

Commencement of Construction Intimation

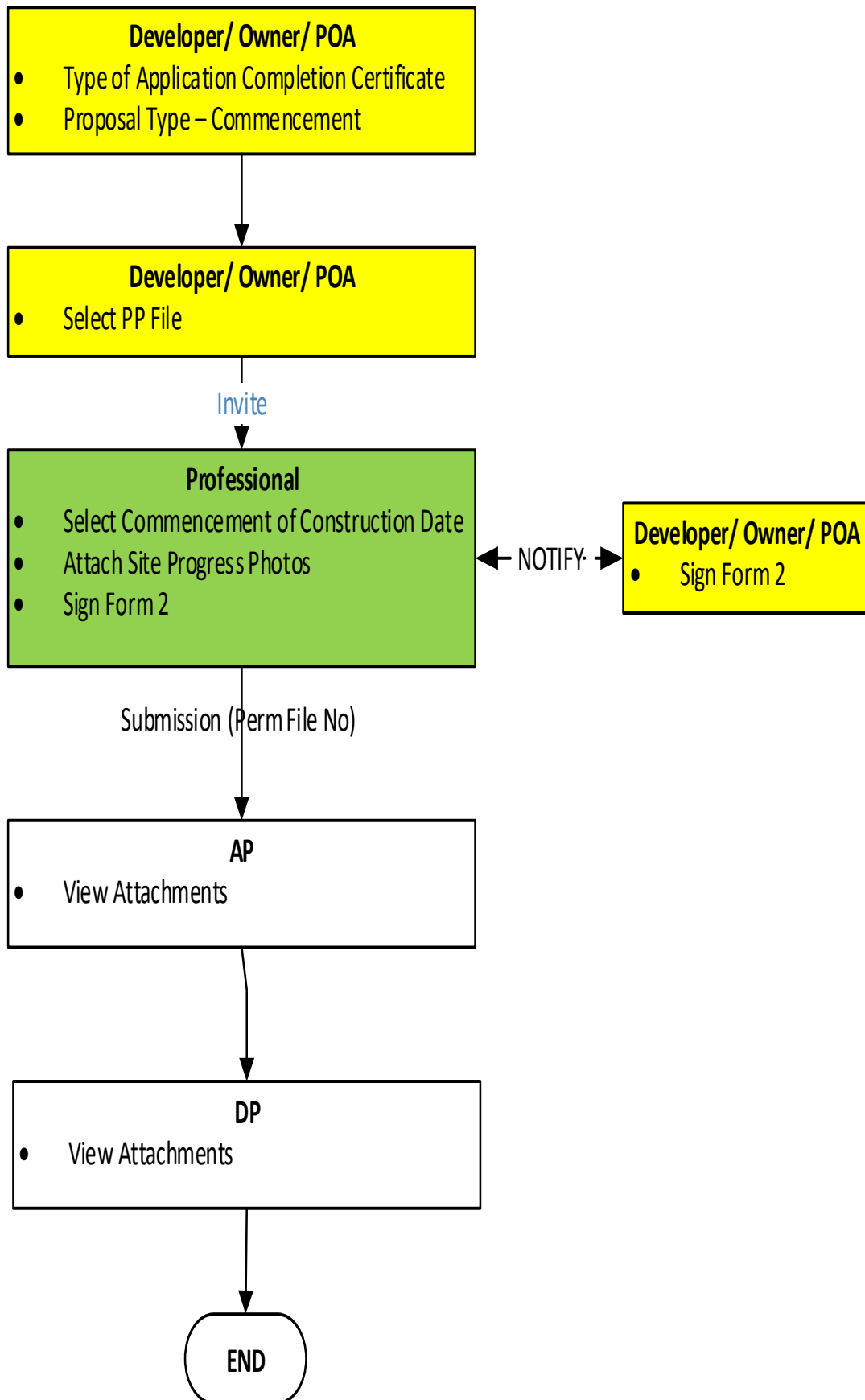
Before commencement of the building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the Authority, of his intention to start the work at the building site. Implementation of this module shall help CMDA know the status of Commencement of Construction Work and can be cautious about the Status of construction.

For this purpose, a separate module shall be developed for catering the Submission and workflow involved as per the new TNBCDBR 2019. The Files Submitted under this Workflow Commencement of Construction Intimation shall be handled by the Officers of Enforcement Cell in CMDA. The Module shall have the facility to search PP File Details, fill Application form as per CMDA requirements and TNCDDBR 2019 and submission to CMDA. The Purpose of this module is to intimate CMDA regarding the stage of construction. Introduction of Workflows for intimation of various levels of constructions to CMDA shall reduce the violations to a good amount.

SOP

- Select Type of Application as Completion Certificate and Proposal Type as Commencement of construction intimation.
- Search Planning Permission File Number Details
- If matching with the Planning Permission File Number Details in the PPA Database, details of the form shall be fetched in uneditable format to Applicant including Site details, Professional details and Applicant shall proceed.
- If not matching with the Planning Permission File Number Details in the PPA Database, shall get the alert message 'Your permit is not applicable for TNCDDBR, 2019. Please proceed for Completion Certificate as per Development Regulations according to 2nd Master Plan for CMA after completion of the construction'
- All the reports generated in Planning Permit process shall be shown beside Planning Permit No.
- Applicant/ Professional has to select the 'Commencement of Construction date' and e-Sign on the Application form - form 2.
- SMS/ Email Communication of the Proposal Status to the Applicant and the Professional.

Process flow Diagram



Plinth Level Intimation

During Progress of Construction, Minimum Stages for recording progress, checking and issuing continuance certificate (For Non High Rise Buildings above 12.0 m in height) is Plinth and Last storey.

At each of the above stages, the owner or developer through the Registered Architect or Registered Engineer shall submit to the designated officer of CMDA a progress certificate and the structural Inspection Report. This progress certificate shall be signed also by the Registered Architect or Registered Engineer on record, Construction Engineer on record and structural engineer on record. The Structural Inspection Report shall be signed by the Registered Structural Engineer on record. Implementation of this module shall help CMDA contain violations occur on site while during the Plinth Level Work of the permitted proposals.

On receipt of the progress certificate from the owner or registered developer, through the Registered Architect or Registered Engineer it shall be the duty of CMDA, to check any deviation from the approved plan and convey decision within 15 working days to the owner or developer for compliance.

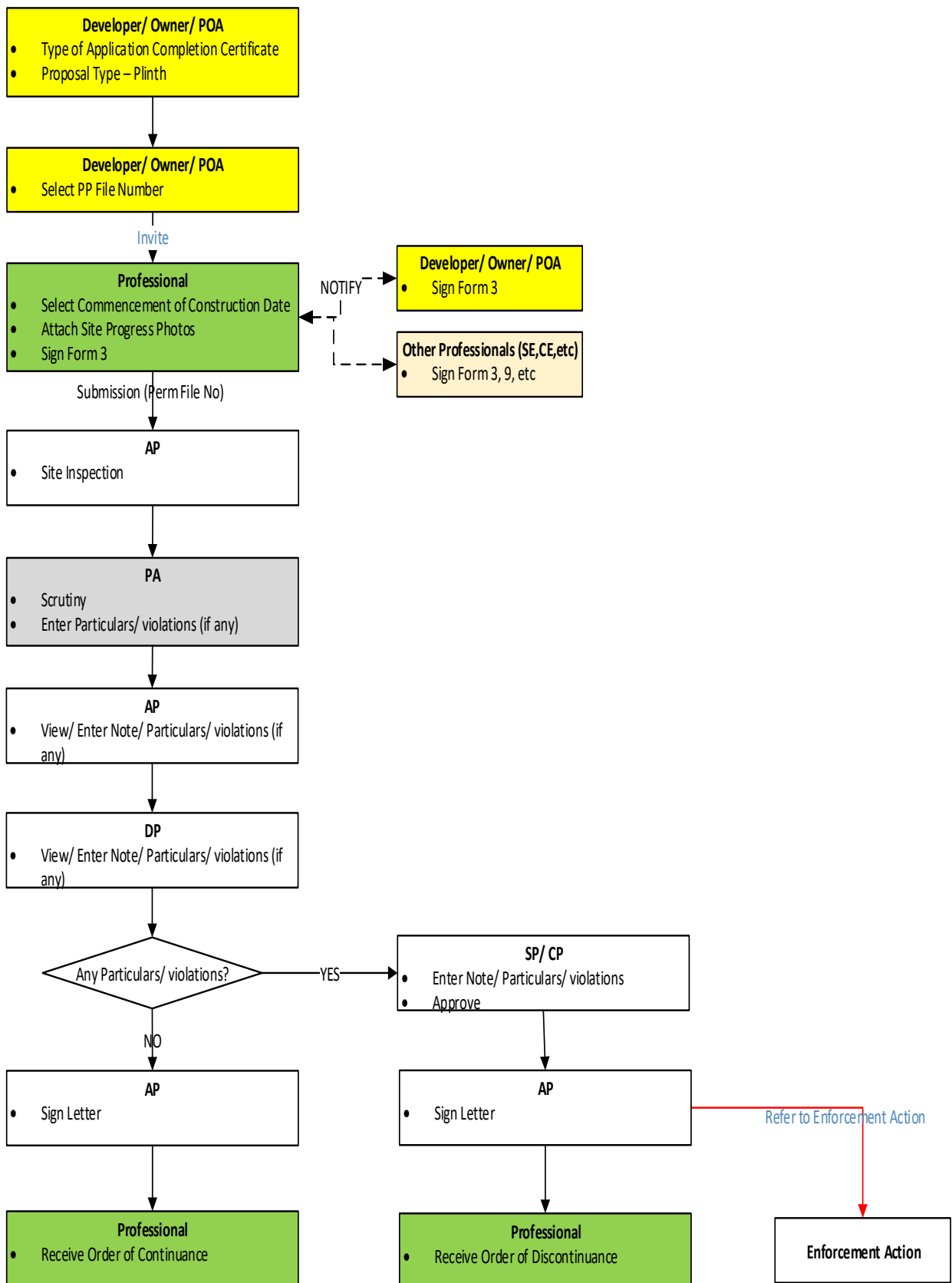
For this purpose, a separate module shall be developed for catering the Submission and workflow involved as per the new TNBCDBR 2019. The Files Submitted under this Workflow Plinth Level Intimation shall be handled by the Officers of Enforcement Cell in CMDA. The Module shall have the facility to search PP File Details, fill Application form as per CMDA requirements and TNCDDBR 2019 and submission to CMDA. The Purpose of this module is to intimate CMDA regarding the stage of construction. Introduction of Workflows for intimation of various levels of constructions to CMDA and subsequent Site Inspection from the Authority side shall reduce the violations to a good amount.

SOP

- Select Type of Application as Completion Certificate and Proposal Type as Plinth Level intimation.
- Search Planning Permission File Number Details
- If matching with the Planning Permission File Number Details in the PPA Database, details of the form shall be fetched in uneditable format to Applicant including Site details, Professional details and Applicant shall proceed.
- If not matching with the Planning Permission File Number Details in the PPA Database, shall get the alert message 'Your permit is not applicable for TNCDDBR, 2019. Please proceed for Completion Certificate as per Development Regulations according to 2nd Master Plan for CMA after completion of the construction'
- All the reports generated in Planning Permit process shall be shown beside Planning Permit No.
- Applicant/ Professional has e-Sign on the Application forms - form 3 and form 9.
- After Officer Scrutiny, Order of Continuance shall be issued.
- If any Violations found, same shall be communicated to the Professional and the File shall be taken up for Enforcement Action.
- SMS/ Email Communication of the Proposal Status to the Applicant and the Professional.

Process flow Diagram

CMDA – Plinth Level Workflow



Last Storey Level Intimation

During Progress of Construction, Minimum Stages for recording progress, checking and issuing continuance certificate (For Non High Rise Buildings above 12.0 m in height) is Plinth and Last storey.

At each of the above stages, the owner or developer through the Registered Architect or Registered Engineer shall submit to the designated officer of CMDA a progress certificate and the structural Inspection Report. This progress certificate shall be signed also by the Registered Architect or Registered Engineer on record, Construction Engineer on record and structural engineer on record. The Structural Inspection Report shall be signed by the Registered Structural Engineer on record.

On receipt of the progress certificate from the owner or registered developer, through the Registered Architect or Registered Engineer it shall be the duty of CMDA, to check any deviation from the approved plan and convey decision within 15 working days to the owner or developer for compliance. Implementation of this module shall help CMDA contain violations occur on site while Last Storey Level construction of the permitted proposals.

For this purpose, a separate module shall be developed for catering the Submission and workflow involved as per the new TNBCDBR 2019. The Files Submitted under this Workflow Last Storey Level Intimation shall be handled by the Officers of Enforcement Cell in CMDA. The Module shall have the facility to search PP File Details, fill Application form as per CMDA requirements and TNCDDBR 2019 and submission to CMDA. The Purpose of this module is to intimate CMDA regarding the stage of construction. Introduction of Workflows for intimation of various levels of constructions to CMDA and subsequent Site Inspection from the Authority side shall reduce the violations to a good amount.

SOP

- Select Type of Application as Completion Certificate and Proposal Type as Last Storey Level intimation.
- Search Planning Permission File Number Details
- If matching with the Planning Permission File Number Details in the PPA Database, details of the form shall be fetched in uneditable format to Applicant including Site details, Professional details and Applicant shall proceed.
- If not matching with the Planning Permission File Number Details in the PPA Database, shall get the alert message 'Your permit is not applicable for TNCDDBR, 2019. Please proceed for Completion Certificate as per Development Regulations according to 2nd Master Plan for CMA after completion of the construction'
- All the reports generated in Planning Permit process shall be shown beside Planning Permit No.
- Applicant/ Professional has e-Sign on the Application forms - form 3 and form 9.
- After Officer Scrutiny, Order of Continuance shall be issued.
- If any Violations found, same shall be communicated to the Professional and the File shall be taken up for Enforcement Action.
- SMS/ Email Communication of the Proposal Status to the Applicant and the Professional.

Process flow Diagram

CMDA - Last Storey Level Workflow

