

Doing Business in India

Review by PMO and Cabinet Secretary

DOING BUSINESS REPORT 2017

Topics	DB 2017 Rank	DB 2016 Rank (revised)	Change in Rank	DB 2017 DTF (% points)	DB 2016 DTF (% points)	Change in DTF (% points)
Overall	130	131	1	55.27	53.93	1.34
Starting a Business	155	151	-4	74.31	73.74	0.57
Construction Permits	185	184	-1	32.83	32.83	-
Getting Electricity	26	51	25	85.09	79.76	5.33
Registering Property	138	140	2	50.00	49.97	0.03
Getting Credit	44	42	-2	65.00	65.00	-
Protecting Minority Investors	13	10	-3	73.33	73.33	-
Paying Taxes	172	172	-	46.58	43.17	3.41
Trading across Borders	143	144	1	57.61	56.45	1.16
Enforcing Contracts	172	178	6	35.19	32.41	2.78
Resolving Insolvency	136	135	-1	32.75	32.59	0.16
Benchmarking Public Procurement	New indicator expected this year					

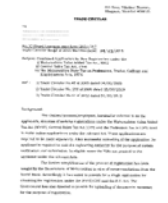
Starting a business

Indicator 1: Starting a business (Rank=155) Ministry of Corporate Affairs

Country	Starting a business (Current rank=155)		
	Procedures (number)	Time (days)	Cost (% of income per capita)
New Zealand (Rank 1) DTF 99.96	1 (the procedure is one since every procedure is mandatorily online)	0.5	0.3
Canada (Rank 2) DTF 98.23	2	1.5	0.4
India DTF 74.31 (Mumbai)	14.0	26.0	16.5
India (Delhi)	12.0	26.0	11.4
Target to bring India among top 50 ranks	6	5	7.9

Starting a Business-Reforms for DB-18

Indicator	Reforms	Timeline	GOM Response									
Government of Maharashtra	<ul style="list-style-type: none"> VAT registration to be done mandatorily online and in a single day 	<ul style="list-style-type: none"> Dec '16 	<ul style="list-style-type: none"> VAT registration is mandatorily being done online since May 2016 and issued in one working day. Dec 16: Total certificate issued -14198 Issued in one day- 10991(77.42%) Jan 17: Total certificate issued -14929 Issued in one day- 11729(78.57%) 									
	<ul style="list-style-type: none"> Make registration under Mumbai Shops and Establishment Act online and real time eliminating the requirement of inspection for granting registration. 	<ul style="list-style-type: none"> Dec '16 	<ul style="list-style-type: none"> Shops and Establishment registration has been made online eliminating requirement of inspection, vide circular attached . No. of online applications. <table border="1"> <thead> <tr> <th>Month</th> <th>Total</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td>Jan 2017</td> <td>10,520</td> <td>5626</td> </tr> <tr> <td>Feb 2017</td> <td>1,673</td> <td>1,538</td> </tr> </tbody> </table>	Month	Total	Approved	Jan 2017	10,520	5626	Feb 2017	1,673	1,538
	Month	Total	Approved									
Jan 2017	10,520	5626										
Feb 2017	1,673	1,538										
<ul style="list-style-type: none"> Reduce the cost for registration under Shops and Establishment Act from Rs 4800 to Rs 1000 	<ul style="list-style-type: none"> Dec '16 	<ul style="list-style-type: none"> This issue is under positive consideration of MCGM/GOM. 										



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Starting a Business-Reforms for DB-18

Indicator	Reforms	Timeline
Ministry of Corporate Affairs	<ul style="list-style-type: none"> ▪ Remove Company seal/rubber stamp requirement-especially from Bank Account opening forms 	<ul style="list-style-type: none"> ▪ Dec'16
Department of Financial Services	<ul style="list-style-type: none"> ▪ Reduce number of days for bank account opening from 2 days by integrating PAN and AADHAR database with banks 	<ul style="list-style-type: none"> ▪ Mar'17
CBDT/CBEC/State Govt. of Delhi and Maharashtra	<ul style="list-style-type: none"> ▪ Mandate online submission of documents for PAN registration for companies and eliminate hard copy submission ▪ Generate e-PAN card and number ▪ PAN/TAN registrations to be granted in a one day 	<ul style="list-style-type: none"> ▪ Dec'16 ▪ Dec'16 ▪ Dec'16
EPFO / ESIC/DIPP	<ul style="list-style-type: none"> ▪ Make registration for ESIC real time with no hard copy submission and no need for physically signed certificate ▪ Reduce time for EPFO/ESIC registrations to one day ▪ Integrate ESIC/EPFO registration into an online single mandatory form 	<ul style="list-style-type: none"> ▪ Dec'16 ▪ Dec'16 ▪ Dec'16

Starting a Business

Procedures		Time (Days)	Cost (INR)	Procedures		Time (Days)	Cost (INR)
1. Obtain a digital signature certificate	Existing	1-3	700-2500	8. *Register with EPFO	Existing	7	No charge
	<i>Proposed</i>	0	No charge		<i>Proposed</i>	0.5	Same
2. Obtain director identification number (DIN) online	<i>Existing</i>	1	500	9. *Register for medical insurance (ESIC)	<i>Existing</i>	10	No charge
	<i>Proposed</i>	1	Same		<i>Proposed</i>	0*	Same
3. Reserve the company name with the Registrar of Companies (ROC) online	<i>Existing</i>	2-7	1000*	10. Opening a bank account	<i>Existing</i>	2	No charge
	<i>Proposed</i>	0*	500		<i>Proposed</i>	1	Same
4. Pay stamp duties online, file all incur. forms & documents online & obtain the certificate of incorp.	<i>Existing</i>	5	400-2,000*	11. *Register with VAT online	<i>Existing</i>	10	525
	<i>Proposed</i>	0*	200-1000		<i>Proposed</i>	0.5	Same
5. *Make a company stamp	<i>Existing</i>	1	350-500	12. *Register online with Shops and Establishment Act (No cost in Delhi)	<i>Existing</i>	2	4800 (Mumbai)
	<i>Proposed</i>	0	No charge		<i>Proposed</i>	0.5	1000 (Mumbai)
6. Obtain a Permanent Account Number (PAN)	<i>Existing</i>	7-10	93+Taxes	13. *Register for Profession Tax (only in Mumbai)	<i>Existing</i>	2 days	0
	<i>Proposed</i>	1 (Merged with TAN)	50 incl taxes		<i>Proposed</i>	0* (To be merged with VAT)	0
7. Obtain a TAN	<i>Existing</i>	7	55 + Taxes	14. *Receive inspection and obtain Shops and Establishment registration certificate (only in Mumbai)	<i>Existing</i>	2-6 days	0
	<i>Proposed</i>	0* (To be merged with PAN)	50 incl taxes		<i>Proposed</i>	0	Same

(* Simultaneous with other procedure)

Enforcing Contracts

Indicator 2: Enforcing Contracts (Rank=172) Dept. of Justice

Country	Enforcing Contracts (Current rank=172)		
	Time (days)	Cost (% of claim)	Quality of judicial processes index (0-18)
Korea (Rank 1) DTF 84.15	290	12.7	14.5
Singapore (Rank 2) DTF 83.64	164	25.8	15
India (DBR,2017) DTF 35.19	20 14	39.6	9.0
Target to bring India among top 50 ranks	340	16	11

Enforcing Contract-Present Status

Time (days)	Delhi and Mumbai	Proposed
Filing and service	20	1
Trial and judgment	1095	200
Enforcement of judgment	305	139
Total	1420	340

Cost (% of claim)	Existing [Delhi and Mumbai]	Proposed
Attorney fees	30.6	It should be reduced by a third by reducing the time
Court fees	8.5	Amend Court Fee Act to reduce cost
Enforcement fees	0.5	-
Total	39.6	16% of claim

Quality of judicial processes index (0-18)	Existing [Delhi and Mumbai] (9/18)	Proposed
Court structure and proceedings (0-5)	4.5	4.5
Case management (0-6)	0.5	6
Court automation (0-4)	2.0	4
Alternative dispute resolution (0-3)	2.0	3

Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Law Department, Delhi and Maharashtra along with High Courts and District Courts of Delhi and Maharashtra	<ul style="list-style-type: none">Commercial benches in High Courts should be dedicated for commercial cases	<ul style="list-style-type: none">Dec'16	<p>This provision is already in place, at present Commercial Division and Commercial Appellate Division (6 benches) are functioning in Bombay High Court. (These are functioning since 2015)</p> <p>http://bombayhighcourt.nic.in/notifications/PDF/noticebom20160507173037.pdf</p>

Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Law Department, Delhi and Maharashtra along with High Courts and District Courts of Delhi and Maharashtra	<ul style="list-style-type: none"> Operationalize dedicated commercial courts in Delhi District Court and Mumbai City Civil Court 	<ul style="list-style-type: none"> Mar'17 	<ul style="list-style-type: none"> The pecuniary jurisdiction of City Civil Court is upto Rs 1 Cr. while as per Section 2(i) of the Commercial Courts Act in order to constitute 'commercial disputes' the specified value of the subject shall not be less than Rs 1 Cr. <p>Under the proviso to Section 3(1) of the Commercial Courts Act, no Commercial Court shall be constituted for the territory over which the High Court has ordinary original Civil jurisdiction.</p> <p>Therefore, Commercial Court cannot be constituted under the Commercial Courts Act at City Civil Court Mumbai.</p> <p>Yet, the matter of designating five courts as Commercial Courts and assigning Commercial matters (Below Rs 1 Cr) to them is under consideration of Bombay High Court on administrative side.</p>



Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Law Department, Delhi and Maharashtra along with High Courts and District Courts of Delhi and Maharashtra	<ul style="list-style-type: none"> ▪ Amend the Act to: <ul style="list-style-type: none"> ▪ Allow parties with an option of Alternate Dispute Resolution before filing the case ▪ Incentivize mediation by the parties before coming to the courts 	<ul style="list-style-type: none"> ▪ Dec'16 ▪ Mar'17 	<p>Section 89 of CPC provides for ADR post litigation.</p> <ul style="list-style-type: none"> ▪ Under Section 22(C) of the Legal Services Authority Act, 1987 pre-litigation dispute resolution by Permanent Lok Adalat is possible. For other ADR methods that is conciliation and mediation before filing the case, there is no legal mandate. This needs to be provided by amending the central laws (Legal Services Authority Act, 1987) or enacting new laws. ▪ A special law on mediation maybe framed to provide for mediation before coming to the courts.

THE LEGAL SERVICES AUTHORITIES ACT, 1987
(Act No. 40 OF 1987) [10th October 1987]

Enacted by Parliament of India

CHAPTER I
PRELIMINARY

1. Short title, extent and commencement.

(1) This Act may be called the Legal Services Authorities Act, 1987.

(2) It extends to the whole of India, except the States of Jammu and Kashmir.

(3) It shall come into force on such date as the Central Government may, by notification, appoint and different dates may be appointed for different States or parts thereof, and the Central Government may, by notification, extend or further extend the operation of this Act to such States or parts thereof as may be specified in the notification.

2. Definitions.— (1) In this Act, unless the context otherwise requires:

(a) "State" includes a State or any part thereof;

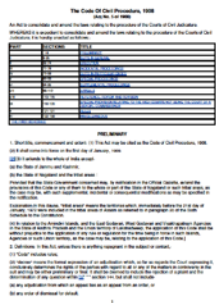
(b) "Legal Services Authority" means the National Legal Services Authority established under section 5.

(c) "District Legal Services Authority" means a District Legal Services Authority established under section 6.

3. Definitions.— (1) In this Act, unless the context otherwise requires:

Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Law Department, Delhi and Maharashtra along with High Courts and District Courts of Delhi and Maharashtra	<ul style="list-style-type: none"> ▪ Limit number of adjournments to three and limit adjournments to unforeseen and exceptional circumstances (Implement Order XVII Rule 1 of CPC). Respect adjournment rule in more than 50% of cases ▪ Expedite e-courts project- Introduce electronic filing of complaints, e-summons, e-payment, downloading of digitally signed order in commercial courts and benches 	<ul style="list-style-type: none"> ▪ Dec'16 ▪ Mar'17 	<ul style="list-style-type: none"> ▪ The law already provides for the limit on number of adjournments, and also restricts adjournments to unforeseen and exceptional circumstances. High court has been requested to ensure the implementation of above provisions in more than 50% of the cases. ▪ The e-courts project is implemented under the guidance of e-committee Supreme Court of India. The following modules of e-courts project are implemented by High Court: a) e-filing b) e-payment and c) e-case management. The summons are generated through case information system. High Court is requested to introduce the facility of issuing e-summons. ¹⁴



Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Law Department, Delhi and Maharashtra along with High Courts and District Courts of Delhi and Maharashtra	<ul style="list-style-type: none"> Expedite National Framework of Court Excellence to set measurable performance standards for judges and incentivize efficient processing of cases. 	<ul style="list-style-type: none"> Dec'16 	<ul style="list-style-type: none"> The aspect of implementing national framework of court excellence is under consideration of national Court management system setup by Supreme Court of India. Pertains to Government of India (GoI)

Reforms for DB-18

Department / Indicator	Reforms (Timelines: December, 2016)	GOM Response
Law Department, Delhi and Maharashtra along with High Courts and District Courts of Delhi and Maharashtra	<ul style="list-style-type: none"> ▪ The electronic case management system should serve the following purposes for Lawyers: <ol style="list-style-type: none"> I. To access laws, regulations and case law; II. To access forms to be submitted to the court III. To receive notifications (for example, e-mails) to lawyers; IV. To track the status of a case on their cases; V. To view and manage case documents (briefs, motions); VI. To file briefs and documents with the court; VII. To view court orders and decisions in a particular case. 	<ul style="list-style-type: none"> ▪ The case information system implemented in all the district courts under the jurisdiction of the Bombay High Court provides case status, court orders and Cause lists to all the Litigants and Advocates on its portal ‘court.mah.nic.in” and “ecourts.gov.in”. <ol style="list-style-type: none"> I. Yes, it is available II. Yes, available. III. Yes, available. Emails are being sent to lawyers through CIMS. IV. Yes, available. V. This is available only in Bombay High Court in cases where the petitions are filed through e-filing. VI. Only in Bombay High Court in cases where the petitions are filed through e-filing. VII. The lawyers have access to court orders and decisions in the particular case through web portal.

Construction Permits

Indicator 3: Construction Permits (Rank=185) Ministry of Urban Development

Country	Dealing with construction permits			
	Procedures (Number)	Time (Days)	Cost (% of Warehouse Value)	Building quality Control Index (0-15)
New Zealand (Rank 1) DTF 87.4	10	93	2.2	15
Australia (Rank 2) DTF 86.56	10	112	0.5	15
India (Mumbai) (DTF 32.83)	42	164	25	12
India (Delhi)	29	213	26.7	11
Target to bring India among top 50 ranks	5	15	Less than 2	11.5

Department / Indicator	Reforms	Timeline	MCGM compliance /Remarks
AAI/DMRC/ DUAC/ASI/N MA	<ul style="list-style-type: none"> Integrate the colour coded maps of these agencies with the single window of Delhi and Mumbai municipal corporations. 	<ul style="list-style-type: none"> Mar'17 	<ul style="list-style-type: none"> 1)The colour coded maps are integrated with single window system for AAI in Oct -2016. 2)NMA is integrated with SWC in OCT-2016.
Municipal Corporation of Delhi (MCD) & Municipal Corporation of Great Mumbai (MCGM)	<ul style="list-style-type: none"> Reduce the procedure to 8 in Delhi an Mumbai. (inspections are included as separate procedures) Introduce fast track approval for buildings in an area of 2000 sq. ft and height up to 18 meters Introduce provisions in the building regulations to ensure that parties (architect, engineer, construction company etc.) involved in the construction process are held legally liable for defects such as structural flaws or problems in the building once it is in use Mandate that any party (architect, engineer, construction company etc.) involved in the construction process is legally required to obtain a latent defect liability or 10 years liability— insurance policy to cover possible structural flaws or problems in the building once it is in use. 	<ul style="list-style-type: none"> Dec'16 Mar'17 Mar'17 	<ul style="list-style-type: none"> Complied with. The provision is made in the application and same will be implemented by 15/03/17 after testing. (Link) Proposal is submitted to approval of GOM on 23/01/17. After approval same will be incorporated in the software for implementation within 30 days. The proposal is submitted to GOM on 24/01/17 and on receipt of approval same will be incorporated within 7 days in the software for implementation.

Department / Indicator	Reforms	Timeline	MCGM compliance /Remarks
Municipal Corporation of Delhi (MCD) & Municipal Corporation of Great Mumbai (MCGM)	<ul style="list-style-type: none"> ▪ Stabilize the online construction permit portals in Delhi and Mumbai ▪ All approvals/NOCs to be processed and issued online ▪ Introduce a comprehensive online integrated Risk Based Automated System for submission, processing and sanction of building plan and associated NOCs across construction lifecycle ▪ Integrate all affidavits and declarations into a self- declaration, submitted at the time of application in the online construction permit portal ▪ Upgrade existing GIS to include Master Plans/Zonal Plans and integrate with online construction permit 	<ul style="list-style-type: none"> ▪ Nov'16 ▪ Mar'17 ▪ Mar'17 ▪ Dec'16 ▪ Nov '16 	<ul style="list-style-type: none"> ▪ Complied with. The application is on "Cloud" now from Jan17. ▪ Complied with for all internal NOC'S . (Link) ▪ The proposal for risk based approval is submitted to GoM on. 23.01.2017. (Link) ▪ This will be complied on or before 31.03.2017. ▪ DP-GIS is already updated and made available online. The integration with online construction permit is underway & will be complied with by 30.04.2017.

Department / Indicator	Reforms	Timeline	MCGM compliance /Remarks
Municipal Corporation of Delhi (MCD) & Municipal Corporation of Great Mumbai (MCGM)	<ul style="list-style-type: none"> ▪ Enable digital signatures on the approved building plans ▪ Issue digitally signed approved building plan on deemed permits (30 days) ▪ Issue a circular regarding 8 procedures and 60 days approval process for Construction Permit ▪ Merge completion and occupancy certificate into a single process 	<ul style="list-style-type: none"> ▪ Dec'16 ▪ Dec'16 ▪ Dec'16 ▪ Dec'16 	<ul style="list-style-type: none"> ▪ Complied with. (Link) ▪ Complied with. ▪ Complied with. (Link) ▪ Complied with. (Link)

Department / Indicator	Reforms	Timeline	MCGM Compliance/Remarks
MCGM	<ul style="list-style-type: none"> ▪ Revise Development Control Regulations (DCR) and increase FAR limits in Building Bye-Laws to reduce exceptions ▪ Integrate data of property registration card with Single Window system. ▪ Reduce cost of construction by reducing the development charges on plinth commencement certificate from Rs 99, 8512 at present. 	<ul style="list-style-type: none"> ▪ Mar'17 ▪ Dec'16 ▪ Dec'16 	<ul style="list-style-type: none"> ▪ Revise DCR-2034 is prepared and after approval of ULB, the same will be submitted to GOM. ▪ Pertains to Revenue Dept of GOM, The same is underway and will be completed by 31.03.2017. ▪ The same is related to revenue for ULB and will affect adversely hence not recommendable.

Paying taxes

Indicator 4: Paying Taxes (Rank=172) Department of Revenue

Country	Paying Taxes (Current rank=172)			
	Payments (number per year)	Time (hours per year)	Total tax rate (% of profit)	Postfiling index (0-100)
United Arab Emirates (DTF-99.44) Rank 1	4	12	15.9	-
Singapore (Rank 8)	5	66.5	19.1	73.4
India (Mumbai) DTF 46.58	25	241	60.6	4.3
India (Delhi) DTF: 46.58	25	241	60.6	4.3
Target to bring India among top 50 ranks	7	144	39.8	81

Paying Taxes-Post filing Index (0-100)

	Time	Score	Proposed Time
Corporate income tax audits			
Time to comply with a corporate income tax audit (hours)	54.0	3.7	24
Time to complete a corporate income tax audit (weeks)	27.7	13.4	4

Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Govt. of NCT of Delhi and Maharashtra/ CBDT/CBEC	<ul style="list-style-type: none"> ▪ Simplify the forms for filing Income Tax return, VAT return, CST return and GST return ▪ To make return filing mandatorily online (including GST) along with e-payment 	<ul style="list-style-type: none"> ▪ Nov '16 	<ul style="list-style-type: none"> • MSTD has simplified the return filing process. The dealer needs to file one return online. • The dealer can fill the Sale and Purchase Annexure in the return template. On the basis of these, all fields are auto populated. <p>Return Forms are in process of development by GST. MSTD has started integration with the GST through various API shared by the GST.</p> <ul style="list-style-type: none"> • Filing of the return and making payment are both mandatorily online and integration of filing of return with payment is in progress. This will be done by March 2017.

Reforms for DB-18

Department / Indicator	Reforms	Timeline	GOM Response
Govt. of NCT of Delhi and Maharashtra/CBDDT/CBEC	<ul style="list-style-type: none"> ▪ Any form of excess credit should promptly be refunded to applicants as is prevalent in the current VAT laws. ▪ VAT registration to be done mandatorily online and in a single day 	<ul style="list-style-type: none"> ▪ Jan '17 ▪ Dec '16 	<ul style="list-style-type: none"> • The Sales Tax department in Mumbai has made the provision for VAT refund to be paid within 45 days from the date of submission of refund application. (As per circular number 5T of 2016) • Internal circular 2A of 2017 is issued by MSTD in this regard. As per the circular, Registration Authority to dispose the application in one working day.

Paying Taxes – No. of payments, Time and Tax

Tax or mandatory contribution	Payments		Time (Hours)		Tax rate as % of profit	
	Present	Proposed	Present	Proposed	Present	Proposed
ESIC Contribution	4	1	0	No Change	4.64	39.8% of profit
Dividend tax	1	1	0	No Change	3.98	
Corporate income tax	1	1	45	25	20.93	
Social security contributions	12	1* (merged with ESIC)	91	55	15.35	
Central Sales Tax	1	1 (merged with GST)	105 (is 1 now)	64 (will become 1)	14.14	
Property tax	1	1	0	No Change	1.32	
Tax on insurance contracts	1	1	0	No Change	0.26	
Vehicle tax (pollution tax)	1	1	0	No Change	0.01	
Tax on interest	0	No change	0	No Change	0.00	
Fuel tax	1	0	0	No Change	0.00	
State VAT	1	1* (merged with GST)	0	No Change	0.00	28
CENVAT (Excise Duty)	1	1* (merged with GST)	0	No Change	0.00	
Income surcharge	0	No change	0	No Change	0.00	
Education cess	0	No change	0	No Change	0.00	
Secondary & Higher education cess	0	No change	0	No Change	0.00	
Employee paid - Social security contributions	0	No change	0	No Change	0.00	
Total	25	7	241	144	60.6%	

Registering Property

Indicator 5: Registering Property (Rank=138) Dept. of Land Resources

Country	Registering Property			
	Procedures (number)	Time (days)	Cost (% of property value)	Quality of the land administration index (0-30)
New Zealand	2.0	1.0	0.1	26.0
Lithuania	3.0	3.5	0.8	28.5
India (Mumbai)	7.0	46.5	6.9	7.5
India (Delhi)	7.0	47.0	8.4	6.5
Target to bring India among top 50 ranks	5.0	11.0	2.6	27.5

Reforms for DB-18

Department / Indicator	Reforms to be implemented by December 2016	GOM Response
Department of Land Resources, Government of Maharashtra and Government of NCT of Delhi	<ol style="list-style-type: none"> 1. Allow public access to maps on the website without any fees 2. Mandate service delivery standards for providing updated map within a specific time frame and make it available online 3. Mandate all privately held land plots to be formally registered and mapped across country 4. Make available statistics on the number of land disputes in the first instance on the website for public 5. Ensure that cases/disputes are adjudicated in the first instance Court within one year 	<ol style="list-style-type: none"> 1. Government is in a process of digitizing cadastral maps and will soon make necessary amendments to allow public access to maps without any fees 2. Service delivery standards are specified as a part of Right to Service Act and have been rolled out as a part of "Aaple Sarkar" portal through RTS 3. Every privately held land plot is registered and mapped with the city survey office in Mumbai. 4. The information is available with the respective offices. It will be made available online on the website by 31st March 2017. 5. Necessary amendment has already made by Government Gazette vide Notification no. 24(3) Dated 11/04/2016 (Maharashtra Act No. XI of 2016) to mandate the adjudication of the Cases/ disputes with regards to land within one year

Reforms for DB-18

Department / Indicator	Reforms to be implemented by December 2016	GOM Response
Department of Land Resources, Government of Maharashtra and Government of NCT of Delhi	<ol style="list-style-type: none"> 6. Ensure that statistics of land disputes in the first instance is maintained in each Registrar Office and Land Revenue Department and is available online for public 7. Ensure state or private guarantee over immovable property registration is required by law i.e. formal system of immovable property registration is subject to a guarantee 8. Have a specific compensation mechanism to cover for losses incurred by parties who in good faith engaged in a property transaction based on erroneous information certified by the SRO 9. District and Revenue Courts should make history and pendency data of land disputes available online 	<ol style="list-style-type: none"> 6. The statistics of land disputes in the first instance is maintained at the Land Revenue Department and a link is being provided to the registrar office 7. Registration of property Act is a central law, so amendment needs to be done by the center 8. Registration of property Act is a central law, so amendment needs to be done by the center 9. District Court case information is available on http://services.ecourts.gov.in/ecourtindia/ <ul style="list-style-type: none"> ▪ Revenue Court Case: A project for "e-DISNIC Software" (Revenue Courts) for making the land dispute information available online has been rolled out across the state for Revenue Department. (eDisnic.gov.in)

Reforms for DB-18

Department / Indicator	Reforms to be implemented by December 2016	GOM Response
<p>Department of Land Resources, Government of Maharashtra and Government of NCT of Delhi</p>	<p>10. Create a separate mechanism for filing complaints for any grievance related to immovable property registration and cadastral or mapping agency</p> <p>11. Create an publicly accessible electronic database for checking the land records, cadastral maps, deeds and encumbrances (property tax, liens, mortgages, restrictions and the like) for every plot in Mumbai</p> <p>12. Integrate registry offices with PAN and Aadhar data to create a national database</p> <p>13. Link the information recorded by the immovable property registration agency and the cadastral or mapping agency</p>	<p>10. The system is in place at “Aaple Sarkar” portal for filing complaints for any grievance related to immovable property registration and cadastral or mapping agency in Mumbai</p> <p>11. State has taken a drive for digitization of cadastral maps in Mumbai. The work is expected to be completed by 31st May. Deeds and encumbrances are also accessible</p> <p>12. Aadhar data is already linked. For PAN integration, it is requested that income tax department may share the data with the registration office as a free service.</p> <p>13. For Mumbai, the RoR database along with the corresponding database is with the city survey office. Once digitization of maps in Mumbai is complete, these two databases will be integrated. Process of digitization to be completed by 31st May. There after the process of integration will be completed.</p>

Reforms for DB-18

Department / Indicator	Reforms to be implemented by December 2016	GOM Response
<p>Department of Land Resources, Government of Maharashtra and Government of NCT of Delhi</p>	<p>14. Issue order to ban manual RoR and make online Property Cards mandatory for any transaction.</p> <p>15. Create unique property ID by linking City Survey nos to Municipal Property nos.</p>	<p>14. Manual RoRs (Property Cards) are already discontinued across the state including for Mumbai and Mumbai Suburban District and Property Cards are present in Digital Format. It is already a practice to insist property card for any transaction</p> <p>15. This task for municipal corporation will take at least 1 year time since it is a gigantic task. A pilot has already been undertaken in suburbs of Andheri</p>

Reforms for DB-18

Department / Indicator	Reforms to be implemented by December 2016	GOM Response
<p>Department of Land Resources, Government of Maharashtra and Government of NCT of Delhi</p>	<p>16.Integrate RoR databases with CERSAI database of mortgages and other charges.</p> <p>17.Make publicly available official statistics for tracking the number of transactions</p>	<p>16.Property cards are available in digital format. Process is being initiated to effect mutation in the record of right to reflect the charges registered in the CERSAI database. The legacy entry in the CERSAI database will take approx. 2 months to get reflected in the RoR. For future it will be necessary to integrate the CERSAI database with the mutation system so that such mutations can be generated automatically</p> <p>17.Statistics for tracking the number of transactions is available on the IGR website.</p>

Key Activities for Doing Business 2018

February

- **Activities from Doing Business Team :**
 - Questionnaires circulated for *Doing Business 2018* data collection
- **Actions required from Nodal Departments/Ministries**
 - Share the factual position on the questionnaire with respondents on website of departments and DIPP **[Unless a reform is accepted by majority of the respondents, the same is not accepted by the Doing Business Team]**
 - Place all the related reform related circulars/notifications web links on the main page of website under Ease of Doing Business tab.
 - Enroll respondents on Doing Business website for giving factually correct response and share respondents with DIPP

March

- **Activities from Doing Business Team :**
 - Continue data collection
- **Action from Nodal Departments/Ministries-**
 - Extensive media (social/print) outreach on the reforms undertaken by Nodal Departments
 - Direct engagement with the respondents to ensure reforms are known
 - Share the reforms on the questionnaire and any other additional reforms ,with DIPP alongwith the circular issued/website links

June

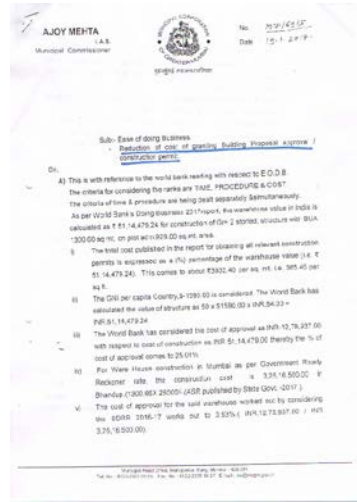
- **Activities from Doing Business Team :**
 - Share reform updates with government
- **Action from Nodal Departments/Ministries-**
 - Nodal Departments to hold VC with the DB team to clarify issues related to implementation of reforms

THANK YOU

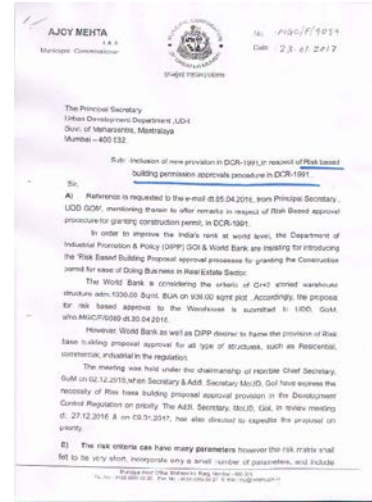
ANNEXURE



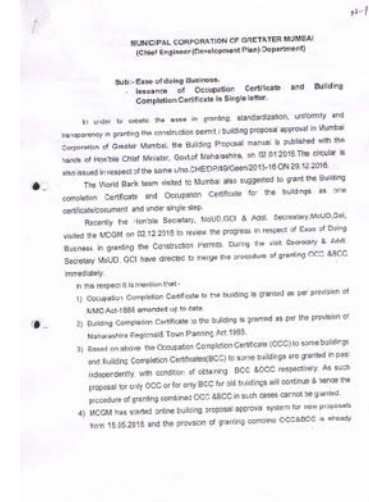
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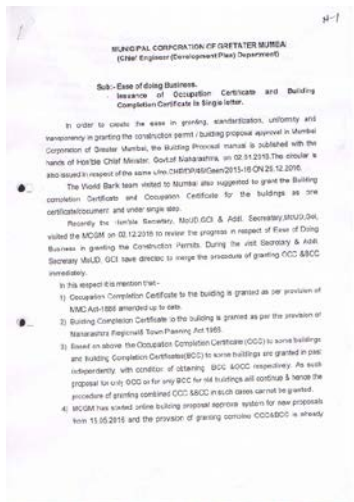
Cost reduction in construction permit



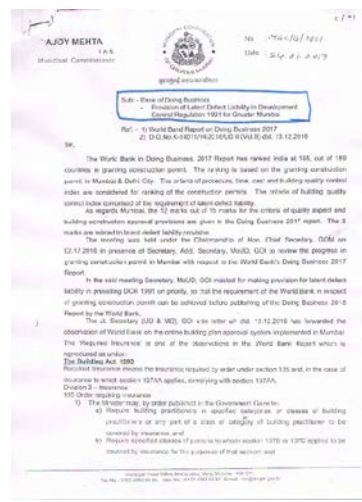
Building permission approval procedure



Occupation and building completion certificate



Exemptions for proposal of godowns / warehouse



Latent Defect Liability