

Progress Report

March 2016

Ease of doing Business

in the

*Yamuna Expressway Industrial Development
Authority (YEIDA)*

Submitted by:



YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY

First Floor, Commercial Complex, P-2, Sector- Omega I,

Greater YEIDA, Gautam Budh Nagar, Uttar Pradesh, PIN: 201308

Tel: +91.120.2395153/7/8, Fax: +91.120.2395150

Website: www.yamunaexpresswayauthority.com

FOR INDUSTRIAL DEVELOPMENT AUTHORITIES		
S. No	Points	Present Status
1	Implementing GIS system for Land & available infrastructure	<p>Master Plan has been already uploaded on the YEIDA website.</p> <p>http://www.yamunaexpresswayauthority.com/mplan2021</p> <p>http://www.yamunaexpresswayauthority.com/mplan2031</p> <p>The layout of industrial sector 32 and 33 are available on website.</p> <p>http://www.yamunaexpresswayauthority.com/mapsec32</p> <p>http://www.yamunaexpresswayauthority.com/mapsec33</p> <p>The Authority is in process of purchasing licensed “ArcGIS software”. Hopefully it will be implemented up to 15th May 2016</p>
2	Land Allotment: Procedure & timeline	<p>In YEIDA there is a defined process of Applications received for Land allotment. The procedure is available on YEIDA website.</p> <p>http://www.yamunaexpresswayauthority.com/indlu</p>
3	Comprehensive formal building code applicable to the entire state.	<p>The Comprehensive formal building code applicable to the YEIDA area is available on website. Refer URL:</p> <p>http://www.yamunaexpresswayauthority.com/byelaws</p>
4	System at all ULBs and IDC that allows building permit issuing agencies to assess building plans using AutoCAD software.	<p>The Authority issues completion certificate as per the provisions of the notified Building Regulation in which the application and drawing for completion certificate are certified and prepared by the Authorized Architects.</p>
5	Third party certification of structural design and architectural drawings across all ULBs and IDCs.	<p>Third party certification of residential plots up to 300sq.m. is approved for YEIDA area.</p>
6	Building Plan Approvals: Procedure, Timelines & final signed approval online	<p>Document – “Documents required for Building Plan Approval and Completion” is uploaded on website. Refer URL:</p> <p>http://www.yamunaexpresswayauthority.com/docbplannapp</p> <p>Timeline for Approval and sanction is also uploaded on website: Refer URL:</p> <p>http://www.yamunaexpresswayauthority.com/byelaws</p> <p>Chapter 2, Point 13.0</p> <p>For Online Approval – an “Online Building Plan Approval System” has been developed which is under last stage, shall be executed on website and functional by 15th May 2016</p>

7	Water connection : Procedure, timelines and final signed approval online	For Water connection, Online application form, Payment gateway and other details are available on YEIDA website. http://www.yamunaexpresswayauthority.com/watconf orm
8	Inspections: Defined procedure, downloadable online inspection report within 48 hours, computerized allocation of inspectors etc. as reforms in inspection procedure	For the Inspection, a computerized allocation of inspectors system is developed along “ Online Building Plan Approval System ”.

DETAILS OF RECOMMENDATIONS BY DIPP ON BUSINESS REFORMS FOR IMPLEMENTATION ACROSS STATES

AVAILABILITY OF LAND

42	Ensure information on Land banks for Industrial use are made publicly available online	At present YEIDA has Industrial Plots available varying from 300 to 1800 sq.m. 5 acres to above in Sector - 32 and 33. Allotments have been made in favour of 813 entrepreneurs upto 1800 sq.m. and 03 allotments have been made above 2000 sq.m. In sector 32 and 33, At present 179 Plots are available for allotment in sector 32 and 33 upto 2000 sq.m. Industries having a requirement of more than 2000 sq.m. land is available except no. 54,54 A, 6,7,8,9/1. Industrial Land is also available in Sector 24 under Mix Land use Scheme which is open from 03-09-2015. 5 Plots bearing no. 04, 09A, 6A, 17A and 16 area 6, 64,700 sq.m. are already allotted and approximately 28,21,635 sq.m. land is available for allotment. All the Allotments made on the basis of the project report by proper scrutiny. Availability of plots is available on YEIDA website: http://www.yamunaexpresswayauthority.com/ind2000201301 http://www.yamunaexpresswayauthority.com/ind2000201302 http://www.yamunaexpresswayauthority.com/statalot111015
43	Earmark industrial land parcels with specific criteria (eg. Type of Industries, pollution levels etc.) for industries that can be setup on such land	In YEIDA area only Green Industries are permissible. All the allotments made till date are in favour of green industries.
44	Design and implement a GIS system providing details about the Land earmarked for Industrial use	The Authority is in process of purchasing licensed “ ArcGIS software ”. Hopefully it will be implemented up to 15 th May 2016
45	Ensure that the GIS system provides details about available infrastructure such as road, water etc.	The Authority is in process of purchasing licensed “ ArcGIS software ”. Hopefully it will be implemented up to 15 th May 2016

LAND ALLOTMENT		
46	Define objective criteria for evaluating an application for Land allotment	YEIDA has certain criteria for evaluating the applications for Land allotment upto 2000 sq.m. larger than 2000 sq.m. under mix land use scheme for Land allotment. It is available on YEIDA website. http://www.yamunaexpresswayauthority.com/indlu
47	Define clear timelines defined for processing of application for Land allotment (from the date of application)	In YEIDA there is a defined process of Applications received for Land allotment. There are two type of two types of Industrial allotment. The procedure of both type are available on YEIDA website. http://www.yamunaexpresswayauthority.com/indlu
48	Define clear timelines for processing of application for conversion of Land / change in Land use (from the date of application for Land outside industrial parks)	YEIDA does not provide such type of services because Change of Land use is not allowed in the notified area of YEIDA.
CONSTRUCTION PERMIT ENABLERS		
62	Enact a comprehensive formal building code applicable to the entire state.	A Comprehensive formal building code applicable to the YEIDA area is available on website. Refer URL: http://www.yamunaexpresswayauthority.com/byelaws
63	Ensure that the building code includes provisions for risk-based classification of buildings.	The Building code which includes provisions for risk-based classification of buildings is available on website Refer URL: http://www.yamunaexpresswayauthority.com/byelaws Appendix No. 12 <i>Qualification of Technical Personnel for Preparation of Schemes for Building Permit and Supervision</i> Certificate of registered structural engineer and owner regarding earthquake resistance of the building - Appendix No. 8(A) (B) (C) Structural Safety and Natural Hazard Protection of Buildings
64	Ensure that the building code includes accreditation programs and clear responsibilities and liabilities for professionals including architects and engineers engaged in the construction process.	The Building code which includes accreditation programs and clear responsibilities and liabilities for professionals including architects and engineers engaged in the construction process is available on website Refer URL: Refer URL: http://www.yamunaexpresswayauthority.com/byelaws Appendix No. 12 <i>Qualification of Technical Personnel for Preparation of Schemes for Building Permit and Supervision</i>

65	Develop a provision for the building plan to be assessed using online mechanisms such as uploading and verifying the building plan using Auto CAD (or similar) software	For Online Approval – an “ Online Building Plan Approval System ” has been developed which is under last stage, shall be executed on website and functional by 15 th May 2016
66	Mandate conduction of a single joint site inspection by various government authorities responsible for granting construction permits	Different Departments such as Fire, EIA and Authority officials visit the site separately as per their requirements. Joint site inspection provision does not exist presently for prior drawing approval and completion. Each department issues No Objection Certificate on the basis of their satisfaction as required in the relevant Act, Rules and Regulations. The procedural joint site inspection for granting construction permits will be introduced in near future with the consent of concerned departments.
67	Develop legally valid Master Plans/ Zonal Plans/ Land use Plans for all urban areas (ULBs)	The Master Plan 2021 and Master Plan 2031 has been approved and uploaded on website. Refer URL: http://www.yamunaexpresswayauthority.com/mplan2021 http://www.yamunaexpresswayauthority.com/mplan2031
68	Make the Zonal Plan online for easy information availability to assist applicants in developing building plans	The Authority has already uploaded the approved Master Plan and sector layout plans on the website of the Authority. The Master Plan does not provide for zonal plan, hence there is no need to prepare the zonal plan. Sector plans are detailed layouts in which plots for different activities are demarcated and each piece of land in the sector is assigned some use as per the provisions of land use and zoning regulations provided in the Master Plan.
69	Define Mandatory qualifications for architects, structural engineers and contractors	The Mandatory qualifications for architects, structural engineers and contractors are available on the building byelaws of YEIDA. Refer URL: http://www.yamunaexpresswayauthority.com/byelaws Appendix No. 12 <i>Qualification of Technical Personnel for Preparation of Schemes for Building Permit and Supervision</i>
70	Allow approval based on third party certification (during construction and/or completion stages, as applicable) of structural design and architectural drawings by authorized structural engineers and architects respectively.	Third Party Certification / Deemed sanction approval for residential plots upto 300 sq.m. has been approved in 54 th Board meeting and is now implemented & functional for YEIDA area.
71	Allow authorized architects to issue the completion certificate at all ULBs and IDCs , instead of requiring a separate completion certificate to be issued	The Authority issues completion certificate as per the provisions of the notified Building Regulation in which the application and drawing for completion certificate are certified and prepared by the Authorized Architects.

75	Establish a dedicated conflict resolution mechanism for Land and construction permits.	Currently, “ Online Public Grievance Redressal System ” is available on website of YEIDA. Currently, a dedicated conflict resolution mechanism for Land and construction permits has not been established yet.
BUILDING PLAN APPROVAL		
76	Procedure along with a comprehensive list of all documents that need to be provided to be made available to assist applicants in developing building plans	The Comprehensive list of all documents that need to be provided to be made available to assist applicants in developing building plans is available on website. Refer URL: http://www.yamunaexpresswayauthority.com/docbplanapp
77	Define clear timelines mandated through legislation for approval of complete application for building plan	The Clear timelines mandated through legislation for approval of complete application for building plan is available on website. Refer URL: http://www.yamunaexpresswayauthority.com/docbplanapp http://www.yamunaexpresswayauthority.com/byelaws Chapter 2, Point 13.0
78	Provision for online application and payment without the need for a physical touch point for approval of building plan (prior to commencement of construction activities)	For Online Approval – an “ Online Building Plan Approval System ” has been developed which is under last stage, shall be executed on website and functional by 15 th May 2016. Online Payment gateway is also provided on website.
79	Ensure that the system allows users to download the final signed approval certificate from the online portal.	“ Online Building Plan Approval System ” allows users to download the final signed approval certificate from the online portal.
80	Allow third parties to easily verify approval certificates in the public domain for building plan approval.	A Downloadable copy of building Plan Approval letter shall be uploaded on the website for third parties to easily verify approval certificates.
OBTAINING WATER CONNECTION		
190	Ensure information on the procedure and a comprehensive list of all documents that need to be provided are available on the website	For obtaining infrastructure related utilities – General Refer URL: http://www.yamunaexpresswayauthority.com/plginfrgen
191	Define clear timelines mandated through legislation for approval of application	Water connection form and other details are available on YEIDA website. http://www.yamunaexpresswayauthority.com/watconform
192	Design and implement a system that allows online application, payment, tracking and monitoring without the need for a physical touch point for document submission and verification	Water connection form, Online Payment gateway and other details are available on YEIDA website. http://www.yamunaexpresswayauthority.com/watconform

INSPECTION REFORMS

<p>253-257</p>	<p>Inspection by Building proposal office/ relevant agency as part of obtaining construction permit-</p> <p>a. Publish a well-defined inspection procedure and checklist of departments’ website.</p> <p>b. Design and implement a system for identifying establishments that need to be inspected based on computerized risk assessment</p> <p>c. Mandate online submission of inspection report within 48 hours to the Department</p> <p>d. Allow users to login to the portal and view and download submitted inspection reports Building proposal office/ relevant agency as part of obtaining permit on their businesses</p> <p>e. Design and implement a system for computerized allocation of inspectors</p>	<p>For Online Approval – an “Online Building Plan Approval System” has been developed which is under last stage, shall be executed on website and functional by 15th May 2016.</p> <p>For the Inspection, a computerized allocation of inspectors system is developed along “Online Building Plan Approval System”.</p> <p>An online portal system is already functioning for Property. In which any person who has his/her property within YEIDA region can login through his/her account and can avail the services and other important information.</p>
<p>263-267</p>	<p>Inspection by Building proposal office/ relevant agency as part of obtaining occupancy permit -</p> <p>a. Publish a well-defined inspection procedure and checklist of departments’ website.</p> <p>b. Design and implement a system for identifying establishments that need to be inspected based on computerized risk assessment</p> <p>c. Mandate online submission of inspection report within 48 hours to the Department</p> <p>d. Allow users to login to the portal and view and download submitted inspection reports Building proposal office/ relevant agency as part of obtaining permit on their businesses</p> <p>e. Design and implement a system for computerized allocation of inspectors</p>	<p>For Online Approval – an “Online Building Plan Approval System” has been developed which is under last stage, shall be executed on website and functional by 15th May 2016.</p> <p>For the Inspection, a computerized allocation of inspectors system is developed along “Online Building Plan Approval System”.</p> <p>The Comprehensive list of all documents that need to be provided to be made available to assist applicants in developing building plans is available on website. Refer URL: http://www.yamunaexpresswayauthority.com/docbplanapp</p> <p>For the Clear Timeline for Approval and sanction is also uploaded on website: Refer URL: http://www.yamunaexpresswayauthority.com/byelaws</p> <p>Chapter 2, Point 13.0</p> <p>An online portal system is already functioning for Property. In which any person who has his/her property within YEIDA region can login through his/her account and can avail the services and other important information.</p>