

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY.

003903

FORM - 4  
[Bye - Law 8 (1)]

No. PPA /2363 /2116/ Z (SB/VCP)/Layout/ 2017-18

Date:

16 OCT 2018

To

**The General Manager (Dev),**

Pondicherry Industrial Promotion Development & Investment Corporation Limited (PIPDIC),  
Puducherry.

With reference to your application No. Nil, dated **24<sup>th</sup> October 2017** for the grant of permission for **proposed subdivision of land into industrial layout for PIPDIC-Sedarapet Phase-I, in whole & part of land situated at R.S.Nos.66, 67, 68, 71, 74, 75 to 80 & 223, Sedarapet Revenue Village, Villianur Commune Panchayat, Puducherry.** I have to state that the same has been permitted as per plan enclosed subject to the following conditions.

1. **Occupancy certificate under Part-I clause 17 of the Puducherry Building Bye-Laws and Zoning Regulations, 2012 should be obtained from this Authority, soon after the completion of the work.**
2. **This permit is valid for three years from the date of issue and expires on 15/10/2021.....**
3. **The stages of construction as stated in item 3 of the note below should be notified to the Authority without fail. In case of non-compliance, action will be initiated against the permit holder and the Licence holder who has authenticated the plan.**
4. **The conditions stipulated in the Annexure of building permit should be strictly adhered to.**

*Mr. V. Vidjea Nehru*  
(V. VIDJEA NEHRU)  
MEMBER SECRETARY  
PUDUCHERRY PLANNING AUTHORITY

**Encl:** 1. Approved plan (1 sheet)  
2. Annexure.

**Copy to:**

- (1) The Commissioner, **Villianur Commune Panchayat**, Puducherry (copy enclosed).
- (2) The Commissioner, **Commercial Tax Department**, Puducherry.
- (3) The Assistant Engineer-I(Planning)-cum-Assessing officer, **Central Office, P.W.D.**, Puducherry (copy enclosed)
- (4) Hydrogeologist-II, **State Ground Water Unit & Soil Conservation**, Agricultural Complex, Thattanchavady, Puducherry.

**Important Note:** (1) This permit should be displayed during construction at site.

- (2) The stability and privacy of adjacent structures should not be affected while carrying out this work.
- (3) You are requested to notify the Puducherry Planning Authority at the following stages of construction of the approval building:-
  - a. Upon commencement of the work.
  - b. Upon completion of footings and before erection of the foundation walls
  - c. Upon total completion of the work authorized by the building permit before occupancy, for obtaining the occupancy certificate.
- (4) All electrical works should be carried out using ISI certificate fittings, cables, equipments.

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**ANNEXURE**

1. No plot in a layout shall be sub-divided or utilized for any purposes other than the purpose for which the site is approved except with prior approval of this Authority.
2. Adequate corner splay as per norms, shall be provided at intersections of two or more streets/roads.
3. The PIPDIC shall intimate to interested Government to buy the Public Purpose plots in the approved layout, waiting for a year, failing which the said Public Purpose plots shall be diverted as Communal & Recreational Space [OSR].
4. The spaces set apart for roads and recreational spaces/parks/playgrounds may be retained by PIPDIC & maintain them for all purposes, to the satisfaction of Villianur Commune Panchayat.
5. The condition stipulated by Electricity Department vide letter No.161/ED/EE/PLCC & Lines/F.8/2017-18 dt:12.06.2018 should be strictly adhered to Adequate Horizontal/Vertical clearance should be maintained from EHT line running through the proposed layout site. Also, 12.8metres should be maintained as corridor width for EHT lines & shall be fenced by PIPDIC in consultation with Electricity Department, Puducherry. PIPDIC in consultation with Electricity Department shall make adequate arrangements for providing electric Power supply to the layout at their own costs.
6. Before subdivision of land into layout, PIPDIC shall obtain clearances from (a) Irrigation Division, P.W.D., Puducherry, (b) Villianur Commune Panchayat (Public Health Point of View) & PIPDIC shall make adequate improvement in layout, at their own cost for, road, water supply, drainage etc in consultation with Villianur Commune Panchayat.
7. PIPDIC shall ensure with Revenue Authorities/Directorate of Survey and Land Records that, the layout on ground fits into the FM sketch/Land allotted by Revenue Department, for layout purpose.
8. Rainwater harvesting measures for conserving ground water as shown in the approved plan/Annexure-VII of Puducherry Building Bye Laws & Zoning Regulations, 2012 should be followed.
9. Waste Water Recycling System shall be provided for treatment and recycling of waste water, fulfilling the standards specified by the Puducherry Pollution Control Committee.
10. Community bins should be provided for disposal of solid waste in hygienic manner and necessary arrangement should be made for safe/hygienic disposal of liquid work in consultation with Villianur Commune Panchayat.
11. Necessary arrangements should be made for drinking water/water in consultation with Villianur Commune Panchayat/State Ground Water Authority.
12. This permit is issued based on the order No.19-2/DC((LA)/A3/99 dt:07.06.2004 Office of Deputy Collector (Rev) South, Puducherry regarding land handed over to PIPDIC.

*My  
Signature*  
(V. VIDJEA NEHRU)  
MEMBER SECRETARY  
PUDUCHERRY PLANNING AUTHORITY.