

Auto-DCR

Background:

Corporation gives hundreds of building permission every year. Development Control Rules are quite tedious and numerous. To check manually all the drawings against all the rules is not possible and thus in manual system checking is quite arbitrary and discretionary. It also takes lot of time. Keeping files for future use is also difficult and there are instances of files getting 'lost'. Different calculations of areas and other values are prone to discrepancies. This despite of all architects effectively designing whole buildings on computer now-a-days.

Vision:

To ensure that discretion and discrepancies go away, all the rules get applied to all the building permissions that should be given in a transparent way within minimum time. To ensure that an architect has to come only once – or may be never – to corporation. To ensure that follow ups after granting of permission is done regularly and effectively.

Proposal:

To make a computer software on a PPP basis, make it available to all architects to use, charge minimum per sq feet administrative charges to go towards the fees of the private party, Private party to have a table at our office to receive the application and after checking it for the correctness as per our DCR to forward it to the town planning department.

Salient features:

1. Software has been made free of cost for the corporation by the private party.
2. All architects are given the software for converting their Auto-CAD drawings into Auto-DCR format free of cost.
3. An architect can buy Auto-DCR for 10000 rupees.

4. An architect after completing it Officers have no reason to delay once Auto-DCR clears the project. Only papers relating to ownership and development plan are to be checked.
5. If an architect does not have Auto-DCR, he submits the design in pre-DCR format to the Private Party which runs it on Auto-DCR and over the counter gives the result. If Auto-DCR clears the proposal, it is accepted by the private party or else it is given back over the counter.
6. Special cases like where discretion of the commissioner is to be used get clearly marked.
7. s drawing must convert it into Pre-DCR format i.e. format readable by Auto-DCR.
8. If architect has Auto-DCR, then he or she runs the drawing in Auto-DCR and corrects if Auto-DCR says some discrepancy with the DCR. Architect submits only after Auto-DCR clears the design.

Benefits:

1. Architects do not have to come again and again and if they own the software then they can check their drawings at their offices only.
2. No discretion with anyone.
3. All the rules get applied to all the cases uniformly.
4. Very safe for the senior officer who is sanctioning.
5. All the buildings maps etc. get digitized automatically and can be stored electronically for future use.
6. Time and unnecessary manual work of checking all the areas gets reduced to zero.
7. Further follow up actions like plinth checking, completion etc. can be followed up with the help of the software easily.
8. Zero cost to the corporation.

Issues:

- 1. Training of the architects and their staff – done by private party. In the beginning, at least once for each architect generally private party has to convert the drawing to pre-DCR format.**
- 2. Many architects may not be having legal copy of the software.**
- 3. We cannot force architects to use one particular software for designing their buildings and thus it was decided that if more than 33% architects demand that auto-DCR should be made for a separate design software, it will be done.**
- 4. As all rules get applied uniformly, sometimes even an architect may also not be willing to use auto-DCR. It has to be simply forced.**
- 5. All the drawings approved can be easily loaded on internet for anyone to see. In fact in next stage an architect may be allowed to upload his or her design on our web-site.**
- 6. Sometimes some changes are made in the DC rules, which require 'patches' to be made and given to architects.**