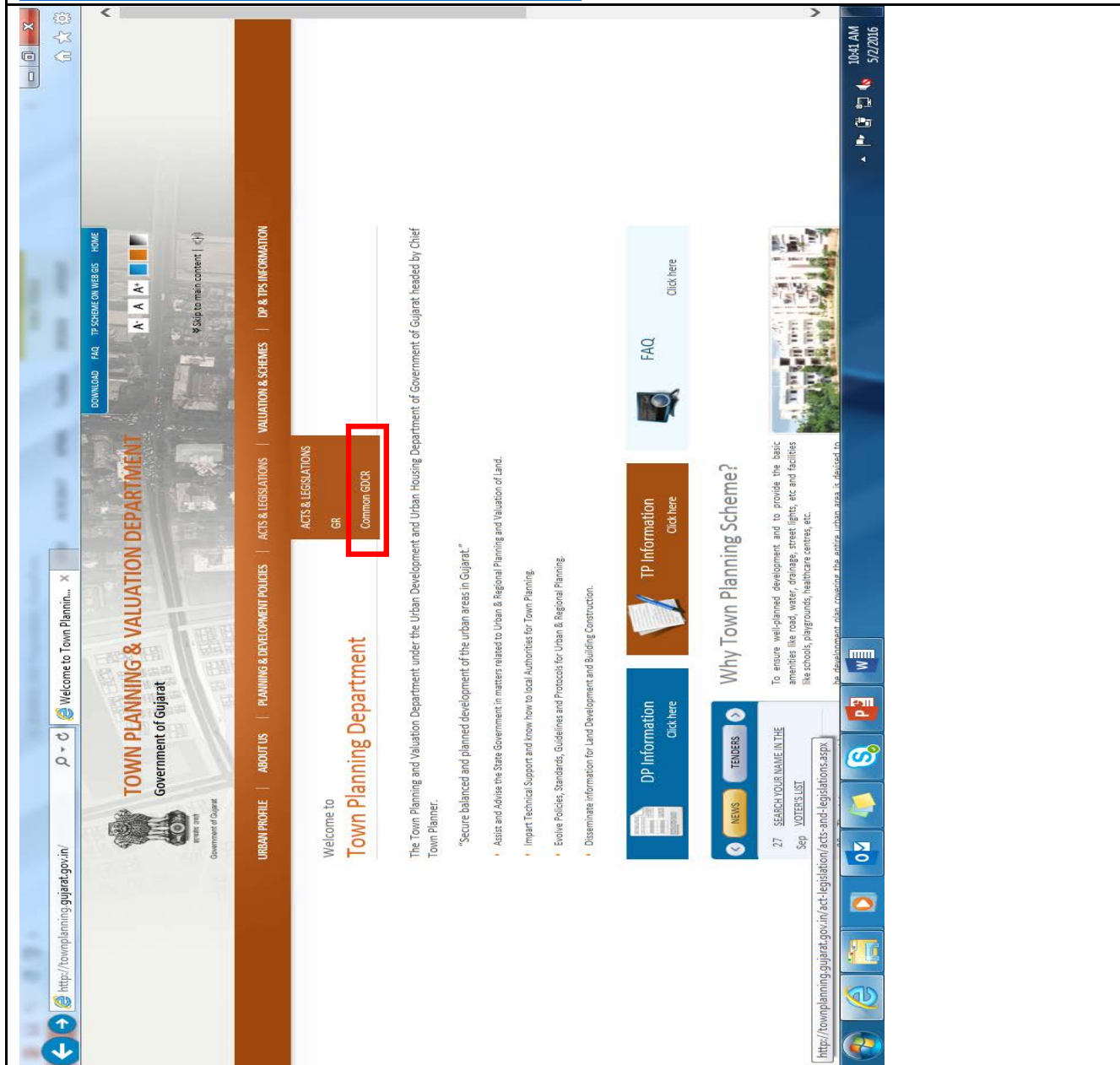


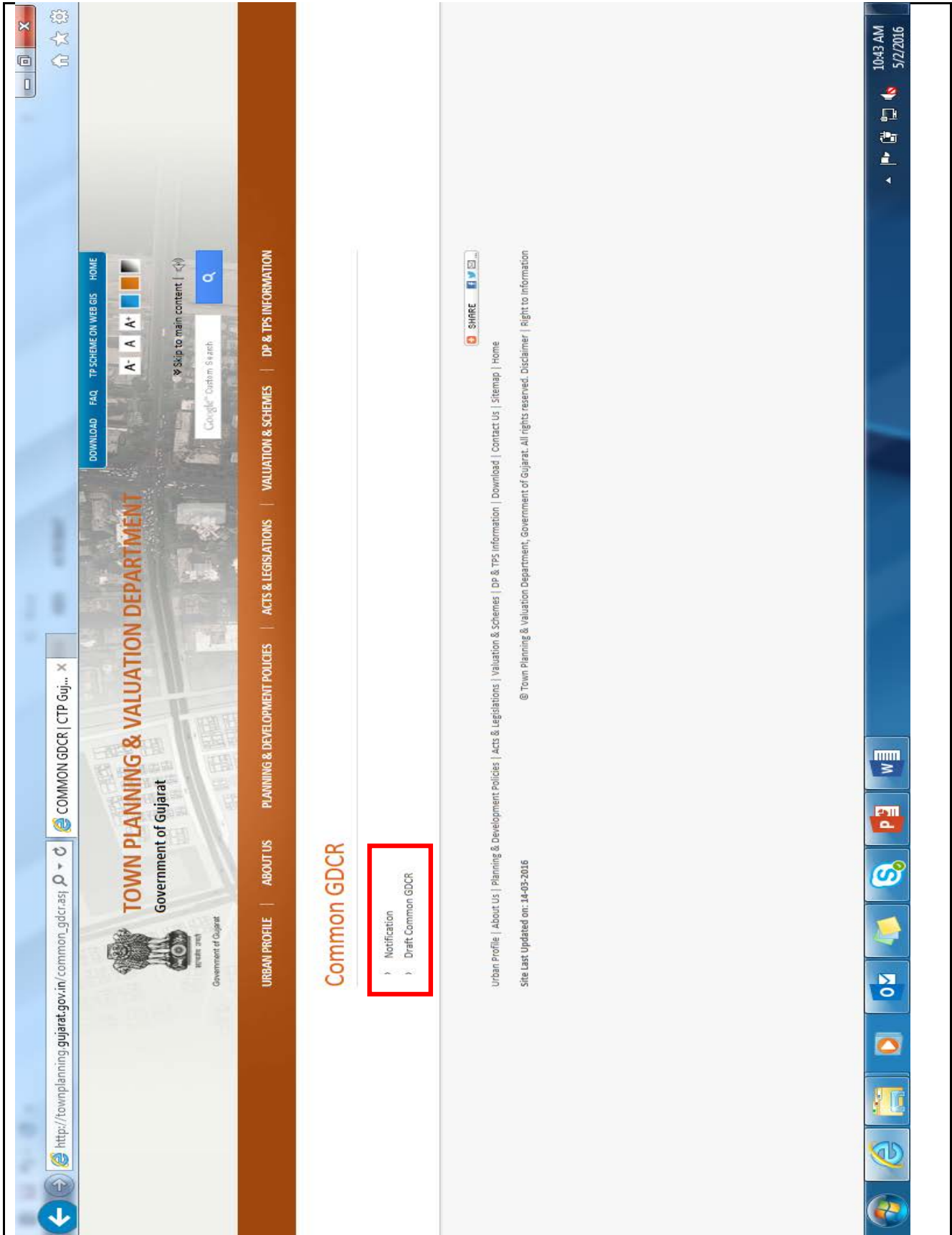
Sr. No.	Recommendation	Response (Yes/No/NA)	Supporting Materials
64	Ensure that the building code includes accreditation programs and clear responsibilities and liabilities for professionals including architects and engineers engaged in the construction process.	Yes	The comprehensive formal building code includes accreditation programs and clear responsibilities and liabilities for professionals including architects and engineers

URL: <http://townplanning.gujarat.gov.in/>

http://townplanning.gujarat.gov.in/common_gdcr.aspx (Page No 72-73)



The screenshot shows the website for the Town Planning and Valuation Department of the Government of Gujarat. The page features a navigation menu with links for 'URBAN PROFILE', 'ABOUT US', 'PLANNING & DEVELOPMENT POLICIES', 'ACTS & LEGISLATIONS', 'VALUATION & SCHEMES', and 'DP & TPS INFORMATION'. The main content area includes a 'Welcome to Town Planning Department' section, a brief description of the department's role, and a list of key initiatives. A red box highlights the 'Common GDOR' link under the 'ACTS & LEGISLATIONS' category. Other visible elements include 'DP Information', 'TP Information', 'FAQ', and 'Why Town Planning Scheme?' sections.



The screenshot shows the website for the Common GDCR (Government of Gujarat). The browser address bar displays the URL: http://townplanning.gujarat.gov.in/common_gdcr.asp. The page title is "COMMON GDCR | CTP Guj...". The main header features the text "TOWN PLANNING & VALUATION DEPARTMENT" and "Government of Gujarat" with the state emblem. A navigation menu includes: URBAN PROFILE, ABOUT US, PLANNING & DEVELOPMENT POLICIES, ACTS & LEGISLATIONS, VALUATION & SCHEMES, DP & TPS INFORMATION, DOWNLOAD, FAQ, TP SCHEME ON WEB GIS, HOME. A search bar is present with the text "Skip to main content" and "Google Custom Search". The main content area is titled "Common GDCR" and contains a list of links: Notification and Draft Common GDCR. The footer includes: Urban Profile | About Us | Planning & Development Policies | Acts & Legislations | Valuation & Schemes | DP & TPS information | Download | Contact Us | Sitemap | Home. The page was last updated on 14-03-2016. The system tray shows the date 5/2/2016 and time 10:43 AM.

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4.4. Responsibilities of all POR

1. They shall inform the Competent Authority of their employment/assignment / resignation for any work within 7 days of the date of such employment / assignment / resignation.
2. They shall prepare and submit all plans, new or revised as applicable, documents and other details as required, in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the prevailing Regulations along with the soft copy showing this data.
3. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including mature trees.
4. They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing, otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
5. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.
6. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered AOR, EOR, SEOR, COWOR ,SOR and FPCOR with registration number, date, full name and their address below the signature for identification.
7. They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of any Regulations or rules under the Act.
8. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work, supervisor and structural designer, Developer, Owner, from their responsibilities, imposed under the act, the Development Regulations and the law of tort and local Acts.

9. They shall study and be conversant with the provision of the Local Acts, the rules and made there under, The Gujarat Town Planning and Urban Development Act-1976, the rules and regulations made there under, policy orders and standing orders approved by the Competent Authority and the other instructions circulated by the competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application form & permission letter.

4.5. Responsibilities of Individual Persons on Record

Responsibilities of Persons on Record shall be as follows:

4.5.1 Architect on Record (abbreviated as AOR)

The Architect on Record shall:

1. be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations.
2. scrutinize and verify the architectural design and specifications of the proposed building
3. certify that the architectural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No. 2
4. immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirement in a format as per Form No. 3
5. inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself of responsibility as the Architect on Record for the building using the format prescribed in Form No. 4. In case of termination of services as Architect on Record, inform the Competent Authorities about the stage of work at which services are terminated. The registered architect appointed as of the preceding architect shall inform within 7 days about his/her appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he/she is taking over the charge. After Competent Authority has inspected the site for his/her report, the newly appointed architect shall allow the work to proceed under his/her direction.
6. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
7. inform the Competent Authority immediately on termination of the services of the SEOR or COWOR and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Competent Authority within 7 days of his appointment.
8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and

adequate temporary structures required for construction and development.

4.5.2 Engineer on Record (abbreviated as EOR)

The Engineer on Record shall:

1. be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations
2. scrutinize and verify the structural design and specifications of the proposed building
3. certify that the structural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No. 2A
4. immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirements, in the format stipulated in Form No.3
5. inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself/herself of responsibility as the Engineer on Record for the building using the format prescribed in Form No. 4. In case of termination of services as Engineer on Record, inform the Competent Authorities about the stage of work at which services are terminated. The registered Engineer appointed as replacement of the preceding Engineer shall inform within 7 days about his/her appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he/she is taking over the charge. After Competent Authority has inspected the site for his/her report, the newly appointed Engineer shall allow the work to proceed under his/her direction.
6. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
7. inform the Competent Authority immediately on termination of the services of the Structural Engineer on Record or Clerk of Works on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Competent Authority within 7 days of his appointment.
8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

4.5.3 Structural Engineer on Record (abbreviated as SEOR)

The Structural Engineer on Record shall:

1. scrutinize and verify the structural design and specifications of the proposed building
2. prepare a report of the structural design

3. supply two copies of structural drawings to the COWOR
4. advise the Owner/Architect/Clerk of Works for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration
5. submit the certificate of structural safety and over all structural soundness of the proposed building and its compliance to the Regulations to Competent Authority using the format prescribed in Form No. 2B
6. To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
7. detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
8. immediately inform the Competent Authority in writing, if in his opinion, construction of the building is not being undertaken in accordance with the structural design and specifications stipulated by him, in the format stipulated in Form No.3
9. in case of serious default, be black listed (de-registered) by the Competent Authority
10. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities as the Structural Engineer on Record for the building, using the format prescribed in Form No. 4

4.5.4 Clerk of Works on Record (abbreviated as COWOR)

The Clerk of Works on Record shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR
2. immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications, in the format stipulated in Form No. 3.
3. bring to the notice of the SEOR and AOR/EOR any situation or circumstances which in his opinion are liable to endanger the safety of structure.
4. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the Clerk of Works for the building using the format prescribed in Form No. 4. In case of termination of services as Clerk of Works, inform the Competent Authorities about the stage of work at which services are terminated. The registered Clerk of Works appointed as replacement of the preceding Clerk of Works shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the

charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

5. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
6. deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
7. inform the Competent Authority immediately on termination of the services of any of Person on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted to the Competent Authority within 7 days of his/her appointment.
8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.
10. take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
11. ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
12. ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of the work
13. not be permitted to supervise more than ten independent Building-units at a given time as provided in Development Regulations.
14. be considered as a supervisor until the issue of Building Use Permission.

4.5.4 a supervisor of Works on Record (abbreviated as SOR)

The supervisor of Works on Record shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR and instruction given by COWOR.
2. immediately inform the Developer and Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications, in the format stipulated in Form No. 3.
3. bring to the notice of the SEOR and AOR/EOR/COWOR any situation or circumstances which in his opinion are liable to endanger the safety of structure.
4. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the supervisor of Works for the building using the format prescribed in Form No. 4. In case of

termination of services as supervisor of Works, inform the Competent Authorities about the stage of work at which services are terminated.

The registered supervisor of Works appointed as replacement of the preceding supervisor of Works shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

5. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
6. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.
7. take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
8. ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
9. ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of the work
10. not be permitted to supervise more than two independent Building-units at a given time as provided in Development Regulations within 500 M. peripheral area of each site..
14. be considered as a supervisor until the issue of Building Use Permission.

4.5.5 Fire Protection Consultant on Record (abbreviated as FPCOR)

The Fire Protection Consultant on Record shall be required for all buildings listed in Schedule 23 and shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR.
2. certify that the design and specification of the proposed building comply with Fire Safety Regulations using the format prescribed in Form No. 2E
3. immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications stipulated by the AOR or EOR and the SEOR, using the format prescribed in Form No. 3
4. bring to the notice of the SEOR and AOR or EOR any situation or circumstances which in his opinion are liable to endanger the fire protection and safety of structure.
5. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the FPCOR for the

building using the format prescribed in Form No. 4. In case of termination of services as Fire Protection Consultant, inform the Competent Authorities about the stage of work at which services are terminated. The registered FPCOR appointed as replacement of the preceding FPCOR shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

6. instruct the relevant agency that adequate provisions are made for fire prevention and safety during construction and development.

Table 6.2 Control at the Design and Inspection Stage (SL)

Design Supervision	Design and Inspection Levels Characteristics	Minimum recommended requirements for checking of calculations, drawings and specifications.	Minimum requirements for Inspection of implementations and the insurance requirements.
SL1 Relating to CC1	Supervision by the owner and POR	<ul style="list-style-type: none"> • Self-checking: Checking performed by the person who has prepared the design. • Self-certification of design by the architect and the structural engineer appointed by the owner. 	<p>Self-certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan. No inspection to be carried out by the Inspector of the competent authority and shall issue the building use permission based on the documents supplied by the owner and POR</p> <p>The competent authority shall not insist on the insurance for the building.</p>
SL2 Relating to CC2	Normal supervision by POR and the Competent Authority	<ul style="list-style-type: none"> • Self-checking: Checking performed by the person who has prepared the design. • Self-certification of design by the architect and the structural engineer appointed by the owner. 	<p>Self-certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan. Inspection to be carried out by the Inspector of the competent authority at the plinth level and at time when the owner makes an application for getting building use permission. The building use permission shall issue based on the inspection report and the documents supplied by the owner and POR.</p> <p>The competent authority shall not insist on the insurance for the building.</p>



SL3 Relating to CC3	Normal supervision by POR and the Competent Authority	<ul style="list-style-type: none"> • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations • Plinth and occupancy inspection and certification by structure designer. 	<p>Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</p> <p>Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. The building use permission shall issue based on the inspection reports and the documents supplied by the owner and POR.</p> <p>The competent authority shall ask the owner to seek insurance coverage for the building for minimum 5 years and then only issue the building use permission.</p>
SL4 Relating to CC4	Extended supervision	<ul style="list-style-type: none"> • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations • Plinth and occupancy inspection and certification by structure designer. 	<p>Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</p> <p>Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. The building use permission shall issue based on the inspection reports and the documents supplied by the owner and POR</p> <p>The competent authority shall ask the owner to seek insurance coverage for the building and for the persons likely to occupy the building for minimum 15 years and then only issue the building use permission.</p>
SL5 Relating to CC5		<ul style="list-style-type: none"> • Checking by different persons in accordance with the 	<p>Certification by the architect and the structural engineer appointed by the owner for carrying out the construction</p>

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		<p>procedure prescribed in these regulation no 4, 5 and 6 of these regulations.</p> <ul style="list-style-type: none"> • Third party inspection as per regulation no 4.8 -Checking performed by authorized person different from that which prepared the design • Plinth and occupancy inspection and certification by POR as specified in regulation no 4,5,6 and third party checks as specified in regulation no 4.8 	<p>as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports which shall be checked by the Third Party as specified in regulation no 4.8 and along with the report of the third party submit the completion plan to the competent authority.</p> <p>Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. But the competent authority shall take into consideration the report of the Third part under regulation 4.8 and only than after the approval by the committee issue building use permission.</p> <p>The competent authority shall ask the owner to seek insurance coverage for the building and for the persons likely to occupy the building for minimum 15 years and for any other matter the committee recommends and then only issue the building use permission.</p>
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