PUDUCHERRY PLANNING AUTHORITY JAWAHAR NAGAR, BOOMIANPET PUDUCHERRY

Minutes of the Puducherry Planning Authority Meeting held on 05.03.2025 at 3.00 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,	;	Chairman
	Puducherry Planning Authority, Puducherry.		
2.	Thiru. M. M. Vinayaraj, Deputy Collector (HQ), representing the District Collector,	:	Member
3.	Department of Revenue & Disaster Management, Puducherry. Thiru. K. Veeraselvam, Chief Town Planner, Town & Country Planning Department, Puducherry.		Member
4.	Thiru. K. Veeraselvam, Superintending Engineer, Circle-I, PWD, Puducherry.		Member
5.	Thiru. Presanth Kuniyil, Junior Account Officer, representing the Directorate of Higher and Technical Education, Puducherry		Member
6.	Thiru.N. Prabhu, Junior Engineer, representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.	:	Member
7,	Thiru.K. Ilango, Divisional Fire Officer, Fire Service Department, Puducherry.		Member
8.	Dr. V. Anandalakshmi, Deputy Director(P.H), Health Department, Puducherry.	:	Member
9.	Thiru. Louis Pragasam, Assistant Engineer, representing the Executive Engineer, Irrigation Division, PWD, Puducherry.		Member
10.	Thiru. S. Rameshkumar, Junior Engineer, representing the Executive Engineer, Public Health Division, PWD, Puducherry.	:	Member
11,	Thiru. A. Srinivassan, Deputy Director representing the Hydrogeologist, SGWU, Agriculture Department, Puducherry	:	Member
12.	Thiru. D. Nethaji, Deputy Surveyor, representing the Commissioner, Puducherry Municipality, Puducherry.	:	Member
13.	Thiru. A. Sureshraj, Commissioner, Oulgaret Municipality, Puducherry.	:	Member
14.	Thiru. V. Ramesh, Commissioner, Ariyankuppam Commune Panchayat, Puducherry	:	Member
15.	Thiru M.T.R. Rao, Assistant Engineer, representing the Commissioner, Nettapakkam Commune Panchayat, Puducherry	:	Member
16.	Thiru. D. Pradeep Kumar, Junior Engineer, representing the Commissioner, Villianur Commune Panchayat, Puducherry	**	Member
17,	Thiru. V.Ejileradjane, Commissioner, Mannadipet Commune Panchayat, Puducherry.	4	Member
18,	Thiru. V. Ravi, Office Manager, representing the Commissioner, Bahour Commune Panchayat, Puducherry.	:	Member
19.	Thiru. V. Bhuvaneswaran, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary



Agenda No.1

- 1. The Minutes of the meeting held on 19.11.2024 was confirmed. The Member Secretary informed the Committee members that NOC from Line Departments are yet to be received inrespect of 35 cases out of 83 cases placed in the meeting.
- 2. The Chairman conveyed his displeasure for the undue delay in receipt of NOC's from the Line Departments. The Chairman also explained that if Puducherry need to be competitive in the development field, the approval process has to be quick and therefore directed the Line Departments to issue their NOC's within the stipulated time limit of 21 days.
- 3. The Chairman also directed the Member Secretary that applications need not be referred to SP(Traffic) inrespect of Traffic / Parking clearance. As a decision regarding referrals to Electricity Department could not be taken because of absence of any representative from Electricity Department, the Chairman directed the Member Secretary to address the Secretary to Govt (Power) about their absence in the Puducherry Planning Authority Committee meeting.

Agenda No.2

Building Plan applications:

CASE NO: 1

File No & Date: 89 & 07.01.2025

The proposal of **The Director, Indira Gandhi Medical College and Research Institute, Kathirkamam, Puducherry**, seeking approval to carryout additional construction of a three storeyed critical care centre building and two storeyed Energy centre building in addition to the existing buildings within Indira Gandhi Medical College and Research Institute Campus, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry campus was examined by the committee of Puducherry Planning Authority. The committee agreed to issue building permit subject to the following conditions:

- i. Provision for sanitary facilities should be in conformity with the provision of Puducherry Building Bye-Laws & Zoning Regulations, 2012.
- ii. Necessary Environment clearance from Puducherry Pollution Control Committee, Puducherry should be obtained before commencement of construction work.
- iii. The proposed site is butting a canal on Western side. Therefore, necessary NOC from Directorate of Survey & Land Records, Puducherry should be obtained before commencement of construction work.

CASE NO:2

File No. & Date: 201 & 10.01.2025

- 1. The proposal of **Thiru. Dr. S. Vasanthakumar, Director of Agriculture & Farmers Welfare, Agriculture Department**, seeking approval for the construction of four storeyed Agriculture office for O/o. Additional Director of Agriculture at Odiampet Road, Villianur, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed by the committee in principle to issue schematic building plan approval after submission of Survey number details.
- 2. Member Secretary informed that the proposals received from Government Departments lack Site plan / Key plan / Survey Nos. details and Planning Parameters such as Plot area, Coverage and FAR. The Chairman directed the Member Secretary to address a letter in this regard to the Public Works Department and not to accept such proposals in future.

CASE NO: 3

File No & Date: 4212 & 02.08.2024

The proposal of **The Principal, Kasthurba College for Women**, seeking approval for the additional construction of a single storeyed Computer centre block building and existing Computer Lab building (A.C. sheet roof) at R.S.No.153/2pt, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed by the committee in principle to issue schematic building plan approval, since M/s. Kannagi Govt. Girls Higher Secondary School has been established long ago and the approach to the proposed site is through the premises of the said school.

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The proposal of **The Deputy Transport Commissioner, Transport Department, Puducherry** seeking approval for the two storeyed Admin block & workshop/mini store, single storeyed workshop/Canteen & Kitchen, toilet block and e-Bus charging station & Depot building at R.S.No.68, Mettupalayam Truck Terminal, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed in principle to issue schematic building plan approval subject to condition that NOC /clearance shall be obtained from Fire Service Department, Electricity Department, Irrigation Division, PWD and Airport Authority of India before carrying out the construction at site.

CASE No:5

File No. & Date: 839 & 10.02.2025

The revised proposal of **The Member Secretary, Puducherry Planning Authority**, seeking approval for the additional construction of third floor over the existing three storeyed office building for Puducherry Planning Authority at R.S.No.141/14pt, Jawahar Nagar Main Road, Jawahar Nagar, Boomianpet, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry and modification of chairman/conference room in the 2nd floor was examined by the Puducherry Planning Authority. The proposal was agreed by the committee in principle to issue building permit after submission of Structural Stability, Structural Design Basis & Soil Test Report. The Committee also agreed to carryout the work through the Public Works Department, Puducherry as a deposit work, meeting the fund from the Puducherry Planning Authority. The Chairman directed the Superintending Engineer-I, PWD to submit the DPR immediately.

CASE No: 6

File No & Date: 717 & 05.02.2025

The proposal of **The Commissioner, Villianur Commune Panchayat**, seeking approval for the construction of a three storeyed Marriage Hall building in the name of Kasthuribai Gandhi Marrigae Hall at R.S.No.173N/5B, Villupuram Main Road, Villianur Revenue Village, Villianur Commune Panchayat was examined by the committee of Puducherry Planning Authority and the committee after detailed deliberations decided to place the proposal before the Town and Country Planning Board for taking a decision.

CASE NO: 7

File No & Date: 885 & 11.02.2025

The proposal of **The Deputy Director**, **O/o. the Deputy Director** (**Public Health**), Govt. of Puducherry, seeking approval for the additional construction of two Storeyed Hospital building for Primary Health Centre at R.S.No.84/4, Sedarapet Main Road, Sedarapet Revenue Village, Villianur Commune, Puducherry was examined by the committee of Puducherry Planning Authority. The Deputy Director,(P.H), Health Department informed the committee that the existing Staff Quarters will be demolished and new construction will be taken up. The committee decided to have a letter from the Directorate of Health Department in their regard and thereafter to place the proposal before the Town and Country Planning Board for a decision.

CASE NO: 8

File No & Date: 675 & 21.11.2024

The proposal of **Tmt. S. Nandiny**, for construction of four storeyed residential flats (8-Dwelling units) with stilt floor at R.S.No. 174/17A/1C, Plot No. 14pt.(N), 15 & 16, 1st Cross Street, Samipillai Thottam, 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 the building permit shall be issued after obtaining necessary NOC from the Oulgaret Municipality & on submission of Soil Test Report & Structural Design Basis Report.

CASE NO.9

File No. & Date: 40 & 25.01.2024

The proposal of **Thiru. Sathyamurthy**, seeking approval for construction of a three storeyed commercial building (3 Nos. of office) with stilt floor at R.S.No.75/3/O, Puducherry - Villupuram Main Road, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after submission of Structural Design Basis Report & Soil Test Report.



File No & Date: 9 & 05.01.2024

CASE NO:10

The proposal of **Thiru. Balard Anandan**, seeking approval for the proposed construction of a four storeyed commercial building (4 Nos. of office) with stilt floor at R.S.No.169/4, Plot No.12 & 13, Victoria Nagar, Puducherry - Villupuram Main Road, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed in principle to issue building permit after submission of Structural Design Basis Report & Soil Test Report.

CASE NO:11

File No & Date: 629 & 05.11.2024

The proposal of **Tmt. Poongothai**, seeking approval for construction of a four storeyed commercial building (4Nos. of Office) with stilt floor at R.S.No.59/10, 59/11B, Plot No. 2, 3 & 4, Puducherry - Villupuram Main Road, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue building permit after submission of Structural Design Basis Report & Soil Test Report.

CASE NO:12

File No & Date: 454 & 01.08.2024

The proposal of **Tmt.S. Pouchepa**, seeking approval for construction of a three storeyed commercial building with stilt floor (3 Nos. of Shop) at R.S.No.19/4, T.S.No.11, Ward–A, Block No.8, Old Door No.105, New Door No.255, Mahathma Gandhi Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue building permit after submission of Structural Design Basis Report & Soil Test Report.

CASE NO:13

File No & Date: 548 & 13.09.2024

The proposal of **Thiru. Sivakumar**, seeking approval for construction of four storeyed commercial building (15-Rooms, one Restaurant and one Office) with stilt floor at R.S.No.85/9/D, Plot Nos.18, 19, & 20, Durga Nagar Extension, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed in principle to issue building plan approval on submission of Structural Design Basis Report and Soil Test Report. The Committee also decided to impose a condition that "Consent to Establish and Operate" must be obtained from Puducherry Pollution Control Committee, Puducherry.

CASE NO:14

File No & Date: 585 & 09.10.2024

The proposal of **Thiru. V.P.S. Ramesh Kumar P/A of V.P.Sivakozhudu & V.P. Ramalingam,** seeking approval for the formation of residential layout consisting of 111 plots in an extent of 22,384sq.m (as per submitted layout) at R.S. No.66/1, Gopalankadai, Kurumbampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee and the committee directed the Member Secretary, PPA to place the case in a meeting of the Planning Authority after receipt of NOC's / clearance from all the line departments concerned.

CASE NO:15

File No & Date: 656 & 12.11.2024

The proposal of **Thiru. G. Ganapathy**, seeking approval for formation of a residential layout in the name and style of "Shree Ganapathy Nagar" with 74 plots at R.S. No.74/3pt, 75/2pt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed in principle to issue layout approval after obtaining NOC/Clearance from Directorate of Survey and Land Records; Sub-Collector Revenue (South); Irrigation Division, PWD and Legal opinion from Legal Advisor, PPA; and NOC from the Commissioner, Villianur Commune Panchayat, Puducherry.

CASE NO: 16

File No & Date: 191 & 20.03.2024

1. The revised proposal of **Tmt.Sushila Chudiwala represented by Power Agent of Thiru. Mohandoss**, seeking approval for the proposed residential layout in the name and style of "VISAKA GARDEN" with 22plots at R.S.No.148/2pt(E), Paper Mill Road, Pillayarkuppam to Narambai Road, Pillayarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority.

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- 2. Earlier, applicant has submitted application for layout approval in a portion of 4,876.39Sqm out of 11,410Sqm covered in the document. The Puducherry Planning Authority Committee in its meeting held on 22.07.2024 examined the proposal and deferred it since land converted & layout approval is submitted in a portion of 4,876.39Sq.m out of 11,410Sqm covered in the document, whereby OSR space gets reduced and road networks differs.
- 3. Subsequently, the proposal was re-examined by Puducherry Planning Authority Committee in its meeting held on 19.11.2024. As the land owner Tmt.Sushila Chudiwala owning land to an extent of 11,410sq.m had given power to one Thiru. E.Mohandoss to an extent of 4,876.39sq.m and the balance extent of 6,505.13sq.m to one Thiru. P.Baskaran & V.Murali and land use conversion having been given to the total extent of 11,410sq.m from industrial to residential, the committee decided that the layout developer be insisted to provide OSR proportionate to the total land extent of 11,410sq.m in Plot No.19 and 20 of the proposed layout and thereafter to issue layout permit after obtaining NOC from the Commissioner, Bahour Commune Panchayat and after road and OSR portions are gifted to the local body.
- 4. However, the applicant has submitted a modified layout plan with 22 plots by converting plots (from the earlier plan) to OSR (proportionate to the total land extent), but at a different location as against the earlier recommendation of the committee in its meeting held on 19.11.2024 and has sought layout approval.
- 5. The committee agreed for the revised proposal and decided to consider for issue of layout approval after handing over of road / OSR portions and on receipt of NOC from Bahour Commune Panchayat.

CASE NO: 17

File No & Date: 84 & 07.02.2024

The proposal of Thiru. Ajay Virmani, (Managing Director), seeking approval for proposed construction of six storeyed hotel cum guest house building (60 rooms) with stilt floor and triple basement floor and swimming pool at R.S.No.258/4A/1, Thiruvalarkeni, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Member Secretary, PPA apprised that the earlier proposal submitted by the same applicant for the construction of a twelve storeyed hotel cum guest house building (85 rooms) with double basement floor in the same site (in plot area of 1220sq.m) was examined by the committee of Puducherry Planning Authority meeting held on 22.07.2024 and directed the Member Secretary, Puducherry Planning Authority to place the application in the meeting of the PPA committee after receipt of clearance from the line departments. The Member Secretary informed that NOC /clearances have been received from the Electricity Department; Directorate of Survey and Land Records(DSLR); Superintendent of Police Traffic (North East); Public Health Division, PWD; Oulgaret Municipality; Deputy Collector (Revenue) North; NH Division, PWD; State Ground Water Authority; Fire Service Department and legal opinion from the Legal Advisor, PPA. In the meantime, the applicant has submitted revised plan for the proposed construction of six storeyed hotel cum guest house building (60 rooms) with triple basement floor, stilt floor, service floor and swimming pool with a plot area of 958 sq.m. as per the findings of DSLR. Since the applicant has proposed a triple basement floor (to a depth of 15.50m below ground level), which is the first proposal of this kind, NOC for the revised proposal was also obtained from the State Ground Water Unit and Fire Service Department. The applicant has submitted the Structural Design Basis Report. The committee examined the proposal and agreed to issue building plan approval on condition that "Consent to Establish and Operate" must be obtained from Puducherry Pollution Control Committee, Puducherry.

CASE NO: 18

File No & Date: 648 & 11.11.2024

The proposal of **Thiru. K. Kaliyamurthy,** seeking approval for forming residential layout in the name and style of "Jayalakshmi Nagar" with 14 plots at R.S.No.70/12pt, 70/13pt, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee after detailed deliberation decided to place the proposal before the Town and Country Planning Board for a decision.

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The proposal of **Thiru. N. Ramachandran**, seeking approval for proposed additional construction of single storeyed industrial building to the existing industrial building of M/s. Sri Vinayaga Murugan Modern Rice Mill situated at R.S.No.154/1,2,3,4,5,6B, Manapet Revenue Village, Bahour *Commune Panchayat*, *Puducherry* was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after compounding the unauthorized / deviated construction and after submission of Structural Design Basis Report along with soil test report.

CASE NO: 20

File No & Date: 955 & 13.02.2025

The proposal of **The Chief Judge**, for adding first, second, third floor toilet blocks at Integrated Court Complex in Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed by the committee in principle to issue schematic building plan approval.

CASE NO: 21

File No & Date: 627 & 04.11.2024

The proposal of **Tmt. G. Rajalakshmi**, seeking approval for proposed construction of single storeyed with G.I. sheet roof LPG Godown (Cylinders capacity 12000kgs) in the name and style of M/s. GR Indane Gas Agency at R.S.No.131/3pt, PIMS road, Ganapathychettikullam, Kalapet Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Commissioner, Oulgaret Municipality informed the committee that concerned municipalities/communes are directed to issue necessary No objection certificate for establishment of LPG godown instead of District Collectorate as per the directions of Ministry of Commerce and Industries, Govt. Of India and as such the Oulgaret Municipality has already issued the NOC. Since, the line departments had already issued the NOC's, the committee after detailed deliberation decided to consider the case for issue of building permit.

CASE NO: 22

File No & Date: 107 & 10.02.2025

The proposal of **Tmt. Mary Grace**, seeking approval for proposed construction of five storeyed residential building (5 dwelling units) with stilt floor after demolishing the existing building at R.S.No.239pt, T.S.No.188, 189 & 194, Ward - D, Block No.6, Old Door No.78A, 78B, 78E & 78F, New Door No.185, Chinna Subburaya Pillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue building permit after submission of Structural Design Basis Report & Soil Test Report.

Agenda No.3

Any other Item with the permission of the Chairman

Item No.1

Request of Tmt. T. Janaki regarding providing OSR area in the proposed residential layout in the name of "Royal City" at R.S.No. 213/A near Jaya Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry.

The request of Tmt. T .Janaki, to issue approval for forming a residential layout with 20 plots in an extent of 5888sq.m in the name of "Royal City" at R.S.No. 213/A near Jaya Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, without insisting Open Space Reservation area in the layout, was examined and the committee decided to issue approval for the layout after collecting three times the current Guideline register value of the land fixed by the Registration Department, in lieu of the Open Space Reservation (OSR) area required to be provided for the layout. As per the request of the Commissioner, Oulgaret Municipality, the Committee also directed the layout promoter to develop the OSR in the adjacent Jaya Nagar as per the design and estimate of Oulgaret Municipality.

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Item No.2

The bottle necks that exist in the access to the unauthorized layouts formed at R.S.No.138pt and R.S.No.203pt, Odiampet, Puducherry as cited by the Villianur Commune Panchayat while according NOC to ARN.202401000142 and 2024010001247 in the OBPS was explained to the Committee. The Committee directed the Villianur Commune Panchayat to provide 6.10m access roads at the bottle neck points identified by proper technical interventions. The Committee also directed the Member Secretary to issue the building permit to the said cases.

Item No.3

The request of Thiru G.Prabakaran through an online application to issue building plan approval to construct a two storeyed residential building at plot No. 199 pt, 4th Cross Street, Venkateswara Nagar–II, R.S.No.106/13/A, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry after altering the plot size in the in–principle layout issued by this Authority *vide* No.589/PPA/Z(ACP/Unapproved layout/R)/ 2018-19 /4035, dated 03.06.2019 was taken note of by the Committee and decided to consider the case for issue of building permit for the available size.

Item No.4

Plot Regularization those registered through court after the date of 31-1-2017

The Committee of the Puducherry Planning Authority observed that the unapproved plots lying in the unapproved layouts, those are registered before 31-1-2017 are considered for Individual Plot Regularization, vide G.O. Ms. No. 20/2017-Hg, dated 20-10-2017 and its amendments. Wherein to consider the documents that have been registered after 31-1-2017, due to court order or by auction from bank, the committee decided to obtain the opinion of the Law Department in the first instance and thereafter to place the proposal before the Town and Country Planning Board for a decision.

Item No.5

Proposed construction of a two storeyed commercial cum residential building at R.S.No.230/2, Plot No.8, Sri Kadirvelswamy Nagar, Kathirkamam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry.

The application received from **Tmt. N. Sagoundala** seeking approval for the proposed construction of a two storeyed commercial cum residential building at R.S. No.230/2, Plot No.8, Sri Kadirvelswamy Nagar, Kathirkamam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and the committee decided to issue building plan approval for the proposal with conditions mentioned in the letter dated 16.11.2024 received from the Revenue Officer, O/o Sub-Collector (Revenue) North —cum — Land Acquisition Officer, Puducherry.

Item No.6

The proposal of **Tmt. R. Mahalakshmi**, seeking approval for proposed additional construction of second floor in the existing two storeyed residential building (1 dwelling unit) at R.S.No.133/1/4/A, Plot No.27 & 28, 2nd Cross Street, Sudhakar Nagar, Reddiarpalayam, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Commissioner, Oulgaret Municipality, informed the committee that Thiru.G.Jeyaraj has filed a petition in the court of the Appellate Authority (Principle District Judge) Puducherry vide I.A. No.1833/2023 in MA 2/2023 against the Form A and Form B notice issued by this municipality with respect to encroachment in second cross street of Sudhakar Nagar. However, as per the Survey demarcation, the width of the abutting road of Tmt. R. Mahalakshmi is 6.10mts wide. On examining the same, the committee after detailed deliberation decided to consider the case and directed the Member Secretary, Puducherry Planning Authority to issue building plan approval for the additional construction of second floor after compounding the unauthorised construction and after submission of Structural Design Basis Report & Soil Test Report.

The Chairman thanked the members for attending the meeting.

MEMBER SECRETARY PUDUCHERRY PLANNING AUTHORITY.

PUDUCHERRY PLANNING AUTHORITY.