ABSTRACT

Urban Development – Introduction of Provision for issue of Construction Continuance Certificate and Completion Certificate to all category of buildings except Industrial buildings and residential buildings upto 3 (three) dwelling units in the areas covered under the jurisdiction of Directorate of Town and Country Planning – Orders –Issued.

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Housing and Urban Development [UD4(3)] Department

G.O.(Ms.)No.53 **Dated:16.04.2018**

விளம்பி வருடம், சித்திரை திங்கள் 3,
திருவள்ளுவர் ஆண்டு 2049.

Read:

From the Commissioner of Town and Country Planning,
Letter Roc.No.19992/11- Special Cell, dated 27.07.2017.

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ORDER:

In the letter read above, the Commissioner of Town and Country Planning has submitted a proposal for introduction of Completion Certificate in areas covered under the jurisdiction of Director of Town and Country Planning along with provision for inspection of any building for which the Planning Permission is issued by the Member Secretary, Local Planning Authorities / Regional Deputy Directors by the empanelled Architect / Engineer / Licensed Surveyor at two stages i.e., one at the plinth level stage to ensure that all the buildings are constructed without any setback violation or violations in dimension of the building as given in the approved plan and another one after completion of the entire construction.

2. The Government after careful examination have decided to accept the proposal of Commissioner of Town and Country Planning and to introduce the provision for issue of completion certificate to all categories of buildings except industrial buildings and residential buildings upto 3 (three) dwelling units in the areas covered under the jurisdiction of Directorate of Town and Country Planning as follows:

(a) **Construction Continuance Certificate (CCC):** The person, who obtained Planning Permission or the current owner of the property must apply to the Member-Secretary, Local Planning Authority or Regional Deputy Director as the case may be, or any other person to whom the powers to issue Completion Certificate (CC) or Construction

Continuation Certificate are delegated by Director of Town and Country Planning from time to time, when the construction is reached at plinth level requesting for permission to continue the construction. The application must be accompanied by a plan showing the site boundary, the dimension of the building and setback on all around and the plan must be authenticated by the applicant and Architect/ Structural Engineer / Licensed Surveyor. The Competent Authority on his own or through the empanelled professionals will cause the site inspection to verify the correctness of the building size and set back and to confirm that plan furnished by the applicant conforms to the construction made upto plinth level and is in accordance with the approved plan. A photograph of the building taken during the inspection with date stamp must be furnished. On receipt of the confirmation from the empanelled professionals, the competent authority will issue the Construction Continuance Certificate to continue the construction further. The application for Construction Continuance Certificate shall be disposed off within 15 days from the date of receipt of application.

(b) **Completion Certificate (CC)**: The person, who obtained Planning Permission or the current owner / builder / developer shall make an application to the Competent Authority for issue of Completion Certificate, when the construction is completed without any requirement of further civil works. The application should be accompanied by a drawing / plan showing the actual construction made at site. The competent authority shall cause an inspection of the site either by themselves or by an empanelled professional to check whether the construction is made in accordance with the approved plan. On confirmation that the drawing truthfully reflects the actual construction on site, which in turn conforms to the norms of Completion Certificate, the drawing should be stamped as ***"plan of the building as constructed"*** and the Completion Certificate issued. The Director of Town and Country Planning, Member-Secretary, Local Planning Authority or Regional Deputy Director as the case may be shall also verify and confirm whether compliance certificates are received from the various authorities, who have issued NOC earlier at the time of obtaining planning permission. The applicant or a buyer, or a worker or any other person shall not occupy the building without a valid Completion Certificate having been obtained from the concerned authority. The utility agencies shall disconnect the temporary connection after the construction work is over and thereafter a regular utility connection will be given only on receipt of valid Completion Certificate issued by the competent authority.

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(c) A separate scrutiny fee for Completion Certificate of Rs.3/- sq.ft. of built up area shall be collected from the applicant at the time of issue of planning permission towards the cost of issue of completion certificate.

(d) In cases, where an empanelled professional is engaged for inspection, a sum of Rs.1/- per sq.ft. of plinth area shall be paid to a Licensed Surveyor/ Structural Engineer / Architect on submission of inspection report at plinth level stage and a sum of Rs.1.50 per sq.ft. of built up area shall be paid to the Licensed Surveyor/ Structural Engineer / Architect on submission of inspection report for completion of structural work and the balance amount will be retained by the competent authority.

(e) The tolerance limit / guidelines for issue of Completion Certificate will be in line with the norms / guidelines followed in Chennai Metropolitan Development Authority and format for obtaining certificate will be on the basis of National Building Code, 2016.

(f) The Completion Certificate norms will be made applicable prospectively from date of issue of this order and will be applicable for all planning permissions issued from the date of issue of this order.

3. The Government direct that the Director of Town and Country Planning shall in turn direct all the Local Planning Authorities to vary the Development Control Regulations through notification in district Gazette and publication in local area as per sub section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

4. The Government further direct that the Director of Town and Country Planning shall empanel the professionals like Registered Architects / Structural Engineers and Licensed Surveyors at district level for outsourcing the inspection and scrutiny. If adequate number of professionals are not available in any particular district, professionals from an adjoining district may be assigned the task of inspection and certification.

5. The Director of Town and Country Planning shall issue operational guidelines for processing and issuing the Construction Continuation Certificate and Completion Certificate, covering application format on the basis of National Building Code, 2016, certification format, inspection method including outsourcing. The Director shall also issue norms detailing

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the tolerance / variations allowable with reference to approved plan in line with those as prescribed by Chennai Metropolitan Development Authority.

6. The Director of Town and Country Planning is directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

S.KRISHNAN
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Town and Country Planning,
Chennai -600 002.
The Principal Secretary,
Municipal Administration and Water Supply Department,
Chennai - 600 009.
The Additional Chief Secretary,
Rural Development and Panchayat Raj Department,
Chennai-600 009.
The Principal Secretary to Government,
Energy Department, Chennai – 600 009.
The Principal Secretary to Government,
Commercial Tax and Registration Department, Chennai-600 009.
The Member-Secretary,
Chennai Metropolitan Development Authority, Chennai-600 008.
The Managing Director,
Tamil Nadu Housing Board, Chennai – 600 035.
The Managing Director,
Tamil Nadu Slum Clearance Board, Chennai – 600 005.
The Director of Municipal Administration, Chennai – 600 005.
The Director of Rural Development, Saidapet, Chennai-600 015.
The Director of Town Panchayat, Chennai – 600 108.
The Chairman and Managing Director,
Tamil Nadu Electricity Board, Chennai-600 002.
The Inspector General of Registration, Chennai 600 028.
All District Collectors.

Copy to:-
The Senior Personal Assistant to
Deputy Chief Minister, Chennai - 600 009.
The Principal Private Secretary to
Principal Secretary to Government,
Housing and Urban Development Department, Chennai - 600 009.

SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER.

20/4/18

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