

COMMISSIONERATE OF MUNICIPAL ADMINISTRATION

CHENNAI

PLANNING PERMISSION INSPECTION FORM

[Each item has to be full filled compulsorily]

BUILDING PERMISSION APPLICATION & PLANNING PERMISSION APPLICATION

APPLICATION:

DATE:

	Name of the Municipality	:-----Municipality
1	General Particulars	
	a Applicant Name	:Mr/Mrs/Selvi
	b Address	:
	c Survey No.of the plan	:
	Street Name	:
	Revenue Village	:
	d Prosed Usage [as application]	:Residential Building/ Non-residential Building /Community Hall/Industrial Building/Other Building
2	Documents and details	
	e Plan approval Application [a or b]	:Attached/Not attached
	f Drawing [6 copies]	:Attached/Not attached
	g Sales Deed/Lease Deed Parent Document or NOC [if necessary]	:Attached/Not attached
	h 1.Copy of the Patta [FMB]/ Copy of the Land 2.Register[SLR extract] 3.Evidence for Planning permission obtaining for existing building [Notary Public Certificate]	:Attached/Not attached
	i Deed	}
	j Any other Documents[specify]	
A	1 Land use-Master Plan/	Primary Residence / Mixed

		Detailed Development Plan Approved layout plan	Residence /Village Nattham/E.W.S/Industrial :Area/Usage of Educational Zone Area/Commercial Area/Open space & Recreational / Urbanization/ Non-urbanization /Water Bodies/Agricultural
	2	Proposed Usage	:Residential/Commercial/Others
	a	Ordinary approval	:Yes
	b	Special Sanction Authority	
	c	Prohibited	
B		Sub-Division	:
	1	Date of Registration	:
	2	a.1.Is proposed area in Approved Layout?	Yes/No
		2.If yes, approved Number	
		b.1. Is in located in Unapproved Layout	Yes/No
		2.If yes then date of sub- Divided for	1.Before 5.8.75 2.Between 5.8.75 to 31.12.89 3.After 31.12.89
	3	Unapproved Layouts	:
		Total Area/Total Sub-Division	:
	4	Total Area of the Land	:
		1.Sub-Division made before 5.8.1975 With .74 cents? 2. After 5.8.1975	
C		Nature of Proposed Plan	
	A	Proposal for New Construction	Yes/No
		a)If Yes, whether at present vacant site	Yes/No
	2	Proposal for Additional construction?	Yes/No
		a)If Yes, Date of Construction before 5.8.75	Yes/No
		b) Whether Planning	Yes/No

	Approval obtained for existing building?	
	c)Whether any deviation from Planning permission obtained	Yes/No
	d)Adjacent Plot affected due to deviation if any	Yes/No
	e)If Yes, What are the rules affected	Area of the Plot/ Width of the plots /Total Floor Area/FSI/ side open space/FOS/ROS

D	Nature of Road	
1	Whether the plot abutting Public Road	Yes/No
2	Private maintained by Local Body	Yes/No
3	Whether approach road of the site having connection to existing public road	Yes/No
4	Private Road	Yes/No
5	Width of the Road	6m/9m/7.24m/12.7m/10m
6	Width of the Private Passage	3.05m/3.6m/4.8m
E	General Infra structure Available	
	Street Light	} Provided
	BT/WBM/Metal	
	Water Supply/UGD	

F. Document related Inspections

Sl. No	Document No. & Date	Kind of Document	Seller	Buyer	Area of the Land as per the document	Remarks
		a) Sale Deed b) Agreement Deed c) Power of attorney d) Settlement Document				

Inspection report related to Development Rules:

The proposed plan was inspected based on the ordinary building & development rules.

The details of Inspection:

Sl. No	Details	Rule	Required as per rules	Located	Level of Deviation or Violation
1	Area of the Site 1) As per the drawing 2) As per the deed 3) Patta /T.S.L.R	25[A]	40/ 80/50 Sqm		No deviation
2.	Frontage of the site [Breadth of the site]	25.(B)	6.0 /4.0M		
3.	Measurement of Front side open Space	25 (G) (i)	1.50		
4.	Measurement of rear open Space	25 (G) (ii)	1.50		
5.	Measurement of	25 (G) (iii)	1.50		

	Other side open Space				
6.	Height of the Building	25 (D)	9.00 M		
7.	As per the Master/Development Plan width of approach road and front open space.	25 (G) (i)	1.50 M		
8.	The ratio of plot area and floor area[FSI]	25 (C)	1.50		
9.	Plot coverage	25 (F)	70% Or 75%		
10.	Play spaces left for the road in corner plot	25 (i)	1.50 M		
11.	Vehicle Parking	25 (B)	1,2, 3		
12	Width of the Approach roads	25 (B)	6.00 M		

Fees Details:

Sl.No.	FOR	Rs.
1.	Plot Approval	
2.	Scrutiny Fees	
3.	Materials Storage	
4.	Building License	
5.	Compound wall	
6.	Bore well	
7.	Demolition fees for old building	
8.	Deposit for Rain Water Harvesting	
9.	Property Tax / Vacant land Tax Receipt	
10.	Deposit for Water Connection	
11.	Deposit for UGD	

12.	Development Charge	
13.	Regularization charge	
14.	Open Space reservation charge	
15.	Infrastructure charge	
16.	Manual worker General Welfare Fund charge (DD)	
17.	Sub-division fees	
18.	CMDA scrutiny fees for plot	
19.	Fees for true copy/additional copy	

A) The recommendation of the Building Inspector: Applicant / Power holder Survey No..... Plot No....., village he / she has submitted the proposed building plan.

B) Remarks of Town Planning officer:

Building Inspector /
Town Planning officer

C) Order of Commissioner /
Executive Authority

Commissioner /
Executive Authority