

**NORMS FOR ISSUE OF COMPLETION CERTIFICATE BY CMDA FOR OBTAINING POWER SUPPLY,
WATER & SEWER CONNECTIONS ONLY FOR PLANNING PERMISSION APPROVALS ISSUED BEFORE 23.08.2006.**

Sl.No.	Parameters	Existing norms	Proposed norms.		Decision taken by the Monitoring Committee in the meeting held on 07.03.2007 for Planning Permission Approval issued before 23.08.2006.	
			Spl.Building	MSB	Spl.Buildings & Public Buildings	Multi Storeyed Buildings.
1 Existing	Dimension of the building	Not to exceed 1 ft. in length and 1 ft. width.	The increase in the dimension of the building shall not exceed 1 foot in length and 1 foot in width.	The increase in the dimension of the building shall not exceed 1 foot in length and 1 foot in width.	The increase in the dimension of the building shall not exceed 0.30 m. in length and 0.30 m. in width.	The increase in the dimension of the building shall not exceed 0.30 m. in length and 0.30 m. in width.
2 Existing	Set Backs / Distance Between Blocks.	1 ft. reduction in set backs is allowed on all sides.	The cumulative reduction in the Side Set Back Spaces shall not exceed 1 foot and similarly the cumulative reduction in the front and rear set back shall not exceed 1 foot.	The reduction of 1 foot in the set back space is permissible subject to availability of minimum 7 m.	0.30 m. reduction in set backs is allowed on all sides.	The reduction of 0.30 m. in the set back space is permissible on all sides, subject to availability of minimum 6.70 m. , for the buildings of within 30 m. height. With increase in height above 30 mts. corresponding increase in set back to be insisted.
3 Existing	FSI Tolerance Limit	FSI tolerance limit is 1.515. (in practice the same benefit is extended to MSBs also)	The excess permissible FSI shall not exceed 0.015 . For buildings for which Planning Permission were issued before 23.8.2006, the excess FSI permissible limit may be fixed at 0.03 for residential.	The excess permissible FSI shall not exceed 0.015. For buildings for which Planning Permission issued before 23.08.2006, the excess FSI permissible limit may be fixed at 0.03 for Residential.	Excess FSI permissible limit shall not exceed 0.03 for Residential. For buildings other than residential excess FSI shall not exceed 0.015.	Excess FSI permissible limit shall not exceed 0.03 for Residential. For buildings other than residential excess FSI shall not exceed 0.015.

4 Existing	Architectural projection & service ducts	Upto 0.60m. and 1.00m. permissible here and there and not to the entire width and length of the building.	Architectural Projection and Service ducts upto 1 m. permissible.	Architectural Projection and Service ducts upto 1 m. subject to the availability of minimum clear set back of 7.00 m.	Upto 0.6 m. Architectural projection and upto 1.00 m. service ducts are permissible here and there and not to the entire width and length of the building.	Upto 0.6 m. Architectural projection and upto 1.00 m. service ducts are permissible here and there and not to the entire width and length of the building subject to availability of minimum clear set back of 6.70 m.
5 Existing	OHT	Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected.	Change in the location/orientation permissible.	Change in the location/orientation permissible.	Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected.	Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected.
6 Existing	Inter connection between two flats	Permissible as long as there is no change in the dwelling units.	Permissible as long as it satisfies parking requirement.	Permissible as long as it satisfies parking requirement.	Permissible as long as it satisfies parking requirement.	Permissible as long as it satisfies parking requirement.
7 New	Change in the position of the columns and introduction of new columns in the stilt floor.	- Nil -	Permissible as long as it do not affect driveway of 3.00 m., vehicular movement and left as car parking space in 100% residential apartments / flats.	Permissible as long as it does not affect driveway of 3.00 m. , vehicular movement and left as car parking space, in 100% residential apartments / flats.	Permissible as long as it does not affect turning radius of minimum 4.00 m. and driveway of minimum 3.00 m. for vehicular movement and left as car parking space in 100% residential apartments / flats.	Permissible as long as it does not affect turning radius of minimum 4.00 m. and driveway of minimum 3.00 m. for vehicular movement and left as car parking space in 100% residential apartments / flats.

8 New	Stilt Height:	- Nil -	Up to 2.4 m. , below the beam bottom – Permissible provided stilt parking area should be used for parking.	Up to 2.4 m. , below the beam bottom – Permissible provided stilt parking area should be used for parking.	Up to 2.4 m. , below the beam bottom and upto 2.60 m. below the roof slab bottom are permissible provided stilt parking area should be used for parking.	Up to 2.4 m. , below the beam bottom and upto 2.60 m. below the roof slab bottom are permissible provided stilt parking area is used for parking.
9 New	Dummy columns at terrace Floor	- Nil -	Permissible subject to a restriction of 1 m. , as long as it is for temporary purpose.	Permissible subject to a restriction of 1 m. , as long as it is for temporary purpose	Permissible subject to a restriction of 1.00 m. height.	Permissible subject to a restriction of 1.00 m. height.
10 New	Height of the Basement Floor exceeds 1.2 m. above Ground floor level.	-Nil-	Not permissible	Not permissible.	Not permissible	Not permissible
11 Existing	Grills for balconies/ Sit outs / Wash area	Permitted with metal grills for ventilation and light.	Permitted with metal grills for ventilation and light.	Permitted with metal grills for ventilation and light.	Permitted with grills for ventilation and light.	Permitted with grills for ventilation and light.
12 Existing	Non FSI area	Change in location of incidental use within non-FSI permissible.	Change in location of incidental use within non-FSI permissible limit.	Change in location of incidental use within non-FSI area permissible limit.	Change in location of incidental use within non-FSI area permissible limit.	Change in location of incidental use within non-FSI area permissible limit.

13 Existing	Variation between document dimension and site dimension	If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site confirm to DCR, CC is issuable.	If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site conform to DCR – Permissible.	If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site conform to DCR – Permissible.	If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site conform to DCR – Permissible.	If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site conform to DCR – Permissible.
14 Existing	Access steps of Ground floor & Ramps	Permissible without affecting the driveway and ventilation of the Basement floor.	Permissible without affecting the driveway and ventilation of the Basement floor .	Permissible without affecting the driveway / snorkel movement and ventilation of the Basement floor after ensuring 7.0 m. , set back.	Access steps and Access ramps of Ground Floor are Permissible without affecting the ventilation of the Basement floor and driveway.	Access steps and Access ramps of Ground Floor and ramps are Permissible without affecting the ventilation of the Basement floor and without affecting driveway / snorkel movement after ensuring 6.70 m. clear set back.
15 Existing	A.C cooling tower	Permitted on the terrace of the top most floor.	Permitted on the terrace of the top most floor	Permitted on the terrace of the top most floor	Permitted on the terrace of the top most floor	Permitted on the terrace of the top most floor
16 New	Entrance Arch / Pillar	- Nil -	Permissible at the entrance with clear vertical height of minimum 4.5 m. , and driveway of 3.5 m. , at that point.	Permissible at the entrance with clear vertical height of minimum 4.5 m. , and driveway of 3.5 m. , at that point.	Permissible at the entrance with clear vertical height of minimum 4.5 m. and driveway of 3.5 m. at that point.	Permissible at the entrance with clear vertical height of minimum 5.00 m. and driveway of 4.50 m. at that point.

17 New	Entrance Portico / Canopy	- Nil -	Permissible for a width not exceeding 1.5 m. , from the main building.	Permissible after leaving 7 m. , set back from the edge of the canopy / portico to the boundary.	Permissible for a width not exceeding 1.5 m. from the main building.	Permissible after leaving 6.70 m. set back from the edge of the canopy / portico to the boundary.
18 New	Pargolla	- Nil -	Permissible in the terrace, balcony..	Permissible in the terrace, balcony.	Permissible for elevation purpose including in the terrace not exceeding 10% of terrace area and over	Permissible for elevation purpose including in the terrace not exceeding 10% of terrace area and over balconies.
19 Existing	Generator room, Toilet, Cycle Shed.	Not permissible in the set back space.	Not permissible in the Set Back Space.	Not permissible in the Set Back Space.	Not permissible in the Set Back Space.	Not permissible in the Set Back Space.
20 Existing	Well	Permissible in the set back space without affecting parking and driveway.	Permissible in the set back space without affecting parking and driveway.	Permissible in the set back space without affecting parking and driveway after ensuring 7.0 m. , set back for snorkel movement..	Permissible in the set back space without affecting parking and driveway.	Permissible in the set back space without affecting parking and driveway after ensuring 6.70m. set back for snorkel movement..
21	Watchman/Security room	1.5 sq.m. near the gates without affecting parking and driveway.	Permissible near the gates without affecting parking and driveway requirement with an area not exceeding 10 Sq.mt.	Permissible near the gates without affecting parking and driveway / snorkel movement with an area not exceeding 10 Sq.mt. after ensuring 7.0 m. , set back.	Permissible adjacent to gates without affecting parking and driveway requirement with an area not exceeding 10 Sq.mt.	Permissible adjacent to gates without affecting parking and driveway / snorkel movement with an area not exceeding 10 Sq.mt. after ensuring 6.70 m. set back.

22 Existing	Meter room	Meter box / electrical panel permissible along the boundary or external walls without affecting parking and driveway subject to the safety measurements stipulated by TNEB. Projection shall not exceed 0.60m. from the abutting walls.	Meter box / electrical panel permissible along the boundary or external walls without affecting parking and driveway subject to the safety measurements stipulated by TNEB. Projection shall not exceed 0.60m. , from the abutting walls.	Meter box / electrical panel permissible along the boundary or external walls without affecting parking and driveway / snorkel movement subject to the safety measurements stipulated by TNEB ensuring 7 m. , set back around. Projection shall not exceed 0.60m. from the abutting walls.	Meter box / electrical panel permissible along the boundary or external walls without affecting parking and driveway subject to the safety measurements stipulated by TNEB. Projection shall not exceed 0.60m. from the abutting walls.	Meter box / electrical panel permissible along the boundary or external walls without affecting parking and driveway / snorkel movement subject to the safety measurements stipulated by TNEB ensuring 6.70m. set back. Projection shall not exceed 0.60 m. from the abutting walls.
23 Existing	Water and Sewage Treatment Plant	For accommodating machineries for water treatment plant and sewage treatment plant permissible in the set back space without affecting parking/driveway/ snorkel movement.	Water treatment plant and sewage treatment plant permissible in the set back space without affecting parking/ driveway.	Water treatment plant and sewage treatment plant permissible in the set back space without affecting parking/ driveway / snorkel movement after leaving 7.0 m. , set back.	Water treatment plant and sewage treatment plant are permissible in the set back space without affecting parking/ driveway.	Water treatment plant and sewage treatment plant are permissible in the set back space without affecting parking/ driveway / snorkel movement after leaving 6.70m. set back.

24 Existing	Pump room	Floor area of 2 sq.m. and height not exceeding 1.8m. , is . permissible in the set back space without affecting parking and driveway requirements. Pump rooms may be separated or joined together and additional developmental charges to be collected.	Floor area of 2 sq.m. and height not exceeding 1.8 m., is permissible in the set back space without affecting parking and driveway requirements, Pump rooms may be constructed separately or jointly together.	Floor area of 2 sq.m. and height not exceeding 1.8 m. , is permissible in the set back space without affecting parking, driveway and snorkel movements after ensuring 7 m. set back	Floor area of 2 sq.m. and height not exceeding 1.80 m. is permissible in the set back space without affecting parking and driveway requirements, Pump rooms may be constructed separately or jointly together.	Floor area of 2 sq.m. and height not exceeding 1.8 m. is permissible in the set back space without affecting parking, driveway and snorkel movements after ensuring 6.70m. set back.
25 Existing	Location of transformer in the set back.	Open transformer permissible in the set back space with a minimum driveway of 2.5 m. , along the transformer from the kerb to the main building provided full driveway width should be insisted upon in the other set back areas as per the approved plan.	Open transformer permissible in the set back space with a minimum driveway of 3.0 m. along the transformer from the kerb to the main building provided full driveway width should be insisted upon in the other set back areas as per the approved plan.	Permissible after ensuring 7 m. , set back around without affecting parking.	Open transformer yard is permissible in the set back space with a minimum driveway of 2.5 m. along the transformer from the kerb to the main building provided full driveway width should be insisted upon in the other set back areas as per the approved plan.	Open transformer yard is permissible in the set back space with a minimum driveway of 6.70 m. along the transformer from the kerb to the main building provided full driveway width should be insisted upon in the other set back areas as per the approved plan.

26 New	Toilet in the Stilt Floor	- Nil -	One toilet for every block permissible in the stilt floor without affecting parking and driveway requirements	One toilet for every block permissible in the stilt floor without affecting parking and driveway requirements.	Toilet for every block is permissible in the stilt floor as non-FSI area, without affecting parking and driveway requirements	Toilet for every block is permissible in the stilt floor as non-FSI area, without affecting parking and driveway requirements
27 New	Toilet in the terrace floor	- Nil -	One toilet for every block is permissible.	One toilet for every block is permissible	One toilet as non-FSI area for every block is permissible in the terrace.	One toilet as non-FSI area for every block is permissible in the terrace.
28 New	Box type transformer in the Set Back Space.	- Nil -	Permissible in the set back space without affecting parking and driveway requirements.	Permissible after ensuring 7.0 m. , set back around.	Permissible in the set back space without affecting parking and driveway requirements.	Permissible after ensuring 6.70 m. set back without affecting parking requirements.
29 New	Box type generator in the set back spaces	- Nil -	Not permissible.	Not permissible.	Not permissible.	Allowed in stilt if it does not affect parking.
30 Existing	Landscaping	Permissible in the set back space without affecting parking and driveway and not exceeding 1.2m. , above the ground level.	Permissible in the set back space without affecting parking and driveway and not exceeding 1.2m. , above the ground level.	Permissible in the set back space without affecting parking and driveway and not exceeding 1.2m. , above the ground level.	Permissible in the set back space without affecting parking and driveway and not exceeding 1.2m. above the ground level.	Permissible after leaving 6.70 m. , set back and without affecting parking and driveway and not exceeding 1.2 m. above the ground level.
31 Existing	Rain water harvesting	Should be provided.	Should be provided.	Should be provided.	Should be provided.	Should be provided.
32 New	Gate provided in Splay.	- Nil -	Not permissible.	Not permissible.	Not permissible.	Not permissible.
33 New	Covering of open terrace with light roof.	- Nil -	Not permissible.	Not permissible.	Not permissible.	Not permissible.

34 New	Compound Wall constructed including the land left for road widening.	- Nil -	Not permissible. However, the land left for road widening may be utilized for landscaping with temporary barbed wire fencing.	Not permissible. However, the land left for road widening may be utilized for landscaping with temporary barbed wire fencing.	Not permissible. However, the land left for road widening may be utilized for landscaping with temporary grill / barbed wire fencing.	Not permissible. However, the land left for road widening may be utilized for landscaping with temporary grill / barbed wire fencing.
35 New	Communication Tower	- Nil -	Permissible under the relevant G.O.	Permissible under the relevant G.O.	Permissible.	Permissible.
36 New	Trees existing in the site:	- Nil -	Permissible provided they do not affect free flow of vehicular movement.	Permissible provided they do not affect snorkel movement.	Permissible, provided they do not affect free flow of vehicular movement.	Permissible, provided they do not affect snorkel movement.
37 Existing	Fire license	Fire license required for Multi Storeyed Buildings.	Fire safety measures to be installed.	Fire license required for Multi Storeyed Buildings.	Compliance Certificate from DF&RS not required.	Compliance Certificate from DF&RS is required.

The applicant at the time of applying for Completion Certificate in the prescribed format, shall furnish as on site built drawings showing all the structures and shall give an undertaking attested by a Notary Public that the building has been completed in all respects with other incidental structures as shown in the plan in set back spaces, basement floor, stilt floor, ground floor & all floors and terrace.

For additional area including Non-FSI area constructed over the approval if any, Development Charges will be collected.

To work out the total FSI area, the FSI calculated at the time of approval as per Back File records and additional FSI area constructed as on site will be added.

For Spl.Buildings CMDA will issue Completion Certificate for obtaining Power Supply, Water & Sewer Connections based on the above Completion Certificate norms and based on the Compliance Certificate received from the Local Body / Corporation of Chennai.

For Multi Storeyed buildings, CMDA will issue Completion Certificate for obtaining Power Supply, Water & Sewer connections based on the above Completion Certificate norms and based on the Compliance Certificates received from the Local Body / Corporation of Chennai, DF&RS, Traffic Police, National Airport Authority & Other Departments depending on the nature of development such as ELCOT for IT building, TNPCB for Hospital, Hotel, Kalyanamandapam etc.

For Public Buildings, CMDA will issue Completion Certificate for obtaining Power Supply, Water & Sewer connections based on the Compliance Certificates received from the Local Body, DF&RS, TNPCB & Revenue Department.