

GOVERNMENT OF PUDUCHERRY
ABSTRACT

Regulations – Regulations for amendment of the Development Plans and Change of Land Use from one use to another use under sub-section (2) of Section 34-A read with Section 82 of the Puducherry Town and Country Planning Act, 1969 - Notification – Orders - Issued.

JTP(SN)

CHIEF SECRETARIAT (HOUSING)

G.O. Ms.No.18 /2025-Hg

Puducherry	8041	City
RECEIPT NO.		
Date... 18 DEC 2025		

Puducherry, dated 16/12/2025

NOTIFICATION

In exercise of the powers conferred by Section 34-A read with Section 82 of the Puducherry Town and Country Planning Act, 1969 (Act No.13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following amendments to the Puducherry Change of Land Use Regulations, 2022 notified vide G.O.Ms.No.11/2022-Hg, Puducherry dated 15th December, 2022 and published vide Issue no.76, Part-II of the Extraordinary Gazette of Puducherry, namely:-

1. **Short title, commencement and application.** - (1) These regulations may be called as the Puducherry Change of Land Use (Amendment) Regulations, 2025.
- (2) They shall come into force on and from the date of publication in the official Gazette.
- (3) These regulations shall apply to the entire Union Territory of Puducherry.
2. **Amendment of clause 4** - In the Puducherry Change of Land Use Regulations, 2022, for the clause 4, the following shall be substituted, namely:-

"4. Processing of online application.- (1.) On receipt of online application for change of the land use, the Planning Authority shall call for any missing details or particulars required from the applicant within five working days from the date of receipt of the online application.

(2.) The Planning Authority shall inspect the site/land within fifteen working days from the date of receipt of the online application.

(3.) The Planning Authority within twenty one working days from the date of receipt of the online application shall publish a notice in the official web site of the Town and Country Planning Department, the Planning Authorities and in the official Gazette of Puducherry, inviting objections or suggestions from the public in writing within fifteen days from the date of publication of the notice.

(4.) The objections or suggestions shall be examined by the Member Secretary of the respective Planning Authority and shall prepare a report on the online applications within fifteen working days from the last date of filing of objections/suggestions.

(5.) In respect of online applications received for change of land use in lands less than 500 sq.m, the Planning Authority Committee in its Meeting convened as per the provisions of the Act shall examine the online applications for Change of Land Use and the reports of the Member Secretary of the respective Planning Authority and offer its recommendations. Upon receipt of the recommendations from the Planning Authority Committee, the Land Use Conversion Charge shall be communicated to the applicant within five working days from the date of receipt of the recommendations.

(6.) In respect of online applications received for change of land use in lands more than 500 sq.m, the Puducherry Town and Country Planning Board in its Meeting convened as per the provisions of the Act shall examine the online applications for Change of Land Use and the reports of the Member Secretary of the respective Planning Authority and offer its recommendations.

(a) The Member Secretary, Town and Country Planning Board shall communicate the Land Use Conversion Charge to the applicant within five working days from the date of receipt of the recommendations from the Puducherry Town and Country Planning Board in respect of applications for change of land use in lands more than 500 sq.m. and less than 10000 sq.m.

(b) Upon receipt of the recommendations from the Puducherry Town and Country Planning Board in respect of applications for change of land use in lands more than 10000 sq.m and after obtaining the approval of the Government for making the Change of Land Use, the Member Secretary, Town and Country Planning Board shall communicate the Land Use Conversion Charge to the applicant within five working days from the date of receipt of the approval of the Government.

(7.) The Change of Land Use shall be made by the Planning Authority and shall be published in the Official Gazette within fifteen working days from the date of receipt of the Land Use Conversion Charge and the final modifications of land use shall come into operation from the date of publication of such notification."

//BY ORDER OF THE LIEUTENANT-GOVERNOR//

(S. MURUGESAN)

UNDER SECRETARY TO GOVT. (HOUSING)

To
The Chief Town Planner,
Town and Country Planning Department,
Puducherry.

Copy to:

1. The Director,
Department of Stationery & Printing -
Puducherry.
2. The District Collector, Puducherry/Karaikal.
3. The Regional Administrator, Mahe/Yanam.
4. The Director, Department of Agriculture, Puducherry.
5. The Members of the Town & Country Planning Board, Puducherry.
6. The Member Secretary, Planning Authority, Puducherry/ Karaikal/ Mahe/ Yanam.
7. The Central Record Branch, Puducherry/G.O. file/ Spare.

With a request to publish the Notification in the next issue of Gazette and send 50 copies of the same for official purpose.