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7 FEB 2019  
6 FEB 2019

**ABSTRACT**

Urban Development – Operational Guidelines for issuing 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 – Revision of Scrutiny fee- Orders –Issued.

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**Housing and Urban Development [UD4(3)] Department**

**G.O.(Ms.)No.18**

**Dated:04.02.2019**

விளம்பி, தை 21

திருவள்ளூர் ஆண்டு 2050

**Read:**

1. G.O.(Ms).No.53, Housing and Urban Development (UD4(3)) Department, dated 16.04.2018,
2. Government Letter No.14777/UD4(3)/2018, dated 19.07.2018.
3. From the Commissioner of Town and Country Planning, Letter No.19992/11- Special Cell, dated 07.08.2018.

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**ORDER:**

In the Government Order 1<sup>st</sup> read above, Guidelines have been issued for Construction Continuation Certificate (CCC) and Completion Certificate (CC) to all categories of buildings except Industrial buildings and residential buildings upto 3 dwelling units in Directorate of Town and Country Planning areas.

2. In the letter 3<sup>rd</sup> read above, The Commissioner of Town and Country Planning has stated that she received representation from various associations and also submitted the following common points of representation and remarks on the same.

Sl.No.	Representation	Remarks
1.	To obtain Construction Continuance Certificate (CCC) for plinth level would delay construction and hence to remove it.	The Government Order provides 15 days to issue Construction Continuation Certificate, however, if not issued in time, deemed to have been issued. Hence, there will not be any harm and therefore, the representation need not be considered.

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2.	Payment of fee of Rs.3/- per sq.ft. for issuing Construction Continuation Certificate & Completion Certificate is high and requested for waiver.	Reduction of both the rates of fee to be paid by the applicant and the fee to be paid to the empanelled professional may be considered. Rates may be Rs.1.00 per sq.ft. may be fixed as to be paid by the applicant and the rate payable to the empanelled professional may be – Rs.0.25 per sq.ft. for plinth level inspection and Rs.0.75 per sq.ft. for inspection in the completed stage. Therefore, orders may be issued accordingly.
3.	Government Order first cited exempts residential building of 3 dwelling units and less than that and industries from issue of Completion Certificate. Requested to revise and make it applicable only for Multi Storeyed Building and above 5000 sq.ft. buildings alone. Further, requested to implement the Completion Certificate procedure to other buildings step by step, otherwise public will be put to hardship, as Development Control Regulations is stringent. Hence, requested to implement after revision of Development Control Regulations.	It is informed that originally proposal was sent to Government vide this office letter No.19992/2011-Spl.cell, dated 27.07.2017 requesting to make Completion Certificate, applicable to all developments except all ordinary and all industrial buildings. However, Government Order first cited above has been issued covering all category of buildings except residential buildings of 3 dwelling units or less than that and all industrial buildings under the Completion Certificate, procedure. It is now requested to consider exempting all kinds of ordinary buildings and all kinds of industrial buildings from issue of Completion Certificate as originally proposed by this department vide the above said letter.

The Commissioner of Town and Country Planning has also proposed to collect Rs.1.00/Sq.ft as scrutiny fee to be paid by the applicant and the rates payable to the empanelled professionals may be Rs.0.25/Sq.ft for plinth area inspection and Rs.0.75/Sq.ft in the completed stage.

3. The Government have considered the proposal along with remarks of Commissioner of Town and Country Planning in para 2 above. After careful consideration, the Government accept the proposal and direct the Commissioner of Town and Country Planning to collect Rs.1.00/Sq.ft as scrutiny fee to be paid by the applicant and Rs.0.25/Sq.ft payable to the empanelled professionals for plinth area inspection and Rs.0.75/Sq.ft in the completed stage.

4. The Commissioner 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-600002.  
The Principal Secretary,  
Municipal Administration and Water Supply Department, Chennai-600009.  
The Additional Chief Secretary,  
Rural Development and Panchayat Raj Department, Chennai-600009.  
The Principal Secretary/Member Secretary,  
Chennai Metropolitan Development Authority, Chennai-600008.  
The Managing Director,  
Tamil Nadu Housing Board, Chennai-600035.  
The Managing Director,  
Tamil Nadu Slum Clearance Board, Chennai-600005.  
The Director of Municipal Administration, Chennai-600005.  
The Director of Rural Development, Saidapet, Chennai-600015.  
The Director of Town Panchayat, Chennai-600108.  
All District Collectors.

Copy to:-

The Senior Personal Assistant to  
Deputy Chief Minister, Chennai-600009.  
The Principal Private Secretary to  
Principal Secretary to Government,  
Housing and Urban Development Department, Chennai-600009.

**SF/SC**

**//FORWARDED BY ORDER//**

*[Handwritten Signature]*  
**SECTION OFFICER.**

*[Handwritten Date]*  
04/02/19