

EASE OF DOING BUSINESS – CONSTRUCTION PERMITS

CHECK-LIST FOR PLINTH INSPECTION DOCUMENTS AND INSPECTION CHECK LIST REQUIRED TO BE FOLLOWED COMMON APPLICATION FORM (CAF)

Plinth Inspection Form to be filled up online (Annexure-C1)

The following **documents** shall be submitted online along with the intimation:

- a. Building plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed. (in PDF/.DWG Format)
- b. Photograph(s) showing construction up to plinth level at site.
(Minimum 1 & Maximum three photographs)

COMPETENCE MATRIX FOR PLINTH LEVEL INSPECTION

The competence matrix is given in clause 2.5.3 and Table 2.3 of UBL-2016

Clause 2.5.2

Plinth level inspection: The inspection of construction up to plinth level shall be carried out by qualified professionals/ sanctioning authority as per the competence matrix given in Table 2.3 based on for the risk category of buildings.

Table 2.3: Competence Matrix for Plinth Level Inspection

	Risk Category			
	Very low	Low	Moderate	High
Competence	Architect/ Engineer/ Supervisor		Sanctioning authority	

Refer Chapter 3 for Risk Category

2.5.3 Procedure for plinth level inspection for very low and low risk buildings: In case of Very Low and Low risk buildings, the architect/ engineer/ supervisor shall conduct plinth level inspection and shall submit the Inspection Report, in Form C-2, to the sanctioning authority.

2.5.4 Procedure for plinth level inspection for moderate and high-risk buildings:

(a) **Intimation of completion of the work up to plinth level for moderate and high risk buildings:** In case of Moderate and High risk buildings, on completion of work up to plinth level, the owner, through his architect/ engineer/ supervisor, shall submit an intimation of such completion, in Form C-1, to the sanctioning authority to enable the sanctioning authority to inspect that the work conforms to the sanctioned building plans and building bye-laws. The following documents shall be submitted along with the intimation:

a. **Building plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed.**

b. **Photograph(s) showing construction up to plinth level at site.**

(b) **Time limit for plinth level inspection:** The sanctioning authority shall prepare plinth level inspection report, in Form C-2, and inform the same along with the observed deviation(s)/ objection(s), if any, to the owner and the professional who submitted the intimation as per bye-law 2.5.4(a), within 7 days from the receipt of such intimation.

(c) **Deemed completion of plinth level inspection:** In case the owner/ applicant who submitted the intimation as per bye-law 2.5.4(a), receives no communication from the sanctioning authority within 7 days of such intimation, plinth level inspection will be deemed to have been completed without any deviation having been noticed. It will be the responsibility of the owner/ architect/ engineer/ supervisor to ensure that the building is constructed in accordance with the sanctioned building plan, provisions of MPD and these building bye-laws.

2.5.5 No further construction can be carried out without the submission/ issue of plinth level inspection report free from any deviation or deemed completion of plinth level inspection. Violation of this provision will attract penalty at same rate as that for building permit fee for sanction of building plan.

PLINTH INSPECTION FEE TO BE DEPOSITED THROUGH ONLINE MODE

The plinth Inspection fee is given in ANNEXURE –III of UBBL-2016

2.1.1 Fees for Inspection and completion

Notice for inspection of completion work up to plinth level shall be accompanied with fee of Rs.500/- *Please refer Form C-1*

The above-mentioned charges of Rs. 500/- for plinth inspection is to be deposited in at the time of the sanction plan alongwith the Plan fee.

POINTS TO BE CHECKED AT THE TIME OF INSPECTION

1. Setbacks are as per sanctioned plan are in order Yes / No
2. Open Spaces - are in order Yes / No
3. Plinth / Basement Height is as per Plan / UBBL Yes / No
4. Non-Compoundable Deviations against the sanctioned plan (If any, to be clearly Specified)
5. Outcome of Inspection:
 - a. C2 Form is being issued online to proceed further
 - b. C2 Form is being issued with the observations for compliance / rectification