

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY**

Minutes of the Puducherry Planning Authority Meeting held on 16.11.2023 at 4.00 P.M. in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

1.	Thiru. R. Kesavan I.A.S., Secretary to Govt.(TP) cum Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru. M. Kandar Selvan, Chief Town Planner , Town & Country Planning Department, Puducherry.	:	Member
3.	Tmt. V. Nithyakalyani, Superintendent, Representing the Director, Directorate of Higher and Technical Education, Puducherry.	:	Member
4.	Tmt. M. Sarassou, Assistant Engineer, Representing the Superintending Engineer, Circle-I, PWD, Puducherry.	:	Member
5.	Thiru. V. Murugesan, Assistant Engineer, Representing the Superintending Engineer-III, Electricity Department, Puducherry.	:	Member
6.	Thiru. N. Prabhu, Junior Engineer, Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.	:	Member
7.	Thiru. S. Manohar, Hydrogeologist, SGWU, Agriculture Department, Puducherry.	:	Member
8.	Thiru. K. Ilango, Divisional Fire Officer, Fire Service Department, Puducherry.	:	Member
9.	Dr. D. Narayanan, SMO, Representing the Deputy Director, Public Health Department, Puducherry.	:	Member
10.	Thiru. S. Cartigueyane, Assistant Engineer(P), Representing the Executive Engineer, N.H. Division, PWD, Puducherry.	:	Member
11.	Tmt. P. Angayarkanni, Assistant Engineer, Representing the Executive Engineer, Irrigation Division, PWD, Puducherry.	:	Member
12.	Thiru. S. Rameshkumar, Junior Engineer, Representing the Executive Engineer, Public Health Division, PWD, Puducherry.	:	Member
13.	Thiru. C. Maran, SP(Traffic), Police Department, Puducherry.	:	Member
14.	Thiru. S. Manohar, Hydrogeologist, SGWU, Agriculture Department, Puducherry	:	Member
15.	Thiru. M. Namachivayam, Assistant Engineer, Representing the Commissioner, Puducherry Municipality, Puducherry.	:	Member
16.	Thiru. A. Sureshraj, Commissioner Oulgaret Municipality, Puducherry.	:	Member
17.	Thiru. P. Balamurugan, Revenue Inspector, Representing the Commissioner, Ariyankuppam Commune Panchayat, Puducherry	:	Member
18.	Thiru. M.T. Ramalingeswara Rao, Junior Engineer, Representing the Commissioner, Nettapakkam Commune Panchayat, Puducherry	:	Member
19.	Thiru.R. Thirunavukkarasu, Assistant Engineer, Representing the Commissioner, Villianur Commune Panchayat, Puducherry	:	Member
20.	Thiru. V. Anandhan, Junior Engineer, Representing the Commissioner, Mannadipet Commune Panchayat, Puducherry.	:	Member
21.	Thiru. R. Cartigueyane, Commissioner, Bahour Commune Panchayat, Puducherry.	:	Member
22.	Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary

Agenda No:1

Confirmation of minutes of the previous meeting held on 23.08.2023

The Member Secretary apprised that the minutes of the Puducherry Planning Authority meeting held on 23.08.2023 were communicated to all members. The members confirmed the minutes.

Agenda No:2

Building plan applications:

CASE NO:1

File No & Date: 4100 & 27.07.2023

The proposal of **the Director, Local Administrative Department, Puducherry**, seeking approval for Construction of three storeyed office building for Local Administrative Department, Govt. of Puducherry at R.S.No.239pt, T.S.No.22pt, Ward-D, Block No.28, Junction of Victor Simonel Street & L' Eveche Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee after detailed deliberation agreed in principle for the construction of three storeyed office building as that of the old building existed at site, since the building was categorized as Grade IIA in the erstwhile identified list of Heritage buildings. Further, directed to maintain the architectural features and façade of the building existed and after imposing condition to obtain the NOC's/Clearances from the Electricity Department, Fire Service Department & Puducherry Coastal Zone Management Authority before commencement of construction work at site.

CASE NO: 2

File No & Date: 3649 & 05.07.2023

The proposal of **the Joint Chief Executive Officer, Puducherry Smart City Development Limited, Puducherry**, seeking approval for the construction of two storeyed Pudumai building at R.S.No.239pt, T.S.No.24pt, Ward - C, Block No.21, Goubert Avenue, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee after detailed deliberation agreed in principle for the construction of two storeyed Pudumai building as that of the old building existed at site, since the building categorized as Grade III in the notified list. Further, directed to maintain the architectural features and façade of the building existed and after imposing condition to obtain the NOC's/Clearances from the Puducherry Coastal Zone Management Authority before commencement of construction work at site.

CASE NO: 3

File No & Date: 4653 & 25.08.2023

The proposal of **the Joint Director, Directorate of School Education**, seeking approval for the construction of three storeyed School building for M/s.Subramania Bharathiyar Govt GHS School at R.S.No.239pt, Ward - D, Block No.28, Junction of Bussy Street & H.M. Kasim Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after restricting the FAR of the proposal to 120 & the ceiling height of the building to 3.0mts, so as to restrict the total height of the building to the permissible height of 10.50m and after imposing condition to obtain necessary clearance/NOC's from the Fire Service Department, Electricity Department, SP(Traffic), Police Department and Puducherry Coastal Zone Management Authority, Directorate of School Education before commencement of the construction work.

CASE NO.4

File No. & Date: 6017 & 31.10.2023

The proposal of **the Director, Department of Fisheries and Fishermen Welfare, Puducherry Fishing Harbour Complex, Puducherry**, seeking approval for construction of Fish Landing Centre consisting of single storeyed buildings viz:

- a) Fish Handling and Auction hall
- b) Fishermen's Rest Shed.
- c) Restaurant
- d) Net Mending Shed
- e) Public Toilet Block
- f) Boat Repair Shop
- g) Security / Guard House

in addition to the existing single storeyed Multi Purpose Hall building at R.S. No.147/5, Nallavadu Village, Poornankuppam Revenue Village, Ariyankuppam Commune, Puducherry, was examined by the committee and agreed to issue building permit after obtaining. a). Building plans to a scale of 1:100, b). Detailed plan of existing Multipurpose Hall Building, c). Building plans incorporating terrace plan details, d). Corrected plan after increasing the width and area of toilet (1.0m & 1.20sqm) in restaurant building to 1.20m. & 2.80sqm respectively, e). Corrected plan after increasing the width and area of office room at Boat Repair House building (1.80m&4.86sqm) to 2.50m. &9.30sqm respectively, f). Corrected plan after increasing the width of toilet at Fishermen's Rest Shed (1.10m) to 1.20m, g). Corrected plan after increasing the area of toilet at Guard room building (2.43sqm) to 2.80sqm, h). Corrected plan incorporating provision and details for rain water harvesting and subject to condition that NOC should be obtained from i).Fire Service Department; ii). Electricity Department; iii). Public Health Division, P.W.D., iv). State Ground Water Authority, v). Oulgaret Municipality, Puducherry before commencement of construction works. The structural stability of existing Multipurpose Hall Building should be ascertained by the competent authority.

CASE NO.5

File No. & Date: 5922/ 25.10.2023

The proposal of the **Commissioner, Oulgaret Municipality, Puducherry**, seeking approval for construction of Mini Indoor Stadium under MLA's LAD scheme(Kathirkamam constituency) in the play field of Government Higher Secondary School premises in addition to the existing buildings, Kadirkamam at R.S.No.233& 234, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit excluding the other existing buildings in the premises after obtaining building plans to a scale of 1:100 subject to condition that NOC should be obtained from i).Fire Service Department; ii). Electricity Department; iii). Irrigation Division, P.W.D. / Oulgaret Municipality in connection with canal passes across the proposed site; iv). State Ground Water Authority, Puducherry & Airport Authority of India before commencement of construction works. The structural design of proposed Mini Indoor Stadium building and structural stability of existing buildings should be ascertained by the competent authority.

CASE NO: 6

File No & Date: 516 & 04.08.2023

The proposal of **1. Thiru. P.G.R. Srinivasan, 2. Thiru. P.G.R.S. Ravisankar**, seeking approval for proposed construction of three storeyed residential building (1 Dwelling units) at R.S.No.239pt, T.S.No.16, Ward-C, Block No.11, Old Door No.69, New Door No.113, Vysial Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:7

File No & Date: 576 & 11.09.2023

The proposal of **Tmt. T. Nithyakala**, seeking approval for construction of four storied residential building (1-Dwelling Unit) with stilt floor at R.S.No.75/2/G/2 & 75/3/C, Plot No.3, 2nd Cross Street, Louis Reddiyar Garden, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from Legal Counsel, PPA, Fire Service Department, Oulgaret Municipality on payment of infrastructural development charges and after submission of Soil Test Report & Structural Design Basis Report.

CASE NO:8

File No & Date: 606 & 27.09.2023

The proposal of **Thiru O. Naveenkumar**, seeking approval for construction of four storeyed residential building (1 – Dwelling Unit) with stilt floor at R.S.No.239pt, T.S.No.105, Ward-D, Block No.18, Old Door No.30, New Door No.40, Junction of Ellaiamman Koil Street and Yanam Vengadachapillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was

examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Legal opinion from Legal Counsel, PPA and after submission of Soil Test Report & Structural Design Basis Report.

CASE NO:9

File No & Date: 393/13.06.2023

The proposal of **Thiru.S.Saravanan**, seeking approval for construction of three storied Residential building (3 Dwelling Units) (Revised Plan) at R.S.No.57/40, Door No.40, Vanniar Street, Pakkamudaiyanpet, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining from Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report.

CASE NO.10

File No. & Date: 501 / 28.7.2023

The proposal of **Tmt. P. Geetha @ Malarvizhi**, seeking approval for construction of a three storeyed residential building with stilt floor (3 dwelling units) (Revised Plan) at R.S. No.218/7, 218/8 & 218/1A, Plot No.111, Arupadai Veedu Street, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue building permit after obtaining legal opinion from legal counsel, PPA and submission of Structural design & Structural Design Basis Report obtained from Registered Structural Engineer along with Soil Test report.

CASE NO:11

File No & Date:465/12.07.2023.

The proposal of **1.Thiru. S. Calivaradaradjamourthy, 2. Thiru. S. Srinivassamourthy, Tmt. T. Buvanesvary, represented by Power agent of Tmt. S. Pragadisvary**, seeking approval for proposed construction of four storeyed residential building (4 Dwelling Units) with stilt floor at R.S.No.239pt, T.S.No.23, Ward-D Block No.9, Old Door No.230, New Door No.498, Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after after obtaining Clearance/NOC from Legal Counsel, PPA, Fire service Department and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO: 12

File No & Date: 422 & 26.06.2023

The proposal of Thiru. **Thiru. Gnanou Charles Jean Pierre**, seeking approval for proposed construction of four storeyed residential building (4 dwelling units) with stilt floor after demolishing the existing two storeyed building at R.S.No.239pt, T.S.No.115, Ward-D, Block No.8, Old Door No.86, New Door No.152, Yanam Vengadachalam Pillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from Legal Counsel, PPA, Fire service Department and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO:13

File No & Date: 554 & 28.08.2023

The proposal of **Tmt.S.Nirmala**, seeking approval for construction of a four storied Residential flats building (4- Dwelling Units) with stilt floor at R.S.No.277/5/A/1/C/15, Plot No.30, 1st Cross Street, Ezhil Nagar (South), Near Thiruvalluvar Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearances/NOC's from the Fire Service Department, Public Health Division, PWD, Legal opinion from Legal Counsel, PPA, and Oulgaret Municipality.

CASE NO: 14

File No & Date: 579 & 11.09.2023

The proposal of **1.Tmt. Padu Harish Nanwani & 2. Manisha Rajesh Nanwani**, seeking approval for proposed construction of three storeyed residential flats building (4 Dwelling units) with stilt floor at R.S.No.239pt, T.S.No.51/2, Ward-D, Block No.28, Junction of Bazaar saint Laurent street

& NSC Bose Salai, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from Legal Counsel, PPA, Fire service Department, Puducherry Coastal Zone Management Authority and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO:15

File No & Date: 702 & 06.11.2023

The proposal of **Thiru. Rassa Arivarane**, for construction of four Residential building (7- Dwelling Units) with Stilt floor at R.S.No.23/5, T.S.No.3/8, Ward -P, No.12, Plot No.B, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearances/NOC's from the Puducherry Municipality, Fire Service Department, Electricity Department, Public Health Division., P.W.D., SP(Traffic), Police Department, Legal opinion from Legal Advisor, PPA and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO:16

File No & Date: 531 & 17.08.2023

The proposal of **Thiru. Sivavizeane**, seeking approval for construction of a four storied Residential apartment building (8- Dwelling Units) at R.S.No.240/5, Plot No. 157pt.(W) & 158, 2nd Cross, Jagaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, Legal opinion from Legal Counsel, PPA & Oulgaret Municipality, Airport Authority of India and submission of Soil Test Report and Structural Design Basis Report.

CASE NO:17

File No & Date: 674 & 27.10.2023

The proposal of **Tmt. E. Selvi, Represented by P/A Tmt. R. Calaivany**, seeking approval for construction of a four storied Residential apartment building (8- Dwelling Units) with stilt floor at R.S.No.187/1, Plot No. 3 & 4, Karnan Street, Kennady Garden Main Road, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Airport Authority of India, Public Health Division, PWD, Electricity Department, Legal opinion from Legal Counsel, PPA and submission of & Soil Test Report and Structural Design Basis Report.

CASE NO:18

File No & Date: 678 & 30.10.2023

The proposal of **Tmt. Sakthidevi Kalaivani**, seeking approval for construction of a four storied Residential apartment building (8-Dwelling Units) with stilt floor at R.S.No.240/5A/1, Plot No.155, 156 & 157pt.(E), 2nd Cross, Jagaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, Airport Authority of India, Legal opinion from Legal Counsel, PPA & Oulgaret Municipality and submission of correction deed & Soil Test Report and Structural Design Basis Report.

CASE NO.19

File No. & Date: 561 / 30.08.2023

The proposal of **Thiru. S. Selvaganapathy**, for construction of a four storeyed residential flats building with stilt floor (8 dwelling units) after demolition of existing A.C. sheet roof building at R.S. No.37/3, Plot No.4, 5 & 6, Iyyankuttipalayam Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue building permit after obtaining clearance/NOC's from the Fire Service Department, Puducherry; S.E.-III, Electricity Department, Puducherry; Irrigation Division, PWD., Puducherry / Directorate of Survey & Land Records, Puducherry / Oulgaret Municipality, Puducherry (for encroachment over canal portion); Public Health Division, PWD., Puducherry; State Ground Water & Soil Conservation Unit, Puducherry; Oulgaret Municipality, Puducherry; Legal opinion from legal counsel, PPA.

CASE NO:20**File No & Date:558/29.08.2023.**

The proposal of **Thiru. P. Murugaiyan**, seeking approval for proposed construction of a four storeyed residential building (8 Dwelling Units) with stilt floor at R.S.No.129/4/A, P.No.13, 14pt(N), 15pt(N), Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle for issue of building permit after obtaining clearance/NOCs from the Legal opinion from legal Advisor, PPA; Fire Service Department, Public Health Division, P.W.D., Electricity Department, and on submission of Structural Design Basic Report and Soil Test Report.

CASE NO: 21**File No & Date: 567 & 04.08.2023**

The proposal of **Tmt. 1.Vijayalakshmi & 2. Kavitharani**, seeking approval for construction of four storeyed residential flats building (8 Dwelling units) with stilt floor at R.S.No.212/4pt, T.S.No.20, Ward-B, Block No.22, New Door No.55, Francios Martin street, Kurusukuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from the Legal opinion from Legal Counsel, Fire service Department, Electricity Department, Public health Division, PWD, Puducherry Coastal Zone Management Authority and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO: 22**File No & Date: 660 & 20.10.2023**

The proposal of **Tmt. B. Padmavathy**, seeking approval for proposed construction of three storeyed commercial building (1 office) cum residential building (1 dwelling unit) with stilt floor after demolishing the existing single storeyed building at R.S.No.239pt, T.S.No.10/1/A, Ward-C, Block No.11, Old Door No.83, 85, New Door No.137, Vysial Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from the Legal opinion from Legal Counsel, Fire service Department and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO: 23**File No & Date: 498 & 28.07.2023**

The proposal of **Thiru. M. Mouhamed Ali Faisal**, seeking approval for Construction of three storeyed residential cum commercial building (6 Dwelling units & 1 shop) at R.S.No.239pt, T.S.No.52, Ward -D, Block No.30, Old Door No.35(part), New Door No.40(part), Junction of Subbaiya Salai & Dumas street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from the Legal opinion from Legal Counsel, PPA, Fire Service Department, Electricity Department, Public health Division, SP(Traffic), Puducherry Coastal Zone Management Authority and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO: 24**File No & Date: 492& 24.07.2023**

The proposal of **Thiru. I. Sourianarayanan**, seeking approval for construction of four storeyed commercial building (2Nos. of Office Hall cum 6Nos. of rooms) with Stilt floor after demolishing the existing old two storeyed commercial building at R.S.No.239pt, T.S.No.24, Ward-D, Block No.18, Junction of M.G road & Thillai Maistry Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from the Legal opinion from Legal Counsel, PPA, Fire service Department, Electricity Department, Public Health Division, PWD, SP(Traffic) and after submission of Structural Design Basis Report and Soil Test Report.

CASE NO:25**File No & Date: 589 & 20.09.2023**

The proposal of **Thiru. K. Shanmugam**, seeking approval for construction of a four storied commercial building (Shops) with stilt floor at R.S.No. 339/9A, Door No.66, Kamaraj Salai, Kamaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, SP(Traffic), Police department, Legal opinion from Legal Counsel, PPA and submission of Soil Test Report and Structural Design Basis Report.

CASE NO: 26**File No & Date: 376 & 06.06.2023**

The proposal of **Tmt. Silatha**, seeking approval for proposed construction of three storeyed commercial building (3No. of - Guest Rooms) with stilt floor at R.S.No.179/9, T.S.No.71/1, Ward-B Block No.6, Door No.78, Sardar Vallabhai Patel Street Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Legal opinion from Legal Counsel, PPA, Fire Service Department and submission of Soil Test Report and Structural Design Basis Report.

CASE NO: 27**File No & Date: 541 & 21.08.2023**

The proposal of **Thiru. D. Mouttougichenin**, seeking approval for Construction of four storeyed commercial building (5-Rooms) with stilt floor after demolishing the existing building at R.S.179/14pt, T.S.No.105, Ward-B, Block No.7, old Door No.48, New Door No.62, Junction of Sardar Vallabai Patel Salai and Kumaran Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, S.P (Traffic), Legal opinion from Legal Counsel, PPA and after submission of Soil Test Report and Structural Design Basis Report.

CASE NO:28**File No & Date: 571 & 05.09.2023**


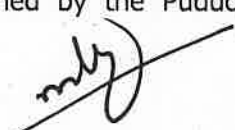
The proposal of **(1) Thiru. P. BASKARAN, (2) Thiru. P. SEGAR**, seeking approval for the proposed construction of a Three storied Commercial building (Ground Floor – Show Room, & First Floor – Office, Second Floor – 11 Guest Rooms) at R.S.No. 118/11A, Villupuram - Pondy Main Road, Madagadipet, Madagadipet Revenue Village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to the condition that permit shall be issued after obtaining clearances/NOC's from the Fire Service Department; Electricity Department; Mannadipet Commune Panchayat; National Highway Authority of India and after submission of Structural Design Basis Report.

CASE NO:29**File No & Date: 701 & 06.11.2023**

The proposal of **Thiru. S. RAJAPANDIAN**, seeking approval for the proposed construction of a three storied Commercial building (Guest Room – 15 Nos) with Stilt Floor at R.S.No. 204/2, Thiruvannamalai Road, Kunichempet, Kunichempet Revenue Village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to the condition that permit shall be issued after obtaining clearances/NOC's from the Fire Service Department; Irrigation Division, PWD and after submission of Structural Design Basis Report.

CASE NO:30**File No & Date: 2342 & 08.04.2021**

The proposal of **(1) Tmt. VISALATCHI, (2) Thiru. DHATCHANAMOORTHY, (3) Tmt. JAYANTHI, (4) Thiru. VIJAYAKUMAR**, seeking approval for construction of a Two storied & Single storied Cinema Theatre building in the name of "Om Sakthi Theatre" (Blocks 1, 2, 3, 4, 5 are partly completed & Blocks 6, 7 are newly proposed) at R.S.Nos. 107/1 & 107/7pt, Thiruvannamalai Road, Thirukkanoor, Mannadipet Revenue village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The NOC/opinion from District Magistrate,



Puducherry; Fire service Department; Electricity Department; Directorate of Survey & Land Records; Superintendent of Police (Traffic); Deputy Collector (Revenue) South; State Ground water unit, Agriculture Department; Puducherry Pollution Control Committee; Mannadipet Commune Panchayat; Legal opinion from legal advisor, PPA are already received by PPA. The proposal was agreed in principle subject to the condition that permit shall be issued after submission of corrected plan as per the extent intimated by the DSLR and after submission of Structural Design Basis Report and after compounding for the unauthorized construction and setback deviation.

CASE NO:31

File No & Date: 523 & 09.08.2023

The proposal of **Tmt. S.Manjula**, seeking approval for construction of a four storied commercial building (Restaurant & Guest Rooms-35Nos.) with stilt floor at R.S.No.100/2pt, T.S.No. 30/4, 30/5, 30/6, 32 & 33, Ward-G, Block No.16, Thiruvalluvar Salai, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, S.P.Traffic, Police department, Puducherry Pollution Control Committee, Legal opinion from Legal Counsel, PPA and submission of Soil Test Report and Structural Design Basis Report.

CASE NO: 32

File No & Date: 5478 & 23.09.2021

The proposal of **Thiru. V. Rangarajan**, seeking approval for additional construction of second and third floor over the existing two storeyed building with basement floor & additional construction of four storeyed Hospital building for M/s. Rani Hospital at R.S.No.9/5-B, 9/5-C, Vazhudhavur Road, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that building permit shall be issued after imposing condition to obtain necessary clearance from the Puducherry Pollution control committee and obtaining an undertaking from the applicant that the basement floor should be utilized only for parking purpose & after and submission of Soil Test Report and Structural Design Basis Report.

CASE NO:33

File No & Date: 556 & 02.11.2022

The proposal of **M/s. SRI MANAKULA VINAYAGAR EDUCATIONAL TRUST**, Represented by Chairman-cum-Managing Trustee, **Thiru. M. DHANASEKARAN**, seeking approval for additional construction of new buildings to the existing Educational buildings in the name of 'SRI MANAKULA VINAYAGAR ENGINEERING COLLEGE' at R.S.Nos. 83/1, 86/1,2, 87/1,3,4,5, 88/1,4,5, 89/2A,2B, 91/1,3,4, Kariyamanickam Main Road, Madagadipet, Madagadipet Revenue Village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The NOC/opinion from the Fire Service Department; Electricity Department; Legal advisor, PPA has been already received by PPA. The proposal was agreed in principle subject to the condition that permit shall be issued after obtaining clearances/NOC's from the Directorate of Survey & Land Records; Deputy Collector (Revenue) South; Revised legal opinion from Legal advisor, PPA and after submission of Structural Design Basis Report.

CASE NO: 34

File No & Date:439/03.07.2023

The proposal of **Thiru. M.K. Rajagopalan**, Sri Balaji Vidyapeeth, MGMC & RI CAMPUS, seeking approval for proposed additional construction of six storeyed ONCOLOGY Hospital Block for M/s.Mahatma Gandhi Medical College and Research Institute (Sri Balaji Vidyapeeth) situated at Composite premise bearing R.S.No.46/2B; 47/1,3; 48/1,3; 49/2,3A,3B; 56/1A,2A, 2B/1pt,3Apt; 57/2,3,4,5,6; 58/2,3,4A; 64/1pt,2,3,5; 65/1,2,5,7,8; 66/6 of Pillaiyarkuppam Revenue Village, 80/1; 81/1,2,3; 82/2A,2B; 4/2pt of Manapet Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue building permit subject to condition that corrected plan in proper scale and building dimension properly has to be submitted by applicant and after obtaining clearance/NOC from the Directorate of Health and Family Welfare, Directorate of Higher and Technical Education, Pondicherry University, Puducherry Pollution Control Committee, Fire Service Department, Electricity Department, Bahour Commune

Panchayat, Irrigation Division, PWD., State Ground Water Authority, Directorate of Survey and Land Records and after submission of Structural Design Basis Report along with soil test report.

CASE NO:35

File No & Date: 307 & 04.05.2023

The proposal of **Ramakrishna Math, Represented by its Monk In-charge Swamy Atmaghanananda**, seeking approval for construction of a three storied Monk Quarters and single storied Dining Hall for Ramakrishna Math at R.S.No. 145/2/B, Plot No. D, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD, S.P (Traffic), Police department, Directorate of Survey and Land Records, Irrigation Division, PWD, Oulgaret Municipality and Legal opinion from Legal counsel, PPA, Airport Authority of India and submission of Soil Test Report and Structural Design Basis Report.

CASE NO:36

File No & Date: 306 & 04.05.2023

The proposal of **Ramakrishna Math, Represented by its Monk In-charge Swamy Atmaghanananda**, seeking approval for construction of a three storied Prayer Hall building for Ramakrishna Math at R.S.No. 147/4/D, Plot No. B & C, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Deputy Collector (HQ), District Magistrate, Fire Service Department, Electricity Department, Public Health Division, PWD, S.P (Traffic), Police department, Directorate of Survey and Land Records, Irrigation Division, PWD, Oulgaret Municipality and Legal opinion from Legal counsel, PPA and submission of Airport Authority of India NOC, Soil Test Report and Structural Design Basis Report.

CASE NO: 37

File No & Date:10132/14.08.2019

The proposal of **Thiru.Prakash Namasivayam**, ISKM Pondicherry's Managing Trustee & President ISKM Hare Krishna Temple Office, seeking approval for corrected plan for construction of three storeyed religious building with basement floor viz. "M/s.ISKM Pondicherry" situated at R.S.No.54/3, Pathukannu Main Road, Koodapakkam Village, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. Earlier proposal was forwarded and already NOC/ Clearance were obtained from District Collector, Fire Service Department, Electricity Department, Superintendent of Police (Traffic), Irrigation Division, Legal Opinion from Legal Advisor (PPA), Villianur commune Panchayat & Ground Water Authority. The committee agreed to issue building permit for the corrected plan after compounding the unauthorised construction and setback deviation and after submission of Structural Design Basis Report along with soil test report..

CASE NO:38

File No & Dt: 615 & 04.10.2023

The proposal of **Thiru. K. Palanivelu**, seeking approval for formation of a residential layout in the name and style of "Sri Moogambigai Nagar" (10 plots) at R.S.No.116/6pt., Olavaikkal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Committee agreed in principle for issue of layout approval after obtaining clearance/Opinion/NOC's from the Deputy Collector (Revenue) South; Directorate of Survey and Land Records; Executive Engineer, Irrigation Division, PWD; Electricity Department; Commissioner, Villianur Commune Panchayat and Legal Opinion from Legal Advisor, PPA.

CASE NO.39

File No. &Date:553 / 28.08.2023

The proposal of **Tmt. K. Sathya**, seeking approval for reconstitution of plots as residential layout in the name of "Sathya Nagar" consists 10 plots at R.S. No.200/2A/1, Chinna Veerampattinam Road, Manavelly Revenue Village, Ariyankuppam Commune, Puducherry, was examined by the committee and agreed to issue layout approval after regularising the individual sold plots (which is proposed to be further divided) and obtaining clearance from S.E.-III, Electricity Department, Puducherry; Deputy Collector (Revenue)-North, Puducherry; Director, Directorate of Survey and land Records, Puducherry;

Member Secretary, PCZMA, Puducherry; Commissioner, Ariyankuppam Commune Panchayat, Puducherry(handing over of the road) and Legal opinion from legal counsel of PPA.

CASE NO:40

File No & Date: 318 & 08.05.2023

The proposal of **Thiru. T. MURUGAN**, to form a **Residential Layout** in the name of **"MURUGAN NAGAR"** (25 Plots) at R.S.Nos. 35/1pt, Korkadu, Korkadu Revenue village, Nettapakkam Commune, Puducherry was examined by the Puducherry Planning Authority. The NOC/opinion from Electricity Department; Directorate of Survey and Land Records; Legal advisor, PPA has been already received by PPA. The proposal was agreed in principle subject to the condition that layout permit shall be issued after obtaining clearances/NOC from the Deputy Collector (Revenue)(South); Nettapakkam Commune Panchayat (*w.r.t. width of access road & access permission and regarding laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion, handing over of land for communal and recreational purposes*). Market value of equivalent land area of OSR shall be collected by NCP from the applicant.

CASE NO:41

File No & Date: 269 & 17.04.2023

The proposal of **Thiru. SREE KANNAN**, to form a **Residential Layout** in the name of **"SRI BALADHANDAYUTHAPANI NAGAR"** at R.S.Nos. 75/8, Korkadu, Korkadu Revenue village, Nettapakkam Commune, Puducherry was examined by the Puducherry Planning Authority. The NOC/opinion from Electricity Department; Directorate of Survey and Land Records; Deputy Collector (Revenue)(South); Legal advisor, PPA has been already received by PPA. The proposal was agreed in principle subject to the condition that layout permit shall be issued after obtaining clearances/NOC from the Irrigation Division, PWD; Nettapakkam Commune Panchayat (*w.r.t. width of access road & access permission and regarding laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion, handing over of land for communal and recreational purposes*). Market value of equivalent land area of OSR shall be collected by NCP from the applicant.

CASE NO:42

File No & Date:550/23.08.2023.

The proposal of **Thiru.1.A.Namassivayam, Thiru.2.C.Karthikeyan**, for formation of residential layout (40 plots) in the name of **"SRI MAGESHWARI NAGAR EXTENSION-III"** situated at R.S.No.163/2C, 163/3A/3, 163/3A/4, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry, was examined by the committee of Puducherry Planning Authority. The Committee agreed to issue in principle layout permit after obtaining Clearances/NOC's from the Legal opinion from legal Advisor, PPA; Directorate of Survey and Land records, Deputy Collector (Revenue) South, Electricity Department, Irrigation Division, P.W.D., and after obtaining NOC from the Commissioner, Villianur Commune Panchayat. Market value of equivalent land area of OSR shall be collected by VCP from the applicant.

CASE NO:43

File No & Dt: 614 & 04.10.2023

The proposal of **Tvl. A. Namassivayam and C. Karthikeyan**, seeking approval for formation of a residential layout in the name and style of "Sri Mangalapuri Teacher's Colony Extension-III" (52 plots) at R.S.No.97/3, 97/5pt., &97/6pt., Olavaikal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Committee agreed in principle for issue of layout approval after obtaining clearance/Opinion/NOC's from the Deputy Collector (Revenue) South; Directorate of Survey and Land Records; Executive Engineer, Irrigation Division, PWD; Electricity Department; Commissioner, Villianur Commune Panchayat and Legal Opinion from Legal Advisor, PPA.

CASE NO:44**File No & Date:262/12.04.2023**

The proposal of **Thiru.K.V.Nagesh representing Pelican Reality Projects Pvt.Ltd.,** seeking approval for Proposed Residential Layout in the name and style of "Pelican Belfort – Extension 3 situated at R.S.No.23/3, 23/4, 22/2pt, 23/2pt & 23/5pt, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue layout permit after obtaining Clearance /NOC's from the Legal Counsel (Legal opinion), Directorate of Survey and Land Records (Canal point of view/survey report/sketch), Irrigation Div, P.W.D, Bahour Commune Panchayat (*canal is free from encroachment/crossing over canal*), Electricity Department, Bahour Commune Panchayat (handing over of road portion & 1087.02 sq.m of Communal and Recreational space – OSR).

CASE NO: 45**File No & Date:714/23.12.2022**

The proposal of **Thiru.K.V.Nagesh representing Pelican Reality Projects Pvt.Ltd.,** seeking approval for Proposed Residential Layout in the name and style of "Pelican Belfort – Extension 2" situated at R.S.No.18/2pt, 18/3pt & Reserve Plot No.2 in 21/1pt, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue layout permit after obtaining Clearance /NOC's from the from Legal Counsel (legal opinion), Directorate of Survey and Land Records (Canal point of view/survey report/sketch), Irrigation Div, P.W.D, Bahour Commune Panchayat (*canal is free from encroachment/crossing over canal*), Electricity Department, Bahour Commune Panchayat (handing over of road portion/ Communal and Recreational space - OSR).

CASE NO:46**File No & Date: 625 & 05.10.2023**

The proposal of **(1) Thiru. E. DHEERAJ, (2) Thiru. S. KICHORCOUMAR, (3) Tmt. K. SUSILA DEVI, (4) Thiru. P. OMPRAKASH,** to form a **Residential Layout** in the name of "**SRI VENKATESWARA GARDENS**" at R.S.Nos. 28/1pt, & 28/2, Thirubuvani, Thirubuvanai Revenue village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that layout permit shall be issued after obtaining clearances/NOC from the Electricity Department (*Infrastructure for layout*); Directorate of Survey and Land Records (*Demarcation of site & furnish a report*); Deputy Collector (Revenue)(South); Archeological Survey of India (ASI); Legal Counsel (PPA); Mannadipet Commune Panchayat (*w.r.t. width of access road & access permission and regarding laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion, handing over of land for communal and recreational purposes*).

CASE NO:47**File No & Date:610/29.09.2023.**

The proposal of **Tvl.1. OM Sakthisekar, 2. Thangamanimaran, 3. Tamil Sengolan, 4. Usha, M/s. OM Sakthi Maran Infra Projects,** for formation of residential & commercial layout (368 plots) in the name of "**OM SAKTHI in SKYLINE ESTATE**" situated at R.S. No. 118/1A, 118/1C, Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry, was examined by the committee of Puducherry Planning Authority. The Committee agreed to issue in principle layout permit after obtaining Clearances/NOC's from the Legal opinion from legal Advisor, PPA; Directorate of Survey and Land records, Deputy Collector (Revenue) South, Electricity Department, Irrigation Division, P.W.D., National Highway Authority of India and after obtaining NOC from the Commissioner, Villianur Commune Panchayat.

CASE NO:48**File No & Date: 641 & 12.10.2023**

The proposal of **Thiru. R. Manikandan,** seeking approval for existing four storeyed commercial building at R.S.No.239pt, T.S.No.19, Ward-D, Block No.4, Old Door No.222, New Door No.436, Anna Salai, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The Committee after detailed deliberation decided to refuse the case and directed to obtain Legal opinion from the Legal Counsel, PPA with regard to the documents submitted for approval in order to defend the case if the applicant files any appeal before any forum.

CASE NO:49**File No & Date: 706 & 07.11.2023**

The proposal of **Thiru. Francis Arsene Jocelyn**, seeking approval for proposed alteration and addition in the existing four storeyed residential flats building (7 dwelling units) at R.S.No.239pt, T.S.No.169, Ward-D, Block No.13, old Door No. 43, New Door No.91, Montorsier Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The Committee after detailed deliberation decided to defer the case and directed the applicant to submit the revised plan in accordance to the provisions of the Puducherry Building Bye Laws and Zoning Regulations, 2012 & its amendment in force for taking up the matter further in the ensuing meeting.

CASE NO: 50**File No & Date:653/18.10.2023**

The proposal of **The Administrator**, Bahour Commune Co-operative Housing society Ltd., P-514, seeking approval for Proposed Residential Layout in the name and style of "The Bahour Commune Co-operative Housing Society Ltd., P-514" situated at R.S.No.51/1/A, Kirumampakkam, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue layout permit after obtaining clearance/NOC's from the Legal Counsel (Legal opinion), Directorate of Survey and Land Records (Canal point of view/survey report/sketch), Irrigation Div., P.W.D (Canal point of view), Bahour Commune Panchayat (canal is free from encroachment/availability of access from 6.1m wide public road, for layout/plots access), Bahour Commune Panchayat (handing over of road portion/ collection of charges in lieu of Communal and Recreational space at two times the GLR value).

CASE No.51**File No. & Date: 6016/ 31.10.2023**

The proposal of **Thiru. A. Mohamad Ismail Director, Department of Fisheries and Fishermen Welfare, Puducherry Fishing Harbour Complex, Thengaithittu, Puducherry.** for construction of Fish Landing Centre consisting of single storeyed buildings viz:

- a) Fish Handling and Auction hall
- b) Fishermen's Rest Shed.
- c) Restaurant
- d) Net Mending Shed
- e) Public Toilet Block
- f) Boat Repair Shop
- g) Security / Guard House

in addition to the existing single storeyed Multi Purpose Hall building at R.S. No.149/1, Periyakalapet , Pillaichavady Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue building permit after obtaining a). Building plans to a scale of 1:100, b). Detailed plan of existing Multipurpose Hall Building, c). Building plans incorporating terrace plan details, d). Corrected plan after increasing the width and area of toilet (1m. & 1.20sqm.) in restaurant building to 1.20m. & 2.80sqm respectively, e). Corrected plan after increasing the width and area of office room at Boat Repair House building (1.80m & 4.86sqm) to 2.50m. & 9.30sqm respectively, f). Corrected plan after increasing the width of toilet at Fishermen's Rest Shed (1.10m) to 1.20m, g). Corrected plan after increasing the area of toilet at Guard room building(2.43sqm) to 2.80sqm, h). Corrected plan incorporating provision and details for rain water harvesting subject to condition that NOC should be obtained from i).Fire Service Department; ii). Electricity Department; iii). Public Health Division, P.W.D., iv). State Ground Water Authority, v). Oulgaret Municipality, Puducherry before commencement of construction works. The structural stability of existing Multipurpose Hall Building should be ascertained by the competent authority.

CASE NO:52**File No & Date:327 & 11.05.2023.**

It was apprised by the Member Secretary to the Puducherry Planning Authority Committee that an application dt.11.5.2023 requesting building permit for construction of a single storeyed commercial building (1 shop) at R.S.No. 242/2/A/1/A, 242/2/A/1/B, Pondy to Tindivanam Road (NH), Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry has been received by the Puducherry Planning Authority from Tmt.T.Devaki, &T.Devaki P/A of R. Nandhini Prabha along with copy of registered sale deeds.

This site was earlier proposed for Acquisition for Assembly Complex Building and site falls in AAI limit.Hence, this case was referred to the Deputy Collector (Revenue) North and referred to the Airport Authority of India for getting Opinion / NOC. Remarks with respect to the above proposal was also

communicated to the applicant on 27.06.2023. The applicant furnished AAI NOC dt: 17.07.2023 and opinion/views about LA, LR proceedings letter received on 17.07.2023 from Deputy Collector (Revenue) North.

3. Subsequently, this case was placed before the PPA committee meeting held on 23.08.2023 and committee agreed to issue building permit after obtaining clearances/NOCs from the (1) Fire Service Department, (ii) National Highway Authority of India, (iii) Directorate of Survey and land records, (iv) Oulgaret Municipality, (v) Superintendent of Police (Traffic), (vi) Electricity Department, (vii) Public Health Division., P.W.D., (viii) Building and Roads (Central), P.W.D., (ix) Irrigation Division, P.W.D., (x) Legal opinion from Legal Advisor; PPA, and after submission of Structural Design Basis Report and Soil Test Report. The committee also stated to refer to Deputy Collector (Revenue) North regarding whether this site is required for the construction of Assembly Secretariat building proposal and after getting NOCS from Deputy Collector (Revenue) North, this proposal may be agreed for issuance of approval for the construction of single storied commercial building (one shop).

4. Accordingly, opinion / views of line departments have been obtained except from DCR (North) and AAI, since their views / NOC have been received already on 17.7.2023 itself.

In the letter of Executive Engineer, Building and Roads (Central), P.W.D., vide No. 2884/PW/EE/BRC/DB/DR/2023-24dt:25.08.2023 (Receipt No.4708/ 29.08.2023), it is stated as follows:

"...that there is a proposal in discussion to acquire additional land adjacent to the land proposed for construction of assembly cum Secretariat buildings and however no concrete proposal initiated by this office at this moment to acquire land at R.S.No.242/2/A/1/A, 242/2/A/1/B Puducherry to Tindivanam road (NH), Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry. Hence appropriate decision shall be taken at your level please....."

5. Therefore, the Member Secretary, PPA has pointed out the statement of the Executive Engineer, Building and Roads (Central), P.W.D and further directed the concerned Junior Town Planner and the Town Planning Assistant to enquire again about the present status of the acquisition proposal and also assess the present status of the site, as a whatsapp message has been received with video clippings on the unauthorised construction of works carried at the above site. Therefore, the concerned Junior Town Planner and Town Planning Assistant visited the site on 04.10.2023 and observed that the applicant has been carrying out the construction work unauthorisedly. Foundations works have been carried out and columns have been raised above ground / basement level. Therefore, a Stop Work Notice issued for applicant on 04.10.2023.

6. In response to the Stop Work Notice, the applicant has submitted a representation dt.11.10.2023 stating that they have made the site to zero level and requested to expedite approval.

7. Meanwhile, it is learnt that a file has been submitted by the Legislative Assembly Secretariat for acquisition of land in order to have frontage development / landscaping and to have pleasant look and also to decongest the traffic flow movement for the proposed assembly complex on 04.10.2023. The para 3 in the note file of the Legislative Assembly Secretariat reads as follows:

3. The instructions and approval of the Hon'ble Ministers of P.W.D., in there file No.190/PCA/PWMIN/1/2022 dt:18.01.2022 at page 14, para 44 is reproduced here "Para 40 may please be approved. Further, in order to have frontage developing /landcaping and to have pleasant look and also to decongest that traffic flow movement, the new proposed assembly complex as it is going to be a prestigious building in Puducherry, private properties viz. Muruga Theater, Raja Traders, Devaki Traders may be arranged to be acquired, in the first instances and thereafter some adjoining government buildings which are felt necessary for the said purpose may also be acquired by the PWD in co-ordinates with Revenue Department". The same has the approval of the Hon'ble Chief Minister and Hon'ble Lt. Governor. The total extent of the adjoining private land including Muruga Theater, Devaki Traders, APP Moters and Raja Traders to be acquired by the P.W.D in co-ordination with Revenue Department under Right to Fair compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, (RFCTLARR Act 2013) is 02-09-49 Hectares (225494.23 sq.ft) the above said lands are to be acquired in the public interest by invoking urgency provisions of Land Acquisition Act..."

8. The applicant again submitted a representation on 18.10.2023 addressed to the Member Secretary, PPA and to the Secretary to Government (Town Planning) requesting to expedite approval for her building. Subsequently, a letter dt.27.10.2023 received from the Chief Engineer, P.W.D., in continuation to the letter of the Executive Engineer, Buildings and Roads (Central), on 27.10.2023, with respect to the proposed construction of single storied commercial building (1-shop) at R.S

No,242/2/A/1/A, 242/2/A/1/B, Puducherry to Tindivanam Road (NH), Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry, wherein it is stated as follows:

.....there is a proposal to acquire land for the purpose of the construction of Integrated Assembly Complex and Secretariat building in order to have frontage developing / land scaping and to have a pleasant look for the proposed Integrated Assembly Complex and Secretariat building at Thattanchavady Revenue Village, Puducherry in the above said R.S.Nos. Hence the proposal submitted by the applicant may be kept in abeyance...."

Taking into account the letter dt:27/10/2023 of the Chief Engineer, PWD, the Puducherry Planning Authority Committee decided to keep the proposal submitted by the applicant in abeyance.

CASE NO: 53

File No & Date:462/08.09.2022

The proposal of **Tvl.1.S.Latchumy, 2.S.Kannan** represented by **P/A Thiru.V.Selvaraj**, seeking approval for Proposed Residential Layout in the name and style of "Chenthur Garden" situated at R.S.No.165/4pt, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue layout permit after obtaining Clearance /NOC from Bahour Commune after handing over of road portion (proposed layout roads & common pathways in R.S.No.165/4)/ communal and recreational space - OSR.

CASE NO:54

File No & Date: 703 & 06.11.2023

The proposal of **Tmt. R. Vandhana**, seeking approval for proposed construction of four storeyed commercial (4 shops) building with stilt floor after demolishing the existing building at R.S.No.239pt, T.S.No.31,32&33, Ward-C, Block No.13, Door No.71,73&75, Junction of Mission Street and Hawaharlal Nehru Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary legal opinion from Legal Counsel, PPA and clearance /NOC from the Fire Service Department, SP(Traffic) Police Department and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:55

File No. & Date: 595 & 20-09-2023

The proposal of **Thiru. V. ARUL**, as Self, and (1) **Tmt. N. VASANTHI**, (2) **Thiru. K. PALANIVELU**, (3) **Tmt. P. VASUKI**, (4) **Thiru. C. BALASUBRAMANIAN**, (5) **Thiru. N. SENTHILKUMAR**, (6) **G. MAHALAKSHMI**, (7) **Thiru. M. SURESH**, All are represented by their Power Agent **Thiru. V. ARUL**, seeking approval for construction of a **Two storied School building (Block – I) and Four storied Hostel buildings for Boys & Girls (Block – II & III)** at R.S.Nos. 55/4pt, 55/5A-pt, 56/1pt, 56/2pt, 57/4B & 59/8pt, Villianur Main Road, Korkadu, Korkadu Revenue Village, Nettapakkam Commune, Puducherry was examined by the Puducherry Planning Authority. The NOC/opinion from Fire service Department; Public Health Division, PWD; State Ground water unit, Agriculture Department; Superintendent of Police (Traffic); Education Department; Legal advisor, PPA are already received by PPA. The proposal was agreed in principle subject to the condition that permit shall be issued after obtaining clearances/NOC's from the Electricity Department; Directorate of Survey & Land Records; Deputy Collector (Revenue) South, Nettakappam Commune Panchayat and after submission of Structural Design Basis Report.

CASE NO:56

File No & Date: 681 & 30.10.2023

The proposal of **Thiru. D.P.Ramamurthy**, seeking approval for construction of a four storied Residential apartment building (8- Dwelling Units) with stilt floor at R.S.No.98/9/A/1/A, Plot No.39, Door No.15, 1st Cross Street, Brindavanam, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, Legal opinion from Legal Counsel, PPA and submission of Soil Test Report and Structural Design Basis Report.

CASE NO:57**File No & Date: 679 & 30.10.2023**

The proposal of **Tmt.R. Indrani, Represented by her P/A Thiru. D.P.Ramamurthy**, seeking approval for construction of a four storied Residential apartment building (8- Dwelling Units) with stilt floor at R.S.No.7/3pt, T.S.No.31/1A/1, Ward-H, Block No.2, Plot No. 4 & 5pt, Bharathi Street, Anna Nagar Extension, Ellaipillaichavady, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, Legal opinion from Legal Counsel, PPA, Puducherry Municipality and submission of Soil Test Report and Structural Design Basis Report.

CASE NO:58**File No & Date: 662 & 20.10.2023**

The proposal of **Thiru. K.B. Yasser**, seeking approval for construction of a three storied commercial building (Shops) with basement floor at R.S.No.100/2pt, T.S.No. 30/6pt, 30/7, 30/8, 34, 35 & 36, Ward-G, Block No.16, Thiruvalluvar Salai, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after remittance of compounding charges and submission of Structural Design Basis Report, Structural Stability Certificate & Soil Test Report.

CASE NO: 59**File No & Date: 112 & 08.02.2023**

The proposal of **M/s. SUPREME INDUSTRIES LTD.,**(Plastic Piping Division), Represented by its Authorized Signatory **Mr. RAMESH M. REWANKAR**, seeking approval for **additional construction of new Industrial buildings (Block – H4-Three storey, N, O, P & Q) to the existing Industrial buildings in the name of M/s. SUPREME INDUSTRIES LTD. (Plastics Piping Division)** at R.S.No. 95/1,2, Sanniyasikuppam Revenue village & R.S. No. 4/1/A/1/A, Thirubuvanai Revenue village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to the condition that permit shall be issued after obtaining clearances/NOC's from the Fire Service Department; imposing compounding charges for the deviated/unauthorized constructions & setback violations and after submission of Structural Design Basis Report.

CASE NO: 60**File No & Date: 520 & 07.08.2023**

The proposal of **Tmt. P. SUGUNA**, M/s. Siva Sakthi Rice Mill, seeking approval for construction of a **Single storied Industrial building in the name of 'M/s. Siva Sakthi Rice Mill'** at R.S.No. 121/1, Andiarpalayam, Vadhanur Revenue village, Mannadipet Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle for issue of building permit.

CASE NO:61**File No & Date: 616 & 04.10.2023**

The proposal of **Thiru. J. SRINIVASAN**, to form a **Residential Layout** at R.S.No. 178/3/A-pt, Kariyamanickam Main Road, Madukarai, Kariyamanickam Revenue village, Nettapakkam Commune, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to the condition that layout permit shall be issued after obtaining clearances/NOC from the Electricity Department (*Infrastructure for layout*); Directorate of Survey and Land Records (*Demarcation of site, encroachment of canal if any & furnish a report*); Deputy Collector (Revenue)(South); Irrigation Division, PWD; Legal Counsel (PPA); Nettapakkam Commune Panchayat (*w.r.t. laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion, handing over of land for communal and recreational purposes*). Market value of equivalent land area of OSR (Combined area required for file Nos. 616, 617 & 618) shall be collected by NCP from the applicant.

CASE NO:62**File No & Date: 617 & 04.10.2023**

The proposal of **Thiru. Jeyakumar**, to form a **Residential Layout** at R.S.No. 178/3/A-pt, Kariyamanickam Main Road, Madukarai, Kariyamanickam Revenue village, Nettapakkam Commune, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to the condition that layout permit shall be issued after obtaining clearances/NOC from the Electricity Department (*Infrastructure for layout*); Directorate of Survey and Land Records (*Demarcation of site, encroachment of GP land & furnish a report*); Deputy Collector (Revenue)(South); Buildings & Road (South) Division, PWD; Legal Counsel (PPA); Nettapakkam Commune Panchayat (*w.r.t. laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion.*

CASE NO:63**File No & Date: 618 & 04.10.2023**

The proposal of **Thiru. Jeyakumar**, to subdivided a land consisting of (3 Plots) at R.S.No. 178/3/A-pt, Kariyamanickam Main Road, Madukarai, Kariyamanickam Revenue village, Nettapakkam Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to the condition that layout permit shall be issued after obtaining clearances/NOC from the Electricity Department (*Infrastructure for layout*); Directorate of Survey and Land Records (*Demarcation of site, encroachment of GP land if any & furnish a report*); Deputy Collector (Revenue)(South); Buildings & Roads (South) Division, PWD; Legal Counsel (PPA); Nettapakkam Commune Panchayat (*w.r.t. laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion.*

CASE NO:64**File No & Date:591/20.09.2023.**

The proposal of **Tvl.1.R.Kumar, 2.V.Ragaventhara, 3.M.Suresh, 4.P.Venkatesan, 5.C.Kalpana**, for formation of residential layout (90 plots) in the name of **"SHREE MAHALAKSHMI NAGAR"** situated at R.S. No. 48/1, 48/2, 48/3A, 48/3B, 48/4, Perungalore, Perungalore Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed to issue in principle layout permit after obtaining Clearances/NOC's from the Legal opinion from legal Advisor, PPA; Directorate of Survey and Land records, Deputy Collector (Revenue) South, Electricity Department, Irrigation Division, P.W.D., and after obtaining NOC from the Commissioner, Villianur Commune Panchayat.

CASE NO:65**File No & Date: 698& 03.11.2023**

The proposal of **Thiru. S. Kanniyappan**, seeking approval for Construction of first floor over the existing ground floor commercial building at R.S.No. 274pt, T.S.No.29, Ward-D, Block No.4, Old Door No.236A, New Door No.460, Anna Salai, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The Committee after detailed deliberation decided to refuse the case. However, the request of the applicant to vacate the centering materials from the sealed building of the applicant may be permitted for two days with watch and ward duty on a date as decided by the Member Secretary, Puducherry Planning Authority. Further, directed to obtain Legal opinion from the Legal Counsel, PPA with regard to the documents submitted for approval in order to defend the case if the applicant files any appeal before any forum.

CASE NO: 66**File No & Date: 364 & 29.05.2023**

The proposal of **Thiru. V. Prabu**, seeking approval for construction of three storeyed commercial building (hotel, 3-shops, 14-rooms) with Stilt floor after demolishing the existing two storeyed building at R.S.No.239pt, T.S.No.190, 191, 192,193 & 194, Ward-D, Block No.6, Old Door No.78, New Door No.130, Kandapa Muthaliar Street and Chinna Subraya Pillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary legal opinion from Legal Counsel, PPA and clearance /NOC from the Fire Service Department, Public Health Division, PWD, Electricity Department, SP(Traffic), SLHCAC and submission of Structural Design Basis Report & Soil Test Report.

Agenda 3:

ANY OTHER MATTER WITH THE APPROVAL OF CHAIRMAN

Item No.1

Simplification of the approval for new layouts and sub-divisions:

The Member Secretary apprised to the PPA committee that in the meeting of the Puducherry Town and Country Planning Board held on 21.07.2023 the following decision was taken by the Board regarding simplification of the approval process for new layouts and sub- divisions:

"To reduce the time taken for processing and issue of approval by the Planning Authorities for new layout / sub-division, the developers / applicants shall henceforth submit the clearances/ opinion of the required line departments viz Directorate of Survey & Land Records; Revenue Department; National Highways, PWD; Electricity Department, Legal opinion from the legal adviser of Planning Authority and submit them to the Planning Authority along with their application for issue of layout/sub-division approvals."

It was further apprised that the applications received for issue of approval for new layout/ sub-division are also forwarded to the Irrigation Division, PWD and concerned local body for issue of opinion / NOC in respect of water bodies, if available, within or abutting the proposed site of formation of layout/sub-division.

The PPA committee decided that in order to reduce the time taken for processing and issue of approval by the Puducherry Planning Authority for new layout / sub-division, the developers / applicants shall henceforth submit the clearances / opinion of the Irrigation Division, PWD and concerned local body in respect of water bodies, if available, within or abutting the proposed site, in addition to the clearances from the required line departments as decided in the TCP Board meeting and submit them to the Planning Authority along with their application for issue of layout / sub-division approvals

Item No.2

Unauthorised construction of buildings at R.S.No.53/1,4,5,7pt, Shri Seenuvasa Nagar, Pillaiyarkuppam Revenue Village, Villianur Commune Panchayat, Puducherry .

The Member Secretary, Puducherry Planning Authority apprised the committee regarding the action taken by Puducherry Planning Authority on the unauthorised construction of buildings at R.S.No.53/1,4,5,7pt, Shri Seenuvasa Nagar, Pillaiyarkuppam Revenue Village, Villianur Commune Panchayat, Puducherry and the Order dated 30.08.2023 passed by the Hon'ble High Court of Judicature, Madras in WP.No.25493 of 2019 in respect of the said unauthorised constructions. It was further apprised that one Thiru. Ramasamy, to whom a demolition notice for the unauthorised construction has been issued by Puducherry Planning Authority, has filed a Review Petition before the Hon'ble High Court, Madras, praying to review the Judgement in WP.No.25493 of 2019. The committee directed the Member Secretary to place the matter in the next meeting of the Puducherry Planning Authority.

Item No.3

Implementation of "In-Building Solutions (IBS)" in special/multi-storeyed buildings and telecom infrastructure in layouts/sub-divisions, while issue of permit/approval, as per the amendment brought in the Puducherry Building Bye-laws and Zoning Regulations, 2012:-

The agenda regarding implementation of "In-Building Solutions (IBS)" in special/multi-storeyed buildings and telecom infrastructure in layouts/sub-divisions, while issue of permit/approval, as per the amendment in the Puducherry Building Bye-laws and Zoning Regulations, 2012, was examined by the committee of Puducherry Planning Authority. The committee noted that currently there is no TERM CELL office or credible Telecom Networking hardware-consultant in Puducherry. The committee after detailed deliberation decided to continue with the existing procedure for issuing building permits and layout approvals, without insisting TERM CELL 'NOC'. However, the committee directed that the following conditions may be imposed in building permits and layout approvals:

1. In building permits of Special buildings/ Multi-storeyed buildings, condition may be imposed that "Necessary provisions for In-Building Solutions (IBS) should be made".
2. In layouts/sub-divisions approval, condition may be imposed that "Necessary provisions for telecom infrastructure should be made".

Item No.4

Details of the deemed NOC generated by the OBPS portal for granting of building plan approval by the line department.

The committee examined the issue of granting of building plan approval based on the deemed NOC's and agreed to impose condition that *"the proposal forwarded to the line department to offer your opinion/views was deemed to be granted permission/no objection /clearance with regard to issue of building plan approval through the online portal. The Planning Authority is hereby indemnified and concerned department/applicant is responsible for the issue arises if any with regard to the above NOC/clearance 'deemed to be granted' and building permit is issued."*

The committee after detailed deliberation decided to insist for modified form of undertaking placed before the committee from the applicants/Registered Technical Personnel henceforth, who seeks approval from the Puducherry Planning Authority through the existing OBPS portal and separate notification in this regard may be placed in the OBPS portal and the Planning Authority website.

Undertaking by the Owner and Registered Technical Personnel for submission of application through Online Building Permission System

This deed of undertaking executed..... at
.....on the day, of.....20..... by (a)
Thiru/Tmt/Selvi.....Son/ Daughter of.....
aged.....Residing at the landowner (or) Power of
Attorney Holder (or) Builder (or) Promoter and (b) the Registered Technical Personnel
(specify) Thiru/Tmt/Selvi..... in respect of the proposed
construction of in the following location :-

i	R.S. No./T.S. No., Ward No. Block No.	
ii	Door No.	
iii	Plot No.	
iv	Layout Name/Nagar	
v	Street	
vi	Revenue Village	
vi	Municipality / Commune	
vii	Region	

That I am / we are engaging the services of the following Registered Architect / Registered Engineer / Town Planner / licensed supervisor for preparing plans, submitting application through online on my/our behalf, as below:

Name of the Town Planner/ Registered Engineer/ Licensed Supervisor/ Architect/ Structural Engineer	
Registration Number	
Email Id	
Contact details /Mobile No.	
Address	

I /we affirm that I am /we are applying for building permission online, for construction of building at the above said location/site.

I /we affirm that I am / we are aware that the building plan drawn and submitted to Planning Authority through online in the prescribed format.

I /we affirm that the proposed site is not covered under any land Acquisition/Land Reforms proceedings and Guideline Value (GLR value) of my site is /sq.ft (as on today).

I /we affirm that I /we will not encroach any Government land / Canal / road portion adjoining or passing the plot/site, in any manner. If any such encroachment is found at later stage, the building plan sanctioned shall be deemed to be revoked and shall be liable to be dealt as per law and thePlanning Authority shall not be held responsible.

I/we also further affirm that the construction will be commenced only after obtaining valid building permit from the Planning Authority.

I /we affirm that I am / We are also jointly and severely responsible along with *Town Planner/ Registered Engineer/ Licensed Supervisor/ Architect/ Structural Engineer for the information submitted before the Authority seeking approval for building plan*, supervising the construction, I/we will carry out the construction as per the sanctioned plan, comply with the conditions laid down in the building permit and according to relevant provisions of the latest Indian Standard Codes, National Building Code notified from time to time.

Owner (s)

Registered Technical Personnel

Also I /we agree to demolish the building at my/our own cost, in case of any dispute. I swear that I will abide to the legal actions if any taken by Puducherry Planning Authority in case of any dispute.

I /We aware that the Building permit does grant any ownership of the property and I /we shall indemnify the Puducherry Planning Authority in case of any discrepancy/dispute with regard to width of road, access linkage, plot dimension and title of the property. I /we guarantee to pay any amount or value of interest, the claim or damages or compensation amount of all kind whatsoever to the Puducherry Planning Authority / Commune Panchayat / Municipality, in case any claim is made over the schedule mentioned property or in case of challenge on ownership, site measurement, access, etc.,

Besides myself, I /we include my heir, executed and administrators to hold the Puducherry Planning Authority, his agents, servants etc., harmless and indemnify in respect of all claims if any by any parties.

I/we further agree to receive communication and user ID /password for the applicant login from the Authority through this email id and mobile number

Owner (s)

&&&

That I am a (Town Planner/ Registered Engineer/ Licensed Supervisor/ Architect/ Structural Engineer) registered with Planning Authority vide No..... and I have been engaged by Thiru..... (owner) of the above said property for preparing plans, execution & supervision.

I hereby certify that I am appointed as the Registered Town Planner /Registered Architect / Registered Engineer/ Licensed Supervisor to prepare the plans, sections and details as required under the provisions of the Act / Bye-laws for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction, and supervision of a Licensed Supervisor, as per the approved drawings. I am fully conversant with the provisions of the Building Bye-laws and Zoning Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfil them in all respects, except under the circumstances of natural calamities. I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of a Licensed Supervisor, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

I certify that the proposed site is located atand I have inspected the site and observed the following;

The proposed site is (Vacant or building exists), abutting (road) on the measuring a width ofmts orft.

I affirm that the plot dimension / extent are as follows:

Northern Side	...m
Southern Side	...m
Eastern Side	...m
Western Side	...m
Extent	...sq.m

(Note: The above mentioned dimensions are the minimum of document/Revenue Records/actual at site).

Owner (s)

Registered Technical Personnel

I affirm that the site is surrounded by:

Northern Side	
Southern Side	
Eastern Side	
Western Side	

(Note: Building/Vacant/Canal/lake/Road(specify Earthen/CC/BT/WBM/Cart/NH/ECR)/River)

S.No.	Description	Yes/No	Details
1	Site abuts water bodies/canal/lake/Channel.		
2	Site falls in the CCZM limit of Airport Authority of India.		
3	Site falls in the CZMP of Puducherry Coastal Zone Management Authority, Puducherry.		

4	Site falls within the 30mts limit from the Railway line.		
5	Site falls within the 300mts limit from the Archaeological survey of India.		
6	Site is abutting the HT/LT line/Tower line.		
7	Site is abutting the NH/ECR.		

I, the Registered also undertake to inform the Member Secretary, Planning Puducherry (Competent Authority) to the effect that the construction is in conformity with the plan approved by Planning Authority at the various stages of construction as mentioned in the building permit.

The information furnished above is correct. If any information furnished is found wrong, I am aware that action will be initiated against me as per clause 24(15) of the Puducherry Building Bye Laws and Zoning regulations, 2012.

Registered Technical Personnel

We (The Owner & the Registered Technical Personnel) jointly affirm that the building permit may be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts or misrepresentation of material facts in the application on which the building permit has been issued.

DEPONENT(s):

1. Owner (s)

2. Registered Technical Personnel (specify) with seal

Item No: 5

1.Details of Violation / Demolition Notices issued by the Puducherry Planning Authority:

The details of violation / demolition notice issued by the Puducherry Planning Authority was placed before the PPA Committee and the decision taken on the cases are detailed below:

SL. No	File No./ Date	Name & Address of the applicant	Description	Decision of Committee
1	Representation No.7888/ 03.12.2021	1. M/s.Airtel India (Service Provider) No.72, Opp.Kalapet Police Station, ECR, Kalapet, Puducherry. 2. Tvl.Bharathy /building owner, No.72, Opp.Kalapet Police Station, ECR, Kalapet, Puducherry.	Unauthorised erection of mobile communication tower over roof top in the building at East Coast Road, Kalapet, Oulgaret Municipality, Puducherry.	The committee, after detailed deliberation, directed Member Secretary, Puducherry Planning Authority, to seek the opinion of Puducherry Technological University (PTU), Puducherry, regarding the damage to the petitioner's building caused by the mobile communication tower erected on the rooftop of the neighbouring building and place the same in ensuing committee meeting.

2.Details of Violation / Demolition Notice issued by PPA.

It was apprised by the Member Secretary, Puducherry Planning Authority, that in the meeting of Puducherry Planning Authority committee held on 23.08.2023, in respect of demolition notice issued by the Puducherry Planning Authority to Tmt. Rukamani for the unauthorised construction of two Storeyed Commercial building (1 shop executed) at R.S.No. 126/6/B pt., T.S.No. 144, Ward-N, Block-10, Murungapakkam to Villianur main road, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry, the committee directed the Member Secretary, Puducherry Planning Authority to issue notice for restoring the building within the permissible limits (Item No.4(5)). The decision of the Committee was communicated to Tmt. Rukamani vide letter No.271/PPA/Z(MURU)/2023/3298 dt:09.10.2023; Subsequently, it was informed by the office of the Government Pleader, Madras High Court that Writ Petition WP. No.28207 of 2023 has been filed by Thiru. Vijayakumar and two Others in the Hon'ble Court of Judicature, Madras, against the said unauthorised construction. Since the matter relates to unauthorised construction, the Committee re-examined the matter and decided to rescind the decision of the committee in the meeting held on 23.08.2023 and that the order of the Member Secretary, Puducherry Planning Authority vide letter No.271/PPA/Z(MURU)/2023/1714, dt:26.05.2023 shall prevail. The committee directed the Member Secretary, Puducherry Planning Authority to inform the decision of the committee to Tmt. Rukamani and direct Tmt. Rukamani to demolish the unauthorised construction as communicated vide letter No.271/PPA/Z(MURU)/2023/1714, dt:26.05.2023

GENERAL DECISION:

The Puducherry Planning Authority Committee observed that in most of the cases promoter/applicant seeking lay out approval where the layout area is less than one hectare, has not proposed reservation of land for communal and recreational purposes. In such case, as per the Puducherry Building Byelaws and Zoning Regulations, 2012, the promoter/applicant shall pay market value of equivalent land required to be proposed for the communal/recreational purposes. When the concerned Sub-Registrar of the Registration Department is requested to communicate the Market value, they communicate the Guideline Rate only to the Puducherry Planning Authority to work out the equivalent cost of required open space area. The Puducherry Planning Authority Committee felt that the Guideline Rate, communicated is less than that of actual market rate/value. Therefore, in such cases, the Puducherry Planning Authority Committee directed the Puducherry Planning Authority to collect two times the guideline rate of equivalent land for communal and recreational purposes henceforth.

The Chairman thanked the members for attending the meeting.


MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY.


CHAIRMAN
PUDUCHERRY PLANNING AUTHORITY.