

Annexure XXIII

[See rule 20 (6)]

Completion Certificate Norms

- 1) The following guidelines are issued for the purpose of treating the building as completed for issue of completion certificate
 - a) In respect of commercial buildings, the following items should have been completed in all respects. However, interior completion works, fixtures, flooring and partition need not be insisted.
 - (i) Terrace Floor with weathering course including parapet wall
 - (ii) Lift Machine Room, OHT and Stair-case Head room
 - (iii) Electrical installations (switch boxes and fixtures not to be insisted)
 - (iv) Sanitary and water supply installations (fixtures not to be insisted)
 - (v) Sump for water storage
 - (vi) Outer plastering of the building
 - (vii) Frames for joinery
 - (viii) No dowel rods left out in the building for vertical or horizontal expansion
 - (ix) Completion of Internal Plastering and Flooring need not be insisted
 - b) In case of residential buildings, the following items shall have been completed in the said project to consider it for issue of Completion Certificate
 - (i) Terrace Floor with weathering course including parapet wall
 - (ii) Lift Machine Room, OHT and Stair-case Head room
 - (iii) Electrical installations (switch boxes and fixture not to be insisted)
 - (iv) Sanitary and Water Supply installations (fixtures not to be insisted)
 - (v) Sump for Water storage
 - (vi) Outer plastering of the building
 - (vii) Frames for Joinery
 - (viii) Kitchen (Provision on Modular Kitchen is permitted provided provision for water supply / drainage is made)
 - (ix) Internal partition walls
 - (x) No dowel rods left out in the building for vertical or horizontal expansion
 - (xi) Completion of Internal Plastering and Flooring need not be insisted.
- 2) **Completion Certificate Norms**
 - a) Norms for Non High Rise buildings with GF + 2F or Stilt + 3F subject to a maximum of 12m height with 16 dwellings or up to 300 square meters of commercial building shall be regulated according to the table below:

Sl. No	Parameters	Norms
1.	Dimension of the Building	The increase in the dimension of the building shall not exceed 0.30 mts in length and 0.30 mts in width.
2.	Set Backs	The reduction in setbacks is allowed on all sides by 0.30 mts, subject to availability of minimum set back of 1.20 mts. in the event of prescribed minimum setback being 1.5m and by 0.20 mts subject to availability of minimum set back of 0.80 mts. In the event of prescribed minimum setback being 1.0m

3.	Height of the Building	Increase in height of the building is permitted not exceeding 3% of the building height approved as long as such increase does not exceed 12m and does not constitute an additional floor. In case of Institutional building if it does not exceed 18.30 mts.
4.	FSI Tolerance Limit	FSI Tolerance limit will be maximum of 15 sq.m over and above the permissible FSI.
5.	Over Head Tank	Change in the location/ Architectural orientation permissible. In case of increase in the size of the over head tank necessary fees to be collected.
6.	Inter connection between two flats	Permissible as long as it satisfies parking requirement.
7.	Change in the position of the columns and introduction of new columns in the stilt floor	Permissible as long as it does not affect minimum parking lots required as per approved plan is left as car parking space. Movement and parking of required number of cars on ground can be taken irrespective of certain deviations from the approved plan, subject to conformity to DR provision relating to Parking and Driveway.
8.	Non FSI area	Change in location of incident use as long as within non-FSI area permissible limit.
9.	Variation between document dimension and site dimension	If on site measurements area are less than originally approved from PLR line, but even, this lesser set backs on the site confirm to these rules.
10.	Entrance Arch / Pillar	As per the provision of these rules.
11.	Pergola	Permissible for elevation purpose in the terrace not exceeding 10 % area of the respective floor Pergola projections in other places will be treated as architectural features, as per the provisions of these rules.
12.	Rain Water Harvesting	Should be provided.
13.	Compound wall constructed including the land left for road widening	Not permissible. Permanent compound wall to be constructed as per the approved plan after leaving the street alignment or road widening portion.

- b) Norms for Non High Rise buildings upto 18.30m height and exceeding 16 dwelling units and exceeding 300 square meters of commercial building shall be regulated according to the table below::

Si. No.	Parameters	Norms
1.	Dimension of the building	The increase in the dimension of the building shall not exceed 0.30 mts. In length and 0.30 mts. in width.
2.	Set Backs / Distance Between Blocks.	0.30 mts. reduction in setbacks is allowed on all sides, subject to availability of minimum set back of 1.20 mts. in the event of prescribed minimum setback being 1.5m and by 0.20 mts subject to availability of minimum set back of 0.80 mts. In the event of prescribed minimum setback being 1.0m
3.	Height of the Building	Increase in height of the building is Permitted not exceeding 3% of the building height approved as long as such increase does not exceed 18.30 mts. and does not constitute an additional floor. In such cases, additional setback for the additional height increase shall not be insisted.
4.	FSI Tolerance Limit	FSI Tolerance limit will be 0.03 of FSI or 50 Sq.mt. floor area whichever is higher over and above the permissible FSI.
5.	OHT	Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected.
6.	Inter connection between two flats	Permissible as long as it satisfies parking requirement.
7.	Change in the position of the columns and introduction of new columns in the stilt floor.	Permissible as long as it does not affect minimum 3.00 mts. driveway for vehicular movement and the no. of minimum parking lots required as per approved plan is left as car parking space. Movement and parking of required number of cars on ground can be taken irrespective of certain deviations from the approved plan, subject to conformity to TNCBR provision relating to Parking and Driveway.
8.	Non FSI area	Change in location of incidental use within non-FSI area permissible limit.
9.	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 conform to these rules-Permissible.
10.	Entrance Arch / Pillar	As per the provision of these rules.

11.	Pergola	Permissible for elevation purpose in the terrace not exceeding 10% area of the respective floor.
12.	Rain water harvesting	Should be provided.
13.	Compound Wall constructed including the land left for road widening.	Not permissible. Permanent compound wall to be constructed as per the approved plan after leaving the Street Alignment or Road widening portion. However, the land left for road widening may be utilized for landscaping with temporary grill / barbed wire fencing, with or without Dwarf wall not exceeding 0.60 mts. height.
14.	Fire license	As per the provisions of TNCBR
15.	OSR land	As the OSR space is vested with competent authority or Local Body, no structure shall be constructed or erected on OSR land.
16.	Structures permitted in the set back area	Access steps to Ground floor and ramps, (without affecting ventilation of Basement Floor) closed Well, Water and Sewage Treatment Plant, Generator, Box type transformers are permitted in the set back area subject to availability of minimum driveway of 3.00 mts. and parking requirements as per the approved plan.
17.	Structures permitted in the Terrace Floor	AC Plant and Two toilets in every block are permitted in the Terrace Floor Architectural feature in the periphery on the top most floor (Terrace Floor) up to 3.00 mts. height is permissible subject to the condition that the portion constructed over allowable 1.5 mts. height parapet wall shall be non continuous with solid portion not exceeding 50% of the surface area.
18.	Installation of Solar Energy System	1/3 rd area of the total terrace area to be reserved for erecting Solar Photo Voltaic Panels. The approximate space required for erecting Solar Voltaic Panel is 10 sq.mt for generating 1 KW of electricity.

c) Norms for High Rise buildings shall be regulated according to the table below::

Si. No.	Parameters	Norms
1.	Dimension of the building	The increase in the dimension of the building shall not exceed 0.30 mts. in length and 0.30 mts. in width.

2.	Set Backs / Distance Between Blocks.	The reduction of 0.30 mts. In the set back space is permissible on all sides, subject to availability of minimum 6.70 mts., for the buildings of within 30 mts. height. With increase in height above 30 mts. corresponding increase in setback to be insisted.
3.	Height of the Building	Increase in height of the building is permitted not exceeding 5% of the building height approved as long as such increase does not constitute an additional floor. In such cases, additional setback for the additional height increase shall be insisted on pro- rata basis. (For instance, for a 30 mts. height building with 5% increase in height the additional set back insisted will be 0.25 mts.) However, the total height should be within the height permitted by AAI / IAF.
4.	FSI Tolerance Limit	FSI Tolerance limit will be 0.03 of FSI or 50 Sq.mt., floor area whichever is higher over and above the permissible FSI.
5.	Architectural projection & service ducts	Service ducts upto 1.0 mt. here and there and not to the entire width and length of the building and Architectural projection upto 0.60m. in width where it is continuous and upto 1.0 mt. where it is discontinuous are permissible, subject to availability of minimum clear set back of 6.70 mts. where required set back is 7.0 mts. and minimum clear set back of 7.70 mts. where required set back is 8.0 mts. and minimum set back of 8.70m. where required set back is 9.0 mts. and so on
6.	OHT	Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected.
7.	Inter connection between two flats	Permissible as long as it satisfies parking requirement.
8.	Change in the position of the columns and introduction of new columns in the stilt floor.	Permissible as long as it does not affect driveway of minimum 3.00 mts. for vehicular movement and the no. of minimum parking lots required as per approved plan and left as car parking space . Movement and parking of required number of cars on ground can be taken irrespective of certain deviations from the approved plan, subject to conformity to TNCBR provision relating to Parking and Driveway.
9.	Non FSI area	Change in location of incidental use within non-FSI area permissible limit.
10.	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 conform to these rules - Permissible.

11.	Entrance Arch / Pillar	As per the provision of these rules.
12.	Pergola	Permissible for elevation purpose in the terrace not exceeding 10% area of the respective floor.
13.	Rain water harvesting	Should be provided.
14.	Compound Wall constructed including the land left for road widening.	<p>Not permissible.</p> <p>Permanent compound wall to be constructed as per the approved plan after leaving the Street Alignment / Road widening portion.</p> <p>However, the land left for road widening may be utilized for landscaping with temporary grill / barbed wire fencing, with or without Dwarf wall not exceeding 0.60 mts. height.</p>
15.	Fire license	Compliance Certificate from DF&RS is required.
16.	OSR land	As the OSR space is vested with competent authority/ Local Body, no structure shall be constructed / erected on OSR land.
17.	Structures permitted in the set back area	Access steps to Ground floor and ramps, (without affecting ventilation of Basement Floor) closed Well, Water and Sewage Treatment Plant, Generator, Box type transformers are permitted in the set back area subject to availability of minimum set back of 6.7 mts. and satisfying the parking requirements.
18.	Structures permitted in the Terrace Floor	AC Plant and Two toilets in every block are permitted in the Terrace Floor. Architectural feature in the periphery on the top most floor (Terrace Floor) up to 3.00 mts. height is permissible subject to the condition that the portion constructed over allowable 1.5 mts. height parapet wall shall be non continuous with solid portion not exceeding 50% of the surface area.
19.	Installation of Solar Energy System	1/3 rd area of the total terrace area to be reserved for erecting Solar Photo Voltaic Panels. The approximate space required for erecting Solar Voltaic Panel is 10 sq.mt for generating 1 KW of electricity.

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