List of activity	Recommended Category	Best Class 1 In	Best Class 2 In
Manufacturing of wooden toys, decoration pieces, wooden lamp stands, etc.	White	Madhya Pradesh	NA
Mechanical toys	White	Madhya Pradesh	NA
Toys (Handicrafts)	White	Madhya Pradesh	NA
Assembly of toys	White	Rajasthan	NA
Footwear manufacturers from plastic / PVC	White	Gujarat	NA
Hotels having rooms < 10 No.	White	Madhya Pradesh	NA
Home Stay / Paying Guest Houses registered by dept of tourism	White	Rajasthan	NA
Restaurants having seating capacity up to 36 seats	White	Haryana	UP
Warehouse of agricultural products without refrigeration	White	MP	Gujarat
Warehouse (Dry storage only)	White	Gujarat	NA
Manufacturing of handicrafts/decorative/fancy	White	Rajasthan	Madhya

items, only dry processes with no source of air emissions			Pradesh
Gems and jewelry units (without furnace and metal finishing operations)	White	Rajasthan	UP
Educational Institutions Without hostel facility	White	Kerala	NA

▪ **Time Document Step (TDS) Study comparison:**

Not available for this priority area

▪ **International norms where contextually relevant:**

Not available for this priority area

C. Additional Data/Documentation available:

- List of Industry Categorization as per CPCB, 2025
 - <https://cpcb.nic.in/openpdf.php?id=TGF0ZXN0RmlsZS9fMTczNzYxMzk2OV9tZWVpYXBob3RvMTEzODMucGRm>
- List of Industry Categorization as per Madhya Pradesh Pollution Control Board
 - <https://www.mppcb.mp.gov.in/PdfView.aspx?h=Notification%20date%20d:10-12-2021,%20750%20%20type%20of%20white%20category%20industries%20%20exempted%20from%20Boards%20consent&pdf=/proc/cons/ROG-white-Industris-EPI-Order-No-1607-dt-10-12-2021.pdf>
- Consolidated Industry Categorization Lists by Rajasthan
 - [https://environment.rajasthan.gov.in/content/dam/environment/RPCB/LatestNews/Categorization%20of%20industries%20\(4\).pdf](https://environment.rajasthan.gov.in/content/dam/environment/RPCB/LatestNews/Categorization%20of%20industries%20(4).pdf)
- Consolidated Industry Categorization Lists by Karnataka
 - <https://kspcb.karnataka.gov.in/consent-management/categorisation-rog>

D. Suggested Way Forward:

To streamline the process and reduce unnecessary regulatory burdens, Mizoram may consider the following:

- Re-categorize industries into low polluting, wherever applicable.
- Add industries to the list of white categories without any cap on investments.
- Publish a consolidated and easily accessible industry categorization list, incorporating both CPCB classifications and State-specific amendments.

20. Fire inspection by accredited third parties and extending the validity of Fire NOCs

Maharashtra is the only State in the country that issues Fire NoC with perennial validity, which is a best practice that can be followed by other States. Since available data suggests that no State has introduced fire inspection by accredited third parties yet, the following concept note is attached as a guidance note on the topic for States.

1. Introduction

India's rapid urbanisation and industrial expansion reflect its economic progress, yet they also present evolving fire safety considerations. State fire departments ensure compliance through No Objection Certificates. However, the growing volume of inspections highlights the need to integrate accredited third-party fire inspections with risk-based assessments to complement existing efforts.

2. Need for Third-Party inspections

Accredited third-party auditors can support the government efforts of high quality inspections. A hybrid model offers benefits across the NOC lifecycle (initial grant, renewal, and compliance):

- a) Third parties can handle routine inspections, allowing fire departments to focus on enforcement and emergency response following the risk-based categorization of industries.
- b) Uniform training and accreditation will maintain consistent safety standards nationwide.
- c) Specialists in fire safety engineering will identify and mitigate risks effectively.
- d) Technology-supported audits and penalties for non-compliance will promote transparency and responsibility.

Gujarat's Fire Safety Officer programme, certifying individuals for third-party inspections, has improved compliance and serves as a scalable model for national adoption.

3. Implementation mechanism for ease of doing business

A structured framework is essential to maximise benefits and simplify compliance:

- a) Third-party inspections could cover all stages namely grant, renewal, and ongoing compliance for a seamless NOC process.
- b) State Governments/MoHUA could define qualifications, eligibility, and a code of conduct for inspectors to standardize the inspections.
- c) A performance-based ranking system for third-party providers should be implemented, enabling stakeholders to choose reliable options based on quality, timeliness, and affordability.
- d) Third parties may be individuals or entities, with entities requiring regular capacity-building.

- e) A system to collect and evaluate feedback on third-party services should ensure continuous improvement and accountability.
- f) Support in multiple scenarios:
 - i. Design and compliance audit: 3rd party empanelment will ensure transparency in cases where one entity must design fire safety installations, and another has to undertake independent compliance audits, preventing prevent conflicts of interest and bringing speed in doing business.
 - ii. Post-incident compliance: An independent third party can inspect systems post-incident, verify repairs, and certify compliance for NOC re-issuance, ensuring impartiality.
- g) Accredited third parties can be mobilised for urgent inspections, offering faster response times.
- h) Tools like IoT and AI can improve inspection accuracy and enable proactive compliance tracking.
- i) Competitive pricing and expedited approvals reduce compliance costs, with transparent fee structures ensuring fairness.
- j) A State/National portal will manage empanelment, rankings, feedback, and service tracking for transparency and efficiency.

4. Global Best Practices

Several countries demonstrate the efficacy of third-party fire safety inspections, offering lessons for India:

Country	Practice	Third-Party Involvement	Government Acceptance
UK	<u>FIRAS Scheme</u>	Accredited firms certify installations	Yes, with council oversight
USA	<u>NFPA 1730</u>	ISO 17020-certified inspectors	Yes, with municipal partnerships
Australia	<u>Building Code Assessors</u>	Private auditors for compliance	Yes, for building codes
Singapore	<u>SS 575</u>	Registered inspectors (RIs)	Yes, for permits and certificates
Japan	<u>Fire Service Law</u>	Fire Equipment Inspection Institute	Yes, for mandatory checks
Canada	<u>National Fire Code</u>	Licensed professionals for routine checks	Yes, in a hybrid model
Germany	<u>TÜV Safety Audits</u>	TÜV conducts technical audits	Yes, for compliance

5. Conclusion

Third-party fire inspections offer a transformative approach to alleviate pressure on public resources, expedite NOC approvals, and elevate fire safety standards. Gujarat's initiative, alongside global benchmarks, underscores the potential of public-private

collaboration. By implementing a nationally standardised system, we can enhance safety, efficiency, and oversight at the same time can ensure fire safety compliance is accessible, reliable, and uniform nationwide.

V. OVERARCHING PRIORITIES

21. Introduction of State Level Acts similar to Jan Vishwas Act

- Decriminalizing minor offences
- Introducing civil penalties and administrative actions for minor technical and procedural lapses
- Removing obsolete and redundant provisions of laws

What is Decriminalization?

Decriminalization refers to the process of making a previously illegal act no longer subject to criminal penalties. It is important to note that decriminalization does not mean the act is fully legalized; instead, it typically means that while the act may still be regulated or restricted, it is no longer punishable by criminal law.

The difference is that usually a minor or procedural default no longer attracts criminal consequences but is adjudicated through civil penalties.

What are criminal offences?

Any legal sanction originating from legislature (Acts, Rules, Regulations, Guidelines or Orders) **which warrants a fine** (imposed by court) **or imprisonment** for non-compliance i.e., action or inaction against set law.

Why decriminalize?

- Ensures severity of the offence commensurate the punishment.
- Promotes 'Trust-based governance' which improves investor's confidence.
- Ensures rational review of penalties.
- Data-intelligent cleaning of legislation creates a conducive business environment.
- Relieves overburdened judicial system.

Step-by-Step Methodology

1. Capacity Building Workshops

- a. Workshops and training programmes for officers at multiple levels administering the Acts.
- b. Workshop to introduce concept of decriminalization, familiarising with background, sharing of best practices and inculcating skills to undertake self-analysis of the Acts governed by their departments.
- c. Building capacity is essential as on-field officers would be the best judge and authorities to decide rationality and need of a criminal provision.

- d. Introducing the *standard decriminalization methodology* of grading
 - i. Methodology to ensure that there is consistency in approach and that all critical points are being considered.
 - ii. However, methodology to be flexible enough to be adapted by All States departments and Acts given the huge variance in their nature.

2. Identification

- a. Identifying particular Acts and Departments for targeted Decriminalization.
- b. States/UTs shall consult Industry Stakeholders, examine business and citizen complaints, address departmental concerns and conduct analysis of pending legal cases to find particular targeted areas.
- c. Can be initiated with Municipal laws as highlighted as a common pain-point across States/UTs in 4th National CS Conference.
- d. To incentivize States/UTs and to provide guidance on where to start decriminalization, DPIIT may help in preliminary identification. DPIIT to assist in identifying list of targeted departments and Acts based on Centre and State decriminalization efforts and other common patterns observed after one-to-one meetings to initiate decriminalization.
 - i. For instance, during Jan Vishwas Act, 2023 certain type of offences were specifically targeted (non-maintenance of registers, obstruction of officers, filing defaults). These were further identified in Jan Vishwas 2.0.
 - ii. Tamil Nadu's decriminalization of Municipal laws can be used nudge for other States. On similar lines Gujarat and Haryana have started identifying provisions. As more and more departments and States participate, more common patterns emerge, and also increases the number of nudges for participating departments.

3. Assessment

- a. How to decide what to and what not to decriminalize?
 - i. Based on severity of offence, burden on citizen and businesses, consistency and efficiency in achieving objectives of law.
 - ii. Industry Feedback, Citizen-centric problems, analysis of pending legal cases to be key to assessment.
 - iii. Sometimes examining of the concerned provisions have been used in the past or not (e.g. obsolete provisions) or examining provisions that have been used but not led to any criminal punishment can also give leads on identifying provisions that can be taken up for decriminalization.

b. Grading of Offences:

- i. Offences can be classified into 5 severities - based on stakeholder opinion, relevance and effectiveness, duplicity in other laws, best practice of States and Centre, consistency with similar Acts, risk to public health and order, effect on State and national interests.

- ii. Severity scale to be ascending i.e., offences classified as 1 would be least severe and 5 the most severe.

1. Omission / Repealing

- a. For offences graded severity 1 and 2.
- b. **Omission is repealing of whole section** effectively decriminalizing the whole offence.
- c. Offences which are minor in nature and majorly non willful and nonintentional.
 - i. Same offence punishable in another Act.
 - ii. Redundant archaic provisions.

2. Imprisonment and/or Fine converted to Penalty

- a. For offences graded severity 2, 3 and 4.
- b. Imposition of penalty removes litigation and provides deterrence of definite imposition of heightened monetary penalty.
- c. It is effective for minor procedural defaults and non-malafide offences where a high penalty could result in increased compliance.
- d. Penalty can be based on the subject matter too, instead of a fixed monetary sum.

3. Compounding of Offences

- a. For offences graded severity 4 and 5.
- b. Compounding of offence is providing option to administrator for imposing one-time monetary settlement for dropping legal charges against accused.
- c. This allows opportunity for officers to settle non-serious and genuine non-malafide cases without involvement of judiciary.

4. Omnibus Act (Similar to Jan Vishwas Act)

- a. Decriminalization proposal in all similar State legislations to be combined and presented as a single consolidated amendment for decriminalization.
- b. Saves time of legislative departments and State Assemblies.

Case Study 1 – Tamil Nadu’s assessment of Municipal Laws

Status of Decriminalization of State of Tamil Nadu

State	Identified	Decriminalized	To be Decriminalized	Under Review	Need To be Retained
Tamil Nadu	1312	1299	0	0	13

1. The State decriminalized 1299 provisions pertaining mainly to **Municipal Corporations**.
 - 1.1. Out of 1299, for **994 provisions** option of **compounding** was provided, **304** provisions were **repealed** (omitted) and in **1 provision penalty has been reduced**.
2. **1297** provisions out of total 1299 were decriminalized by a **Consolidated Amendment** done through 'Tamil Nadu Urban Local Bodies (Amendment) Act, 2022'.
 - 2.1. Decriminalized provisions of **12 Municipal Corporation Acts** vide this amendment.
 - 2.2. The primary goal of this amendment was to reinforce the governance of ULBs in the State, ensuring a more conducive legislative and institutional framework for their operation.
3. There is total **135 'types' of provisions decriminalized** which are related to only one department i.e., Municipal Administration and Water Supply.
 - 3.1. Suggests an emphasis on reducing the burden of criminal penalties in daily civic administration.
 - 3.2. The provisions decriminalized cover a range of issues and **mostly relate to building regulations, sanitation, and public order**.
4. **13 provisions** which the State has **retained** are majorly **related to tax on advertisement, non-compliance of hoarding rules and constructing well without permission**.
5. **Consistency –**
 - 5.1. There are **total 21 Municipal Corporations** in Tamil Nadu, however Decriminalization exercise has been **done only in 10 Municipal Corporations**.
 - 5.2. The 13 provisions **which are retained got decriminalized in other similar Acts** of the Municipal Corporations of Tamil Nadu.
 - 5.3. Following analysis was shared with State of Tamil Nadu to reexamine and further decriminalize.

Provisions	Acts where Provisions Retained	Acts where Similar Provisions Decriminalized
Constructing well etc. without permission	<ul style="list-style-type: none"> ○ The Salem City Municipal Corporation Act, 1994 ○ The Madurai City of Municipal Corporation Act, 1971 ○ Tiruppur City Municipal Corporation Act, 2008 	<ul style="list-style-type: none"> ○ The Erode City Municipal Corporation Act, 2008
Imprisonment in default of payment and application of cost, etc.	<ul style="list-style-type: none"> ○ The Salem City Municipal Corporation Act, 1994 ○ Tiruppur City Municipal Corporation Act, 2008 	<ul style="list-style-type: none"> ○ The Erode City Municipal Corporation Act, 2008 ○ Tiruchirappalli City Municipal Corporation Act, 1994 ○ The Madurai City of Municipal Corporation Act, 1971
Penalty for non-compliance of hoarding related rules	<ul style="list-style-type: none"> ○ The Salem City Municipal Corporation Act, 1994 ○ Tiruppur City Municipal Corporation Act, 2008 	<ul style="list-style-type: none"> ○ Tiruchirappalli City Municipal Corporation Act, 1994

Prohibition of erection of hoardings	<ul style="list-style-type: none"> ○ The Salem City Municipal Corporation Act, 1994 ○ The Madurai City of Municipal Corporation Act, 1971 ○ Tiruppur City Municipal Corporation Act, 2008 	<ul style="list-style-type: none"> ○ Chennai City Municipal Corporation Act 1919 ○ Tiruchirappalli City Municipal Corporation Act, 1994
Tax on advertisement on hoardings	<ul style="list-style-type: none"> ○ The Salem City Municipal Corporation Act, 1994 ○ The Madurai City of Municipal Corporation Act, 1971 ○ Tiruppur City Municipal Corporation Act, 2008 	<ul style="list-style-type: none"> ○ Tiruchirappalli City Municipal Corporation Act, 1994

Learnings for other States/UTs:

- 1) Uniformity Across Jurisdictions:** The various municipal acts, such as those of Chennai, Coimbatore, and other cities, have similar provisions decriminalized indicating a uniform approach across the State.
 - a. Uniformity allows easier identification
 - b. Removes ambiguity of law for industry
 - c. Such exercise can be done department wise by all Ministries and States.
- 2) Consolidated Change:** If a holistic approach is taken where each identified department takes up the decriminalization & compliance reduction effort simultaneously, it would allow:
 - a. Easier inter-departmental coordination
 - b. Organized and coordinated stakeholder consultations for similar amendments.
 - c. Consolidated amendments simplify procedure for legislative drafting and approval processes.
- 3) Evident Significant Change:** With over a thousand provisions identified and nearly as many already decriminalized, the legal landscape in Tamil Nadu's Municipal Corporation Laws is undergoing significant changes. Consolidated amendments at every level of a department would reflect in overall functioning and efficiency of the department.

Act-Wise list of Total Provisions Decriminalized in the State of Tamil Nadu		
S. No.	Acts	Provisions Decriminalized
1.	The Erode City Municipal Corporation Act, 2008	124
2.	Tiruchirappalli City Municipal Corporation Act, 1994	124
3.	The Madurai City of Municipal Corporation Act, 1971	122
4.	The Coimbatore City Municipal Corporation Act, 1981	121
5.	The Salem City Municipal Corporation Act, 1994	121

6.	The Tirunelveli City Municipal Corporation Act, 1994	121
7.	Chennai City Municipal Corporation Act 1919	120
8.	Thoothukudi City Municipal Corporation Act, 2008	119
9.	Tiruppur City Municipal Corporation Act, 2008	119
10.	The Vellore City Municipal Corporation Act, 2008	118
11.	Tamil Nadu District Municipalities Act, 1920	89
12.	Tamil Nadu Urban Local Bodies Licensing of Hoardings and Levy and Collection of Advertisement Tax Rules, 2003	1
Grand Total		1299

Case Study 2 – Madhya Pradesh’s Jan Vishwas (Amendment of Provisions) Bill, 2024

Madhya Pradesh Jan Vishwas (Amendment of Provisions) Bill, 2024

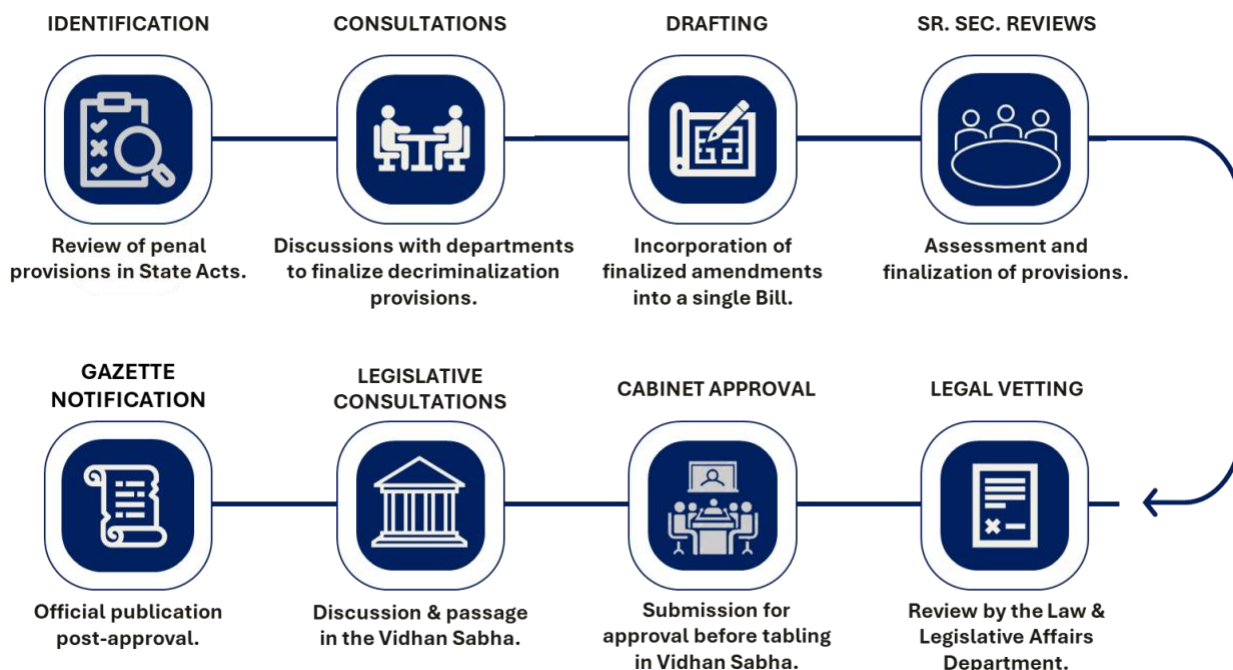
1. Key Highlights

- a. Passed on 19th Dec 2024 in Vidhan Sabha.
- b. Decriminalizes 64 provisions across 8 State Acts, 5 Departments.
- c. Aligned with Jan Vishwas Act 2023 (Govt. of India).
- d. First State in India to implement these reforms.

2. Key Reforms

- a. Removal of imprisonment/fines in selected provisions.
- b. Decriminalization of minor offenses for ease of compliance.
- c. Rationalized penalties for proportional enforcement.
- d. Simplified compliance for businesses & citizens.
- e. Introduction of compounding in selected provisions.

3. Steps Taken by the State for Introduction of the Bill



4. Acts covered under the Bill

#	Name of the Act	No. of Provisions Decriminalized			Total
		Fine Converted to Penalty	Provision of Compounding	Provisions deleted	
Urban Development & Housing Department (47)					
1	Madhya Pradesh Municipalities Act, 1961	27	-	-	27
2	Madhya Pradesh Municipal Corporation Act, 1956	16	-	02	18
3	Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973	-	-	01	01
Labour Department (10)					
4	Madhya Pradesh Asangathit Karmkar Kalyan Adhiniyam, 2003	-	08	-	08
5	Madhya Pradesh Industrial Relations Act, 1960	-	02	-	02

Co-operation Department (03)					
6	Madhya Pradesh Cooperative Societies Act, 1960	03	-	01	04
7	Madhya Pradesh Society Registrickaran Adhiniyam, 1973	-	03	-	03
Energy Department (01)					
8	Madhya Pradesh Vidyut Shulk Adhiniyam, 2012	01	-	-	01
	Total	47	13	04	64

5. Impact Analysis

- The Madhya Pradesh Jan Vishwas (Amendment of Provisions) Bill, 2024 will modernize governance, align with national reforms, and promote trust-based citizen engagement, supporting Madhya Pradesh's vision for inclusive and sustainable development.
- The Bill is envisaged to make the following impact:
 - Economic Impact:** Expected to foster a business-friendly environment, reduce litigation, and attract investments.
 - Social Impact:** Simplified laws will ease compliance, reducing harassment faced by citizens and businesses.
 - Administrative Impact:** Improved efficiency through reduced court caseloads and better resource allocation.

6. Way Forward

- All States/UTs are requested to study the identification exercise of the provisions undertaken by Madhya Pradesh. DPIIT will provide all the relevant assistance to States/UTs, if needed.
- In case a holistic approach is taken, a single nodal department (e.g DPIIT in Government of India) can be identified by the State governments to anchor the process.
- Regular reviews of the step-by-step work in decriminalization/reduction in compliance burden by Chief Secretaries (similar to the reviews by Cabinet Secretary at Government of India) will be helpful in ensuring time bound actions

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22. Third Party Inspections for Low & Medium risk businesses for all approvals Illustration of Building Permits and Occupancy Certificates

Current landscape & problem

- Building permits and occupancy certificates are one of the major requirements for starting a business.
- The process might involve working with multiple departments to obtain 20+ NOCs at central, State, and local level and inspections at multiple stages.
- The process is highly technical in nature and involves expertise of qualified professionals.
- Currently, individuals and businesses use registered architects for preparing building plans and local authorities approve these plans and inspect on-ground construction.
- State capacity is limited to oversee every construction permit and on-ground inspection, leading to delays in approvals.

Third party as approvers

- To reduce the time taken for issuing building permits, occupancy certificates and even some of the NOCs like fire approvals use of **registered third parties i.e. building surveyor** may be considered
- The use of third parties can be on the basis of **risk classification of buildings** and this may initially be limited to low and medium risk cases
- These building surveyors will need to be **registered and licensed by the States**. Independent professional authorities and State to monitor third parties.
- “State assessment and referral agency (SARA)” to act as single agency that verifies zoning, and prescribing construction requirements based on all critical State infrastructure around the defined land parcel including compliance with requirements of AAI, railway, heritage, metro etc.
- Building surveyor can **approve building plans and ensure that construction is as per building plan** and prescriptions by SARA.
- Building surveyors can **submit building plan approvals and occupancy certificate**, along with relevant photographs and evidences to the local authority.

Best Practices of States:

A few States in India have allowed self-certification for low-risk buildings for building permit and occupancy certificate with instant approval on submission of requisite documents. The definition of low risk varies across States with most States considering residential properties within a defined plot area as low risk.

Haryana

- Haryana under **Haryana Building Code 2017**, has allowed moderate risk buildings to be certified by third party engineers other than those involved in building construction or approval process. However, these **third-party engineer** are not allowed to issue occupancy certificate.

Andhra Pradesh

- Andhra Pradesh has recently allowed **Licensed technical person (LTP)** to **issue occupancy certificate** and raise challans for deviations for residential buildings with height up to 18 meters under “*Guidelines for Self Certified Building Permissions under Self Certification Scheme(SCS) – 2025*” (Annexure 7). Building permits are issued instantly based on self certification.

Notification is available at:

https://dtcp.ap.gov.in/admin/upload_files/latest_updates/Feb2025/04Feb2025/qK6Vblst.pdf

- Local authorities to check 10-15% files randomly to ensure compliance by LTPs.

International adoption

- Several countries have involved third-party private entities in building approval processes. These models range from private players issuing permits and occupancy certificates (OCs) to their limited engagement in inspections.
 - Australia, UK and Japan allow third parties to approve building plan and issue occupancy certificates.
 - Colombia allows third party to issue building permits but authorities retain the power of issuing final occupancy certificate.
 - Japan allows building structure related fire requirements to be approved by private third party while local authorities hold powers for other fire related requirements, while Australia and UK engage third parties in fire related approvals also.
 - Model of engagement of third party in United States vary by State.

- Countries that have adopted third parties in approval processes have seen substantial benefits:
 - **Efficiency in Permit Issuance:** Colombia reduced waiting times from 1,080 days in 1995 to 51 days in 2007 after privatizing building permit issuance. Similarly, North Macedonia improved its global ranking in construction permit ease by reducing approval times from 250 days in 2005 to 100 days in 2007
 - **Higher Public Acceptability:** In Japan, private player involvement in inspections increased to 80% by 2012, up from 1998 levels.
 - **Enhanced Expertise and Accountability:** Private entities bring specialized knowledge often unavailable in local governments. Certification bodies ensure professional standards and independence, often regulated by State authorities or professional bodies

Key Points to be considered

To ensure third parties comply with relevant regulations and requirements, States should ensure regulation, training, and monitoring of third parties.

Regulation

- All building surveyors need to be registered with State
- Easy process for building surveyor registered within one State to also register with other State
- Registration should be renewed at periodic intervals
- Other professionals like building architect should also be registered
- Fees for services of third parties should be driven by market forces and not stipulated

Training process

- States to have requirements like having specified qualification, specified years of experience and exam for registration
- Continuous professional development required for renewal of registration
- Trainings conducted by building authorities and professional associations
- Audit reports to be issued by authorities based on sample testing of approvals for identification of training areas for third party approvers

Monitoring process

- Monitoring based on complaints by neighbors etc.
- Local authority will have power to inspect sites on sample basis based on risk assessment
- Local authorities will be empowered to take disciplinary action, in case of non-compliance. Disciplinary action may include requirements for further training, Imposition of financial penalties, Reprimands or Suspension of license
- Disciplinary register is maintained and made public on website for information of public and transparency

Conclusion

Engaging building surveyors for issuing building permits and occupancy certificates could free-up State capacity and promote ease of doing business. States and local bodies can regulate and monitor these surveyors to ensure constructions are conducted in compliance with relevant laws.

23. Bring all State level services into a State Single Window System and link it to the National Single Window System (NSWS)

At present, all States have not integrated all State level service delivery portals / approvals with State Single Window Systems. This necessitates the businesses to visit multiple portals and authorities for approvals/ compliances. Therefore, all States, should bring all critical services required by business and unified payment mechanism under Municipal Bodies, Utilities (Water, Electricity, Gas), Pollution Control Board, State Labour dept., Fire Dept., State Revenue Dept., Inspectorate of Factories, etc. on to State Single Window system through open API without any web redirection. Additionally, PAN should be the common identifier for all these services. State Single Window Systems shall integrate with NSWS through Open APIs for efficient data sharing with entity PAN as key parameter. These measures would create a Unified Compliance Dashboard and enable Unified Filing Process. States shall deploy appropriate security measures to ensure authentication and validation of its users based on entity PAN details.

Single Window System
Proposed Reforms
<p>Mandate that information on Know Your Approval (KYA) module of approvals and compliances applicable in State/ UT is available on Single Window to facilitate the investors, with following provisions:</p> <ol style="list-style-type: none"> To obtain information regarding all State approvals/ Clearances/ NOCs applicable for establishing (pre-establishment) & starting operations (pre operations) based on inputs such as type of industry, number of employees, risk category, size of firm, business location, Foreign/ Domestic investor etc., along the life cycle of the business. To obtain information on inclusion of any new approval/ clearances, within 30 days after it is introduced. To provide legal validity to the outcome of search on the KYA module that no other approval exist. Ensure that using TDS methodology, Time taken, Documents required and Steps involved are reduced to less than the national average (States meeting current best TDS will get twice the marks in evaluation as compared to others) KYA should provide following details <ol style="list-style-type: none"> Name of the service Responsible Ministry/ Department/ Agency Stage (Pre-establishment /Pre-operation/ Operation) Stipulated Time (days) as per PSG Above should also cover all State, municipal and panchayat levies on one portal and include the relevant information pertaining to the rates and tariff levied by the State and local bodies Applicable compliances and inspection checklist (along with respective section/ rule) against each approval, including criminal provisions/ punishment/ penalty applicable with trigger/ event trigger point for incidence of liability. Link to apply for the approval/ clearance/ service <p>Note: Above service should be available without login also and should provide option to login/ register as the search is complete. Outcome of the search should be available for download for reference, along with details provided by the applicant, applicable approvals and compliances (inspection checklist) and that no other approval exist beyond this list. This module should serve as whole regulatory basket in the State.</p>
<p>Ensure that the all services required by business along the life cycle of business (grant of approval, renewal as applicable, amendment, modification, expansion and surrender) are provided only through the State Single Window System (SWS) through online mode only. Single Windows should serve as a Single source of Truth for approval, licenses, permits, permissions, with following features:</p> <ol style="list-style-type: none"> Submission of application Payment of application fee Track status of application Download the final signed certificate Provided a list of all applicable compliances (mandating that there is no other compliance

Single Window System
Proposed Reforms
<p>beyond this checklist) for self reporting on the portal - action item wise</p> <p>vi. Third party verification</p> <p>vii. Ensure that the single window system for approvals and clearances is also available in vernacular languages.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. In case any of these services are not applicable, an undertaking may be provided. 2. States should introduce a single, integrated payment platform that allows investors to make all requisite payments for , including registration fees, and other applicable levies, in one place to enhance ease of doing business and improve transparency. 3. The investor portal should be designed for easy navigation, ensuring that key services and information are accessible directly from the homepage. This eliminates unnecessary redirections and enhances the user experience. 4. Video user manuals should be provided at respective points for users to understand the process. 5. For online system, State may adopt/ onboard systems developed by Government of India agencies, like NTPS, Online Drug Licensing System (ONDLS), OCMMS, etc. and integrate with it.
<p>Mandate to publish an online dashboard in public domain for all the services along the life cycle of business (grant of approval, renewal as applicable, amendment, modification, expansion and surrender), with following features:</p> <ol style="list-style-type: none"> i. Clearly publish the Department-wise service delivery data on number of applications received, granted, rejected, Pending, time taken, and fee incurred to grant approvals/certificate, against timelines notified under PSG Act. ii. It should also display number of times and time taken to raise queries on applications by investors from the date of receiving application from the investor through Single Window System only iii. Clearly publish the Department-wise service delivery data on number of queries/ grievances handled and the time taken to resolve iv. Highlight that the dashboard is updated preferably on real time or updated regularly (daily/weekly/fortnightly/monthly), with Date and time of information updation v. On selection, users should be able to see details in a time range, district wise, Dept. wise and approval wise vi. User ratings for each approval are displayed on the Likert scale. Facility to capture user feedback should have option to provide feedback in text form to the approving authority of the respective approval.
<p>Mandate time-bound delivery of all approvals required by businesses along the lifecycle of business through</p> <ol style="list-style-type: none"> 1. Right to Services Act / Public Service guarantee Act or equivalent act with punitive provisions and grievance mechanism in case the stipulated timelines are not met 2. Legislation guides to develop an online system to track any breach of timeline as prescribed in

Single Window System
Proposed Reforms
<p>Right to Services Act / Public Service guarantee Act / Equivalent Act and display action taken as per the punitive provisions provided in Right to Services Act / Public Service guarantee Act / Equivalent Act against each such breach of timeline.</p> <p>3. Operationalise provision for Deemed approvals, after notified timeline is lapsed under Right to Services Act / Public Service guarantee Act.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. Detailed SOP should mention timeline for each step. 2. Such SOP and timeline should be available for all kind of approvals, including that for grant of approval, renewal as applicable, amendment, modification, expansion and surrender.
<p>Establish a Single Online Grievance Mechanism for all listed services and define working procedures and an escalation matrix, including service timelines and procedures for reverting to businesses among others, for handling grievances</p> <ol style="list-style-type: none"> i. All queries to be sought once within 7 days from the date of receiving details from the investor ii. All resolution of query and grievance within 15 days from the date of receiving complete details from the investor iii. Mandate to Publish an online dashboard in public domain to clearly publish the data on number of queries / grievances handled and the time taken to resolve iv. Highlight that the dashboard is updated preferably on real time or updated regularly (daily/ weekly/ fortnightly/ monthly) with date and time of updation.
<p>Integrate State Single Window System (SWS) with National Single Window System (NSWS) for facilitating all required approvals at State/UT level and ensure that investors are landing on required intended page of State SWS without requirement of re-login after redirection from NSWS. The integrated system to facilitate one-stop online delivery of services with following features:</p> <ol style="list-style-type: none"> i. Registration ii. Submission of application* iii. Payment of application fee iv. Track status / query of application v. Download the final signed certificate vi. Third party verification <p>*Submission of application to include auto-population of investor data collected on NSWS and access to documents submitted on NSWS</p>
<p>Design an online system which provides a customized list of incentives, rebates, subsidies, and credit schemes applicable to the unit and helps to calculate the incentives applicable on a project. Eligibility certificate may then be issued from the system.</p>
<p>To enable PAN based Unique Single Business User ID for each Unit, respective States / UTs should ensure to mandatorily capture and map PAN for each Profile/ Business Approval related Transaction.</p>
<p>Information to assess cost of services on the portal</p> <ol style="list-style-type: none"> 1. Information on tariffs (in Rs. per kL) and notify customers of change in tariff ahead of the

Single Window System
Proposed Reforms
<p>billing cycle (for commercial and industrial users)</p> <p>2. Electricity charges with all cost components, like laying of line as required, demand charges and usage charges</p> <p>3. Sewerage facilities</p> <p>4. Options for availing credit economically</p> <p>5. Property tax and Maintenance charges</p> <p>6. Cost of CETP/ STP usage</p>
<p>Mandate to publish draft business regulation and invite public comments/ feedback on the same prior to enactment. The period of display should be at least 30 days. It should enable online publishing of the comments/feedback received on the draft business regulation and how they were addressed in the final regulation</p>
<p>Enlist on SWS and carry out audit quarterly audit of all portals supporting grant of approvals and post establishment/ operation of business for stability, user interface and outage reported.</p>
<p>Develop a State Single Window System with following essential features</p> <p>i. Dynamic Common Application Form (CAF) that starts with basic industry details and progressively tailors industry-specific questions based on prior inputs</p> <p>ii. Ensure backend integration of the CAF with all relevant departments to avoid redirection to individual portals to enable simultaneous processing of all departmental approvals/ NOCs wherever possible</p> <p>iii. Ensure all queries towards application submission are raised within first 3 days of submission of application after pre-scrutiny of applications to ensure all documents/ information submitted is in prescribed format</p> <p>iv. Request additional information or documents for incomplete applications, ensuring compliance with relevant rules</p> <p>v. Issue an acknowledgement for applications that are complete and meet all submission requirements</p> <p>vi. Establish a fast-track mechanism for projects of more than INR 100 Cr, enabling project kick-off after self-certification and granting provisional approvals within 15 days</p> <p>vii. It provides to users, a compliance dashboard to show all pending compliances/ approvals/ licenses/ NOCs to be provided on dashboard for regular monitoring, highlighting approaching or pendency in compliance like renewals, returns/ filings and system triggers intimation to user at least 30 days prior to the due date for respective compliances/ approvals/ licenses/ NOCs to businesses</p> <p>viii. Dashboard is to include approval wise compliance details and the observations to include lapses and delays.</p>

Annexure 1

Change of Land Use – State Level Best Practices

1. Comparison of Key Reforms Across Competitive States

Area Type	Reform Type	Practice I	Practice II	Practice III
Unplanned [Areas outside the bounds of area development authorities & with no regional development plans ¹]	1. Application Requirement	<ul style="list-style-type: none"> • Intimation of CLU for industries, instead of approval. CLU automatically generated by system on 15th day in case no discrepancies are flagged by officials 	<ul style="list-style-type: none"> • Affidavit based application, with deemed approval after service delivery timeline • Diversion deemed to be granted simultaneously with permission to purchase agri land 	<ul style="list-style-type: none"> • Deemed Approval after fixed service delivery timeline
	Which State?	MP: S.172, S.59, MPLRC	KA: Ordinance 2020, S.109, KLRA	GJ: S.67A, GLRC MP: S.59, MPLRC TS: NALA Act, 2006 MH: S.44 MLRC
	Details	“Written information of intent shall be sufficient” mentioned in code. Fixed rates and devolution of powers to update records in code. Revenue officer powers reduced, and process streamlined via portal.	Enabling provisions for the purchase of land in KLRA used to exempt CLU under KLRC. Excessive agri land restrictions removed under special cases (e.g. industries)	Clause for deemed approval introduced across States in code or rules.
	2. Relaxations for Industries	<ul style="list-style-type: none"> • Exemption from Application MH, GJ: Bonafide Industries³ TS: All TSIIC land MP: Intimation only 	<ul style="list-style-type: none"> • Direct purchase of land from farmers allowed (KA, GJ) 	<ul style="list-style-type: none"> • Instant deletion from agricultural RoR & issuing of non-agri passbook • Panchayat authorities NOC not required for industries
	Which State? How?	MH: S.44A, MLRC GJ: S.65, GLRC TS: 2015 GO under S.7(e) NALA Act, 2020 Amd, NALA MP: S.172, MPLRC	KA: S.109, KLRA GJ: Govt. Resolution, 2019	TS: RLPPB Act, 2020

	Details	<p>MH: Provision to exempt land from CLU for bonafide industrial use</p> <p>GJ: Same as MH, to be executed via exemption process and notification in gazette.</p> <p>TS: NALA Act not applicable to TSIC. GO specifies that “No CLU (from industry to any)...shall not be permitted”; No NOC to be given for TSIC land.</p> <p>MP: Intimation only</p>	<p>KA, GJ: Exemption for industries from pre-existing clause which restricts sale of agri land to farmers only</p>	<p>TS: Provisions for passbooks through Land Rights & Pattadar Passbooks Act, 2020 and instant conversion via NALA</p>
	3. Additional Provisions for Flexibility	<ul style="list-style-type: none"> • Provision for Multi-Purpose NA 	<ul style="list-style-type: none"> • Exemption from land ceiling 	
	Which State?	GJ: Govt. Resolution, 2019	KA: S.109, KLRA	
	Details	One time NA provision in code, effectively making NA certificate redundant if zoning guidelines (where applicable) are met.	Exemption for industries from ceiling on land clause in S.63	
<p>Notified</p> <p>Areas within the notified region of a development authority, but yet to be planned (no prescribed land-use) or acquired</p>	1. Clarity on Authority	<ul style="list-style-type: none"> • No Such Areas – All land is planned upon notification 	<ul style="list-style-type: none"> • Treated same as Planned [Same Use], wherever notified areas have draft plans 	
	Which State?	MP: Development Authority Processes	TS: TUA (D) Act, 1975	
	Details	Development Authorities in MP plan and notify land simultaneously, preventing such a scenario	Provision for draft plans with land use designation (TS, GJ,MH)	
	2. Process Unlocks	<ul style="list-style-type: none"> • Land within 200m of village/town/city considered residential or as per plan 	<ul style="list-style-type: none"> • Exemption for residential use & self-declaration on municipal land 	

		• NA use granted basis construction permission or approved layout		
	Which State?	MH: Govt. resolution, 2023	GJ: S.65 GJLRC; Govt. Resolution, 2018	
	Details	‘Peripheral Area’ defined in code and deemed converted to residential or draft plan use; NA and construction permit via BPMS portal	Provision to allow residential development in peripheral areas and NA development on land not designated for public use via draft plans	
Planned Development Areas² [For Conversion to Same Use as MP] Areas within the notified region of a development authority , where land-use is determined through a Master Plan , acquisition may be ongoing	1. Application Requirement	• Auto-deemed conversion upon publication of Development Plan	• No permission required • Self-declaration after payment	• Land use conversion linked to building plan approval process
	Which State?	MH: Amended S.42B,C,D MLRC	MP: Amended S.172, MPLRC KA: Amended S.95, KLRA MH: Amended MLRC	MH: Amended S.42B,C,D MLRC, created one portal for related land processes
	Details	Clause for auto-conversion basis payment of fees or dues where final draft plan is being published.	No conversion required, after payment of fees or dues, where master plan is already in place.	NA approval and construction permit process linked via BPMS portal

GJ = Gujarat, KA = Karnataka, MH = Maharashtra, MP = Madhya Pradesh, TN = Tamil Nadu, TS = Telangana

NA = Non-Agricultural Land

1. No dedicated regulatory region to determine land use, with local State bureaucracy responsible for administration
2. States have the authority (via State acts) to notify regulated areas where all building operations and development is governed through a controlling authority. Within the notified region, Authorities often create Master Plans or Regional/Area Development Plans to regulate land use

3. Bonafide Industry - means an activity of manufacture, preservation or processing of goods, (other than the hazardous and toxic chemicals), or any handicraft, or industrial business or enterprise, carried on by any person and includes construction of industrial buildings used for the manufacturing process or purpose, or power projects or port projects and ancillary industrial usage like research and development, godown, canteen, office building of the industry concerned, or providing housing accommodation to the workers of the industry concerned, or establishment of industrial estate including a co-operative estate or service industry or tourism or cottage industry (Source: Bombay Act 1879 – Gujarat Land Revenue Code)

Annexure 2

Building Development Controls – International Benchmarks

Hong Kong – Development Controls Summary

(A) Industrial Buildings –

Source: https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch5.pdf

Reference Document: Hong Kong Planning Standards & Guidelines (Chapter 5)

Industrial Use Definition: The use of any place, premises or structure for the manufacture, alteration, cleansing, repairing, ornamenting, finishing, adaptation for sale, breaking up, or demolishing or transformation of goods and materials; for the storage, loading, unloading or handling of goods and cargo; or for the training, research, design and development, quality control and packaging in relation to the above processes.

Criteria	Requirement			
Minimum Plot Area	Land Use			Minimum Site Area (ha)
	General Industrial	Industrial		10
		Industrial / Office		5
	Special Industrial Use	Estate		100
		Science Park		20
		Rural Based		5
Minimum Road Width	Land Use		Minimum Total Width (m) <i>*including mediam, planters, footpath</i>	
	General Industrial	Industrial		36.6
		Industrial / Office		36.6
	Special Industrial Use	Estate		27.6
		Science Park		27.6
		Rural Based		15.3
Floor Area Ratio (aka Gross Plot Ratio)	Land Use		Average Plot Ratio	Range of Permissible Plot Ratios
	General Industrial / Business use	Existing Area in Metro	9.5	5.0 – 12.0
		New Area in Metro	8.0	2.5 – 12.0
		New Towns	5.0	3.5 – 9.5
	Special Industrial Use	Estate	2.5	1.0 – 2.5
		Science Park	2.5	1.0 – 3.5
		Rural Based	1.6	1.0 – 2.0

Net to Gross Ratio (Different from Ground Coverage)	Land Use		Net to Gross Ratio (%)
	General Industrial	Industrial	45 - 55
		Industrial / Office	45 – 55
	Special Industrial Use	Estate	60 – 65
		Science Park	55 – 65
		Rural Based	65 - 70
Maximum Site Ratio (~Ground Coverage)	Land Use		Max Site Ratio (%)
	General Industrial	Industrial	100
		Industrial / Office	100
	Special Industrial Use	Estate	40-60
		Science Park	65
		Rural Based	80
Minimum Setback Norms	Land Use		Minimum Setback (m)
	General Industrial	Industrial	4.5 sides & 7.5 front & rear above podium
		Industrial / Office	As per use
	Special Industrial Use	Estate	4.6 for sides abutting other lots, 7.6 for rest
		Science Park	5 for sides abutting other lots, 10 for rest
		Rural Based	Varies basis requirement

Parking Standards	Land Use		Private Car (of GFA)	Loading / Unloading Bay (of GFA)
	General Industrial	Industrial	1/1,000 – 1/1,200m ²	1/700 – 1/900m ²
		Industrial / Office	1/600– 1/750m ²	1/1,000 – 1/1,200m ²
	Business Use	Industrial	1/600– 1/750m ²	1/1,000 – 1/1,200m ²
		Industrial/ Office	1/600– 1/750m ²	1/1,000 – 1/1,200m ²
		Office	1/150 – 1/300m ²	1/2,000 – 1/3,000m ²
		Business	1/200 – 1/300m ²	1/800 – 1/1,200m ²
	Special Industrial Use	Estate	1/900 m ²	1 bay; 1 lorry/900 m ²
		Science Park	1/75 m ²	1 lorry/5,000 m ²
		Rural Based	1/9,000 m ²	-
Worker Density	Land Use		Worker Density (m ² / worker)	
	Business Use		All area	20-25
	General - Industrial Use		Existing Area	25
			New Area	35
			Warehouse	700
	General – Industrial / Office Use		All areas	20
	Special Industrial Use		Estate	75
			Science Park	15
			Rural Based	300 workers/ha
Maximum Height	Land Use		General Height (m) [no restriction]	
	General Industrial	Industrial	High Rise	
		Industrial / Office	High Rise	
	Special Industrial Use	Estate	Low Rise	
		Science Park	Low to Medium Rise	
		Rural Based	Low Rise (13m maximum)	

(B) Commercial Buildings – (aka Retail Use)

Source: https://www.elegislation.gov.hk/hk/cap123F?xid=ID_1438402647036_003

Reference Document: Building (Planning) Regulations (Cap. 123F); Hong Kong Planning Standards & Guidelines (Chapter 6)

Retail Use Definition: Retailing can be defined as the selling of goods in small quantities direct to consumers. It includes the direct purchase of goods from retail warehouses and factory outlets as well as tele-shopping and e-shopping. It also includes the provision of services direct to consumers such as personal services and dining services.

Criteria	Value			
Floor Area Ratio (aka Gross Plot Ratio)	Height (m)	Plot ratio		
		Class A	Class B	Class C
	Not exceeding 15 m	5	5	5
	Over 15 m but not exceeding 18 m	5.8	5.8	5.8
	Over 18 m but not exceeding 21 m	6.7	6.7	6.7
	Over 21 m but not exceeding 24 m	7.4	7.4	7.4
	Over 24 m but not exceeding 27 m	8.0	8.1	8.1
	Over 27 m but not exceeding 30 m	8.5	8.7	8.8
	Over 30 m but not exceeding 36 m	9.5	9.9	10.2
	Over 36 m but not exceeding 43 m	10.5	10.8	11.2
	Over 43 m but not exceeding 49 m	11.0	11.6	12.0
	Over 49 m but not exceeding 55 m	11.5	12.1	12.6
	Over 55 m but not exceeding 61 m	12.2	12.5	13.0
	Over 61 m	15	15	15

Maximum Site Ratio (~Ground Coverage)		Site Coverage (%)		
	Height of building (m)	Class A	Class B	Class C
	Not exceeding 15 m	100	100	100
	Over 15 m but not exceeding 18 m	97.5	97.5	97.5
	Over 18 m but not exceeding 21 m	95	95	95
	Over 21 m but not exceeding 24 m	92	92	92
	Over 24 m but not exceeding 27 m	89	90	90
	Over 27 m but not exceeding 30 m	85	87	88
	Over 30 m but not exceeding 36 m	80	82.5	85
	Over 36 m but not exceeding 43 m	75	77.5	80
	Over 43 m but not exceeding 49 m	69	72.5	75
	Over 49 m but not exceeding 55 m	64	67.5	70
	Over 55 m but not exceeding 61 m	60	62.5	65
	Over 61 m	60	62.5	65
	Minimum Setback Norms	Where the width of an existing street in front of any new building is less than 4.5 m, no part of such building shall be nearer to the centre line of the street than 2.25 m		

Singapore – Development Controls Summary

(A) Industrial Buildings –

Source: <https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/B1/Advisory-Notes> ;

https://www.lta.gov.sg/content/dam/ltagov/industry_innovations/industry_matters/development_construction_resources/vehicle_parking/pdf/cop_on_vehicle_parking_provision_in_development_proposals_2019_edition.pdf

Reference Document: Business 1 (Industrial), Urban Redevelopment Authority Guidelines

Industrial Use Definition: Industrial developments comprise factories, warehouses, telecommunication and utility buildings. These developments may be allowed on land zoned Business 1 (B1) or Business 2 (B2).

Criteria	Value										
Minimum Plot Area	Minimum 150sqm per unit										
Floor Area Ratio (aka Gross Plot Ratio)	1.4 to 3.5, with additional bonus GFA schemes applicable										
Minimum Setback Norms	<ul style="list-style-type: none"> • No setback requirement along common boundary with industrial development • Minimum 4.5m (no planting strip requirement) along common boundaries with non-industrial development 										
Road Buffer (Frontage)	<table border="1"> <thead> <tr> <th>Road Category</th><th>Buffer</th></tr> </thead> <tbody> <tr> <td>Category 1 – Expressway</td><td>15m (5m green)</td></tr> <tr> <td>Category 2 – Major Arterial</td><td>7.5m (3m green)</td></tr> <tr> <td>Category 3 – Minor Arterial</td><td>5m (3m green)</td></tr> <tr> <td>• Category 4 & 5 – Primary Access and slip road</td><td>5m (3m green)</td></tr> </tbody> </table>	Road Category	Buffer	Category 1 – Expressway	15m (5m green)	Category 2 – Major Arterial	7.5m (3m green)	Category 3 – Minor Arterial	5m (3m green)	• Category 4 & 5 – Primary Access and slip road	5m (3m green)
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Category 1 – Expressway	15m (5m green)										
Category 2 – Major Arterial	7.5m (3m green)										
Category 3 – Minor Arterial	5m (3m green)										
• Category 4 & 5 – Primary Access and slip road	5m (3m green)										
Parking Standards	<p>Cars: 1 lot per 460m² - 370m² (further variation by factory type)</p> <table border="1"> <thead> <tr> <th>Maximum Permissible GFA</th><th>Requirement</th></tr> </thead> <tbody> <tr> <td>Less than 10,000sqm</td><td>Minimum 1 goods lift and 1 loading bay</td></tr> <tr> <td>10,000 – 30,000sqm</td><td>Minimum 2 goods lift and 2 loading bays</td></tr> <tr> <td>More than 30,000sqm</td><td>Minimum 3 goods lift and 3 loading bays</td></tr> </tbody> </table>	Maximum Permissible GFA	Requirement	Less than 10,000sqm	Minimum 1 goods lift and 1 loading bay	10,000 – 30,000sqm	Minimum 2 goods lift and 2 loading bays	More than 30,000sqm	Minimum 3 goods lift and 3 loading bays		
Maximum Permissible GFA	Requirement										
Less than 10,000sqm	Minimum 1 goods lift and 1 loading bay										
10,000 – 30,000sqm	Minimum 2 goods lift and 2 loading bays										
More than 30,000sqm	Minimum 3 goods lift and 3 loading bays										
Maximum Height	<p>No storey-height control except sites which:</p> <ol style="list-style-type: none"> have technical height controls have conservation or urban design requirements have security considerations 										

(B) Commercial Buildings –

Source: <https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Commercial/Advisory-Notes>

Reference Document: Commercial, Urban Redevelopment Authority Guidelines

Retail Use Definition: Commercial developments include office buildings, shopping malls, convention/exhibition centres, commercial schools/banks, market and food centres/restaurants, cinemas, entertainment and trade missions. Some developments may contain a mix of commercial uses such as a shopping podium with an office tower block above.

Criteria	Value												
Minimum Plot Area	Minimum 50sqm												
Floor Area Ratio (aka Gross Plot Ratio)	As stipulated in the prevailing Master Plan, with bonus schemes applicable												
Minimum Setback Norms	Minimum 3m (including 2m planting strip) along common boundaries with other developments												
Road Buffer (Frontage)	<table> <tr> <th>Road Category</th><th>Buffer</th></tr> <tr> <td>Category 1 – Expressway</td><td>15m (5m green)</td></tr> <tr> <td>Category 2 – Major Arterial</td><td>7.5m (3m green)</td></tr> <tr> <td>Category 3 – Minor Arterial</td><td>5m (3m green)</td></tr> <tr> <td>Category 4 & 5 – Primary Access and slip road</td><td>5m (3m green)</td></tr> </table>	Road Category	Buffer	Category 1 – Expressway	15m (5m green)	Category 2 – Major Arterial	7.5m (3m green)	Category 3 – Minor Arterial	5m (3m green)	Category 4 & 5 – Primary Access and slip road	5m (3m green)		
Road Category	Buffer												
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Category 2 – Major Arterial	7.5m (3m green)												
Category 3 – Minor Arterial	5m (3m green)												
Category 4 & 5 – Primary Access and slip road	5m (3m green)												
Parking Standards	<p>Further specifications for 2-wheelers & heavy vehicles</p> <table> <tr> <th>Unit Type</th><th>Car Parking Requirement</th></tr> <tr> <td>Offices</td><td>1 lot per 210m² - 950m² (further variation by zone)</td></tr> <tr> <td>Shops +</td><td>1 lot per 160m² - 840m² (further variation by zone)</td></tr> <tr> <td>Hotels+</td><td>1 lot per 210m² - 530m² (further variation by zone)</td></tr> <tr> <td>Supermarkets+</td><td>1 lot per 50m² - 530m² (further variation by zone)</td></tr> <tr> <td>Cinemas +</td><td>1 lot per 11-16 seats (further variation by zone)</td></tr> </table>	Unit Type	Car Parking Requirement	Offices	1 lot per 210m ² - 950m ² (further variation by zone)	Shops +	1 lot per 160m ² - 840m ² (further variation by zone)	Hotels+	1 lot per 210m ² - 530m ² (further variation by zone)	Supermarkets+	1 lot per 50m ² - 530m ² (further variation by zone)	Cinemas +	1 lot per 11-16 seats (further variation by zone)
Unit Type	Car Parking Requirement												
Offices	1 lot per 210m ² - 950m ² (further variation by zone)												
Shops +	1 lot per 160m ² - 840m ² (further variation by zone)												
Hotels+	1 lot per 210m ² - 530m ² (further variation by zone)												
Supermarkets+	1 lot per 50m ² - 530m ² (further variation by zone)												
Cinemas +	1 lot per 11-16 seats (further variation by zone)												
Maximum Height	No storey-height control except sites which: <ul style="list-style-type: none"> a. have technical height controls b. have conservation or urban design requirements c. have security considerations 												

Philippines – Development Controls Summary

(A) Industrial Buildings –

Source: https://www.iibh.org/kijun/pdf/Philippines_02_IRR_of_NBC_of_the_Philippines.pdf

Reference Document: Industrial 1-3, Rules & Regulations of National Building Code, Philippines

Criteria	Value			
Ground Coverage Ratio	without firewall: 70% with firewall: 80%			
Floor Area Ratio	With additional specifications basis no. of storeys & height			
	Category	FAR Range		
	Industry 1	1.5-2.5		
	Industry 2	2.5-3.0		
	Industry 3	3.0-5.0		
Minimum Setback Norms	Road width (m)	Front (m)	Rear (m)	Sides (m)
	30<	8	5	5
	25-29	6	3	3
	20- 24	5	3	3
	10-19	5	2	2
	<10	5	1	2
Parking Standards	One (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers *If number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for			
Maximum Height	Category	Max. Height (m)		
	Industry 1	15		
	Industry 2	21		
	Industry 3	27		

(B) Commercial Buildings –

Source: https://www.iibh.org/kijun/pdf/Philippines_02_IRR_of_NBC_of_the_Philippines.pdf

Reference Document: Commercial 1-3, Rules & Regulations of National Building Code, Philippines

Criteria	Value
Ground Coverage Ratio	without firewall: 70-80% with firewall: 80-90%

Floor Area Ratio (aka Gross Plot Ratio)	With additional specifications basis no. of storeys & height			
	Category		FAR Range	
	Commercial 1		1.5 - 3.0	
	Commercial 2		3.6 - 9.0	
	Commercial 3		9.0 - 34.0	
Minimum Setback Norms	Road width (m)	Front (m)	Rear (m)	Sides (m)
	30<	8	5	5
	25-29	6	3	3
	20- 24	5	3	3
	10-19	5	2	2
	<10	5	1	2
Parking Standards	Unit Type	Car Parking Requirement		
	Offices	1 parking slot per 70.00 sq. meters & for a fraction thereof		
	Shops +	1 car slot per 100.00 sq. meters of shopping floor area		
	Hotels+	1 car parking slot per 3 rooms or a fraction thereof		
Maximum Height	Category	Max. Height (m)		
	Commercial 1	15		
	Commercial 2	18		
	Commercial 3	180		

Sri Lanka– Development Controls Summary

(A) Industrial Buildings –

Source:

<https://www.uda.gov.lk/upload/attach/Planning%20and%20Development%20Regulations.pdf>

Reference Document: Urban Development Authority Planning & Development Regulations 2020

Industrial Use Definition: includes factories, workshops and warehouses

Criteria	Value			
Ground Coverage Ratio	Building Height (m)		Non-Residential Plot Coverage	
	<7		80%	
	7-15		65%	
	15-25		65%	
	25-40		65%	
	40-60		50%	
	>60		50%	
	Floor Area Ratio (aka Gross Plot Ratio)	Varies by Zone factor		
● Assuming highest zone factor of 3.75-4:				
Plot Size (sq.m.)		Minimum RoW		
		7 RoW	9 RoW	12+ RoW
150-250		3.6	3.9	4.2
250-500		3.9	4.9	6.0
500-750		4.3	5.2	6.6
750-1,000		5.2	6.4	12.5
1,000-1,500		5.3	6.6	13.5
1,500-2,000		5.9	7.0	15.0
2,000-2,500		6.0	7.6	15.7
2,500-3,000		6.1	7.9	17.8
3,000-3,500		6.3	8.4	18.7
3,500-4,000	6.6	8.7	20.0	
>4,000	6.7	9.0	Unlimited	
Minimum Setback Norms	Without Natural Ventilation			
	Building Height (m)	Setbacks (m)		
		Front	Rear	Sides
	<7	6	2.3	2.3
	7-15	6	3	3
	15-25	6	4	4
	25-40	6	4	5
	40-60	6	5	6
	>60	6	5	6

Parking Standards	With lorry/multiple axle requirements	
	Unit Type	Parking Requirement
	Mirco	2 spaces
	Small	1 space for 100 m ²
	Medium	3 space up to 250 m ² and 1 for every additional 200 m ²
	Large	9 space up to 1500 m ² & 1 space for every additional 300 m ²

(B) Commercial Buildings –

Source:

<https://www.uda.gov.lk/upload/attach/Planning%20and%20Development%20Regulations.pdf>

Reference Document: Urban Development Authority Planning & Development Regulations 2020

Commercial Use Definition:

Commercial Use Definition:

Criteria	Value			
Ground Coverage Ratio	Building Height (m)		Non Residential Plot Coverage	
	<7		80%	
	7-15		65%	
	15-25		65%	
	25-40		65%	
	40-60		50%	
	>60		50%	
Floor Area Ratio (aka Gross Plot Ratio)	Varies by Zone factor <ul style="list-style-type: none">Assuming highest zone factor of 2-2.24:			
	Plot Size (sq.m.)	Minimum RoW		
		7 RoW	9 RoW	12+ RoW
	150-250	3.2	3.5	3.8
	250-500	3.6	4.5	5.3
	500-750	3.8	4.6	6.0
	750-1,000	4.2	4.8	6.7
	1,000-1,500	4.3	5.0	7.2
	1,500-2,000	4.7	5.5	8.0
	2,000-2,500	4.8	5.6	8.5
	2,500-3,000	4.9	6.3	9.5
	3,000-3,500	5.0	6.4	10.0
	3,500-4,000	5.3	7.1	10.5
>4,000	5.4	7.3	11.0	
Minimum Setback Norms	Without Natural Ventilation			
	Building Height (m)	Setbacks (m)		
		Front	Rear	Sides
	<7	6	2.3	2.3
	7-15	6	3	3

	15-25	6	4	4
	25-40	6	4	5
	40-60	6	5	6
	>60	6	5	6
Parking Standards				
	Unit Type	Parking Requirement		
	City hotels	1 space for 10 Rooms		
	Banquet hall	1 space for 5 seats		
	Restaurant	1 space for 20 m ² (except service area) or 1 space for 5 seats whichever is more		
	Office / institutions	1 space for 100 m ²		

Japan – Development Controls Summary

(A) Industrial Buildings –

Source: https://www.japaneselawtranslation.go.jp/en/laws/view/4024/en#je_apxt3

Reference Document: Building Standards Act (Tentative translation), Act No. 201 of May 24, 1950

Criteria	Value
Ground Coverage Ratio	60%
Floor Area Ratio	1-4 based on zoning and use
Minimum Setback Norms	Minimum 4m frontage (2m in old areas)
Parking Standards	Varies by zone No requirement under plot size of 1,500 m ² or 2,000 m ² . Above the threshold, parking requirements phase in gradually according to a formula so that they are at full force only from 6,000 m ² floor area and above. On average, 1 per 330m ²

(B) Commercial Buildings –

Source: https://www.japaneselawtranslation.go.jp/en/laws/view/4024/en#je_apxt3

https://www.town.kutchan.hokkaido.jp/file/contents/4610/58991/pub2_list.pdf

Reference Document: Building Standards Act (Tentative translation), Act No. 201 of May 24, 1950

Criteria	Value
Ground Coverage Ratio	80%
Floor Area Ratio	2-13 based on zoning and use
Minimum Setback Norms	Minimum 4m frontage (2m in old areas)

Parking Standards	<p>Varies by zone</p> <p>No requirement under plot size of 1,500 m² or 2,000 m².</p> <p>Above the threshold, parking requirements phase in gradually according to a formula so that they are at full force only from 6,000 m² floor area and above.</p> <p>On average, 1 per 330m²</p>
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Annexure 3

List of Industries involving hazardous processes as per draft OSH code 2020 published by Ministry of Labour and Employment, GoI

1. Ferrous Metallurgical Industries
 - Integrated Iron and Steel
 - Ferro-alloys
 - Special Steels.
2. Non-ferrous metallurgical Industries
 - Primary Metallurgical Industries, namely, zinc, lead, copper, manganese and aluminium.
3. Foundries (ferrous and non-ferrous)
 - Castings and forgings including cleaning or smoothening/roughening by sand and shot blasting.
4. Coal (including coke) industries
 - Coal, Lignite, Coke and like other substances
 - Fuel Gases (including Coal Gas, Producer Gas, Water Gas)
5. Power Generating Industries.
6. Pulp and paper (including paper products) industries.
7. Fertiliser Industries
 - Nitrogenous
 - Phosphatic
 - Mixed.
8. Cement Industries
 - Portland Cement (including slag cement, puzzolona cement and their products).
9. Petroleum Industries
 - Oil Refining
 - Lubricating Oils and Greases.
10. Petro-chemical Industries.
11. Drugs and Pharmaceutical Industries
 - Narcotics, Drugs and Pharmaceuticals.

12. Fermentation Industries (Distilleries and Breweries).
13. Rubber (Synthetic) Industries.
14. Paints and Pigment Industries.
15. Leather Tanning Industries.
16. Electro-plating Industries.
17. Chemical Industries.
 - a) Coke Oven by-products and Coaltar Distillation products:
 - b) Industrial Gases (nitrogen, oxygen, acetylene, argon, carbon dioxide, hydrogen, sulphur dioxide, nitrous oxide, halogenated hydrocarbon, ozone, or any like gases);
 - c) Industrial Carbon;
 - d) Alkalies and Acids;
 - e) Chromates and dichromates;
 - f) Lead and its compounds;
 - g) Electrochemicals (metallic sodium, potassium and magnesium, chlorates, perchlorates and peroxides);
 - h) Electrothermal produces (artificial abrasive, calcium carbide);
 - i) Nitrogenous compounds (cyanides, cyanamides and other nitrogenous compounds);
 - j) Phosphorous and its compounds;
 - k) Halogens and Halogenated compounds (Chlorine, Fluorine, Bromine and Iodine);
 - l) Explosives (including industrial explosives and detonators and fuses).
 - m) Insecticides, Fungicides, Herbicides and other Pesticides Industries.
18. Synthetic Resin and plastics.
19. Man made Fibre (Cellulosic and non-cellulosic) industry.
20. Manufacture and repair of electrical accumulators.
21. Glass and Ceramics.
22. Grinding or glazing of metals.
23. Manufacture, handling and processing of asbestos and its products.
24. Extraction of oils and fats from vegetable and animal sources.
25. Manufacture, handling and use of benzene and substances containing benzene.
26. Manufacturing processes and operations involving carbon disulphide.

27. Dyes and Dyestuff including their intermediates.
28. Highly flammable liquids and gases.
29. Printing and dyeing on fabrics in textiles and plywood and laminate manufacturing process.
30. Process involving usage of radium or Radioactive Substances.
31. Stone Crushing industry.
32. Extraction of Oil and Raw material from the scrap tyres.
33. Cigarette manufacturing industry.
34. Ship breaking industry.
35. Hazardous waste and e-waste processing plants.
36. Semiconductor manufacturing industry.
37. Styrene manufacturing, handling and processing industry.
38. Nano-particles utilizing industry.

Annexure 4

Comparison of Labour Reforms across States

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
1.	Goa	✓ ID Act, 1947	✓ Factories Act,1948	✓ CLRA Act, 1970	✓ IESO Central Rules, 1946 (Amendment Rules, 2018)	✓ Factories Act, 1948	✓ ID act, 1947 and CLRA Act, 1970	✓ Factories Act, 1948	✓	Nil
2.	Gujarat	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ Bombay IESO (Gujarat Amendment) Rules, 2006	✓ Factories Act, 1948 Gujarat Shops and Establishment Act, 2019	✓ ID Act,1947; CLRA Act,1970; Equal remuneration Act, 1976; Minimum Wages Act, 1948; Motor transport Workers Act, 1961	✓ Gujarat Shops and Establishment Act, 2019	✓	Nil
3.	Haryana	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ IESO Rules 2019	✓ Factories Act, 1948 Punjab shops and commercial establishment Act,1958	✓ Factories Act, 1948	✓ Factories Act, 1948 (upto 115 hours)	✓	UC
4.	Madhya Pradesh	✓ ID Act, 1947	✓ Factories Act, 1948 (50 workers)	✓ CLRA Act, 1970	✓ MP IESO Rules, 1963	✓ Factories Act, 1948 Madhya Pradesh Shop & Establishment Act, 1958	✓ Equal remuneration act, 1976; Minimum wages Act, 1948; Payment of wages Act, 1936; Sales promotion employees Act, 1976, IESO Act,1946	✓ Factories Act, 1948	✓	Nil
5.	Odisha	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ Orissa IESO Rules 1946 (Amendment Rules, 2007)	✓ Factories Act, 1948 Odisha Shops and establishment Act, 1956	✓ Factories Act, 1948	✓ Factories Act, 1948	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil- Not initiated/not known
3. **Draft Issued** - A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
6.	Punjab	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ IESO Punjab Rules, 1949	✓ Factories Act, 1948 Punjab shops and commercial establishment Act, 1958	✓ Factories Act, 1948	✓ Factories Act, 1948	✓	Nil
7.	Uttar Pradesh	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ IESO Rules, 1991 (Textile and Export oriented Unit)	✓ Factories Act, 1948	✓ Motor transport workers Act, 1961; Sales promotion employees Act, 1976; IESO Act, 1946, Payment of wages Act, 1936; Equal remuneration Act, 1976	✓ Uttar Pradesh Dookan aur vaniyya adhishthan adhiniyam, 1962	✓	Nil
8.	Rajasthan	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ Rajasthan IESO Rules, 1963	✓ Factories Act, 1948 Rajasthan Shops & Commercial Establishments Act, 1948	✓ Factories Act, 1948,	UC	✓	UC
9.	Andhra Pradesh	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	UC	✓ Andhra Pradesh shops and establishment Act, 1988 and Factories Act, 1948	✓ Andhra Pradesh shops and establishment Act, 1988	Nil	✓	UC
10.	Arunachal Pradesh	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ Arunachal Pradesh IESO Amendment Rules, 2020	Nil	✓ ID Act, 1947	Nil	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil- Not initiated/not known
3. **Draft Issued** - A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
11.	Assam	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	✓ Assam IESO Rules, 1947 (Amendment Rules, 2020)	✓ Factories Act, 1948	UC	UC	✓	UC
12.	Bihar	✓ ID Act, 1947	✓ Factories Act 1948	✓ CLRA Act, 1970	✓ Bihar IESO Rules, 1947	✓ Factories Act 1948	Nil	Nil	✓	Nil
13.	Himachal Pradesh	✓ ID Act, 1947 (Upto 200)	UC	✓ CLRA Act, 1970 (Upto 30)	✓ IESO Himachal Pradesh Rules 1973, amendment Rules, 2019	✓ Factories Act, 1948	✓ Factories Act, 1948 ; Himachal Pradesh shops and commercial establishment Act, 1969	UC	✓	Nil
14.	Uttarakhand	✓ ID Act, 1947	UC	✓ CLRA Act, 1970	✓ Uttarakhand (Uttar Pradesh Industrial Employment model standing order), 1992	✓ Factories Act, 1948	✓ Factories Act, 1948	UC	✓	Nil
15.	Karnataka	Nil	Nil	Nil	✓ Karnataka IESO Rules 1961	✓ Factories Act, 1948 and Karnataka Shop and commercial establishment Act, 1961	✓ Karnataka Shop and commercial establishment Act, 1961	✓ Factories Act, 1948 (upto 144 hours)	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil- Not initiated/not known
3. **Draft Issued** - A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

3

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
16.	Maharashtra	Nil	✓ Factories Act, 1948	✓ CLRA Act, 1970	Nil	✓ Factories Act, 1948	✓ Factories Act, 1948	✓ Factories Act, 1948 (Upto 115 hours)	✓	Nil
17.	Tripura	✓ ID Act, 1947	UC	✓ CLRA Act, 1970	✓ IESO central Rules, 1946	Nil	✓ ID Act, 1947	Nil	✓	Nil
18.	Chhattisgarh	MHA/SG	MHA/SG	MHA/SG	Nil	✓ Factories Act, 1948 Chhattisgarh Shops and establishment Act, 2017	✓ Chhattisgarh Shops and establishment Act, 2017	✓ Factories Act, 1948	✓	Nil
19.	Meghalaya	✓ ID Act, 1947	✓ Factories Act, 1948	✓ CLRA Act, 1970	Draft issued	Nil	UC	UC	✓	Nil
20.	Jharkhand	✓ ID Act, 1947	Draft issued	Nil	✓ IESO Rules, 1946	UC/MHA	Nil	Nil	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil- Not initiated/not known
3. **Draft Issued** - A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

4

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
21.	Tamil Nadu	Nil	Nil	Nil	UC	✓ Factories Act, 1948 T.N. Shop & Establishment Act, 1947	✓ Motor Transport workers Act, 1961; TN Shop and Establishment Act, 1947; TN industrial establishment (nation and festival holidays) Act, 1958	Nil	✓	Nil
22.	Telangana	Nil	Nil	Nil	Nil	✓ Factories Act, 1948 Telangana Shops and Establishment Act, 1988	✓ Telangana Shops and Establishment Act, 1988	Nil	✓	Nil
23.	West Bengal	Nil	Nil	Nil	Nil	✓ W.B. Shop and Establishment Act, 1963	Nil	Nil	✓	Nil
24.	Sikkim	Nil	Nil	Nil	Nil	Nil	✓ Sikkim Labour (Regulation of employment and condition of service) Act, 2021	Nil	✓	Nil
25.	Kerala	Nil	Nil	Nil	Nil	✓ Kerala shops and commercial establishment amendment Act, 2018	Nil	Nil	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil:- Not initiated/not known
3. **Draft Issued** - A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

5

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
26.	Mizoram	Nil	Nil	Nil	Nil	✓ Mizoram Shops and Establishment Amendment Act, 2020	Nil	Nil	✓	Nil
27.	Manipur	UC	UC	UC	Nil	Nil	✓ The Manipur Labour laws(Exemption from renewal of registration and license) by Establishment Act, 2024	Nil	Nil	Nil
28.	Nagaland	Nil	Nil	Nil	Nil	Nil	Nil	Nil	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil:- Not initiated/not known
3. **Draft Issued** - A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

6

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
1.	Jammu and Kashmir	✓ ID Act, 1947	MHA	✓ CLRA Act, 1970 (upto 40)	Nil	✓ J&K shops & Commercial establishment Act, 1966	✓ IESO Act, 1946; Motor transport workers act, 1961; Sales promotion employees Act 1976	Nil	✓	Nil
2.	Ladakh	✓ ID Act, 1947	MHA	✓ CLRA Act, 1970 (upto 40)	Nil	UC/MHA	✓ IESO Act, 1946; Motor transport workers Act, 1961; Sales promotion employees Act 1976	Nil	✓	Nil
3.	Chandigarh	Nil	Nil	Nil	✓ IESO Central Rules, 1946	✓ Punjab Shops and commercial establishment Act, 1958	Nil	Nil	✓	Nil
4.	D N Haveli Daman and Diu	Nil	Nil	Nil	✓ IESO Act, 1946 (Model Standing Amendment Order 2020)	✓ Factories Act, 1948	✓ Gujarat Shops & Establishment Act, 2019	Nil	✓	Nil
5.	Puducherry	Nil	Nil	Nil	Nil	✓ Puducherry Shops & Establishment Act, 1964	✓ Puducherry Shops & Establishment Act, 1964	Nil	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil- Not initiated/not known
3. **Draft Issued**- A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

7

Labour Reforms in States/UTs (as on 13.02.2025)										
Sl. No.	Name of the State/UT	Threshold of the Industrial Dispute (ID Act) from 100 to 300	Threshold for Factories Act from 10 to 20 (with power) 20 to 40 (without power)	Threshold of the Contract Labour (Regulation and Abolition Act)/CLRA from 20 to 50	Fixed Term Employment (FTE)- Industrial Employment Standing Order (IESO)	Allowing Women to work in night shift	Compounding of offences	Enhancing quarterly overtime hours limit (from 75 upto 125 hours)	Compliance Notice#	Notice for Strike/ Lock-outs
6.	A&N Islands	Nil	Nil	Nil	Nil	Nil	Nil	Nil	✓	Nil
7.	NCT of Delhi	Nil	Nil	Nil	Nil	✓ Delhi Shops and Establishment Act, 1954	Nil	Nil	✓	Nil
8.	Lakshadweep	Nil	Nil	Nil	Nil	Nil	Nil	Nil	✓	Nil

1. UC- Under Consideration of the State Government,
2. Nil- Not initiated/not known
3. **Draft Issued**- A draft of the FTE notification for comments of public/stakeholders issued.
4. **Tick in the Green Box** - Final notification issued by the State Government
5. **MHA/SG**- Clarification has been sought from State Government.
6. UC/MHA – Under consideration in MHA
- # Through Executive Order.

8

Annexure 5

Amendment made by Government of Karnataka in the Factories Act

PARLIAMENTARY AFFAIRS AND LEGISLATION SECRETARIAT NOTIFICATION

NO: DPAL 04 SHASANA 2023, BENGALURU, DATED: 07.08.2023

The Factories (Karnataka Amendment) Bill, 2023

KARNATAKA ACT NO. 33 OF 2023

(First Published in the Karnataka Gazette Extra-ordinary on the 7th day of August, 2023)

THE FACTORIES (KARNATAKA AMENDMENT) ACT, 2023

(Received the assent of the President on the 10th day of July, 2023)

An Act further to amend the Factories Act, 1948 in its application to the State of Karnataka.

Whereas, it is expedient further to amend the Factories Act, 1948 (Central Act LXIII of 1948) in its application to the State of Karnataka for the purposes hereinafter appearing;

Be it enacted by the Karnataka State Legislature in the Seventy-fourth Year of the Republic of India, as follows:-

1. Short title and commencement:- (1) This Act may be called the Factories (Karnataka Amendment) Act, 2023.

(2) It shall come into force at once.

2. Amendment of section 54:- In section 54 of the Factories Act, 1948 (Central Act LXIII of 1948) (hereinafter referred to as the Principal Act),-

- (i) the existing provision shall be numbered as sub-section (1); and
- (ii) after sub-section (1) so numbered, the following shall be inserted, namely:-

“(2) The State Government may by notification in the official Gazette, extend the daily maximum hours of work specified in this section up to twelve

hours inclusive of interval for rest in any day, subject to a maximum of forty eight hours in any week as specified in section 51, in respect of any group or class or description of factories on such conditions as it may deem expedient, subject to the written consent of such worker for such work, and the remaining days of the said week for the worker shall be paid holidays.”

3. Amendment of section 55.- In section 55 of the Principal Act, after sub-section (2), the following shall be inserted, namely:-

“(3) The State government may by notification extend the total number of hours of work of a worker without an interval to six hours in respect of any group or class or description of factories on such conditions as it may deem expedient due to the provision of flexibility in working hours as specified in sub-section (2) of section 54.”

4. Amendment of section 56:- In section 56 of the Principal Act,-

- (i) the existing provision shall be numbered as sub-section (1); and
- (ii) after sub-section (1) so numbered, the following shall be inserted, namely:-

“(2) The State Government may by notification in the Official Gazette increase the spread over up to 12 hours inclusive of his intervals for rest in respect of any group or class or description of factories on such conditions as it may deem expedient, due to the provision of flexibility in working hours as specified in sub-section (2) of section 54.”

5. Amendment of section 59.- In section 59 of the Principal Act, for

sub- section (1), the following shall be substituted, namely:-

“(1) Where a worker works in any factory,-

- (i) for more than nine hours in any day or for more than forty eight hours in any week, working for six days in any week;
- (ii) for more than ten hours in any day or for more than forty eight hours in any week, working for five days in any week;
- (iii) for more than eleven and a half hours in any day working for four days in any week, or works on paid holidays

-he shall in respect of overtime work, be entitled to wages at the rate of twice his ordinary rate of wages.”

6. Amendment of section 65.- In section 65 of the Principal Act, in sub-section (3),-

- (i) in clause (iv), for the words “seventy five” the words “one hundred and forty four hours” shall be substituted;
- (ii) after clause (iv) the following shall be inserted, namely:-

“(v) a worker shall be required to work overtime subject to the written consent of such worker for such work.”

7. Substitution of section 66.- For section 66 of the Principal Act, the following shall be substituted, namely:-

“66. Further restriction on employment of women.- The provisions of this Chapter shall, in their application to women in factories, be supplemented by the following further restrictions, namely:-

(a) no woman shall be required or allowed to work in any factory except between the hours of 6 A.M. to 7 P.M:

Provided that a woman may be required or allowed to work in any factory between the hours of 7 P.M to 6 A.M subject to the following conditions, namely:-

(i) It shall be the duty of the employer or other responsible persons at the work places to prevent or deter the commission of acts of sexual harassment and to provide the procedures for the resolution, Statement or prosecutions of acts of sexual harassment by taking all steps required;

(ii) Express prohibition of sexual harassment in any form such as unwelcome sexually determined behaviour either directly or by implication or

advances or contact to gain contact or demand sexual favours or make sexually coloured remarks or showing pornography or any other unwelcome physic, verbal or non-verbal contact of sexual nature;

(iii) Provide appropriate working conditions in respect of works, leisure, health and hygiene to further ensure that there is no hostile environment towards women at workplaces and no woman employee should have reasonable grounds to believe that she is disadvantaged in connection with her employment;

(iv) The employer shall maintain a complaint redressal mechanism in the factory itself and the said mechanism shall ensure time-bound treatment of complaint. Such mechanism shall provide, when necessary a Complaint Committee, a special counsellor or other support services including the maintenance of confidentiality;

(v) The female employees shall be allowed to raise issues of sexual harassment to workers in the workers meeting and other appropriate forums;

(vi) The employer shall provide proper lighting and CCTV coverage not only inside the factory, but also surrounding of the factory and to all places where the female workers may move out of necessity in the course of work. CCTV coverage shall be storage for not less than forty five days;

(vii) The employer shall see that the women workers are employed in a batch not less than ten;

(viii) Sufficient women security shall be provided during the night shift at the entry as well as exit point;

(ix) Sufficient number of rest rooms shall be provided for the female workers to arrive in advance and also leave after the working hours;

(x) The employer shall provide transportation facility to the women workers from their residence and back (for night shift) and security guards (including female security guard) and each transportation vehicle shall also be equipped with CCTV camera and GPS;

(xi) During night shift not less than 1/3rd of strength of the supervisor shift- in-charge or foreman or other supervisory staff shall be women;

(xii) There shall be not less than twelve consecutive hours of rest or gap between the last shifts and the night shift wherever a women worker is changed from day shift to night shift and so also from night shift to day shift;

(xiii) The establishment shall obtain Bio-data of each driver and conduct pre-employment screening of the antecedents of all drivers employed on their own. As regards the driver employed through outsourcing, the company shall ensure to its satisfaction that the collection of Bio-data and conduct pre-employment screening of the antecedents of the drivers is carried out by the service provider;

(xiv) The telephone number, particularly mobile phone numbers email ID and address of the women employees shall not be disclosed to unauthorised persons;

(xv) Careful selection of routes shall be made in such a way that no women employees shall be picked up first and dropped last; and

(xvi) It shall not be made compulsory or obligatory for any women worker to work in night shifts. Written consent shall be obtained from the women workers who are interested to work in night shifts.

(b) There shall be no change of shifts except after a weekly holiday or any other holiday.”

By Order and in the name of the
Governor of Karnataka,
G. SRIDHAR
Secretary to Government
Department of Parliamentary
Affairs and Legislation

Annexure 6

Document Checklist for Maharashtra for obtaining Electricity Connection Prior to Reduction:

A-1 Form for Power Supply for Residential / Commercial /Industrial Purpose

- A. Documents Required (Please Tick which is applicable)
1. Proof of Ownership or Occupancy of Premises (Any one of the following)
 2. Occupancy Certificate issued by Statutory body / Competent Authority
 3. Ownership Document/form 8 / Form 7-12 / tax / lease issued by Local Authority
 4. In case of tenant Leave & License /Lease agreement with Property Owner's NOC In case of Quarter, Allotment letter of its authority.
 5. In case of Slum Area, if none of the above documents is available then affidavit on Rs. 200/- stamp paper.
- B. Identity Proof (Any one of the following)
- Voter's identification Card Collector/Govt. Authorized Photo ID Aadhar Card
 - PAN Card
 - Driving License
 - Passport
- C. Documents required for relevant category (If applicable)
- SC / ST Caste Certificate • BPL Certificate

Remark:

- 1) Required Statutory & regulatory permission is to be submitted.
- 2) For industrial connection purpose following additional documents required:
 - a) Industrial Registration / DIC Certificate.
 - b) Separate sheet for Load profile.

Annexure 7

G.O Dated 04.02.2025 of Government of Andhra Pradesh permitting self certification for building permissions

Annexure - A

GOVERNMENT OF ANDHRA PRADESH ABSTRACT

Municipal Administration & Urban Development Department – Andhra Pradesh Building Rules, 2017 – Guidelines for Self Certified Building Permissions under Self Certification Scheme(SCS) – 2025 - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.20

Dated: 04.02.2025

Read the following: -

1. G.O.Ms.No.119, MA&UD (H) Department, dated:28.03.2017.
2. G.O.Ms.No.401, MA&UD (M) Department, dated:15.11.2017.
3. G.O.Ms.No.223, MA&UD (M) Department, dated:09.07.2018.
4. G.O.Ms.No.179, MA&UD(M) Department, dated:01.10.2020.
5. G.O.Ms.No.180, MA&UD (M) Department, dated:01.10.2020.
6. G.O.Ms.No.175, MA&UD (M) Department, dated:10.11.2022.
7. G.O.Ms.No.145, MA&UD (M) Department, dated:23.11.2023.
8. G.O.Ms.No.4, MA&UD(M) Department, dated:09.01.2025.
9. G.O.Ms.No.7, MA&UD(M) Department, dated:20.01.2025.
10. From the DT&CP.,A.P.,Mangalagiri,Lr.Roc.No.17/8/2025/PLG(e- 2688881),dt:21.01.2025 together with annexures.

ORDER:

In the reference 1st read above, the Government have issued the Andhra Pradesh Building Rules, 2017 applicable to the building activities in the State, based on the Model Building Bye-Laws, 2016 of Government of India. Subsequently, the Govt., vide references 2nd to 9th cited have issued amendments to the AP Building Rules, 2017, in order to make the building environment safe, inclusive, environmentally sustainable and contribute towards economic development and enhance Ease of Doing Business (EoDB) and to have investment friendly environment in the State.

2. In the reference 10th read above, the Director of Town & Country Planning, Mangalagiri has proposed the Draft Guidelines for Self-Certified Building Permissions as Self Certification

Scheme(SCS) – 2025.

Government after careful examination of the matter and in order to improve the “Speed of Doing Business” in the State and to bring about a participatory approach to the developments to boost the Real Estate Sector and in exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Section 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, hereby issue the Guidelines for Self Certified Building Permissions under Self Certification Scheme(SCS) – 2025 annexed to this order to be inserted as Chapter – XIV in A.P.Building Rules issued vide G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017.

3. A copy of this order is available on the internet and can be accessed at the address <https://goir.ap.gov.in>.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Store Purchase Department, Vijayawada for publication of Notification in the Gazette

The Director of Municipal Administration, A.P.,Vaddeswaram, Guntur. The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.

The Commissioner, A.P. Capital Region Development Authority, Vijayawada. The Metropolitan Commissioner, VMRDA., Visakhapatnam.

The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur. All the Commissioners of ULBs in the State

- **through** DMA., A.P., Vaddeswaram.

All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri. All the District Collectors in the State.

The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P., Vijayawada.

The Chairman & Managing Director, APTRANSCO., Vijayawada. The Commissioner & Inspector General of Registration & Stamps, A.P., Vijayawada.

The V.C & M.D., Andhra Pradesh Industrial Infrastructure Corporation Ltd. (APIIC), Mangalagiri.

The Director of Translations, Vijayawada(With a request to translate into Telugu and Retransmit the same)

Copy to:

The Panchayat Raj & Rural Development Department, A.P.Secretariat. The Revenue Department, A.P. Secretariat.

The Energy Department, A.P. Secretariat. The Home Department, A.P. Secretariat.

The OSD/PS to Principal/Secretary to Hon'ble Chief Minister. The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department. The P.S. to Prl. Secretary to Government, MA&UD Department. SF/SCs.

// FORWARDED BY ORDER //

SECTION OFFICER

ANNEXURE

1. In the said Rules, -

After Chapter - XIII, the Chapter - XIV shall be added, namely:-

CHAPTER - XIV **Self Certification Scheme (SCS) - 2025**

181. Guidelines for Self Certified Building Permissions Background:

The Self Certification Scheme 2025 is being introduced to improve the “Speed of Doing Business” in the State — The Government intends to bring about a participatory approach to the developments to boost the Real Estate Sector. Therefore, the enforcement power and responsibilities of adhering to approved building permission are being proactively devolved to its Licensed Technical Personnel (LTPs) and citizens on a trust basis.

As a first phase, only non-high-rise residential buildings are included in the scheme. The Guidelines for the same are detailed below.

1. Short title and application

- 1.1.** These guidelines shall be called “**Guidelines for Self Certification Scheme 2025 for Building Permissions**” or “SCS 2025”.
- 1.2.** This shall be applicable to all Urban Local Bodies (ULBs) in the State of Andhra Pradesh.
- 1.3.** This shall be applicable to all Gram Panchayats falling in the jurisdiction of Urban Development Authorities(UDAs), including APCRDA (except Capital City area of APCRDA) and having the site extent of 300 sq.mt or above.
- 1.4.** These guidelines shall apply to all the building permissions applied after publication of these guidelines.

2. Definitions:

In these guidelines, unless the context otherwise requires: -

- 2.1. “Applicant”** means the landowner, leaseholder, or power of attorney holder who wishes

to construct, re-construct, or develop a non high rise residential building.

- 2.2. “Competent Authority”** means the Commissioner, APCRDA/ Metropolitan Commissioner, VMRDA/Vice Chairperson of respective UDA/ Municipal Commissioner of respective Municipal Corporation/ Municipality/ Nagar Panchayat.
- 2.3. “Licensed Technical Personnel”** or (LTP) means an Architect / Engineer / Supervisor / Town Planner who has a valid registration in the ULB or UDA as per rule 2(101) of APBR 2017 and its amendments.
- 2.4. “Low Risk buildings”** means all non high rise residential buildings.

Note: As per rule 2(17)(h) of Andhra Pradesh Building Rules 2017 issued vide GO.Ms.119 of MAUD Dept Dt: 28-03-2017 and its subsequent amendments, “High Rise Building means a building with 18 meters and above from finished plinth level (including stilt floor) in height.”

- 2.5. “OBPS”** means the Online Building Permission System(OBPS) in force through which the LTP and applicant shall apply for Self Certified Building Plans.
- 2.6. “Self-Certification”** refers to the declaration made by the applicant, along with the Licensed Technical Person (LTP), confirming that the ownership documents and other related documentation for the construction or reconstruction of self-certified buildings are authentic, consistent with the on-ground situation and that the information submitted online is accurate

3. Eligibility

- 3.1.** Self Certification Scheme shall apply to non high rise residential building plan permissions in following cases only:
- a) plots in approved layouts
 - b) layouts regularized under the LRS - 2008 and LRS 2020 schemes
 - c) Village sites and Gramakantam
 - d) Areas with approved Circulation Patterns
 - e) Redevelopment of existing buildings already having approved plans or existed before 1985
- 3.2.** The scheme shall not be applicable to:
- a) any other case except those mentioned in para 3.1 above.
 - b) Group Development Schemes
 - c) Building proposed in CRZ areas

- d) Building proposed in unauthorized layouts
- e) In land uses where residential uses are prohibited in Master plan land uses and zoning regulations and building rules 2017

4. Procedure for Self Certification

- 4.1.** Applicant shall submit building plan applications along with relevant documents, fees and mortgage required percentage of built up area (wherever applicable) through Licensed Technical Person (LTP) in OBPS portal as per the existing procedure in vogue with the addition of a signed Self Certification Proforma.
- 4.2.** The Self Certification Proforma shall be signed by both the applicant and LTP and uploaded in OBPS portal.
- 4.3.** OBPS portal will scrutinize the submission and issue proceedings instantaneously after payment of necessary fee/charges as generated on trust basis.
- 4.4.** The applicant may commence construction from the date of obtaining the permission in OBPS.
- 4.5.** The LTP shall upload the **Plinth level Inspection (PI) report** within 7 days of completion of the plinth beam duly ensuring that the site setbacks are maintained as per the approved plan. The report as per the enclosed proforma along with photographs with geo coordinates shall be submitted in OBPS. If the LTP fails to upload the Plinth level Inspection report within 7 days, from laying the plinth beam, such building permission shall be considered as deemed certified by the LTP that the plinth level inspection is done and the construction commenced as per approved plan. It will be the responsibility of the owner and LTPs to ensure that the building is constructed in accordance with the sanctioned building plan adhering to the provisions of AP Building Rules, 2017.
- 4.6.** The LTP shall submit the occupancy certification as per the proforma in OBPS and the mortgage will be released by the Competent Authority instantaneously if the construction is as per the approved plan.
- 4.7.** Any deviations identified at the occupancy stage by the LTP, which are within the permissible limits as per rules, the LTP shall raise payment challan through online in his login to the extent of the deviation and ensure payment is completed before applying for occupancy. During the random verification/regular inspections, if any deviation is

observed in raising compounding fee and percentage of deviation, the concerned LTP and the Owner shall be made jointly responsible and the owner will be liable to pay the double the amount of compounding fee and the action against the LTP will be as per Bharatiya Nyaya Sanhita (BNS).

5. Other conditions pertaining to Self Certification

- 5.1.** At any stage of construction of Low Risk buildings, if the LTP who uploaded and confirmed the self-certified building plan, notices that such building is being constructed in violation of such building plan, the LTP shall intimate to the authority concerned regarding such violations and stop further supervision and the owner will be held fully responsible for the irregularities. The LTP shall submit complete details of the construction along with photographs with geo- coordinates of the building being constructed in OBPS. Failing which, the authority has right to initiate action against LTP.
- 5.2.** The Competent Authority shall immediately issue a notice to the owner on the basis of the intimation received from the LTP to suspend further work and rectify violations. In such cases the owner shall not make further additions in violation of the conditions. The owner may, after removal of violations, engage an LTP and proceed with work as per approved plan or obtain revised plan as per rules.
- 5.3.** After submission of application or during the construction of building if there is change in the owner or the LTP, both the Owner and the LTP concerned shall intimate the Competent Authority through OBPS that he is no longer responsible for the construction project from the date of receipt of the intimation. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ LTP. The construction work shall have to be suspended until the new owner / LTP, as the case may be, undertake the full responsibility of the project by registering in OBPS to the project and an intimation of the same shall be automatically sent to the Competent Authority login in OBPS intimating the same.
- 5.4.** Competent Authority reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner. In case the owner fail to rectify violations, the Competent Authority shall take necessary steps to rectify the violations.

6. Responsibilities of the Owner

- 6.1. It shall be the sole responsibility of the building owner to adhere to the approved building plan.
- 6.2. The owner shall intimate the LTP after completion of (i) plinth beam, (ii) slab level and (iii) occupancy for submission of report in OBPS promptly.

7. Responsibilities of LTPs

- 7.1. LTPs shall ensure that they don't endorse any misrepresentation of documents or facts.
- 7.2. LTPs shall ensure that master plan , zoning regulations and Building rules 2017 are adhered to and no plan is approved in:
 - a) Restricted zones in Masterplan and Indicative Land Use Plans like Open Space, Recreational Use Zones and sites falling in Master Plan road alignment/road widening and areas reserved for public purposes, buffer spaces, water bodies.
 - b) Government lands as per 22A prohibited list, assigned lands without valid ownership documents, etc.
- 7.3. LTPs shall ensure that building permissions are not issued in sites where any court cases or litigations are under process unless the case is disposed by the Hon'ble Court.
- 7.4. LTPs shall ensure that all fees/charges as per the published fee/charges gazette is generated and paid by applicant.
- 7.5. LTPs shall ensure that gift deeds or mortgage to be carried out by the applicant is done prior to submission of application.
- 7.6. LTPs shall suo-moto verify the building plans submitted by them and also submit reports promptly in OBPS without delay.
- 7.7. For buildings which attracts RERA registration as per AP RERA Act, 2016, soon after obtaining building permission the LTP and the Owner shall ensure that the registration is done with APRERA.
- 7.8. LTPs are liable for misrepresentation of on Ground report and necessary action will be initiated against them as per "Bharatiya Nyaya Sanhita"(BNS)

8. Responsibilities of Town Planning staff

- 8.1. Supervisory Checks by Town Planning functionaries in case of self-certified buildings are hereby dispensed with.
- 8.2. However, 10% -15% of the total files will be randomly assigned in OBPS for inspection to the Town planning functionary logs. These files shall be verified with respect to the

approved plan, submitted documents, and the on-ground construction.

- 8.3.** As and when any irregularity is noticed in self certification buildings (or) any complaint received through various forums/modes/individuals, they shall take action on the building as per the Act provisions and action against LTP shall be as per the procedure mentioned under these rules.

9. Action for Wrong Information/ misrepresentation:

- 9.1.** If the permission accorded is found to be obtained through misrepresentation, then
- a) permission shall be revoked by the Competent Authority
 - b) construction made on such sites shall be treated as unauthorized construction and action shall be taken as per rules in vogue.
 - c) action will be taken against concerned LTP and owner as per “Bharatiya Nyaya Sanhita (BNS)”
- 9.2.** In case, the self certified plan approved by LTP is revoked, his license will be automatically revoked in OBPS for a period of five (5) years.

10. Post Occupancy Stage:

10.1 OBPS shall randomly select 10-15% of the self-certified buildings for post-occupancy audit and assign them to Town planning functionary logins.

10.2 Competent Authority shall complete Post Occupancy Audit for the files so assigned in OBPS within 15 days

10.3 Post Occupancy Audit can be done at any time within two years after the issue of Occupancy Certificate.

10.4 In post-occupancy audit, the constructed building and usage shall adhere to the approved building permission.

10.5 After obtaining the occupancy certificate, if any violations or deviations from the approved plan are discovered later, the owner will be held fully responsible for the irregularities and penal action will be initiated as per the provisions of “Bharatiya Nyaya Sanhita(BNS)”

Annexure B
Self Certification Proforma

Date: _____

From,

1. Name, address & phone no of applicant
2. Name, official address & registration no. of LTP
3. Aadhar No. of the Applicant:
4. Aadhar No. of the LTP(S):

To,

The Municipal Commissioner, ULB, location or The Vice
Chairperson, UDA, location.

Sir/Madam,

Sub: *[Mention ULB/UDA]* - Self Certification of low risk buildings -
proposed building construction in Sy.No._____of _____revenue Village in
_____Mandal, _____District located in _____*[Mention ULB/UDA name]*
limits - joint Self Certification - Submitted - Regarding.

Ref: *AP Building Rules 2017 issued vide GO.Ms.No.119, MAUD Dt:*
28.03.2017

It is to submit that I/we, _____*[mention names of all the owners/lease holders as per document]*, am/are owner(s)/leaseholder, or power of attorney holder of site in Sy.No.____ of _____revenue Village in _____Mandal, _____District located in _____*[Mention ULB/UDA]* limits to a site extent of _____ sq.m (____sq.yards) with a total built up area of _____ sq.m (____sq.ft) for residential building having height of _____ meters. I am/We certify that the documents submitted in this permission are correct and complete. I am authorised to take up the proposed development in the site mentioned above. **I shall abide by the approved building plan in undertaking the construction** and promptly intimate the LTP at all stages of completion.

It is to submit that, I, _____*[mention LTP name]* with registration number _____ agree to be the LTP for the proposed building construction in the site mentioned above till the completion of the project **I shall guide and instruct the applicant to**

abide by the approved building plan in undertaking the construction and notify the authorities if any deviation comes to my notice.

We certify that,

1. The documents submitted in this permission are correct and no vital information is withheld.
2. The site does not fall under any restricted use zone like proposed masterplan road, waterbodies, recreational open space, masterplan buffers, etc.
3. NOCs applicable are obtained and uploaded in online application.
4. ____sq.m site which is Road affected portion is given as conveyance deed to ULB/UDA.
5. ____sq.m site is Mortgaged to the ULB/UDA as per rules and registered document number _____is submitted.
6. Fees as per the ULB/ UDA fee gazette are paid.
7. There are no litigations or court cases pending with respect to the site.
8. I am liable for any mis-representation made in the approved drawings/documents and action against me and the owner as per the provisions of “Bharatiya Nyaya Sanhita (BNS)” and consider the construction as unauthorized construction.

Name & Signature of Applicant

Signature:

Name of the LTP: Registered No.
of Empanelled Licensee:

Annexure C
Plinth level inspection report BA.No: _Dt:

Work of (Title of the project) at [Site address]

Name of the present owner/lease holder/GP holder:

Location : ____ (Sy.No, village,mandal) in ____ (ULB/UDA)

Date of inspection : _

Stage of construction at site: _____

Plinth level inspection details

Sl. No.	Item	Provided as per approved plan	Provided actually at site	Remarks
1.	Front set back			
2	Rear set back			
3	Side 1 set back			
4	Side 2 set back			
5	Plinth area			

Any other remarks: _

Is the construction up to plinth level as per the approved plan : Yes / No

Remarks:

Recommendation: As the construction is (NOT) as per approved plan so far, the plinth level inspection is cleared/ NOT cleared.

Signature: Name of the LTP:

Registered No. of Empaneled Licensee:

Annexure D
Occupancy certification report

The existing occupancy format continues.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT