

Check list of documents to be uploaded along with Online PPA

1. Form B and Form C duly filled and duly signed by the owner and all the professionals.
2. Topographical survey sketch indicating site boundary measurement and width of abutting road at equal intervals of 10m with landmarks to a length of 500m in case of HRB / 250m in case of NHRB on either side of the site signed by the Architect.
3. If site does not form part of approved layout; approved sub-division / Reg Layout / Approved site, document prior to 5.8.75 to till date along with the link documents to be furnished.

If doc. Are not available in website, the notarized copies shall be uploaded.

4. In case of land with multiple S.Nos, the document flow chart S.No. wise in chronological order to be furnished.

Uploading of the document shall also be chronologically and against each document, the scanned doc has to be uploaded.

5. Patta/PLR/TSLR for each S.No in favour of present land owners to be furnished.
6. FMB for all S.Nos. to be uploaded. If FMBs are not available in online then FMB attested by revenue officials not below rank of Deputy Tahsildar to be uploaded.
7. In case of multiple S.Nos., combined FMB sketch for the site attested by revenue officials not below rank of Deputy Tahsildar to be uploaded.
8. If PPA is submitted by the power holder, Registered GPA executed by the owner in favour of applicant to be furnished.
 - If the owner is in abroad then power of attorney executed through foreign embassy and adjudicated to be furnished.
 - Only registered GPAs are acceptable. The GPA shall have a clause empowering power holder to apply for PP to CMDA, gifting of road/OSR/SA/link road (if need be) and schedule of property.
9. If applicant is a company, then company resolution authorizing applicant to apply for PP to be furnished.
10. As on date legal opinion issued by Government Pleader in prescribed format to be uploaded.

11. Up to date Encumbrance Certificate.
12. Earlier approved plan / Layout / Subdivision / Layout frame work & Plot Regularisation / Site approval.
13. In case of unauthorised subdivision, residuary plot sketch showing the site and residuary plots with necessary documentary evidence.
14. If site involves amalgamation of lands, Reconstitution Deed in stamp paper
15. Approved demolition plan issued by LB, in case of building exists at site.
16. Design sufficiency certificate for STP from Environmental consultant.
17. Separate forms and affidavit for swimming pool.

Registered professionals

18. Registration Certificate of Architect.
19. Registration Certificate of Registered professionals issued by CMDA for Structural Engineer, Geo Tech Engineer, Construction Engineer and Quality Auditor.
20. Structural Design Report and drawing for the entire structure vetted from PWD to be furnished before issue of DC advice in case of HRB.

Notarized Undertaking in stamp paper

21. The extended Basement top slab below the external circulation at ground level should be designed to withstand fire fighting vehicular loads. To this effect an undertaking to be furnished by both the applicant and the registered Structural Engine.
22. Undertaking deed to install CCTV Camera at regular interval of 50.0m along the road which is abutting the site boundaries before issue of Completion Certificate.
23. undertaking deed for erecting Solar Voltaic Panel at Terence floor before issue of Completion Certificate.
24. Undertaking to accept the conditions put forth in NOCs viz., DF&RS, Police (Traffic), AAI, IAF, TNPCB, EIA Clearance, CRZ Clearance, CRZ clearance, Ministry of Explosives etc.,. In the undertaking the letter Nos. of the NOCs are to be specified.
25. Undertaking to the effect that the vehicular access way shown in the plan would be formed to withstand weight of 45 tones for operation for the use of hydraulic platform vehicle (snorkel).
26. Undertaking deed to fulfil all provisions under the TNCDBR 2019.

27. Undertaking accepting to abide to the school / Hospital regulations mentioned in Annexure of TNCDBR.
28. Undertaking accepting to take precautionary measures for the parking shown in the upper floors.
29. If pergola is proposed undertaking not to convert it into habitable space.

Drawing

1. Site plan showing dimension of site both as per FMB and as per site condition, distinguishing the difference area by hatching and showing set back from least boundary line.
2. Upper floor projections and extended basement floor are to be shown in the site plan clearly and setbacks to be shown at all crucial points perpendicular to least boundary.
3. Road width to be mentioned on both the ends of the site. If area has to be left towards Street alignment, the same shall be shown correctly.
4. Bell mouth entry/exit to be shown.
5. No structures other than mentioned in the Rule No. 28 of TNCDBR is permissible in the minimum required setback space.
6. Open Generator is not permissible in the minimum required setback and abutting site boundary.
7. Splay as per TNCDBR to be shown.
8. Sump / OHT for Drinking, Rain water, sullage & firefighting are to be shown.
9. Solid waste storage structure with adequate size at the Main Gate is to be shown.
10. Mechanical ventilation to be mentioned in the basement floor.
11. In/out movements to be shown for the ramp.
12. Height of Stilt floor / Basement floor from bottom of the beam to be shown.
13. Open Terrace and Low terrace to be mentioned clearly.
14. Provision for the physically challenged person as per TNCDBR to be shown.
15. Meter room to be provided as per TNCDBR.
16. Rain Water Harvesting as per TNCDBR.
17. Swimming pool as per TNCDBR.

18. Section along the ramp indicating length and width.
19. Section line to be properly indicated.
20. Solar water heating system / Solar Voltaic Panel to be shown in the terrace floor plan.
21. Fire Escape staircase to be mentioned in all the floor plans.
22. Existing ground level (EGL) and Formed ground level (FGL) to be shown and height of the building from FGL and total height of the building from EGL to be shown in the section and elevation.