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4.03.2019 in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

	Thiru. T.Djeamourthy, Chairman, Puducherry Planning Authority, Puducherry.	Chairman
1	Thiru. V. Sathiyamurthi, The Chief Town Planner, Town & Country Planning Department, Puducherry.	Member
5	Dr. G. Ragunathan, Deputy Director, Public health Department, Puducherry.	Member
4	Thiru. R.Baskaran, Engineer Assistant, (Representing The Superintending Engineer Circle –I, PWD, Puducherry).	Member
5	Thiru. Vipinbabu, Scientific officer, (Representing Member Secretary, Puducherry Pollution Control Committee, Puducherry)	Member
6	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer Fire Service Department, Puducherry, (Representing Divisional Fire Officer, FSD, Puducherry).	Member
7	Thiru. C. Umesh Chandra, Assistant Engineer, Electricity Department, Puducherry. (Representing SE-III, Electricity Department, Puducherry).	Member
8	Thiru. Manohar,Hydrogeologist, SGWU Agriculture Department, Puducherry, (Representing Hydrogeologist, Agriculture Department).	Member
9	Thiru. S. Kuppan, Assistant Engineer. (Representing Executive Engineer, NH Division,PWD,Puducherry)	Member
10	Thiru M. Murugaiyan, Inspector of police (Representing The SP(Traffic), Police Department, Puducherry).	Member
11	Thiru. C. Vassou, Assistant Engineer,Water Works (Representing Executive Engineer, Public Health Division, PWD, Puducherry).	Member
12	Thiru. V.Subramanian, Junior Engineer, (Representing The Commissioner, Oulgaret Municipality, Puducherry).	Member
13	Thiru. Karuthayan, Assistant Engineer (Representing The Commissioner, Nettapakkan Commune, Puducherry).	Member
14	Thiru. M. Balamurugan, Junior Engineer, (Representing The Commissioner, VillianurCommune , Puducherry).	Member
15	Thiru. P. Nagaradjou, Assistant Engineer, (Representing The Commissioner, Manadipet Commune, Puducherry)	
16	Thiru.R. Thamisharasan, Assistant Engineer, (Representing The Commissioner, BahourCommune , Puducherry).	Member
17	Thiru. J.Raguraman, Junior Engineer, (Representing The Commissioner, Ariyankuppam Commune, Puducherry)	Member
18	Thiru. B.Rajaraman, Executive Engineer, (Representing The Commissioner, Puducherry Municipality, Puducherry)	Member
19	Thiru. M. KandarSelvan,Member Secretary, Puducherry Planning Authority, Puducherry.	Member Secretary

L. noon

AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 10.1.2019.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of Puducherry Planning Authority meeting held on 10.1.2019 were communicated to all members; the same was confirmed.

AGENDA NO: 2

Item No.1 Building Plan Applications;

CASE NO:1

File No. & Date: 9782&20.12.2018

The proposal of **The Director, Department of Tourism, Puducherry**, for construction of three storeyed Cultural Complex after demolition of old Distillery building at R.S.No.220/1pt, T.S.No.45, Block No.22, Ward -8, Block No.22, Goubert Avenue, Puducherry Revenue Village, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued by imposing condition to obtain clearances/NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP Traffic & revised clearance from the Puducherry Coastal Zone Management Authority before commencement of construction.

CASE NO: 2

File No & Date: 2543 & 25.02.2019

The proposal of **1.Thiru.M.Senthilkumar, 2.Thiru.Somasundarabharathi**, seeking approval for proposed construction of four storeyed commercial building (2 office & 2 nos. of Bachelors room) with stilt floor at R.S. No.154/1pt, T.S.No.102, Ward - I, Block No.1, Maraimalai Adigal Salai, 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 permit shall be issued after obtaining clearances/NOC's from the Fire Service Department, Electricity Department, Building & Roads Division, PWD, SP (Traffic), Legal opinion from Legal Counsel, PPA, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:3

File No. & Date 2104 & 18.02.2019

The proposal of **Thiru. Marie Joseph Stanely Ambrose**, seeking approval for proposed construction of four storeyed commercial building (Clinic & office) with stilt floor at R.S.No.239pt, New Door No.242, T.S.No.242, Ward - D, Block No.16, Mission Street, Puducherry 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 clearances /NOCs from Fire Service Department, Electricity Department, Public Health Division/PWD, SP (Traffic), Health Department, Legal opinion from Legal Counsel, PPA, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:4**File No. & Date 1153&1.02.2019**

The proposal of **Thiru.M.R.Vijayakumar** represented by **Power Agent of M.R.Sampathkumar**, for construction of three storeyed residential building (1 Dwelling unit) at R.S.No.381/20B, Door No.7, T.S.No.73, Ward-F, Block No.6, Federic Ozanam Street, Puducherry 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 submission of Structural Design Basis Report & design details.

CASE NO:5**File No. & Date: 2132&23.07.2018**

The proposal of **Tmt. N. Suseela** for construction of three storeyed residential building (3 Dwelling units) with stilt floor at R.S.No.239pt, Door No.181, T.S.No.40, Ward -C, Block No.6, Vysial Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details.

CASE NO:6**File No. & Date: 773 &24.10.2019**

The proposal of **Thiru.V.Kannan** for construction of four storeyed commercial building (4 office) with stilt floor at R.S.No.239pt, New Door No.233, T.S.No.96, Ward -C, Block No.20, Mission Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC's from the Fire Service Department, Electricity Department, Public Health Division/PWD, SP (Traffic), Legal opinion from Legal Counsel /PPA, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:7**File No. & Date: 534 & 18.01.2019**

The proposal of **Tmt. Shanmugapriya** for construction of three storeyed residential building (2 Dwelling units) at R.S.No.94/2/A/1/D/15, Plot No.42, 2nd Cross Street, Sivagami Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Oulgaret Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & design details.




CASE NO:8**File No. & Date:1632 & 11.02. 2019**

The proposal of **Tmt. K. Nalini** for construction of four storeyed Hotel building (4 Shops) with stilt floor at R.S.No.239pt, T.S.No.29, Ward -C, Block No.19, Door No.9, Vysial Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Electricity Department, Public Health Division/ PWD, SGWU & SC, Puducherry Pollution Control Committee, PCZMA, SP (Traffic), Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details.

CASE NO:9**File No. & Date: 2028 & 15.02.2019**

The proposal of **Thiru. J. Mohamed Rahiff** for construction of three storeyed commercial building (Coffee Shop -1 & 6 Rooms) with stilt floor at R.S.No.239pt, T.S.No.28, Ward -D, Block No.20, Subbai Salai, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Electricity Department, Public Health Division/ PWD, SGWU & SC, Puducherry Pollution Control Committee, SP(Traffic), Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details.

CASE NO:10**File No. & Date: 2022 & 15.02.2019**

The proposal of **1.Thiru. N. Datchnamoorthy, 2. N. Prasanna, 3.N. Jayaprassana** for construction of three storeyed residential flats building with stilt floor at R.S.No.239pt, New Door No.42, T.S.No.142, Ward -D, Block No.16, Junction of Montoriser and Ellaimman Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued and after submission of Structural Design Basis Report & design details.

CASE NO:11**File No. & Date: 7171 & 31.12.2018**

The proposal of **Thiru.G. Siva Subramanian** for construction of three storeyed residential building (4 Dwelling units) at R.S.No.98/15, T.S.No.104, Ward-G, Block No.16, Plot No.9, Junction of sixth & fifth cross street, Ilango 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 permit shall be issued after obtaining clearance from the Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details.

CASE NO:12**File No. & Date: 1537 & 08.12.2019**

The proposal of **Tmt. Marie Nazira** for construction of three storeyed residential building (2 Dwelling units) with stilt floor at R.S.No.239pt, T.S.No.20, Ward -C, Block No.22, New Door No.47, Old Door No.32, Saint Louis Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC

Legal opinion from Legal Counsel/PPA, Puducherry Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & design details.

CASE NO:17

File No. & Date: 2317 & 21.02.2019

The proposal of **1. Pracache Ilangovan, 2.Paartobane Ilangovane represented by Power Agent of Thiru. K. Kandeepan**, for construction of four storeyed residential flats building (8 Dwelling units) with Stilt floor at R.S.No.254/15, & 254/IT, Masilamani Street, Anandharangapillai Nagar, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report & design details.

CASE NO:18

File No. & Date: 1676 & 11.02.2019

The proposal of **Thiru.G.Ramasamy**, for construction of three storeyed Cinema Theatre building under name & style 'Aswin Cinemas', Screen-1= 360 seats & Screen-2= 220 seats by carrying out additions/alterations to existing two storeyed building situated at R.S.No.50/2pt, Pondy to Mailam Road, Sedarapet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that applicant should attend the remarks & submit corrected plan, permit shall be issued after obtaining clearances/NOC's from the District Magistrate, Fire Service Department, Electricity Department, Superintendent of Police (Traffic), Villianur Commune Panchayat (*Public Health Point of View*), Legal Opinion from Legal Advisor (PPA), Ground Water Unit and Soil Conservation and after attending the remarks & after submission of Structural Design Basis Report.

CASE NO:19

File No. & Date: 74 & 02.01.2019

The proposal of **Thiru.F.Alok Khaitan**, for construction of **four storeyed industrial building** for **M/s.Sri Amritam Tyres wheel alignment center after demolishing the existing old building** situated at R.S.No.88/19, Ward-'G', Block No.12, T.S.No.48, Plot No.9pt, 10, Door No.122, Maraimalai Adigal Salai, 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 before issue of building permit, permission for setting up of Industry issued by Puducherry Municipality should be furnished by applicant, clearances/NOC's should be obtained from Fire Service Department, Electricity Department, Puducherry Municipality (*Public Health point of view*), Legal Opinion from Legal Advisor (PPA) and after submission of Structural design basis report.

CASE NO:20

File No. & Date: 6068 & 10.12.2018

The proposal of **Thiru.N.Assokaradja**, for construction of three storeyed commercial (lodge) building (8 rooms) with stilt floor after dismantling existing shed at R.S.No.207/2, Plot No.56, Chinna Veerampattinam road, Manaveli Revenue Village, Ariyankuppam Commune

from the INTACH, Puducherry, Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details. Further, it is also directed to obtain necessary clarification regarding granting of permission from the Puducherry Coastal zone Management in the CRZ limits of Puducherry region after the recent notification of Ministry of Environment and Forest.

CASE NO:13

File No. & Date: 1325 & 29.05.2018

The proposal of **Thiru.S.Gowri** for construction of three storeyed commercial building (shop) with stilt floor after demolition of Existing building at R.S.No.239pt, T.S.No.267, Ward -C, Block No.11, JN Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Electricity Department, Public Health Division/ PWD, SP (Traffic) and after submission of Structural Design Basis Report & design details.

CASE NO:14

File No. & Date: 1308 & 28.05.2018

The proposal of **Thiru. K. Krishnamoorthy** for construction of three storeyed residential building (1 Dwelling unit) with stilt floor at R.S.No.239pt, Door No.14, T.S.No.17/2, Ward -D, Block No.32, Romain Rolland Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the, PCZMA, INTACH and after submission of Structural Design Basis Report & design details.

CASE NO:15

File No. & Date: 2802 & 09.08.2018

The proposal of **Tmt. Jyoti Cariappa Saikia** for carrying out alteration and addition in the existing two storeyed residential building and proposed four storeyed residential building at R.S.No.87/3, 87/5pt, 87/5, 87/7, 87/8pt, T.S.No.98, 99/1, 99/2, 99, 103, 104, 107, Ward -B, Block No.14, Pillaiyarkoil Street, Manjini Nagar, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after compounding the unauthorized construction and after submission of Structural Design Basis Report & design details.

CASE NO:16

File No. & Date: 5241 & 15.10.2018

The proposal of **Thiru.S.Nagappan** for construction of three storeyed commercial cum residential building (Shop 2 Nos. & 1 Dwelling unit) with Stilt floor at R.S.No.7/2pt, T.S.No.30/1/A/1/10/1, Ward -H, Block No.2, East Coast Road & Vinayagar Koil Street Junction, 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 permit shall be issued after obtaining clearances/NOC from the NH Division/PWD,

P. chayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that exact width of road shall be ascertained from B & R, P.W.D., and if the road in front of site is minimum 9 meter wide, permit shall be issued after obtaining clearances/NOC's from the Fire Service Department, Electricity Department, Legal Opinion from Legal Advisor (PPA) & Ariyankuppam Commune Panchayat (Public Health Point of View) and after submission of Structural design basis report.

CASE NO:21

File No. & Date: 1205 & 25.06.2014

The proposal of **Tmt. B. Malarveni** for construction of four storeyed residential flats building (8 Dwelling units) with Stilt floor at R.S.No.278/1, 278/2, 278/3, 278/4 & 277/6, Plot No.15 & 16, Sri Selva Ganapathy Nagar, Kalitheethalkuppam, Kalitheethalkuppam Revenue Village, Mannadipet Commune, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Electricity Department, Mannadipet Commune Panchayat and after submission of Structural Design Basis Report & design details.

CASE NO:22

File No. & Date: 774 & 24.01.2018

The proposal of **Tmt. N. Jagadeeswari** for construction of three storeyed residential building (1 Dwelling unit) at R.S.No.120/1, Plot No.37pt, 2nd Cross Street, Thangavelu Garden, 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 permit shall be issued and after submission of Structural Design Basis Report & design details.

CASE NO:23

File No. & Date: 1975 & 19.07.2018

The proposal of **Tmt. G. Jaladevi** for construction of three storeyed residential building (3 Dwelling units) with stilt floor at R.S.No.292/3, Plot No.14A, Rainbow Nagar extension, Annai 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 permit shall be issued obtaining clearances/NOC from the Public Health Division/PWD and after submission of Structural Design Basis Report & design details.

CASE NO:24

File No. & Date: 2082 & 23.07.2018

The proposal of **Tmt. N. Gomathi Shobana represented by P/A Thiru. G. Covallane** for construction of four storeyed residential building (8 Dwelling unit) with stilt floor at R.S.No.223/1A/1/A/9 & 223/1/A/1/B, Plot Nos.79pt(S), 80pt(S), 81pt(S), 82pt(S), 83 & 84, Vakkil Thoppu, 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 permit shall be issued obtaining clearances/NOC from the Fire Service Department, Public Health Division/PWD, Airport Authority of India and Oulgaret Municipality and after submission of Structural Design Basis Report & Soil test report.

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CASE NO:25**File No. & Date: 6074 & 10.12.2018**

The proposal of **Thiru.Rock.Kichenaradjou & Tmt. Rock. Camalame** for additional construction in second floor to the existing three storeyed residential building (2 Dwelling units) at R.S.No.253/1A, Plot Nos.12 &13, Lawspet Main Road, Vijiyalakshmi 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 permit shall be issued obtaining clearances/NOC from the Oulgaret Municipality and after submission of Structural Design Basis Report & Structural Stability Certificate.

CASE NO:26**File No. & Date: 1513 & 8.02.2019**

The proposal of **Thiru. G.S.Dibyaprakash Puhon** for construction of three storeyed residential flats building (6 Dwelling units) with Stilt floor at R.S.No.236/2/A/5, Plot Nos.52, 12th "E" Cross 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 permit shall be issued obtaining clearances/NOC from the Airport Authority of India, Fire Service Department, Public Health Division/PWD & Oulgaret Municipality and after submission of Structural Design Basis Report & Soil test report.

CASE NO:27**File No. & Date: 2288 & 21.02.2019**

The proposal of **Thiru. RA.Govindaradjalou** for construction of four storeyed residential flats building (8 Dwelling units) with Stilt floor at R.S.No.250/1/A & 250/1/E, Plot Nos.42pt, 43pt, 44pt(East Part) & Reserve, 5th Cross Ezhil Nagar (North), 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 permit shall be issued obtaining clearances/NOC from the Fire Service Department, Public Health Division/PWD & Oulgaret Municipality and after submission of Structural Design Basis Report & Soil test report

CASE NO:28**File No. & Date: 2287 & 21.02.2019**

The proposal of **Tmt. C. Sandhya** for construction of four storeyed residential flats building (8 Dwelling units) with Stilt floor at R.S.No.250/1/A, Plot Nos.42pt(W), 43pt(W), 44pt(W) 5th Cross Ezhil Nagar (North), 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 permit shall be issued obtaining clearances/NOC from the Fire Service Department, Public Health Division/PWD, Irrigation Division/PWD, Oulgaret Municipality and after submission of Structural Design Basis Report & Soil test report.



The proposal of **Tmt. Viji @Vijaya** for construction of four storeyed residential building (8 Dwelling units) with Stilt floor at R.S.No.226/4A/21, Plot Nos.167, 168 & 169, Krishna Nagar, 12th Street, 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 permit shall be issued obtaining clearances/NOC from the Airport Authority of India, Fire Service Department, Electricity Department, Oulgaret Municipality & Public Health Division/PWD, Puducherry and after submission of Structural Design Basis Report & Soil test report.

CASE NO:30

File No & Date: 5558 / 23.10.2018

The proposal of **Tvl. 1.Peroumal, 2.Amirtham, 3.Samoundiisvary, 4. P. Srinithi, 5. SaiTillecannou& 6.Ramkumar** for construction of three storeyed residential flats building with stilt floor (six dwelling units) at R.S. No.139/2/D/1, Plot No.42 & 43, Mahakavi Nagar,(Sarangam Nagar) Moolakulam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining NOC from **Oulgaret Municipality** on payment of infrastructural development charges, **Legal opinion** from legal counsel of this Authority and after submission of **Structural design & Structural Design Basis Report**.

CASE NO:31

File No & Date: 6066 / 07.12.2018

The proposal of **Thiru. M. Natarajan** for construction of four storeyed commercial building (office at first, second floor and 16 guest rooms at third and fourth floor) at R.S. No.230/2, Plot No. 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, Vazhudavour Main Road, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining NOC from:-

- (a). Fire Service Department, Puducherry,
- (b). Irrigation Division, PWD., Puducherry,
- (c). B & R Division, P.W.D., Puducherry,
- (d).Public health Division, P.W.D., Puducherry,
- (e). Superintendent of Police(Traffic), Police Department, Puducherry,
- (f). Electricity Department, Puducherry,
- (g). Deputy Collector (Revenue)-cum-Land Acquisition Officer (North), Puducherry,
- (h). Airport Authority of India,
- (i). Legal Opinion from legal counsel of PPA,
- (j). Oulgaret Municipality on payment of infrastructural development charges and after submission of Structural design & Structural Design Basis Report.




CASE NO:32

File No & Date: 6294 / 17.12.2018

The proposal of **Thiru. K.A. Shenbagarajan** for construction of two storeyed commercial building(show room) at R.S. No.107/4pt., Villianur Main Road, Moolakulam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from:-

- a. Irrigation Division, PWD., Puducherry
- b. N.H. Division, P.W.D., Puducherry
- c. Superintendent of Police(Traffic), Police Department, Puducherry
- d. The Deputy Collector(Revenue)-cum-Land Acquisition Officer (North), Puducherry
- e. Legal opinion from legal counsel of PPA.

and after submission of Structural design & Structural Design Basis Report obtained from Registered Structural Engineer.

CASE NO:33

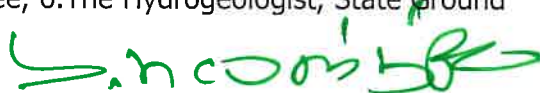
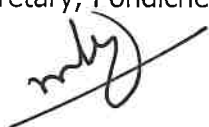
File No. & Date: 526 & 13.03.2017

The proposal of **M/s. Safetab Life Science** for alteration in the existing second floor & additional construction of three storeyed industrial building attached to the existing industrial building for M/s. Safe Tab life Science at R.S.No.2/3,2/4 & 2/5, Plot Nos.A-67, A-68 & A-69, PIPDIC Electronic Park, Thirubuvani, Thiruvandar Koil Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from Fire Service Department, and submission of Lease deed for the plot No.A-69 and compounding the offence of unauthorised deviations, setback violations and 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; Opinion /views Puducherry Planning Authority on the revised plan submitted by M/s.K.V.Tex firm, to the Town and Country Planning Board with respect to the appeal filed by M/s.K.V.Tex.

The matter relating to opinion /views of the Puducherry Planning Authority on the revised plan submitted by M/s.K.V.Tex firm, to the Town and Country Planning Board with respect to the appeal filed by the firm was discussed in the Puducherry Planning Authority meeting held on 13.2.2019 and the committee after detailed deliberation, decided to constitute a sub committee to inspect the site on 20.02.2019 along with the following members; 1.The Chief Town Planner, Town and Country Planning Department, 2. The Superintending Engineer -III, Electricity Department, 3. Divisional fire officer, Fire service Department, 4.The Commissioner, Oulgaret Municipality, 5.The Member Secretary, Pondicherry Pollution Control Committee, 6.The Hydrogeologist, State Ground



Water Unit & 7. Superintendent of Police (Traffic), Puducherry and to place the report before the ensuing Puducherry Planning Authority committee meeting for rendering opinion/views to the Government. Accordingly, the site was inspected by the officials of the stake holder department concerned on 20.02.2019 at 11.00am and the opinion of the various stake holder departments are as follows;

Pollution control Committee:-

Observation:

- I. The proponent has already constructed the six storeyed commercial building without obtaining Consent to Establish from PPCC.
- II. The Proponent has installed two nos. of DG sets of 650 KVA each during 2018 at the first floor in the rear end of the building with stack provided upto roof level.
- III. The Proponent has purchased a plot in the eastern direction of the building for multilayer parking of vehicles.

Remarks:

1. PPCC has issued a direction on 30.05.2018 directing in the unit of submit necessary Air and Water Consent applications for issuance of Consent to Establish under the provisions of Section 25/26 of the Water (Prevention and Control of Pollution) Act, 1974 and Section 21/22 of the Air (Prevention and Control of Pollution) Act, 1981 and rules and orders made there under.
2. The unit has submitted the Air and Water Consent application on 13.06.2018 requesting for issuance of Consent of Establish.
3. The Proposal of the unit for issuance of Consent to Establish was placed in the 158th PPCC meeting held on 02.07.2018. The committee after deliberation decided that the unit shall submit the building plan approval from the PPA, Puducherry for the constructed building. The committee opined that the unit shall provide the details of the water source and the quantity of the water required for the operation of the project along with the necessary authorization from the Puducherry Ground Water Authority, Puducherry. On submission of the necessary details the proposal may be cleared at the level of the Member Secretary, PPCC.

Recommendations:

1. The project proponent shall shift the location of the DG set from the existing place to the multilayer parking area, since complaints are received from the residents nearby against the operation of the DG set in the present place as it causes noise pollution.
2. The DG set shall be treated acoustically for the containment of the noise emission from the sources. The stack shall be provided for the dissemination of the gaseous emission and shall be channelized above the roof top for the dissemination of the gaseous and particulate matter emission.
3. The unit shall submit the source of water and its intake quantity for domestic usage. If the quantity of the waste water discharged from the domestic usage is more than or equal to 10 KLD, the unit shall provide suitable sewage treatment plant for the treatment of the waste water as per the decision taken during the 157th PPCC meeting held on 05.03.2018 and the treated water shall comply with the standards stipulated under the Environment (Protection) Act, 1986.

Electricity Department:-

It is informed that M/s. K.V. Tex firm has applied for extension of new HT Power Supply for a CMD of 1000 K V A in this Department. The HT application was processed and approval has been accorded by Superintending Engineer-cum-HoD for the work of extension of Power Supply under 'K'

Deposit vide Order No. 03. dt. 12-04-2018. The firm was informed that supply would be extended after receipt of the Trade License only from Oulgaret Municipality. The firm has paid the Supervision Charges and Processing Charges for extension of Power Supply to their Commercial Building. While execution of extension works of Power Supply by M/s. K.V. Tex, and order as ref. in (4) above has been passed by the Commissioner, Oulgaret Municipality, Puducherry citing deviations and Trade License was not issued. The issued vide No. 870/PPA/Z(SB-Reddiarpalayam)/2018/3355, dt. 02-06-2018 during which time the Temporary Supply extended to building for construction purpose by this Department was disconnected.

During the meeting held at Puducherry Planning Authority (PPA) on 13.02.2019 opinion/Views of the Electricity Department on revised plan submitted by M/s K.V. Tex firm has been requested and subsequently a joint inspection of the site has been carried out on 20.02.2019. After scrutiny of the revised plan submitted by M/s K.V. Tex firm, the Technical Opinion of this Department regarding extension of Power Supply to M/s K.V. Tex firm is given below.

- a) It is feasible to extend 1000KVA CMD Power demand by this Department as per the sanction already issued and after completion of works by the consumer.
- b) Area earmarked for erection of Switch Gear/Metering Cubicle shall not be altered for extension of Power Supply.
- c) The firm has to apply and obtain approval from this Department for running the DG sets separately.
- d) All electrical safety measure shall be adopted in building before energisation of Power Supply.

On completion of the work for extension of HT Power supply the firm has to intimate the same to this department along with the following documents.

- a) Completion certificate issued by the licensed grade "A" electrical contractor for the work relating to distribution mains.
- b) Completion certificate issued by the licensed grade "A" electrical contractor for the internal electrical installation works carried out within the premises of the applicant.
- c) The CEA approval (Measures relating to safety and Electric Supply) for the HT equipments like 22KV LBS, 1600 KVA USS, AMF panel APFC panel, DG sets and LT machineries/equipments/apparatus.
- d) Trade License obtained from Oulgarat Municipality, Puducherry.
- e) Items wise connected load details of all machineries/equipments/apparatus including transformers, switchgears, capacitors, machineries, equipments and lighting including both internal and external lighting that make up the total connected load in the internal electrical installation and that will be used for determining the permitted connected load.
- f) Internal electrical wiring/item-wise component layout diagram as executed/erected/fixed including point of supply, switching arrangements and controls, protective devices and controls, transformers, switchgears, capacitors, power intensive/power consuming devices, cables, internal wiring arrangement and internal/external lighting.
- g) Manufacturer's test report of all transformer, switchgears, capacitors, and other major power intensive/power intensive/power consuming machineries and equipments.
- h) Invoice details of major materials procured and utilized by you to carry out the distribution main extension and service connection works the invoice details and test report of the metering cubical erected in your premises.

Further Building having 100KW of connected load or 120KVA of contracted demand or 1000sqm or more of Air conditioned area, shall use 20% of their power requirement from Renewable Energy sources either form their own installations or form Renewable Energy Generators & 5% of Renewable Energy shall be met out form Solar Energy sources & balance form Non Solar Renewable

sources as per the Energy Conservation Building Code, 2007 notified by the Central / State Government from time to time. 205

The HT equipments along with detailed line diagram and test report of the switchgear and HT UG cable shall be submitted to the Department.

State ground water unit and Soil Conservation:-

It is submitted that the firm M/S KV Tex, Natesan Nagar, Puducherry was permitted by the Pondicherry Ground Water Authority to sunk a tubewell temporarily for the construction activities of the firm, subject to the condition that the permit is valid till 10.07.2018. Afterwards the firm applied for revalidation to Pondicherry Ground Water Authority to reuse the tubewell it is pending with PGWA.

Subsequently, the firm was applied to the Regional Committee issuance of Clearance to industries and infrastructure projects on groundwater angle on 25.01.2019. For the grant of NOC to utilize the existing tubewell permitted by the Pondicherry Ground Water Authority and to extract 15 KLD of water to meet out their day to day domestic and drinking needs.

This case was placed before the Regional Committee on its 20th meeting held on 20.02.2019. After detailed discussion the committee recommended to issue principle NOC to utilize the existing tubewell and to extract 15 KLD of water to meet out their day to day domestic and drinking needs. Subject to the condition that only after the clearance obtained from PPA.

SP(Traffic):-

It is informed that during course of construction, the applicant firm M/s.K.V.Tex carried out the construction work with deviation from the approved plan issued on 08.09.2017. Since, a deviation-cum-stop work notice was issued by the PPA on 13.02.2018. The M/s. K.V. Tex firm has not fulfilled the remarks made by PPA and Board therefore the said premises was sealed in presence of Commissioner Oulgaret Municipality, Thasildar, Oulgaret Municipality, SHO Reddiarpalayam and Junior Engineer, Electricity Department on 02.06.2018. The firm has filed writ petition in W.P No.13541/2018 & W.P. No.13542/2018 in the High Court Judicature at Chennai against the Govt. of Puducherry. In this matter on the traffic point view the said firm has provided 1063 Sq.m. But as per the PPA Norms and building plan permissible / required is 2138.05 sq. m. The ramp width existing in the ground floor is substandard and it should be necessary to be increased. The consumers should not park the vehicles in front of the building since it may cause inconvenience to the road users. It is also suggested that the Authorities of the K.V. Tex firm may strictly be instructed to avoid parking the consumers/commuters vehicles in front of the road. In this regard, a letter vide No.187/SP(T)/PPA/2018 dt 01.06.2018 has been sent PPA and the copy of the letter to the Oulgaret Municipality for taking necessary action against the Firm and the same is enclosed for your perusal.

Fire service Department; -

It is informed that the following fire protection measures:

1. Hose Reel System covering entire floor area of each floor.
2. Wet Riser System with landing valve in each floor.
3. Yard Hydrant System.
4. Automatic Sprinkler System.

5. Manually Operated Fire Alarm System.
6. Automatic Detection and Fire Alarm System.
7. UG tank capacity of 100 KL exclusively for fire fighting fitted with one electric and one diesel pump of capacity 2280 LPM and one electric pump of 180 LPM.
8. Terrace tank capacity of 10 KL.
9. Public Address System.
10. Exit signage with glow type.
11. Appropriate type and quantity of Fire Extinguishers will be installed as instructed by the Fire Service Department at the time of occupancy.
12. Provision of any other Fire Fighting arrangements as instructed by the Fire Service Department at the time of applying for fire clearance for occupancy.
13. Fire Plan incorporating the above will be submitted to the Fire Service Department before execution / installation of Fire Fighting Arrangements for approval without fail.
14. Fire Escape Staircase shall be provided in the area proposed for the Multi level car parking as per the revised plan.
15. The height of the building may be restricted to 15mtrs. Since, the set back available at present around the building are less than 3mtrs.

Summary of the opinion /views of the stake holder departments;-

- The firm shall shift the location of the DG set from the existing place to the multilevel parking area, since complaints were received from the residents nearby against the operation of the DG set in the present place as it causes noise pollution.
- The DG set shall be treated acoustically for the containment of the noise emission from the sources. The stack shall be provided for the dissemination of the gaseous emission and shall be channelized above the roof top for the dissemination of the gaseous and particulate matter emission.
- The firm shall submit the source of water and its intake quantity for domestic usage. If the quantity of the waste water discharge from the domestic usage is more than or equal to 10 KLD, the unit shall provide suitable sewage treatment plant for the treatment of the waste water as per the decision taken during the 157th PPCC meeting held on 05.03.2018 and the treated water shall comply with the standards stipulated under the Environment (Protection) Act, 1986. Further, from the opinion of the SGWU, the firm has been permitted to extract water of 15 KLD, which eventually results in necessitating provision for STP.
- The grant of NOC to utilize the existing tubewell permitted by the Pondicherry Ground Water Authority and to extract 15 KLD of water to meet out their day to day domestic and drinking needs and the case was placed before the Regional Committee on its 20th meeting held on 20.02.2019. After detailed discussion the regional committee recommended to issue principle NOC to utilize the existing tubewell and to extract 15 KLD of water to meet out their day to day domestic and drinking needs. Subject to the condition that only after the clearance obtained from PPA.
- Regarding the fire service department opinion, the fire Plan arrangement and equipments shall be submitted to the Fire Service Department before execution / installation of Fire Fighting Arrangements for approval without fail and Fire Escape Staircase shall be provided in the area proposed for the Multi level parking as per the revised plan.
- The height of the building may be restricted to 15mtrs. Since, the set back available at present around the building are less than 3mtrs.
- From the traffic point view the firm has provided only 1063 Sq.m. as against the required of 2138.05 sq.m.




- The ramp width exists in the ground floor is substandard and it has to be increased to have proper entry and exit for the existing basement floor which proposed to be utilized for parking.
- The consumers should not park the vehicles in front of the building since it may cause inconvenience to the road commuters. It is also suggested that the Authorities of the K.V. Tex firm may strictly be instructed to avoid parking the consumers/commuters vehicles in front of the road.
- The HT electrical supply application was processed and approval has been accorded by Superintending Engineer-cum-HoD for the work of extension of Power Supply under 'K' Deposit vide Order No. 03. dt. 12-04-2018. The firm was informed that supply would be extended after receipt of the Trade License only from Oulgaret Municipality. The firm has paid the Supervision Charges and Processing Charges for extension of Power Supply to their Commercial Building, while execution of extension works of Power Supply by M/s. K.V. Tex, and order as ref. in (4) above has been passed by the Commissioner, Oulgaret Municipality, Puducherry citing deviations and Trade License was not issued. Further, during sealing of the premises the temporary supply extended to building for construction purpose was disconnected.
- Building having 100KW of connected load or 120KVA of contracted demand or 1000sqm or more of Air conditioned area, shall use 20% of their power requirement from Renewable Energy sources either form their own installations or form Renewable Energy Generators & 5% of Renewable Energy shall be met out form Solar Energy sources & balance form Non Solar Renewable sources as per the Energy Conservation Building Code, 2007 notified by the Central / State Government from time to time.

The opinion/views of the stake holder departments were discussed and it was decided that the above consolidated form of opinion/views may be apprised to the Puducherry Town and Country Planning Board for submitting to the Government. After detailed deliberation the committee is of the view that.

- ❖ The building height shall be restricted to 15.0mts, since the available setbacks are less than 3.0mts.
- ❖ Fire escape staircase shall be provided in the additional land 223sqm of land procured by the applicant.
- ❖ The sales area and the number of floors shall be restricted with respect to the available parking i.e 1063.sqm or necessary parking area for the number of floors below 15mts height and for the sales area below height shall be provided by the applicant within 152.4mts from the main entrances of the premises. *i.e as per clause 6 (3) of Part – II of Puducherry Building Bye Law and Zoning Regulations, 2012.*
- ❖ The entry and exit ramp width should be increased for free vehicular movement.
- ❖ The DG set shall be acoustically designed to contain the noise emission and the same should be shifted to the additional land procured by the firm.
- ❖ The extraction of ground water shall be restricted to 10 KLD and if exceeds 10 KLD, necessary sewerage treatment plant should be provided as per the recommendations of the Puducherry Pollution control committee.



Item No.2 Approval sought for online building plan approval system-Project proposal – submitted for approval.

The estimate for the online building plan approval system project received from the NIC, Puducherry for approval was examined by the committee and agreed for an amount of Rs.26,83,800/-.

Item No.3 Approval sought for Engagement of Technical staff (Civil Engineers), Data entry operators and helpers in the Puducherry Planning Authority through Puducherry Computer Co-operative society.

The proposal for the engagement of Technical staff (Civil Engineers), Data entry operators and helpers in the Puducherry Planning Authority through Puducherry Computer Co-operative society i.e. 5 nos. Of technical staff (Civil Engineers), 5 nos. Of Helpers and 5 nos. Of Data Entry Operators was examined and agreed by the Committee.

Item No.4 Approval sought for the Minutes /report of the Committee constituted to hear the objections/ Suggestions received with respect to the notified Draft Comprehensive Development Plan -2036 for Puducherry.

It was apprised to the Meeting of Puducherry Planning Authority that the Draft Comprehensive Development Plan for Puducherry Planning Area - 2036 was notified to the public inviting objections / suggestions vide Gazette.No.82 dated 21.06.2018 and published in Tamil and English dailies on 22.06.2018 and 15.08.2018. The sixty day's time limit for submitting the objections / suggestions ended on 21.08.2018. The Puducherry Planning Authority appointed a Committee consisting of Chief Town Planner, Town and Country Planning Department, Director, Agriculture Department and Member secretary, Puducherry Planning Authority to hear objections / suggestions received from the public and to submit a report / recommendations on them. The Committee heard the 506 objections / suggestions from the general public from 22.11.2018 to 13.12.2018.

It was further apprised to the Meeting of Puducherry Planning Authority that after the expiry of the due date for receiving objections, many objections / suggestions have been received by the Puducherry Planning Authority and the same was brought to the notice of the Puducherry Town and Country Planning Board. The Town and Country Planning Board in its meeting held on 26.12.2018 directed the Puducherry Planning Authority to hear the objections / suggestions received till 31.12.2018. Accordingly, the committee heard the objections / suggestions received till 31.12.2018.

In this regard, the public hearing was conducted further from 18.1.2019 to 22.1.2019. Totally 579 numbers of objections / suggestions were heard.

After detailed deliberations, the Puducherry Planning Authority approved the Minutes / Report of the Committee constituted to hear the objections / suggestions received with respect to the notified Draft Comprehensive Development Plan for Puducherry Planning Area – 2036. The Meeting of the Puducherry Planning Authority decided that necessary modifications shall be got

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through the consultant in the Draft Comprehensive Development Plan for Puducherry Planning Area - 2036 as per the Recommendations / Minutes of the Committee constituted to hear the objections / suggestions. Further the Meeting decided that in addition to the modifications recommended in the Minutes of the Committee, the layouts for which in-principle frame work approval have been issued by the Puducherry Planning Authority shall be got earmarked for "Residential use" in the Draft Comprehensive Development Plan-2036 for Puducherry.

It was also brought to the notice of the Meeting of the Puducherry Planning Authority that the Land use Conversion Committee has issued No Objection Certificates for conversion of certain lands from agriculture use to non agriculture uses such as residential / commercial / industrial uses. The Puducherry Planning Authority decided that these lands have to be earmarked in the Draft Comprehensive Development Plan-2036 for Puducherry for the respective uses for which No Objection Certificates have been issued.

The Puducherry Planning Authority also decided to bring Regulations for mixed commercial and mixed industrial uses in the Draft Comprehensive Development Plan-2036. When making modifications as per the Minutes of the Committee constituted to hear the objections / suggestions, the small parcel of lands left out in between / adjacent to the recommended land uses may also be earmarked for the uses recommended by applying rational and holistic approach and based on merits.

As per the above decisions, after making modifications in the Proposed Land use Maps, the Land use Register and the Draft Report have also be got modified through the consultant accordingly. It was decided by the Meeting of the Puducherry Planning Authority the modified Draft Comprehensive Development Plan for Puducherry Planning Area – 2036 may be submitted to the Puducherry Town and Country Planning Board for approval after making modifications as per the above decisions.

Item No. 5; Matter relating to issue of Site Clearance certificate for the registration of Document.

The issue of site clearance certificate for the plots /subdivisions of lands located in the existing settlements situated outside the Comprehensive Development Plan area of Puducherry was examined by the committee and after detailed deliberation decided to consider for issue of site clearances for the sites situated in the old settlements/developed areas of existing villages after due inspection of site and after collection of charges @ ₹.1 per sqft of the plot area as per the directions of the Puducherry Town and Country Planning Board, Puducherry. Further, it was decided to consider the following aspects while issuing the same;-

1. It is decided not to consider the building aspects if any building exists at site. Necessary condition shall be imposed that the site clearance should not be treated as building plan approval or consent of the Puducherry Planning Authority for issue of approval.
2. Regarding the clearance sought by the Registration Department, the Puducherry Planning Authority shall inspect the site and decide the case on merits considering the surrounding developments of the site i.e. existing settlement/developed area and facts of the individual case.

3. The plots situated in the already regularized unapproved layouts before the implementation of the Scheme of regularization of unapproved layouts/plots may only be considered after remittance of the road development charges to the concerned Municipalities/Commune Panchayat or may be advised to apply for building plan approval in order to ensure the collection of road development charges.
4. The sites /plots/subdivisions of lands situated in the existing developed area/settlement area that are not covered by the regularization of unapproved layouts/subdivision scheme shall only be considered for issuance of site clearance certificate.

The Chairman thanked the members for attending the meeting.


Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority