

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

Minutes of the Puducherry Planning Authority Meeting held on 23.08.2023 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., Secretary to Govt.(TP) cum Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru. M. Kandar Selvan, Chief Town Planner in Charge, Town & Country Planning Department, Puducherry.	:	Member
3.	Thiru. K. Ravi, 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. C.Poogajendy, Junior Engineer, Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.	:	Member
7.	Thiru. P. Dhanasekaran, JDA, Representing the Director, Agriculture Department, Puducherry.	:	Member
8.	Thiru. K. Ilango, Divisional Fire Officer, Fire Service Department, Puducherry.	:	Member
9.	Dr. R.Murali, Deputy Director, Health Department, Puducherry.	:	Member
10.	Thiru. P. Rajan, 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. V.Ejileradjane, Commissioner, Mannadipet Commune Panchayat, Puducherry.	:	Member
18.	Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary

Agenda No:1**Confirmation of minutes of the previous meeting held on 19.05.2023**

The Member Secretary apprised that the minutes of the Puducherry Planning Authority meeting held on 19.05.2023 were communicated to all members. The members confirmed the minutes.

Agenda No:2**Building plan applications:****CASE NO: 1****File No & Date:4150/31.07.2023**

The proposal seeking approval for construction of **Integrated Assembly complex and Secretariat Building**, [six storeyed (Assembly building) and five storeyed (Secretariat building) with basement floor] situated at R.S.No.242/1A/1A1pt, 242/1C, 242/3, 242/4, 258/1A, 258/2A/2B, 259/1, 259/2A/1, 259/2B/3B, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue in principle approval subject to condition that separate parking area & toilet facility should be provided for differently abled person and NOCs/clearances should be obtained from (i) Fire Service Department, (ii) National Highway Authority of India, (iii) Electricity Department, (iv) Superintendent of Police (Traffic), (v) State Ground water Authority, (vi) Public Health Division, PWD, (vii) Puducherry Pollution Control Committee, (viii) Buildings and Roads (Central); PWD, (ix) Oulgaret Municipality, (x) State Environment Impact Assessment Authority, (xi) Airport Authority of India, before commencement of construction of the buildings.

CASE NO: 2**File No & Date: 1600 / 21.03.2023**

The proposal of **The Deputy Director of Education (Women), Directorate of School Education**, seeking approval for Restoration of Heritage Educational Institutions Pensionnate de Jenunes Filles (two storeyed School building) at R.S.No.239pt, T.S.No.16, Ward-D, Block No.33, Dumas Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee after detailed deliberation agreed in principle to reconstruct the Educational Institutions Pensionnate de Jenunes Filles two storeyed School building as that of the old building existed at site, since the building categorized as Grade III in the notified list and building parameters conforms to the Building Bye Laws and Zoning regulations, 2012. Further directed to maintain the architectural features and façade of the building existed in the proposed building and to issue approval 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: 3**File No & Date: 2126 & 17.03.2022**

The proposal of **Puducherry Housing Board**, for the Plotted Development Scheme at R.S.No.301/5, Sudhanthira Ponvizha Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of Puducherry Planning Authority. The Member Secretary apprised the committee that the Puducherry Housing Board has paid the development charges and vacant land taxes to the Oulgaret Municipality on 10.08.2023. The Commissioner, Oulgaret Municipality has agreed to provide the infrastructural facilities within three months since the applicant has remitted the required charges for the development work. After detailed deliberation the committee directed the Member Secretary to issue layout approval imposing condition that the infrastructural facilities shall be provided to the layout as agreed by the Oulgaret Municipality, Puducherry.

CASE NO: 4**File No & Date: 304 & 03.05.2023**

The proposal of **Tmt. A.Maheswari**, for construction of a three storied residential building (2-Dwelling Units) at R.S.No.47/2pt, T.S.No.67/6/B, Ward-H, Block No.6, Door No.14, 3rd Cross Street, Sathiya Nagar, 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 necessary Legal opinion from Legal Counsel, PPA and after submission of Soil Test Report & Structural Design Basis Report.

CASE NO: 5

File No & Date: 425/ 26.06.2023

The proposal of **1. Tmt. Kochurani Francis, 2.Thiru. Joseph Francis Puthussery** seeking approval for proposed construction of five storeyed residential building (5 Dwelling units) after demolishing the existing old RCC building & A.C. Sheet Roof Building at R.S.No.43/2/B & 43/2/C, Door No.2 & 2A, Junction of Ajiz Nagar, Dhanalakshmi Street & Sinnasamy Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary legal opinion from Legal Counsel, PPA and clearance/NOC from the Fire Service Department, Irrigation Division, PWD, Directorate of Survey and Land Records, Puducherry Oulgaret Municipality and submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 6

File No & Date: 372 & 05.06.2023

The proposal of **Tmt. V. Parimala**, seeking approval for proposed construction of three storeyed residential building (6 Dwelling units) with stilt floor at R.S.No.382/19pt, T.S.No.60/1, Ward-F, Block No.6, De Nobile Adigalar Street, Colas Nagar, Uppalam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary legal opinion from Legal Counsel, PPA and clearance /NOC from the Fire Service Department, Public Health Division, PWD, Survey and Land Records, Puducherry Municipality and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:7

File No & Date: 437 & 03.07.2023

The proposal of **Tmt. A. Arthi**, for construction of a three storied residential flats building (6-Dwelling Units) with stilt floor at R.S.No.304/4A/1, Plot No.20, Door No.53, 2nd Cross Street, Rainbow 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 building permit shall be issued after obtaining Clearance/NOC from the Fire Service Department, Public Health Division, PWD, Oulgaret Municipality and Legal opinion from Legal counsel, PPA and after submission of Soil Test Report & Structural Design Basis Report.

CASE NO:8

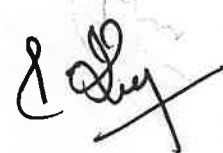
File No & Date: 308 & 04.05.2023

The proposal of **Tvl. 1.Thiru. Nallam Mani, 2.Thiru. Nallam Satya Anuroop**, for construction of a four storeyed residential flats building (8 – Dwelling Units) with stilt floor at R.S.No. 273/4/A, Plot No. 9 & 10, 11th Cross Street, Junction of Church Main Street, Krishna 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 building permit shall be issued after submission of Soil Test Report & Structural Design Basis Report.

CASE NO: 9

File No & Date: 203/20.03.2023

The proposal of **Thiru.T.Vaittinadane**, for proposed construction of a three storeyed residential building (5 Dwelling Units) after demolishing the existing old building at R.S.No. 283/5, Door No.41, Gandhi Street, Kathirkamam, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue building permit after obtaining clearances/NOCs from the Legal opinion from legal Advisor, PPA; and on submission of Structural Design Basic Report and Soil Test Report.



CASE NO: 10**File No & Date: 345 & 18.05.2023**

The proposal of **1. Tmt. K.A. Arul Senghor & Tmt. J. Rahi**, seeking approval for proposed construction of four storied residential building (8 dwelling unit) with stilt floor at R.S.No.18/11/A/1/A/1/A/22/A/1, Plot No.91 & 92, Mohan Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue of building permit after obtaining necessary clearance /NOC from the Oulgaret Municipality on payment of infrastructural development charges.

CASE NO:11**File No & Date:514/03.08.2023.**

The proposal of **Thiru.M.Ramatchandirane**, for proposed construction of four storeyed residential building (8 Dwelling Units) with stilt floor at R.S.No.77/4, P.No.23, 24, Kamaraj Nagar, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue building permit after obtaining clearances/NOCs from (i) Fire Service Department, (ii) Public Health Division, P.W.D., (iii) Electricity Department, (iv) Oulgaret Municipality, (v) Legal opinion from Legal counsel, PPA, (vi) Airport Authority of India and submission of Structural Design Basis Report and Soil Test Report.

CASE NO: 12**File No & Date: 160 & 02.03.2023**

The proposal of Thiru. **P. Jaganathan**, seeking approval for proposed construction of three storeyed commercial cum residential building (office-2 Nos & 1 dwelling unit) after demolishing the existing three storeyed building at R.S.No.239pt, T.S.No.112, Ward-C, Block No.5, Door No.169, Thiyagumudaliyar Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary legal opinion from the Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 13**File No & Date: 451 & 07.07.2023**

The proposal of **Tmt. D. Subbharani**, seeking approval for proposed construction of four storeyed commercial (Office) cum Residential Building (1 Dwelling Unit) with stilt floor after demolishing the existing old Madras terrace building at R.S.No.239pt, T.S.No.275, Ward-C, Block No.11, Old Door No.51,63, New Door No.105,107,109, Ambalathadayar Madam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary Legal opinion from Legal Counsel, PPA and clearances/NOC from the Fire Service Department, Electricity Department, SP(Traffic); and submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 14**File No & Date: 343 & 18.05.2023**

The proposal of **Thiru. S. Balaji**, seeking approval for proposed construction of three storeyed Guest House building (9-Rooms) with stilt floor at R.S.No.239pt, T.S.No.47, Block No.11, Ward -C, Old Door No.88, New Door No.146, Kalatheeswaran Koil Street Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary Legal opinion from Legal Counsel, PPA and clearances/NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic) and submission of Structural Design Basis Report & Soil Test Report..

CASE NO: 15**File No & Date: 279 / 01.06.2022**

The proposal of **Tmt. P. Gunavathy**, seeking approval for construction of three storeyed commercial building (3nos. of Office) with stilt floor at R.S.No.239pt, T.S.No.95, Ward-C, Block No.13, Old Door No.11, New Door No.31, Thiyagu Mudaliar street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 16**File No & Date: 270 & 18.04.2023**

The proposal of **Tmt. N. Punithavalli**, seeking approval for proposed construction of two storeyed residential building (1-dwelling unit) cum commercial building (1-Shop) with stilt floor at R.S.No.172/2/A/1/A/1/A/54, Plot No.117 & 118, Natesan Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining necessary Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 17**File No & Date: 313 & 05.05.2023**

The proposal of **Tmt. Sri Lakshmi Devi**, seeking approval for proposed construction of three storeyed commercial building (3nos of shop) with stilt floor at R.S.No.239pt, T.S.No.173, Ward-D, Block No.6, Old Door No.208, New Door No.438, Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining necessary Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 18**File No & Date: 332 & 12.05.2023**

The proposal of **Tmt. S. Vanaja**, seeking approval for proposed construction of four storeyed commercial building (Restaurant & 12Nos. of Rooms) after demolishing the existing GI sheet Roofing building at R.S.No.108/22pt, T.S.No.24/1pt, Ward-A, Block No.22, Junction of Savukkupettai Road & Ezhaimariamman Koil Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary clearances/NOC's from the Fire Service Department, Puducherry Coastal Zone Management Authority and submission of Structural Design Basis Report & Soil Test Report.

CASE NO: 19**File No & Date: 382 & 08.06.2023**

The proposal of **Tmt. Sumathi Ramesh**, for construction of a four storeyed commercial building with stilt floor after demolition of existing A.C. sheet shed (4 Office) at R.S. No.173/1/A/3C, Plot No.70 & 71, Mettupalayam to Moolakulam Road and 3rd Cross Street Junction, Ranga Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee. The committee agreed in principle for issue building permit after obtaining views / opinion from the Fire Service Department, Puducherry; S.E.-III, Electricity Department, Puducherry; State Ground Water & Soil Conservation Unit, Puducherry; Legal opinion from legal counsel, PPA and submission of Structural design & Structural Design Basis Report from Registered Structural Engineer along with Soil Test report.

CASE NO:20**File No & Dt: 367 & 31.05.2023**

The proposal of **Thiru. A.Chandrin** seeking approval for construction of Four Storeyed Commercial (5-Rooms) Building with stilt floor located at R.S.No. 101/3pt, T.S.No. 113, Ward-J, Block-5, Door No.267, 269, Cuddalore road, Mudaliarpet, Olandai Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority and agreed to issue building approval after obtaining opinion from the Legal Counsel, PPA and clearances/Noc's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Superintendent of Police (Traffic) and after submission of Structural Design Basis Report & Soil Test report.

CASE NO:21**File No & Dt: 399 & 14.06.2023**

The proposal of **Tvl. R. Janarthanan, R.Prabakaran** seeking approval for construction of three storeyed residential (8-Du's) cum Commercial (1-Shop) building located at R.S.No.35/1, Plot No. 5pt.(S)&6pt.(N), Koodapakkam Main Road - 1st Cross street, Yogalakshmi Nagar, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee of Puducherry Planning Authority and agreed to issue building approval after obtaining opinion from the Legal Counsel, PPA and clearances / views from the Electricity Department; Directorate of Survey and Land Records; Irrigation



Division, PWD; Villianur Commune Panchayat and after submission of Structural Design Basis Report and Soil Test report.

CASE NO:22

File No & Date:327/11.05.2023

The proposal of **Tmt.T.Devaki, & T.Devaki P/A of R. Nandhini Prabha**, for proposed 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, was examined by the committee and agreed to issue building permit after obtaining clearances/NOCs from the (i) 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 Counsel, PPA and after submission of Structural Design Basis Report and Soil Test Report. The committee also stated to refer 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 storeyed commercial building (1 shop).

CASE NO:23

File No & Date: 133 & 20.02.2023

The proposal of **Tvl. 1. Thiru. N. Navaneethakannan, 2. Tmt. R. Santhi**, for construction of a four storied commercial building (Office) with basement floor after demolition of the existing G.I Sheet roof building at R.S.No.187/1, Plot No.10, 11, 12, 13, 14, 15 & R, Karuvadikuppam 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 building permit shall be issued after obtaining Legal opinion from Legal counsel, PPA and Clearance/NOC's from the Public Health Division, PWD, Electricity Department, Airport Authority of India & Oulgaret Municipality and submission of Soil Test Report and Structural Design Basis Report.

CASE NO:24

File No & Date: 340 & 16.05.2023

The proposal of **Thiru. V.Rathinakumar Represented by his P/A 1. Thiru. M.Visweswaran, 2.Thiru. V.Vijayakumar**, for construction of a three storied commercial building (4-Nos Guest rooms & 2-Nos Office) with stilt floor after demolition of the existing GI sheet roof building at R.S.No.141/1pt, Plot No.6pt(S) & 7pt(S), East Coast 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 building permit shall be issued after submission of Soil Test Report and Structural Design Basis Report.

CASE NO: 25

File No & Date: 683 & 19.12.2022

The proposal of **Thiru. D. Rajarajan**, seeking approval for proposed construction of three storeyed commercial cum residential building (1 shop & 2 dwelling units) after demolishing the existing single storeyed building at R.S.No.239pt, T.S.No.25,26, Ward-C, Block No.14, Junction of Vysial Street & Mission Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue of building permit after submission of Structural Design Basis Report & Soil Test Report.

CASE NO:26

File No & Date: 452 & 07.07.2023

The proposal of **Thiru. M. Prasanna**, seeking approval for construction of four storeyed commercial building (Shop – 2 Nos. & Office – 2 Nos) with stilt floor at R.S.No.239pt, T.S.No.40 & 41, Ward-D, Block No.17, New Door No.145 & 149, Lal Bahadur Shastri Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining legal opinion from Legal Counsel, PPA and clearance /NOC's from the Fire Service Department, Public Health Division, Electricity Department and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:27**File No & Date: 335 & 15.05.2023**

The proposal of **Tvl. 1. D. Vassounathan, represented by the power agent Thiru. D. Bremnathan & 2. Charles Daniel**, for development of land in to residential layout in the name of "**M.S. DHONI NAGAR**" (46 plots) at R.S. No.164/2, 13, 14Pt., 165/2Pt., 3Pt., Chinna Veerampattinam Road, Ariyankuppam Revenue Village, Ariyankuppam Commune, Puducherry, was examined by the committee. The committee agreed in principle for issue layout approval after obtaining Clearance /NOC's from the S.E.-III, Electricity Department, Puducherry; Deputy Collector Revenue(North), Puducherry; Director, Directorate of Survey and land Records, Puducherry; Irrigation Division, PWD, Puducherry, Commissioner, Ariyankuppam Commune, Puducherry and Legal opinion from legal counsel of PPA.

CASE NO:28**File No & Date:366/31.05.2023**

The proposal of **Thiru. G.Carounanidy**, for proposed sub division of land in the name and style of "Suresh Nagar" consisting of 3 plots situated at R.S.No.123/6pt, 125/1pt, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue approval after obtaining Clearances/NOC's from the Deputy Collector Revenue (North) and Oulgaret Municipality, Puducherry.

CASE NO:29**File No & Date: 10 & 06.01.2022**

The proposal of **Tmt. V. Sudha and Tmt. R. Rekha**, seeking approval for residential layout at R.S.No.16/3, T.S.No.14/3pt, Ward-P, Block 12, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The Committee after detailed deliberation decided to direct the Commissioner, Puducherry Municipality to provide the infrastructural facilities to the said layout within 3 months in compliance to the decision taken in the earlier meeting of Puducherry Planning Authority with regard to formation of new layouts. Further, the committee felt that any violation in the same may destabilize the streamlining process initiated by the Authority. The committee directed the Member Secretary to issue layout approval imposing condition that the infrastructural facilities shall be provided to the layout as agreed by the Puducherry Municipality within three months.

CASE NO:30**File No & Date:522/07.08.2023**

The proposal of **Tvl.1.T. Selliammal, 2. M.Jaya @ Jayamalini**, for proposed sub division of land in the name and style of "Sri Ganapathy Nagar" consisting 7 plots situated at R.S.No.14/10, 14/5, Dharmapuri, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue approval after obtaining Legal opinion from legal Advisor, PPA and Clearances/NOC's from the Directorate of Survey and Land records, Deputy Collector Revenue (North), Irrigation Division, P.W.D., Electricity Department.

At the first instance forwarded to Irrigation Div., P.W.D., for culvert permission to connect the road between proposed layout area and P.No.20 and forward to Oulgaret Municipality for getting clearance/NOC after remittance of road development charges etc.

Additional Agenda:**CASE NO:31****File No & Date: 359 & 25.05.2023**

The proposal of **The Chief Executive Officer, M/s. Puducherry Slum Clearance Board**, seeking approval for construction of Multi Storied Tenements Ground + 12 storeyed Tower Block - 1 & 2 at R.S.No.241/1, T.S.No.31/1, Ward C, Block 1, Kumaragurupallam, (Raj Bhavan Constituency), Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The Member Secretary, PPA has apprised that earlier the proposal was placed in the Puducherry Planning Authority meeting held on 20.12.2021 and decided to consider the case for issue of approval. Subsequently, the proposal was altered and the existing three blocks of tenements were demolished and the present proposal is for the construction of stilt/ground + 12 storeyed 2nos of Tower Block using prefabricated elements instead of cast in situ under the Smart City Project. Further the Member Secretary apprised that the extent of the site, Coverage, FAR, setback etc. for Group Development are being regulated as per Clause B (3) of Annexure -XI of Puducherry Building Bye Laws and Zoning Regulations, 2012 & its amendment dated 15.04.2020



for the affordable housing schemes: i.e. Special Building and Group Development of the Puducherry Building Bye Laws and Zoning Regulations, 2012.

Sub Clause 26 of the said Clause reads as follows:- "Notwithstanding anything stated above, Ground Development for EWS housing may be approved subject to the conditions as may be stipulated by the Authority".

After detailed deliberation the committee agreed for issue of building permit after imposing conditions to obtain the clearance /NOC's from the Fire Service Department, Public Health Division, PWD, Electricity Department, Puducherry Pollution Control Committee & Puducherry Municipality, Puducherry before commencement of construction work at site.

CASE NO: 32

File No & Date:4477/17.08.2023

The proposal of **Tmt.Marie Josphine Chitra**, Officer on Special Duty, Directorate of Health & Family Welfare Services, seeking schematic approval for proposed construction of two storeyed Primary Health Centre situated at R.S.No.52/1pt, Bahour Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that schematic approval shall be issued by imposing following condition:-

- a. Proposed building falls in both the prohibited area (where new construction is not allowed) and the regulated area (where prior permission of ASI is required for new construction) of ASI Temple (Moolanather Temple). Therefore, construction shall not be carried out within 100m from the ASI temple site (prohibited area). Prior permission from the Archeological Survey of India must be obtained to carry out construction in the regulated area.
- b. All round setbacks to be improved to 6metres.
- c. The means of access (road) should be improved to at least 9metres wide.
- d. Adequate manoeuvring space for vehicles within the hospital premises has to be provided.
- e. Ramp shall be improved to at least 2metres wide.
- f. Directorate of Health & Family Welfare Services shall obtain Clearances from Fire service Department, Electricity Department, Pondicherry Pollution Control Committee, Bahour Commune Panchayat (Drinking water/ safe & hygienic disposal of solid/liquid wastes), before commencing construction.

Building permit/ schematic plan approval may be issued after compliance of remarks at (a), (b), (c), (d) & (e).

CASE NO: 33

File No & Date:593/15.11.2022

The proposal of **Thiru.M.K.Rajagopalan, The Chairman**, Sri Balaji Vidyapeeth Educational and Charitable Trust, Rajiv Gandhi College of Engineering and Technology, seeking approval for additional buildings (i) APJ Abdul Kalam Block (classrooms) (3 storeys) (executed) (ii) Students Amenities centre (single storeys – Proposed) & additional construction to (iii) Workshop (3 storeys) (executed) (2nd floor roof conversion) to the existing college buildings for M/s. Rajiv Gandhi College of Engineering and Technology for courses of UG – B.Tech in ECE, CSE, IT, EEE, Bio – Medical, Mechanical, PG – MBA, MCA, M.Tech in CSE, Wireless communications at R.S.No.27/3A,4A,5A,6A, Cuddalore Road, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee after detailed deliberation directed to resubmit the proposal after receipt of clearances from Directorate of Higher and Technical Education/Pondicherry University, National Highways Division/PWD, Directorate of Survey and Land Records/Irrigation Division, P.W.D/ Bahour Commune Panchayat, Fire Service Department, Electricity Department, Bahour Commune Panchayat (arrangement of Solid/ liquid waste/drinking water), Ground Water Authority, Legal Adviser (PPA) for taking a decision.

CASE NO:34

File No & Date: 360 & 25.05.2023

The proposal of **Thiru. N. Dhananjayan**, for construction of three storeyed residential building (2 dwelling units) at R.S. No.13/2, Plot No.31, Manavelly Revenue Village, Ariyankuppam Commune, Puducherry, was examined by the committee. The committee agreed for issue building of permit after obtaining Legal opinion from legal counsel, PPA and submission of Structural design & Structural Design Basis Report from Registered Structural Engineer along with Soil Test report.

CASE NO:35**File No & Date: 370 & 01.06.2023**

The proposal of **Tmt. U. Sankari**, for construction of a four storeyed residential flats building with stilt floor (8 dwelling units) at R.S. No.202/1A, Plot No.16, 4th Cross Street, Ganapathy Nagar Extension, Oulgaret, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee. The Committee agreed in principle for issue building permit after obtaining clearance/NOC's from Fire Service Department, Puducherry; S.E.-III, Electricity Department, Puducherry; Irrigation Division, PWD, Puducherry / Directorate of Survey & Land Records, Puducherry /Oulgaret Municipality, Puducherry; State Ground Water & Soil Conservation Unit, Puducherry; Oulgaret Municipality, Puducherry; Legal opinion from legal counsel, PPA and submission of Structural design & Structural Design Basis Report from Registered Structural Engineer along with Soil Test report.

CASE NO:36**File No & Dt: 402 & 15.06.2023**

The proposal of **Tmt. S.Aroulmojy**, seeking approval for construction of three storeyed Residential (2-DU's) building located at R.S.No.25/3, T.S.No.9/3/A/4, Ward-K, Block-2, Plot No. 14, Junction of Bharathiyar Street - Thiruvalluvar Street, Olandai Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority and agreed to issue building approval after obtaining opinion from the Legal Counsel, PPA and clearance/NOC from the Puducherry Municipality on payment of infrastructural development charges & after submission of Structural Design Basis Report and Soil Test Report.

CASE NO:37**File No & Date:198/16.03.2023**

The proposal of **Thiru.S.Balamohan**, for proposed construction of three storeyed residential building (5 Dwelling Units) after demolishing the existing old building at R.S.No.183/10, Door No.4, Gangaianman Koil Street, Kathirkamam, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee and agreed to issue building permit after obtaining Legal opinion from legal Advisor, PPA and after submission of Structural Design Basic Report and Soil Test Report.

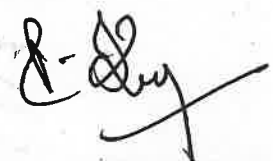
CASE NO:38**File No & Date: 546 & 22.08.2023**

The proposal of **Thiru.K.Pari & Banyan Consulting Services Pvt Ltd.**, seeking approval for alteration in the existing three storeyed commercial building with basement floor – executed at R.S.No.5/3pt, 5/4pt, T.S.No.7, 10, Ward H, Block - 2, Ellaipillaichavady 100ft road, Junction of Peter Nagar Ist cross street, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining necessary legal opinion from Legal Counsel, PPA and clearance/NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD, Directorate of Survey and Land Records and submission of Structural Design Basis Report & Soil Test Report.

Agenda 3:**ANY OTHER MATTER WITH THE APPROVAL OF CHAIRMAN****Item No.1**

Implementation of Indian Telegraph Right of Way Rules, 2022, New Delhi, dated 17th August 2022 notified by the Government of Puducherry in G.O. Ms.No.1/DIT/2023, Puducherry, dated 05th April 2023, Gazette No.44 dt:06.04.2023 with respect of erection of Mobile Communication Towers - Ground Based Towers (GBT)/Roof Top Towers (RTT).

The Puducherry Government has amended the Puducherry Building Bye-laws and Zoning Regulations, 2012 (**G.O.Ms.No.5/2023-Hg., Puducherry, dated 18th May 2023, Gazette No.47 dt:19.05.2023**) to process applications relating to granting of permission to telecommunication Infrastructure Towers as per the Indian Telegraph Right of Way Rules



(IT ROW), 2016 and its amendments and its guidelines and notifications issued by Ministry of Telecommunications, Government of India.

Further in the above amendment it is stated as follows:

"Any Applicant of telecom infrastructure provider registered with the Department of Telecommunications, Government of India or any telecom services provider licensed from the Department of Telecommunications, Government of India or an infrastructure provider duly authorized by a licensee to lay the communication and connectivity infrastructure shall erect/lay Optic Fibre Cable (OFC)/GBT/RTT/RTP/CPT, small cells, in-building cells to all areas including residential areas, Schools, Hospitals, etc., after obtaining approval/NOC from the authorities (if required) as per the guidelines notified by the Ministry of Telecommunications, Government of India and the Directorate of Information Technology, Government of Puducherry from time to time."

Meanwhile, the Directorate of Information and Technology (DIT) has notified the amendments made to the Indian Telegraph Right of Way Rules, 2022, New Delhi, dated 17th August 2022 (**Puducherry Government G.O. Ms. No. 1/DIT/2023, Puducherry, dated 05th April 2023, Gazette No.44 dt:06.04.2023**). According to clause 10B - **Establishment of telegraph infrastructure over private property, where the licensee proposes the establishment of over ground telegraph infrastructure over any private property, the licensee shall not require any permission from the appropriate authority. However, in case of the establishment of mobile tower or pole over a private building or structure, the licensee shall submit intimation, in writing, to the appropriate authority before commencing such establishment**".

As per the above amendment of ROW rules, permission of Puducherry Planning Authority is not required for erection of Mobile Communication Towers.

The Puducherry Planning Authority committee taking into account the Telegraph Right of Way rules, 2022 and after detailed deliberation, decided to "do away" / "remove" the requirement for approval from the Puducherry Planning Authority for the erection of Mobile Communication Towers viz. "Ground Based Tower (GBT)/Roof Top Tower (RTT)/Roof Top Pole (RTP)/Cell Phone Tower (CPT), antenna fixtures, fabricated antenna, tower to install the telephone lines and transmission towers, whether temporary or permanent". Further, the committee directed the Member Secretary, Puducherry Planning Authority to communicate the decision to the Directorate of Information Technology for information and adherence to clause 10B in the Indian Telegraph Right of Way Rules, 2022.

Item No.2

Implementation of the deemed clause provisions in the issuance of No Objection Certificate by the line departments in the existing Online Building Permission System (OBPS).

The committee decided to roll out the deemed clause provisions in the existing OBPS portal from 01.10.2023. Further, the Chairman directed the Survey and Land records, Puducherry Municipality and all other line departments to dispose of the long pending NOC's to avoid Deemed No objection Certificates.

Item No: 3

Submission of opinion of Directorate of Survey and Land Records along with application for issue of building plan approval / layouts.

The Committee examined and agreed to the proposal for submission of the opinion of Directorate of Survey and Land Records, Puducherry, along with the application for permission of the Puducherry Planning Authority for carrying out development activities, in respect of the following categories:

1. All building proposals in plot/land extent exceeding 500 sq.m area; and
2. All layouts and sub - division of lands.

Item No: 4**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	3459/ 26.06.2023	Thiru. S.Kadirvel No.16, Gandhi Street, Indira Nagar, Mudaliarpet, Puducherry - 605004.	Two storeyed residential building (1 DU) at R.S. No.77/pt, T.S.No.99, Ward-J, Block-8, Plot No.5pt.(S), Door No. 18, Gandhi Street, Indira Nagar (Ram Nagar), Mudaliarpet, Olandai Revenue Village, Puducherry Municipality, Puducherry.	The committee directed Member Secretary, Puducherry Planning Authority to take action for prosecution of the offence.
2	1114/ 27.02.2023	M/S. Indian Royal Residency/Bar, No.29, Puducherry - Villupuram Main Road, Kottaimedu, Villianur, Puducherry-110	Three storeyed Commercial building (Executed) at R.S.No.177/4A/2, Puducherry - Villupuram Main Road, Kottaimedu, Villianur, Villianur Revenue Village, Villianur Commune, Puducherry.	The committee directed Member Secretary, Puducherry Planning Authority to take up the matter with Commissioner, Villianur Commune Panchayat for cancellation of trade license issued by the Villianur Commune Panchayat, if any, for carrying out commercial activity in the said building.
3	8374/ 09.12.2022	Tmt. A. Poumidevy, No.21Bis, Rue De Lahire 45000, OPLEANS FRANCE.	Single storeyed commercial building (two shops -RCC and A.C sheet roof building) at R.S.No.63/87, West Car Street, Villianur, Puducherry.	The committee decided that further action may be taken based on the outcome of the court case.
4	171/ 06.03.2023	Tmt.B. Manimegalai, No.9, Lakshmi Street, Sivaganapathy Nagar, Villianur, Puducherry - 605 110.	Existing three storeyed commercial building (shop) with Basement floor at R.S.No.168/1A, Villianur Bye Pass Road, Villianur, Villianur Revenue Village, Villianur Commune, Puducherry.	The Committee directed the Member Secretary, Puducherry Planning Authority to take action for disconnection of water supply and Electricity connection in the building.
5	271/ 18.04.2023	Tmt. Rukumani, D 11, Pillaiyar Kovil Street, Murungapakkam Puducherry - 605 004.	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 Member Secretary, Puducherry Planning Authority to issue notice for restoring the building within the permissible limits.
6	188/ 14.03.2023	Thiru. V. Jothi, No. 4/30, Main Road, T. Edaiyar (PO), Thirukoilur Post, Villupuram, Tamil Nadu - 607 203.	Commercial Building (Executed) at R.S. No. 115/2, Plot No. 16,17,18,19 & 20, Venkateswara Nagar, Sedarapet Revenue Village, Villianur Commune Panchayat, Puducherry.	The committee directed Member Secretary, Puducherry Planning Authority to take action for prosecution of the offence.
7	159/ 02.03.2023	Thiru. R. Elumalai, No. 113/4 & 113/5, Sedarapet, Villianur, Puducherry.	Existing Industrial building for "M/S. Sri Narayani Pack" at R.S.No.113/4 & 113/5, Sedarapet Revenue Village, Villianur Commune, Puducherry.	The committee directed Member Secretary, Puducherry Planning Authority to ascertain from Villianur Commune Panchayat whether access to the site from an authorized road is available.

8.	404/ 16.06.2023	Tmt. M.Dhanalatchoumy No.117, Kalpana Chawla Street, Anandha Nagar, Lawspet, Puducherry - 605008.	Three storeyed residential building (3 DU) at R.S. No.124/2A/1/G/27, Plot No.117pt.(N), 118pt.(N), Kalpana Chawla Street, Anandha Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry.	The Committee directed Member Secretary, Puducherry Planning Authority to wait for rectification of the remarks cited by the Authority for taking a decision.
9.	441/ 05.07.2023	Tmt. Karina Shasha Patricia Alfred No.56, Louis Pragasam Street, Puducherry - 605001.	Five storeyed residential building (1 DU) at R.S.No.179/14pt, T.S.No.101, Ward-B, Block-7, Door No.12(12), Kumaran Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry.	The Committee directed the Member Secretary, Puducherry Planning Authority to issue Show cause notice for rectification of the remarks cited by this Authority for taking a decision.
10.	2721/ 15.12.2011	Thiru. A.Balamurugan No.48, Vengateswara Nagar, East Main Road Saram, Puducherry.13	Three storied Kalyanamandapam building at R.S.No.153/23A/1pt Karuvadikuppam Revenue Village, ECR Road, Bharathy Nagar, Oulgaret Municipality, Puducherry.	After detailed deliberation the committee directed the Member Secretary, Puducherry Planning Authority to take necessary action to disconnect the Water Supply and Electricity connection in the building at the first instance for taking a further action.

Item No.5

Petitions received through CP grams grievance portal from one Thiru. Stephen Joseph, Puducherry with a request to take necessary action for removing the blocks for his access/road to his plot Nos. 50 & 51, R.S. No. 208 /3, Oulgaret Revenue Village.

This case was examined by the Puducherry Planning Authority committee and after detailed deliberation; the committee has decided to direct the petitioner Thiru. Stephen Joseph to approach the appropriate court of law since, the promoter of the layout formed the layout unauthorisedly and subsequently changed the layout unauthorisedly.

Item No.6

File No & Date: 202301000698/22.04.2023

The application from **Tmt.S.Sivakamasundari** (for construction of two storeyed residential building) with respect to land use clarification was examined by the committee of Puducherry Planning Authority. The R.S.No.58/36pt, Madukarai Revenue Village, Nettapakkam Commune, Puducherry has been earmarked for 'Public & Semi-Public' use in the Comprehensive Development Plan for Puducherry – 2036. However, as per title document, the site classified as Natham Patta (old settlements). The committee after detailed deliberation decided to permit residential building in the said location.

The Chairman thanked the members for attending the meeting.


MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY.


CHAIRMAN
PUDUCHERRY PLANNING AUTHORITY.