

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

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**Minutes of the Puducherry Planning Authority Meeting held on 29.11.2022 at 3:30 A.M. in the Conference Hall of Puducherry Planning Authority, Puducherry.**

The following were present:-

1.	Thiru. P. Kesavan I.A.S., Chairman, Puducherry Planning Authority, Puducherry.	:	<b>Chairman</b>
2.	Thiru. S. Mahalingam, Chief Town Planner, Town & Country Planning Department, Puducherry.	:	Member
3.	Tmt. M. Sarassou, Engineer Assistant to SE-I Representing the Superintending Engineer, Circle-I, PWD, Puducherry.		Member
4.	Thiru. V. Murugesan, Assistant Engineer, Representing the Superintending Engineer-III, Electricity Department, Puducherry.		Member
5.	Thiru. L. Xavier Kennedy, Junior Scientific Assistant, Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.	:	Member
6.	Thiru. A. Srinivassan, Deputy Director, Representing the Director, Agriculture Department, Puducherry.	:	Member
7.	Thiru. K. Ilango, Divisional Fire Officer, Fire Service Department, Puducherry.	:	Member
8.	Dr. R. Murali, Deputy Director, Public Health Department, Puducherry.	:	Member
9.	Thiru. S. Cartigueyane, Assistant Engineer, Representing the Executive Engineer, N.H. Division, PWD, Puducherry.	:	Member
10.	Thiru. A. Madivananane, Assistant Engineer, Representing the Executive Engineer, Irrigation Division, PWD, Puducherry.	:	Member
11.	Thiru. C. Vassou, Assistant Engineer, Representing the Executive Engineer, Public Health Division, PWD, Puducherry.	:	Member
12.	Thiru. V. Keerthivarman, Inspector, Representing the SP(Traffic), Police Department, Puducherry.	:	Member
13.	Thiru. A. Srinivassan, Deputy Director, Representing the Hydrogeologist, SGWU, Agriculture Department, Puducherry	:	Member
14.	Thiru. M. Namachivayam, Assistant Engineer, Representing the Commissioner, Puducherry Municipality, Puducherry.	:	Member
15.	Tmt. G. Ellammal, Assistant Engineer, Representing the Commissioner, Oulgaret Municipality, Puducherry.	:	Member
16.	Thiru. V. Ramesh, Commissioner, Ariyankuppam Commune Panchayat, Puducherry.	:	Member
17.	Thiru. J. Manicassamy, Assistant Engineer, Representing the Commissioner, Nettapakkam Commune Panchayat, Puducherry.	:	Member
18.	Thiru. V. Ejileradjane, Commissioner, Mannadipet Commune Panchayat, Puducherry.	:	Member
19.	Thiru. R. Cartigueyane, Commissioner, Bahour Commune Panchayat, Puducherry.	:	Member
20.	Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary

### **Agenda No:1**

#### **Confirmation of minutes of the previous meeting held on 07.10.2022**

The Member Secretary apprised that the minutes of the Puducherry Planning Authority meeting held on 07.10.2022 were communicated to all members. The members confirmed the minutes.

### **Agenda No:2**

#### **Building plan applications:**

##### **Case No:1**

**File No & Date:568/07.11.2022**

The proposal of **Thiru. N. Rangasamy, representing M/s. Sri Sadhguru Appa Paithiyam Swamy Anandhanam Trust**, for proposed construction of a **two storeyed commercial building (Marriage Hall) situated at R.S.No.158/1A/1A/12, PIPDIC Main Road, V.M. Garden, Shanmugapuram, Thattanchavady 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; Electricity Department; Public Health Division, PWD; Oulgaret Municipality, S.P. (Traffic), Police Department, Legal opinion from legal counsel, PPA; Puducherry Pollution Control Committee; State Ground Water Authority; Airport Authority of India and after submission of Structural Design and Structural Design Basic Report & Soil Test Report.

##### **Case No:2**

**Receipt No & Date: 7954 & 21.11.2022**

The proposal of **the Hon'ble Chief Judge, Judicial Department, Puducherry**, to carryout **additional construction of a six storied Advocate Chamber block at integrated court campus, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee as follows:-

The number of storeys has to be restricted to four storied, so that the proposal will come under special building.

(or)

The building may be proposed in such a way that the building has minimum of 7m setbacks all round, since the present proposal falls under Multi Storeyed Building. The Divisional Fire Officer also stated that they require minimum 7m setbacks all round for Multi Storeyed Building for movement of Fire Fighting Vehicle.

After receipt of revised proposal as above, building permit may be issued imposing conditions to obtain the NOC's/Clearances from the Electricity Department, Fire Service Department and Public Health Division, PWD, Puducherry before commencement of construction work at site.

##### **Case No:3**

**File No & Date:423/17.08.2022**

The committee ratified the schematic building plan approval issued by this Authority on 28.10.2022 to the proposal submitted by the **Dean, Mahatma Gandhi Post Graduate Institute of Dental Science** for proposed **construction of Auditorium & Students Centre at Dental College Campus construction building at R.S.No.206/2,3,5,6,7,8, Gorimedu, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry.**



**Case No:4****File No & Date:6508/09.09.2022**

The committee ratified the schematic building plan approval issued by this Authority on 18.10.2022 to the proposal submitted by the **Under Secretary to Govt., (Health) – cum - Head of Office, Department of Drugs Control, Puducherry** for proposed construction of a two storeyed RCC Roof building for Department of Drugs Control along with Drugs Testing Laboratory at R.S.No.206/5, Public Health Laboratory Complex, Indira Nagar, Gorimedu, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry.

**CASE No: 5****File No. & Date: 355/14.07.2022**

The proposal of **M/s.Daeiou Pharmaceuticals (P) Ltd.,** to carryout proposed demolition of existing building and approval for the constructed **five storeyed industrial building (i)M/s.Daeiou Pharmaceuticals (P) Ltd (ii)M/s.Daeiou Pharmaceuticals (P) Ltd (unit-II)** at R.S.No.62/1pt, Plot No.B-144 & B-153, Mettupalayam PIPDIC Industrial Estate, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after compounding the unauthorised construction and setback violations; obtaining clearance/NOC's from the Electricity Department, Fire Service Department, State Ground Water Authority, and after submission of NOC obtained from Airport Authority of India and after submission of Structural Design and Structural Design Basic Report & Soil Test Report.

**CASE NO: 6****File No & Date: 4320 & 06.08.2020**


The proposal of **1. Thiru. Raguraman P/a of Tmt. Mangalammalle, Miss. Ramya Sylvie & Miss. Dhiviya Valerie, 2. Karunakaran, C/o. R. Karunanithi,** seeking approval for the proposed construction of a **four storeyed residential apartment building (8-Dwelling unit) with stilt floor** at R.S.No.92/3, T.S.No.82/A, Ward-G, Block No.11, Subbaiah Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit subject to condition that the boundary shall be restricted by maintaining 6.10m wide road in front of the proposed site and after obtaining clearances / NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Legal opinion from legal Counsel, PPA and submission of Structural Design and Structural Design Basic Report & Soil Test Report.

**Case No:7****File No & Date: 567 & 07.11.2022**

The proposal of **Thiru. S. Saravanamuthu,** for construction of a **four storied Residential flats building (8 Dwelling Units) with stilt floor** at R.S.No.303/4/A/1/A, Plot No.13 & 14, Junction at 4<sup>th</sup> Cross Extension street & 4<sup>th</sup> Cross Street, Rainbow Nagar, Saram 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; Public Health Division, PWD; Legal opinion from Legal counsel, PPA; Oulgaret Municipality and submission of Structural Design and Structural Design Basic Report & Soil Test Report.

**Case No:8****File No & Date: 532 & 20.10.2022**

The proposal of **Tmt. Gounavady Candassamy,** for construction of a **four storied Residential flats building (8 Dwelling Units) with stilt floor** at R.S.No.100/33/A, Door No.1, Veerabathrasamy Koil Street, Lawspet, Karuvadikuppam 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, Public Health Division, PWD, Legal opinion from Legal counsel, PPA and submission of Structural Design and Structural Design Basic Report & Soil Test Report.



**CASE NO: 9****File No & Date: 395 & 02.08.2022**

The proposal of **Thiru. Rouccoumazi Raw & Thiru. Sadjane Raw** for construction of a **five storeyed residential flats building (5 Dwelling Units) with stilt floor after demolishing the existing Madras terrace building** at R.S. No.239pt, T.S.No.42, Ward-D, Block No.13, Door No.92, Savarirayalu Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance/NOC's from the Fire Service Department and submission of Structural Design and Structural Design Basic Report & Soil Test Report.

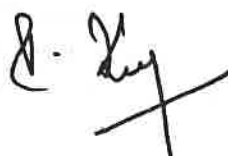
**CASE NO: 10****File No & Date: 577 & 08.11.2022**

The proposal of **Tmt. S. Jayalakshmi** for construction of a **four storeyed commercial (office cum 3 shops) building with stilt floor** at R.S.No.239pt, T.S.No.157, 158, 159, Ward - C, Block No.5, Old Door No.114, New Door No.236, West part, Rangapillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance/NOC's from the Fire Service Department, Legal opinion from Legal Counsel, PPA and after submission of Structural Design and Structural Design Basic Report & Soil Test Report.

**CASE NO: 11****File No & Date: 543 & 28.10.2022**

The proposal of **Tmt. Santhanalakshmi** for proposed sub-division of residential layout in the name of "DOCTORS ENCLAVE" at R.S.No.66/5 & 67/1, Abishegapakkam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee. The Member Secretary apprised to the committee that, total extent of the proposed site is 18691.64sqm. Land use conversion to an extent of 10856sqm has already been accorded by the State Land Use Board for previous permit issued vide No.PPA/1305/1336/Z(ACP)/2008, dated 17.07.2008 for construction of single storeyed commercial building (godown with A.C. sheet roof). The area reserved for road; communal and recreational purposes including plots reserved for public purpose in the proposed layout is 8699.66sqm. The committee after detailed deliberation agreed to issue layout approval after collecting Land use conversion charges @ ₹75/- per sqm. in addition to the development charges for the entire extent. and after obtaining clearance/NOC's from the Deputy Collector-Revenue (South), Puducherry; Director, Directorate Survey & Land Records, Puducherry in connection with boundaries and width of public access road to the proposed site and possession of land situated in between the proposed site and road on Northern side at R.S. No.66/6; Irrigation Division, PWD., Puducherry / Ariyankuppam Commune Panchayat, Puducherry in connection with canal abutting the proposed layout on Southern side and construction of culvert over canal if any required to provide access to the proposed layout; Electricity Department, Puducherry; Ariyankuppam Commune Panchayat, Puducherry after ensuring provision of infrastructure facilities like, construction of road, (corner splay with laying of stone in all plots), water supply, drainage, electric power supply and taking over of OSR; road portion by registered gift deed and Legal opinion from Legal Counsel, PPA. The interested departments may purchase the land from the owner or developer or promoter, on paying the cost of plots reserved for public purpose.

The Commissioner, Mannadipet Commune Panchayat has brought to the notice of the committee that there is a similar issue with respect to an industrial unit at Thirubuvanai Revenue Village. The Chairman directed to place the matter in the next meeting after collecting necessary particulars from the Commissioner, Mannadipet Commune Panchayat for taking a decision.





**CASE NO: 12**

**File No & Date: 358 & 15.07.2022**

The proposal of **Thiru. C. Deepak Raj** for construction of a **three storeyed residential flats building (12 dwelling units) with stilt floor** at **R.S. No.173/1 Plot No.120 & 121, 3<sup>rd</sup> Cross Street, Sabthagiri Diamond City, Oulgaret Oulgaret Revenue Village, Oulgaret Municipality, Puducherry** was approved by the committee for inclusion of the word "stilt floor" in the minutes of the earlier meeting dated 07.10.2022.

**Case No:13**

**File No & Date: 6751 & 29.12.2021**

The committee has ratified the building permit issued in favour of **Thiru. V. Ramachandran** for construction of **buildings for recreational purpose** at **R.S. No. 51/2, Pudukuppam Village, Poornankuppam Revenue Village, Ariyankuppam Commune, Puducherry.**

**Case No:14**

**File No & Date: 5740 & 02.08.2022**

The proposal of **the Divisional Fire Officer**, for construction of a **two storied fire station in Villianur at Odiampet Main Road, Villianur & Revenue Village, Villianur Commune, Puducherry**, was resubmitted before the committee for decision in connection with opinion submitted by the Executive Engineer, Special Buildings Division-I, Public Works Department in respect of road width has been examined by the committee. The committee after detailed deliberation decided to adhere to the decision taken in the earlier meeting dated 07.10.2022 that...*"issue approval for the proposed construction of two storeyed fire station after receipt of concurrence / consent / approval from the competent Authority / Government for removal of the three shops to provide direct access subject to the condition that necessary clearance / NOC has to be obtained from State Ground Water Authority, Puducherry before carrying out the construction"*.

**Agenda 3:**

**ANY OTHER MATTER WITH THE APPROVAL OF CHAIRMAN**

**Item No. 1**

The proposal for enhancement of wages by 10% to the contract staff of Puducherry Planning Authority hired from M/s. Puduvali Co-Operative Computer Society on outsourcing basis with effect from the month of November 2022 and extending the same to all contract staff of this Planning Authority was examined by the committee. After detailed deliberation, the committee has approved the proposal.

  
**MEMBER SECRETARY**  
**PUDUCHERRY PLANNING AUTHORITY.**

  
**CHAIRMAN**  
**PUDUCHERRY PLANNING AUTHORITY.**