

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

Minutes of the Puducherry Planning Authority Meeting held at 10.00 A.M on 05.02.2020 in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

1.	Thiru. T.Djeamourthy, Chairman, Puducherry Planning Authority, Puducherry.	: Chairman
2.	Thiru.P.S.Ravichandran, Revenue Officer, (Representing The Collector, Revenue and Disaster Management, Puducherry)	: Member
3.	Thiru. V. Sathiyamurthi, The Chief Town Planner, Town & Country Planning Department Puducherry.	: Member
4.	Thiru. R.Manickavasagam, Engineer Assistant to SE Circle -I (Representing The Superintending Engineer Circle -I, PWD, Puducherry).	: Member
5.	Thiru. L.Xavier Kennedy, Junior Scientific Assistant, (Representing Member Secretary, Puducherry Pollution Control Committee, Puducherry)	: Member
6.	Thiru. S.Manohar, Hydrogeologist, SGWU Agriculture Department, Puducherry, (Representing The Director, Agriculture Department, Puducherry).	: Member
7.	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer Fire Service Department, Puducherry, (Representing Divisional Fire Officer, FSD, Puducherry).	: Member
8.	Dr. G. Ragunathan, Deputy Director, Public health Department, Puducherry.	: Member
9.	Thiru. M.Eagambaram, Assistant Engineer. (Representing The Executive Engineer, NH Division, PWD, Puducherry)	: Member
10.	Thiru. G.Sankar, Assistant Engineer. (Representing The Executive Engineer, Irrigation Division, PWD, Puducherry)	: Member
11.	Thiru. S.Ramesh Komar, Junior Engineer, (Representing Executive Engineer, Public Health Division, PWD, Puducherry).	: Member
12.	Thiru. G.Kalaiaarasan, Sub-Inspector of police, (Representing The SP(Traffic), Police Department, Puducherry).	: Member
13.	Thiru. S.Manohar, Hydrogeologist, SGWU Agriculture Department, Puducherry,	: Member
14.	Thiru.M.Namachivayam, Assistant Engineer, (Representing The Commissioner, Puducherry Municipality, Puducherry)	: Member
15.	Tmt.G.Ellammal, Assistant Engineer, (Representing The Commissioner, Oulgaret Municipality, Puducherry).	: Member
16.	Thiru. G.Savoundirarajan, Commissioner, Ariyankuppam Commune Panchayat, Puducherry)	: Member
17.	Thiru. K.Karuthayan, Assistant Engineer, (Representing The Commissioner, Nettapakkan Commune Panchayat, Puducherry).	: Member
18.	Thiru. D.Arumugam, Commissioner, Villianur Commune Panchayat, Puducherry.	: Member
19.	Thiru. N.Jayakumar , Commissioner, Mannadipet Commune Panchayat, Puducherry)	: Member
20.	Thiru. A.Sivabalane, Assistant Engineer, (Representing The Commissioner, Bahour Commune , Puducherry)	: Member
21.	Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.	: Member Secretary

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L. n. c. o. n. i. b. e.

AGENDA NO: 1

Follow up actions taken on the minutes of the previous Puducherry Planning Authority Meeting held on 16.12.2019

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 16.12.2019 were communicated to all members and the same was confirmed.

AGENDA NO: 2

ITEM NO.1 BUILDING PLAN APPLICATIONS

CASE NO:1

File No & Date: 604-A & 28.01.2020

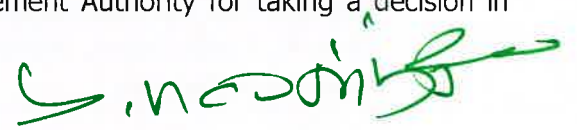
The proposal of **The Director, JIPMER, Gorimedu, Puducherry**, for construction of Fire escape ramp from first floor to ground floor for the four storeyed blood bank & patient information centre building, JIPMER, Gorimedu, Puducherry at R.S.No.213 & 228pt, JIPMER, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was considered for approval.

CASE NO:2

File No. & Date: 5483 & 16.09.2016

The proposal of **The Director, Local Administration Department, Puducherry**, seeking approval for the proposed construction of three storeyed office building at LAD office, R.S.No.239pt, T.S.No.22, Ward D, Block 28, Junction of Victor simon & L'éveche street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined in the meeting of the committee of Puducherry Planning Authority held on 18.09.2019. The committee after detailed deliberation decided to consider the case based on the opinion of the Member Secretary -cum -Chief Town Planner, SLHCAC. Accordingly, the proposal was discussed in the SLHCAC meeting held on 22.11.2019; wherein, it was decided to revert back the case to Puducherry Planning Authority with a direction to scrutiny and grant permission as being done for other buildings located within Boulevard area(white town) of Puducherry and as per the Puducherry Building Bye Laws and Zoning Regulations, 2012, since the local administration has already demolished the dilapidated old two storeyed building at the site and the site is kept vacant and does not come under the purview of the State Level Heritage Conservation and Advisory Committee(SLHCAC).

Apropos, it was apprised to the committee that the FAR (139) and height (11.4m) of the proposed building exceeds the permissible limit of 120 and 10.5m respectively. Therefore, the committee after detailed deliberation directed the Member Secretary, PPA to obtain opinion/views of the Puducherry Coastal Zone Management Authority for taking a decision in this matter.



CASE NO:3**File No. & Date: 1060 & 02.02.2019**

The proposal of **The Deputy General Manager, NBCC (India) Limited, Lodhi Road, New Delhi**, seeking approval for the construction of development/redevelopment of Puducherry Railway Station – Station Building Block ; (Two storeyed) & Commercial Block (Eight storeyed with stilt floor) at Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority and decided to direct the applicant to furnish the proposal in full shape indicating the actual extent of the site, building parameters as well as after integrating the Smart city proposal i.e. (i) Water ATM, (ii) Modular E-toilet, (iii) Information KIOSK, (iv) Smart Poles, (v) Bicycle dock station, (vi) E bus stop, (vii) Feeder service, for processing the case further.

CASE NO:4**File No & Date: 8940 & 12.12.2019**

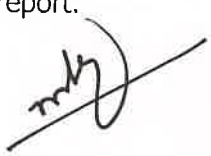
The proposal of **Thiru. Akhil R Nair, Senior Superintendent of Post Offices, Pondicherry Division, Puducherry**, for construction of four storeyed commercial building(Post Office) at R.S. No.239pt, T.S. No.32 & 63, Ward-C, Block No.5, Door No.73 & 62, Junction of Jawaharlal Nehru Street & Thiyagu Mudaliar 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 by imposing the condition that clearances/NOC's shall be obtained from the Fire Service Department, Electricity Department and SP(Traffic), Police Department, before commencing the construction.

CASE NO:5**File No. & Date 13608 & 04.12.2019**

The proposal of **Thiru.D.Azhaganathan (Principal), Govt.ITI for Men, Mettupalayam, Puducherry**, for construction of ITI Block, (R.C.C roof) Work shop – shed (Galvalume sheet Roof) & single storeyed (RCC roof) toilet block at Government ITI Campus at R.S.No.112/1,2,3 & 113/1,2, Mettupalayam, 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 building permit shall be issued after submission of Structural Design Basis Report and by imposing the condition that clearance /NOC from Fire Service Department, before commencing the construction.

CASE NO:6**File No. & Date 10139 & 14.08.2019**

The proposal of **Thiru.Vengadeswararao** for construction of four storeyed residential flats building (4 Dwelling units) with Stilt floor at R.S.No.89/1/A/1/A, Plot No.100, 2nd Cross Street, Priyadharshini Nagar, Gorimedu, 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 building permit shall be issued after obtaining clearances /NOC's from Fire Service Department, Electricity Department, Public Health Division, PWD & Oulgaret Municipality and after submission of Structural Design Basis Report along with soil test report.




CASE NO:7**File No. & Date: 11575 & 23.09.2019**

The proposal of **Thiru.A.Namachivayam**, for proposed construction of four storeyed commercial building with stilt floor (office in 3floors/store in 1floor) at R.S.No.**229/130**, East Koil Street, Villianur, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee after detailed deliberation and considering that this is a pipeline case before notification of comprehensive development plan and the surrounding conditions of the site directed MS, PPA to consider the submitted building plan for approval with condition that permit shall be issued after obtaining clearances/NOC from the line departments ^{and} Legal opinion from Legal Advisor (PPA) and after submission of Structural Design Basis Report along with soil test report.

CASE NO:8**File No. & Date: 312 & 14.01.2020**

The proposal of **Tmt.V.Pushpavalli**, for proposed residential layout in the name and style of "Murugan Nagar" at R.S.No.88/1F, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA apprised that the applicant has not provided land for 'Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000 sq.m & upto 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 " The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

Regarding Corner Splay the committee decided that when narrower road width is up to 7metres, a corner splay of 1.5m x 1.5m shall be provided.

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. examining width of access road & access permission from said road & thereafter with reference to Public Health Point of View, handing over road portion. Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes'.



CASE NO:9**File No. & Date: 1272 & 04.02.2019**

The proposal of **Thiru.K. Sivassangarane**, for proposed construction of two storeyed commercial building with stilt floor at R.S.No.194/15pt, Chinna Veerampattinam Road, Manavelly Revenue Village, Ariyankuppam Commune Panchayat, 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, clearances/NOC's should be obtained from the Fire Service Department, Electricity Department, Ariyankuppam Commune Panchayat (*Public Health point of view*), Legal Opinion from Legal Advisor (PPA) and after submission of Structural Design Basis Report along with soil test report.

CASE NO:10**File No. & Date: 4507 & 26.09.2018**

The proposal of **Thiru.Thomas Antony Maria Joseph**, for construction of three storeyed residential building (2 dwelling units) at R.S.No.246/5,7, Plot No.23 & 24pt (East), Thirunavukarasar Street, Thiruganasambanthar Street Junction, Thillai Garden, Villianur 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 before issue of building permit, clearances/NOC's should be obtained from Legal Opinion from Legal Advisor (PPA) and after submission of Structural design Basis Report along with soil test report.

CASE NO:11**File No. & Date: 1928 & 21.09.2017**

The proposal of **Tvl.1.X.Gilbert 2.G.Jagatheeswari**, for proposed construction of two Storeyed School building at R.S.No.59/2pt, reserve land in R.S.No.61/1pt, (Access through Srinivasa Avenue), Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. MS, PPA apprised about the "judgement of Hon'ble High Court of Madras in W.P.No.31949 of 2017 and W.M.P.Nos.35096 of 2017 and 11651 of 2018 wherein Hon'ble High Court has passed an order quashing the order of Town & Country Planning Board which allowed/permitted the deficiencies in the appellant proposals, over & above the Building Bye-Law, 2012". The committee after detailed deliberation directed MS, PPA to consider the submitted building plan for approval with condition that before issue of building permit, clearances/NOC's should be obtained from Legal Opinion from Legal Advisor (PPA), Villianur Commune Panchayat (including handing over of road portion as per direction of Town & Country Planning Board/buffer from canal) and after submission of Structural Design Basis Report along with soil test report.




CASE NO:12**File No. & Date: 1414 & 06.02.2019**

The proposal of **1.Tmt.G.Nithya, represented by P/A Thiru. C. Sittaramane, 2.Thiru. C. Sittaramane**, for construction of four storied Residential building (6-dwelling units) at R.S.No.107/1/A/1/B, 7th Cross, Brindavanam, 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 after obtaining clearances/NOC's from the Fire Service Department, Public Health Division, PWD, Legal opinion from Legal Advisor, PPA and after submission of Structural Design Basis Report along with soil test report.

CASE NO:13**File No & Date: 2091 & 19.10.2017**


The proposal of **Thiru.P.Narayanan & Tmt.N.Praba**, for construction of four storied Commercial building (Shops/Office) at R.S.No.156/1/D, Plot Nos.14, 15 & 16, Kailash Nagar, ECR, 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 after obtaining clearances/NOC's from the Fire service Department, Electricity Department, Airport Authority of India, Public Health Division, P.W.D. & National Highways Division, P.W.D., Oulgaret Municipality, Legal opinion from Legal Counsel (PPA) and after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:14**File No. & Date:8732 & 05.07.2019**

The proposal of **1.Mrs. Antoinete Angeline Delaure, 2.Mr. Palai Arul Nambi, 3.Mr. Gabriel Palai Anbu Nambi, 4.Mr. Palai Ezhil Nambi, 5. Ms. Vernice Palai Velvizhi, 6.Mr.Palai Vetri Nambi, representing P/A Thiru S. Thangamanimaran**, for construction of five storied residential apartment (38-Dwelling units)-cum-commercial building (Shop/30-Bachelor's room) with stilt floor R.S.No.298/2A, 45 feet Road, Vallalar Salai Extension, 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 by after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, Public Health Division, P.W.D & Irrigation Division, P.W.D, S.P (Traffic), Police Department, Legal opinion from Legal Advisor PPA, Puducherry Pollution Control Committee, Oulgaret Municipality and after submission of Structural Design Basis Report along with soil test report.

CASE NO.15**File No. & Date: 8805 & 16.07.2019**

The proposal of **Tmt. M. Vijaya, W/o. Sowrirajan @ Arun**, for construction of three storied commercial(shop) cum Residential building (1-dwelling unit) after dismantling the existing old building at R.S.No.239/pt, T.S. No.147, Ward-C, Block No.9, Old Door No.88, New Door No.102, Muthumariamman 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 after



obtaining clearances/NOCs Public Health Division, PWD, and Legal opinion from Legal Advisor PPA.

CASE NO:16

File No. & Date 10912 & 03.09.2019

The proposal of **Tmt. S. Rajavalli** represented by P/A Thiru. S.Suresh, for construction of three storeyed commercial building (4-Guest Rooms) with Stilt floor at R.S.No.239pt, T.S.No.95, Ward -D, Block No.11, Door No.538, M.G Road, Chinna Kadai, 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 clearance/NOCs from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic), Police Department, Legal opinion from Legal Advisor PPA, and after submission of Structural Design Basis Report along with soil test report.

CASE NO:17

File No. & Date 12235 & 14.10.2019

The proposal of **Thiru. A. Kalimuthu** for construction of three storeyed residential building (1- Dwelling unit) with stilt floor at R.S.No. 87/2pt, T.S.No.85, Ward -G, Block No.1, Old Door No.71, New Door No.24, Plot No.38, 4th Cross Junction at Asokar Vethi Subbaiah Nagar, Orleanpet, 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/NOC's from the Legal opinion from Legal Advisor PPA, and after submission of Structural Design Basis Report along with Soil test report.

CASE NO.18

File No. & Date 12822 & 08.11.2019

The proposal of **Tmt. B. Varshini** for construction of two storeyed commercial building with stilt floor (Restaurant/Bachelors Rooms- 6Nos) at R.S.No. 239pt, T.S.No.58,59,60 &61, Ward -D, Block No.28, Door No.1, Labourdonnias 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 necessary clearances /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Puducherry Coastal Zone Management Authority, SP(Traffic), Police Department, Legal opinion from Legal Advisor PPA, Puducherry and after submission of Structural Design Basis Report along with soil test report.

CASE NO:19

File No. & Date 13211 & 20.11.2018

The proposal of **1.Thiru.P.Rajendirane, 2.Thiru.R.Pradeep, 3.Thiru.P. Moureguane, 4. Thiru.P.Vegatesan @ Djegannadin** for construction of four storeyed commercial (office-2Nos)-cum-Residential building (3-Dwelling Units) with stilt floor at R.S.No. 239pt, T.S.No.231, Ward -C, Block No.5, Old Door No.32, New Door No.94, Vellalar Street (Shanmuga Velayudha Mudaliar 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 necessary clearances /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP (Traffic), Police Department, Legal opinion from Legal Advisor PPA, Puducherry and after submission of Structural Design Basis Report along with soil test report.

CASE NO:20

File No. & Date 13563 & 03.12.2019

The proposal of Tmt. **K.Yamini**, for construction of four storied commercial building (Office-4Nos.) with stilt floor at R.S.No. 239pt, T.S.No.14 & 15, Ward-D, Block No.25, Door No.16, Junction of Mission Street & Montorsier 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 necessary clearances /NOC's from the Fire Service Department, Public Health Division, PWD, Electricity Department, SP(Traffic), Police Department, State Level Heritage Conservation Advisory Committee, Legal Counsel, PPA and after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:21

File No. & Date 13583 & 03.12.2019

The proposal of **Tmt.T.Maniammai representing P/A Tmt. K.Usha**, for construction of four storeyed Residential building (8-Dwelling Units) with stilt floor after dismantling the existing building at R.S.No. 239/5/B/2, Plot No.36& 37, 1st Street, 'I' Cross, 12th Cross Road, Krishna Nagar, Saram Revenue Village, Olugaret Municipality, 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 necessary clearances /NOC's from the Fire Service Department, Public Health Division, PWD, Oulgaret Municipality, Legal opinion from Legal Advisor PPA and after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:22

File No. & Date 13648 & 06.12.2019

The proposal of **1.Tmt.S.Jayalakshmi, 2. Tmt.Kamini Raj, 3.Thiru. S. Rajkumar, representing by P/A Thiru. Selvaraj Raj, VM, Wing Commander**, for construction of four storied commercial building (Office hall-4 Nos.) with stilt floor at R.S.No.239pt, T.S.No.125A, Ward-C, Block No.17, Door No.25, Mission Street & Pedro Kanagaraya Mudaliar 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 necessary clearances /NOC's from Fire Service Department, S.P(Traffic), Police Department, Electricity Department, Public Health Division, PWD, Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report along with Soil Test Report.



CASE NO:23**File No. & Date 13864 & 16.12.2019**

The proposal of **1. Thiru Ajay Virmani, 2. Thiru. Sandip Ganguli**, for construction of four Five Storied Residential building (8-Dwelling Units) with stilt floor at R.S.No.239pt, T.S.No.109 & 110, Ward-C, Block No.17, Door No.4 & 6, Muthumariamman 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 after restricting the FAR and building height to 150 and 15m respectively and after obtaining necessary clearances /NOC's from the Fire Service Department, Public Health Division, PWD, Puducherry Coastal Zone Management Authority, Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:24**File No. & Date 8720 & 05.07.2019**

The proposal of the **Sister Superior Mercy Vinaya Joseph on behalf of Sacred Heart Franciscan Clarist Convent**, to carryout alteration to the existing two storeyed building and additional construction of three storeyed residential building (Sister's Resident of Assisi Convent) at R.S. No.48/4/A/4/A/12, 48/2/A/2 & 48/2/D/2, Plot No.9, 24 & 25, Motilal Nagar Main Road (Moolakulam to Muthirayarpalayam Road), Oulgaret 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 NOC from Oulgaret Municipality, legal opinion from legal counsel of this Authority, after collecting necessary compounding charges for unauthorized constructions and for setback violations and after submission of stability certificate, structural design & after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:25**File No. & Date:11765 & 26.09.2019**

The proposal of the **Thiru.S.Jnaneshwar**, for construction of double storeyed commercial building (12 shops) at R.S.No.30/2, 30/4, Plot Nos.603 & 604, 2nd Main Road, Belfort Layout, Pillayarkuppam 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 permit shall be issued after obtaining clearance/NOC from Bahour Commune Panchayat.

CASE NO: 26**File No & Date: 11489 & 19.09.2019**

The proposal of **Thiru.Balraj**, seeking approval for proposed construction of four storeyed Residential building (8 dwelling Units) with stilt floor at R.S.No.161/2, Plot No.13 & 14, 2nd Cross Street Extension, Jansi Nagar, Reddiyarpalayam 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 Fire Service Department, Electricity Department, Public




Health Division, Legal opinion from Legal Counsel, Irrigation Division/PWD and Oulgaret Municipality on payment of infrastructural development charges & after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:27

File No. & Date 1787 & 12.02.2019

The proposal of **1.Tmt.Nitu Jain, 2. Tmt.Vijayalakshmi Jain**, seeking approval for proposed construction of three storeyed Commercial cum Residential building (shop 1 No. & 2 Dwelling Units) with stilt floor at R.S.No.62/11pt, T.S.No.55, 56, 59, Block No.2, Ward -G, Kamaraj Salai, Pillaithottam, 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 clearances /NOCs from the Fire Service Department and after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:28

File No. & Date 13311 & 25.11.2019

The proposal of **Thiru. S. Suresh**, seeking approval for the proposed construction of three storeyed residential building (1 Dwelling unit) - executed at R.S.No.121/2D, Plot No.75, 76, 77 & 78, Munisamy Pillai 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 building permit shall be issued after obtaining clearance/NOC from Legal opinion from Legal Counsel, PPA, Oulgaret municipality on payment of infrastructural development charges as per the decision taking in this meeting, regarding collection of Road Development charges after notification of CDP -2036 and after compounding the unauthorized construction/setback violation & imposing condition to demolish the unstoreyed portion of portico over the front setback & after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:29

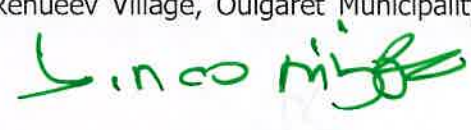
File No. & Date: 20190100003 & 25.11.2019

The proposal of **Tmt. K. Kavitha**, seeking approval for the proposed construction of four storeyed Residential Flats building (8 dwelling Units) with stilt floor at R.S.No.81/6/B/1/A/1/17, Plot No.19, C Block, Jaya Nagar 6th Cross, 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 necessary legal opinion from Legal Counsel, PPA and clearance /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Puducherry and after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:30

File No. & Date: 11536 & 20.09.2019

The proposal of **Tmt. D. Prema** seeking approval for proposed construction of three storeyed residential building (1 Dwelling unit) – executed at R.S.No.137/2/A, Plot No.1, 1st Cross Street, Sara Narayana Avenue, 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 clearance/NOC Legal opinion from Legal Counsel, PPA, Puducherry, Oulgaret municipality on payment of infrastructural development charges and after compounding the unauthorised construction/ setback violation & after submission of Structural Design Basis Report along with Soil Test Report.

CASE NO:31

File No. & Date: 13558 & 03.12.2019

The proposal of **M/s.SHANTI KUNJ INFRASTRUCTURE LLP** represented by **Power Agent of Thiru. R. Rajendran Rethinam** seeking approval for proposed construction of four storeyed Residential Flats building (10 dwelling Units & Yoga/Meditation Hall) with stilt floor at R.S.No.92/4 & 92/24, 5th cross street, Kamban 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 necessary legal opinion from Legal Counsel, PPA and clearance /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD and after submission of Structural Design Basis Report along with Soil Test Report.

Additional Agenda

(CASE NO:32) CASE NO:1

File No. & Date 152 & 08.1.2020

The proposal of **1.Thiru.B.Pradeep Kumar & 2.Thiru.B.Prasanna Kumar**, for construction of three storied residential building (1-Dwelling Unit) at R.S.No.302/4, Plot Nos.43 & 44, Junction of 1st Cross Street extension and Internal road, 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 permit shall be issued after obtaining necessary clearances /NOC's from the Legal opinion from Legal Advisor PPA and after submission of Structural Design Basis Report along with Soil Test Report.

(CASE NO:33) CASE NO:2

File No & Date: 1980/19.7.2018

The proposal of **Tmt.Sardou Saraswady**, for proposed construction of four storied Commercial cum Residential building (6-Office Hall/2-dwelling units) with stilt floor after dismantling the existing two storied building at R.S.No.323/3/D/1/A/10, Plot Nos.7, 8, 14 & 15, Vallalar Salai, Kamaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority and directed the Member Secretary, Puducherry Planning Authority to inspect the site and report.

(CASE NO:34) CASE NO:3

File No & Date: 12610/31.10.2019

The proposal of **Tmt.A.Vijayasudha**, for proposed construction of three storied Residential building(5-dwelling units) with stilt floor at R.S.No.226/4A/21, Junction at 12th Cross Main Road and 'J' Cross, Krishna Nagar Saram Revenue Village, Oulgaret Municipality,

Puducherry was examined by the committee of Puducherry Planning Authority and directed the Member Secretary, Puducherry Planning Authority to inspect the site and report.

(CASE NO:35) CASE NO:4

File No & Date: 12610/31.10.2019

The proposal of **Thiru. RA. Govindaradjalou**, for proposed 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), 5th Cross Ezhil Nagar (North), Saram Revenue Village Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority and directed the Member Secretary, Puducherry Planning Authority to inspect the site and report.

(CASE NO:36) CASE NO:5

File No. & Date 14276 & 31.12.2019

The proposal of **Tmt.K.Santhi** for Proposed residential layout at R.S.No.288/6pt & 288/7pt, 9th Cross Street- Extension, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that as per Puducherry Building Bye-laws and Zoning Regulations, 2012 " The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

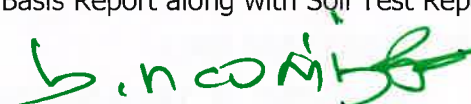
Regarding Corner Splay the committee decided that when narrower road width is up to 7metres, a corner splay of 1.5m x 1.5m shall be provided.

The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances /NOC's from the Irrigation Division, Public Health Division, PWD, Electricity Department, Directorate of Survey and Land Records (*Demarcation of site & furnish survey sketch/report of plots/roads*), Deputy Collector(Revenue)North, Legal opinion from Legal Counsel PPA, and Oulgaret Municipality with respect to access to the proposed layout through R.S.No.288/4C and thereafter with respect to Public Health Point of View, handing over the road portion, land for Communal and recreational purpose/Solid Waste Management to the Oulgaret Municipality.

(CASE NO:37) CASE NO:6

File No. & Date 13369 & 26.11.2019

The proposal of **Tmt. S.Umadevi** for construction of three storied residential building (1-dwelling unit) at R.S.No.239pt, T.S.No.13, Ward-D, Block No.25, Door No.299, Mission Street 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 after obtaining necessary clearances /NOC's from the Legal opinion from Legal Advisor PPA and after submission of Structural Design Basis Report along with Soil Test Report.



(CASE NO:38) CASE NO:7**File No & Date: 12024/04.10.2019**

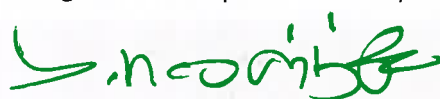
The proposal of **Thiru.A.C.Venkatarayalu Reddiyar** for proposed construction of four storied Commercial(Office) building with stilt floor at R.S.No.239pt, T.S.No.54, Ward-C, Block No.11, Door No.161, Kalatheeswaran Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority and directed the Member Secretary, Puducherry Planning Authority to inspect the site and report.

CASE NO:39**File No. & Date: 4524 & 26.09.2018**

The proposal of **M/s.Chendur Real Agency** represented by **Thiru.E.Mohandoss P/A of Tvl.E.Uma Maheswari**, for proposed **Residential Layout** under name and style **Chendur Garden** at R.S.Nos.96/3B/3, 96/3L & 98/1, through unapproved layout (Chinthamani Nagar) from ECR, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. MS, PPA apprised that "the land bearing R.S.No.98/1 and unapproved layout plots (16, 17, 18, 19, 20, 25 & 26) located in R.S.Nos.96/3B/3, 96/3L, have been amalgamated and proposed as new residential layout. However, said unapproved layouts-plots (7 nos) are yet to be regularized under regularization scheme. The layout gains access from East Coast Road through unapproved layout". Also, apprised that applicant has not provided land for 'Communal and recreational space'. The Member Secretary, Puducherry Planning Authority apprised that as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000 sq.m & upto 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 " The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

Regarding Corner Splay the committee decided that when narrower road width is up to 7metres, a corner splay of 1.5m x 1.5m shall be provided.

The proposal was agreed in principle subject to condition that applicant shall attend the remarks viz (i) Sold Plots [Nos.16, 17, 18, 19, 20, 25 & 26] to be regularized under regularization scheme (ii) Necessary corner splay and cul-de- sac should be provided as per norms (iv) The Collector road (9metres wide) (North-South) should be extended up to Southern Boundary and permit shall be issued after obtaining clearances/NOC's from the Electricity Department, Irrigation Division, P.W.D., Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Bahour Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide; encroachment if any of water bodies/Canal & buffer from canal and thereafter with reference to Public Health Point of View; handing over road portion. Since, the

applicant has not proposed any land for communal and recreational purposes; the Bahour Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes'.

CASE NO:40

File No. & Date: 13195 & 20.11.2019

The proposal of **Thiru.M.Senthil Kumar, M/s.Alliance Bio Science Pvt. Ltd.** for **proposed additional construction of five storeyed industrial building to the existing building Block-A, additional construction in ground & first floors to Block-C, Demolition of Block-B for M/s.Alliance Bio Science Pvt. Ltd., (Revised plan)** at R.S.No.55/1,2,3, Thiruvandarkoil 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 applicant shall attend the remarks viz (i) Toilet area & Ceiling height for proposed constructions to be improved as per norms and plan should be corrected (ii) Valid title document to be furnished for verification. The setback violations are to be compounded. In the additional construction shown for storage purpose, machinery should not be setup. Permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Electricity Department, Irrigation Division, P.W.D., (encroachment if any and buffer for canal), Legal Advisor (PPA Legal opinion), and Mannadipet Commune Panchayat (Public Health Point of View/encroachment if any/buffer for canal/Industry) and after submission of Structural design Basis Report along with Soil Test Report.

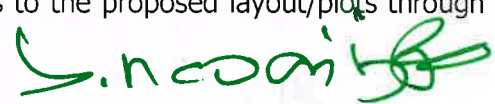
CASE NO:41

File No. & Date: 148 & 08.01.2020

The proposal of **Thiru.C.Karthikeyan**, for proposed subdivision of land into a **Residential Layout** under name and style "**M/s.Sri Mangalapuri Teacher's Colony Extension-I**" at R.S.No.97/2, 99/1,2, 100/1,2,3,4,5, Olavaikal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that as per Puducherry Building Bye-laws and Zoning Regulations, 2012 " The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

Regarding Corner Splay the committee decided that when narrower road width is up to 7metres, a corner splay of 1.5m x 1.5m shall be provided.

The proposal was agreed in principle subject to condition that applicant shall attend the remarks viz. (i) the layout shall be drawn to scale & dimensioned (ii) Corner splays & Cul-de-sacs shall be provided as per norms (iii) 'Public Purpose' plots should be reserved & earmarked in the plan, as per norms (iv) All owners should sign in the application/documents and permit shall be issued after obtaining clearances/NOC's from the Electricity Department, Irrigation Division, P.W.D., Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through



unapproved layout and ensuring the approach/access roads are at least 6metres wide; encroachment if any of water bodies/Canal & buffer from canal and thereafter with reference to Public Health Point of View; handing over road portion, handing over of land for - communal and recreational purposes/solid waste management).

CASE NO:42

File No. & Date: 147 & 08.01.2020

The proposal of **Thiru.C.Karthikeyan**, for proposed subdivision of land into a **Residential Layout** under name and style "**M/s.Sri Sowbagyathaiyini Nagar Extension**" at R.S.No.**197/4pt**, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that as per Puducherry Building Bye-laws and Zoning Regulations, 2012, " The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

Regarding Corner Splay the committee decided that when narrower road width is up to 7metres, a corner splay of 1.5m x 1.5m shall be provided.

The proposal was agreed in principle subject to condition that applicant shall attend the remarks viz (i) the layout shall be drawn to scale & dimensioned (ii) Cul-de-sacs shall be provided as per norms and permit shall be issued after obtaining clearances/NOC's from the Electricity Department, Irrigation Division, P.W.D., Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide; encroachment if any of water bodies/Canal & buffer from canal and thereafter with reference to Public Health Point of View; handing over road portion, handing over of land for - communal and recreational purposes/solid waste management).

CASE NO:43

File No. & Date: 13023 & 15.11.2019

The proposal of **Tmt.Yassimine Begame**, for proposed subdivision of land into a **Residential Layout** under name and style "**M/s.Anbu Garden**" at R.S.No.**132/1,2A**, in Senthannatham Village, Oussudu Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that as per Puducherry Building Bye-laws and Zoning Regulations, 2012 " The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

Regarding Corner Splay the committee decided that when narrower road width is up to 7metres, a corner splay of 1.5m x 1.5m shall be provided.

The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Electricity Department, Irrigation Division, P.W.D., , Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layouts- Mass Garden (individual sold plot regularized) & Perumal Garden (individual sold plot regularized) & thereafter through the road handed over to Villianur Commune Panchayat (Gift Deed dt:30.01.2020) and ensuring the approach/access roads are at least 6metres wide; encroachment if any of water bodies /Canal & buffer for canal and thereafter with reference to Public Health Point of View, handing over road portion, handing over of land for - communal and recreational purposes/ solid waste management) and Railway Department (portion of layout lies with 30m from Railway boundary) .

CASE NO:44

File No. & Date: 14112 & 25.12.2019

The proposal of **Tmt.S.Priya** for construction of single storeyed agricultural store building at R.S.No.81/2, Molapakkam Road, Eripakkam, Eripakkam Revenue Village, Nettapakkam Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the applicant should submit necessary undertaking in a notarized affidavit for non transfer of building usage than for agriculture purpose. Further, necessary conditions may be imposed in the permit that no change of building usage & occupancy is permitted and the land area other than storage building shall be maintained and used for agriculture purpose only.

Agenda Item No.3

Any Other Item With the Permission of Chairman

Item No.1

M/s. SCM Clothes (P)Ltd., represented by its Director, Thiru. K.S.Veeramani, at Maraimalai Adigal Salai, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry.

The meeting was apprised by the Member Secretary, Puducherry Planning Authority that,

The Puducherry Planning Authority has issued a building plan approval for the construction of seven storeyed commercial building (Shop) with double basement floor situated at R.S.No.152/3pt, T.S.No.3, 4, 5, 6, & 7, Ward -I, Block No.2, Maraimalai Adigal Salai, Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry in the name of "M/s.SCM Clothes (P) Ltd., represented by its Director, Thiru.K.S.Veeramani" vide permit No.PPA/787/89/Z(SB-Pudupalayam)/2018 dt: 08.06.2018. During course of construction, the applicant carried out construction with deviations from the approved plan issued on 08.06.2018 and therefore, a deviation -cum- stop work notice was issued by this Authority on 02.07.2018. Since the applicant had failed to respond to the stop work notice, a demolition notice was issued by this Authority on 13.08.2018. Even on receipt of the demolition notice, the applicant



continued with the construction activities at site. Therefore, the Electricity Department and Public Health Division, PWD were requested not to extend power / water connections to the deviated construction on 21.08.2018. A show cause notice was also served to the Registered Engineer concerned on 21.08.2018. Petitions have also been received by this Authority regarding the deviated construction.

Based on the notices served, the applicant submitted the revised plan on 20.08.2018 and the same was refused since the coverage and FAR exceeds the permissible limits of 45% and 250 (i.e. 60.67% & 375.21) (inclusive of service floor) respectively and a refusal –cum-demolition notice was also issued by this Authority on 28.08.2018. As aggrieved by the order of this Authority, the applicant appealed to the Board on 28.08.2018.

The Puducherry Town and Country Planning Board in its meeting held on 10.10.2018 examined the appeal and decided as follows:

The Board after detailed deliberations decided that the building plan approval may be issued to four storeyed commercial building (ground + 3 floors) with double basement floor (for parking) and directed Puducherry Planning Authority to seal the 4th 5th and 6th floor of the commercial building already constructed (i.e. a portion of building constructed on the western and southern side of the site) at R.S.No.152/3pt, T.S.No.3,4,5,6 & 7, Ward I, Block 2, Marimalai Adigal Salai, Nellithopu, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. The Board also directed the appellant to maintain status quo of the building and submit revised building plan restricting the height of the building to 15.0mts and restricting the FAR to 180. After sealing the constructed building (4th, 5th and 6th floor) as directed by the TCP Board and after compounding the offences of setback deviations and unauthorised construction / deviation, PPA may issue building permit. Before issue of revised building plan approval, PPA shall obtain necessary clearance from line department.

The directions of the Town and Country Planning Board was communicated to the applicant, directing to attend the following remarks vide letter No.3049/PPA/Z(SB-Pudupalayam)/2018/1322 dt:13.11.2018 as follows:-

- a) *"As per the Board direction you are here by inform to submit the revised plan restricting the building height to 15.0mts and restricting the FAR to 180. Revised plan (8 sets) should be submitted for processing the proposal further and for referring the proposal to Line Departments for obtaining necessary clearances.*
- b) *Structural design details and Structural Design Basis Report in Form 8, 10 & 12, (Part-I, III) obtained from the Registered Structural Engineer shall be produced".*

In response to the letter of the Town and Country Planning Board, the applicant submitted the plan dated 12.11.2018, for the entire building without showing the restriction on FAR & height, as per the directions of the board. Subsequently, 4th, 5th & 6th floor of the building already constructed at the site was sealed on 01.12.2018 at 11.00.AM by affixing necessary sealing notices on the walls of the building. During the sealing process, it was observed that a portion of building situated on the north east portion has not been raised above

the ground level. Further during routine inspection on 14.12.2018 by the Member Secretary along with Junior Town Planners and Town Planning Assistant, it was observed that the applicant continuing with the construction work in the basement floor of the building.

As such, a show cause notice was also issued to the applicant on 17.12.2018, since the construction works were being carried out at site without any revised plan approval and violating the directions of the Town and Country Planning Board to maintain status quo and directing to submit explanation within a week time why action shall not be taken against the deviated construction and for violating the directions of the Puducherry Town and Country Planning Board & provisions of the Town and Country Planning Act, 1969 and Puducherry Building Puducherry Bye Laws Zoning Regulations, 2012. In the meantime, this Authority has also received a representation from Thiru.Shek Ibrahim on 17.12.2018 requesting to revoke the building permit issued to M/s. SCM Clothes (P) Ltd., stating that a part of land to an extent of 1057sqm in R.S.No.152/3pt, T.S.No.7, Pudupalayam Revenue Village belongs to him and the land has been occupied with fabricated documents. In this regard, it is to apprise that the applicant has purchased lands to an extent of 1428.sqm at Ward I, Block-2, T.S.No.3,4,5,6 from state Bank of India, Stressed Assets Management Branch under Rule -9(6) of the security interest (Enforcement) rules, 2002 vide Sale document No.12566/2017 and also purchased land to an extent of 1057sqm at ward I, Block 2, T.S.No.7 from sellers M/s.Savithiri W/o.Pannerselvam -1, Kathiresan, S/o.Pannerselvam-2, Pannerselvam S/o.Jayaramacounder- 3, Latha W/o. Palani-4, Palani, S/o. Jayarama Counder -5, Kumaresan S/o.Pannerselvam -6, Vivekanandan S/o.Palani- 7, vide Sale Deed No.17508/2017. And it is ascertained that the sellers M/s.Pannerselvam -1 Palani -2, Latha -3, Savithry - 4 are existing pattadars as per the settlement register.

As against the show cause notice of this Authority, the applicant submitted a letter on 27.12.2018, along with revised plan as per execution at site and agreed to restrict the proposal as per the directions of the Town and Country Planning Board i.e. *restricting the height of the building to 15.0mts and restricting the FAR to 180*. Further, the applicant submitted a letter from the Anna University, Chennai dated; 31.12.2018 addressed to M/s.Teemage Builders (P) Ltd., wherein it is stated as follows:

"....it is understood from the letter of the firm that more than 75% of the construction has been completed and there is a request from the client to execute the project without the front portion of the structure. Based on your request, we have modeled the revised structure in ETABS software and verified the structural stability. It is observed that the structure attracts more forces and the structure was not designed for that much increased load. The torsional stability check was also not satisfied by the structure. The overall stability of the structure depends on the confinement provided by the elements in the outer boundary also. Based on the outputs, it is advised that the removal of the front portion of the structure will lead to the instability of the overall structure. It is hereby recommended to construct the structure as per the layout approved by Anna University as on 27.08.2018. Deviations from the approved plan, approved elevations, approved layout of the structural elements and the approved connection detailing are not permitted." and requesting to consider the case as per the directions of the Anna University.

Further, this case was placed in the Puducherry Planning Authority meeting held on 10.01.2019 and the committee examined in detail and agreed with the decision of the Town and Country Planning Board in its meeting held on 10.10.2018 & decided as follows;

"The committee after detailed deliberation decided to consider the case for issue of building permit for the construction of four storeyed commercial building (ground + 3floors) with double basement restricting the height of the building to 15.0mts and restricting the FAR to 180 and after obtaining clearance/NOC from the Fire Service Department & Electricity Department, SGWU, SP(Traffic), Puducherry. Furthermore, it is also directed to obtain necessary legal opinion from the Legal Counsel, Puducherry Planning Authority with respect to the representation of Thiru.Sheik Ibrahim regarding the ownership of the property and after submission of Structural Stability Certificate / Design Basis Report & Design Details."

Accordingly, the opinion of the line department was sought by this Authority and the clearances received are as follows;

- i. Electricity department vide letter No.8542/ED/EE-UR/JE/F.11(TO)/18-19 dated; 4.02.2019.
- ii. Fire service department vide letter No.C.No.28/FSD/FPW/NOC/2019/167 dated; 18.02.2019.
- iii. State ground water unit & soil conservation vide letter no.3/SGWU&SC/HG-I/Tech/2018-19/81 dated; 31.01.2019.
- iv. Superintendent of Police (traffic) vide letter No.03/SPT(NE)/PPA/2018 dated; 18.03.2019.

And regarding legal opinion of the property, the opinion of the legal counsel, PPA was sought by this authority & with regard to the representation of Thiru.Sheik Ibrahim. Further, regarding the representation of Thiru.Shiek Ibrahim, an action taken report and factual report was called by the Superintendent of Police, Vigilance and Anti- corruption & by the Government. In this regard, a report apprising all the facts and decision of the Puducherry Planning Authority meeting, has been sent to the Superintendent of Police, Vigilance and Anti -Corruption, Puducherry. Further, based on the reply of the Superintendent of Police, Vigilance and Anti -Corruption and the opinion of the Legal counsel, Puducherry Planning Authority, the opinion of the Law department has been sought by this Authority through the Secretary (TP). In this regard, the Law department, has opined "that the subject matter of the dispute raised by the objector pertains to title to the lands and as such the same is purely a civil dispute. The objector shall be at liberty to approach the competent court of civil jurisdiction for seeking redressal of grievances. Further, the objector has not produced any prohibitory order from the court of law to restrain the Puducherry Planning Authority from proceeding further in this case. Hence the Puducherry Planning authority is at liberty to proceed in this matter, due to lack of submission of prohibitory order from the competent court of law by the objector, Thiru. Shiek Ibrahim." and the Secretary (TP) has also directed to decide the matter based on merits by Puducherry Planning Authority.

Further, regarding the powers of the Puducherry Town and Country Planning Board & clarification regarding interpretation of section 70 of the Town and Country Planning Act, 1969

in exercising to regularizing the buildings by the Puducherry Town and Country Planning Board was sought by this Authority before the Hon'ble Supreme court of India on 9.04.2019.

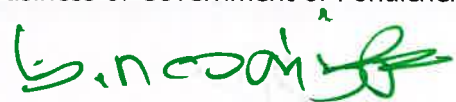
In this regard, it is apprised that planning parameters of the proposal for special building category, the coverage shall be of 70% & FAR - 180 & building height -15mts and regarding the setbacks the front setback shall be of minimum 6.0mts and remaining sides minimum of 3.00mts as per annexure -XI of Puducherry Building Bye Laws and Zoning Regulations, 2012. However, in this case, the Planning parameters as decided by the Town and Country Planning board is well within the provisions of the Puducherry Building Bye laws and zoning regulations, 2012 i.e. coverage is less than 70% and the FAR is restricted to 180 and the setbacks are within the compoundable limits of the Planning Authority as per provisions of Puducherry Building Bye Laws & Zoning, 2012.

With the above, the same was again placed before the Puducherry Planning Authority in its meeting held on 29.05.2019.

The committee after detailed deliberation decided to consider the case under the special building category i.e. restricting the FAR to 180, Coverage to 70% & building height to 15mts. Further, the request of the applicant for carrying out construction in the north east corner of the building could not be considered since, the height of the building shall be restricted to 15mts for permitting the building under special building category. And as per the opinion of the Anna University, Chennai, *the overall stability of the structure depends on the confinement provided by the elements in the outer boundary also.* It was decided to direct the applicant to remove/dismantle the 4th, 5th, & 6th floor of the existing structure in order to ensure the stability/safety of the structure. It was further decided that building plan approval may be issued after ensuring the removal / dismantling of the 4th, 5th, & 6th floor of the existing structure and restricting the FAR to 180 and after compounding the setback violations / deviated construction as per the provisions of Puducherry Building Bye Laws & Zoning Regulations, 2012.

Further, the Chief Town Planner, Town and Country Planning Board, has apprised that the Special Leave Petition before the Supreme Court of India was also dismissed as withdrawn on 19.07.2019.

Further, the applicant was directed to comply with the directions of the Puducherry Planning Authority committee on 7.06.2019. In the meantime, Thiru. Shiek Ibrahim has also filed a writ petition before the High Court of Judicature Madras W.P.No.17883 of 2019, wherein the 1.Puducherry Planning Authority, represented by its Member Secretary, 2. The Director, SCM, Clothes (P), Ltd, 3. The Member Secretary, Town and Country Planning Department & 4.The Secretary to Government (Puducherry Planning Authority), are the respondents, praying to pass order of Ad Interim Injunction restraining the Puducherry Planning Authority – 1st respondent from in any manner proceeding and processing with further construction activities at R.S.No.152/3pt, T.S.No.7, Ward I, Block 2, Marimalai Adigal Salai, Nellithopu, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry, pending finalization of the writ petition and to issue a writ of Mandamus, or any other appropriate writ or order or direction, in the nature of writ, directing the 4th respondent – Secretary to Govt. (TP) to consider the statutory application dated; 14.12.2018 under Rule 21 of Rules of Business of Government of Pondicherry



1963 on merits and to pass necessary orders thereon within a time to be stipulated by the Court and to pass such orders as may deem fit.

Further, the firm M/s. SCM Clothes (P) Ltd., instead of demolishing the 4th, 5th and 6th floors submitted a letter obtained from the Anna University, Dindigul which states that "structures are enough stable even deleting the top three stories front portion in the plan. Also, further to the earlier recommendations from Anna University, Chennai dt. 31.12.2018, now the applicant has submitted another recommendation from Anna University, Chennai stating that "although this is a deviation from the original design and approved layout, it is found to be satisfactory for the intended loads and the structure is stable". In view of the above, the same was apprised to the Puducherry Planning Authority meeting in its meeting held on 18.09.2019.

After perusing the above, the Puducherry Planning Authority Committee in its meeting held on 18.09.2019, decided to refer the case to the IITM, Chennai for their views/opinion, i). On the Structural Stability/Conditional assessment of the existing building on compliance of the decision of the Puducherry Planning Authority committee taken in the meeting held on 29.05.2019 and ii). The Structural Stability/Conditional assessment of the existing building without completing the structure in the north east portion above the third floor. After obtaining the view of the IITM, Chennai the proposal shall be placed before the Puducherry Planning Authority committee for a decision.

Further, Hon'ble High Court in the Writ Petition No.17883 of 2019, has passed the following orders on 25.09.2019;

"....8. Therefore, we dismiss this writ petition leaving it free for the respondents – Competent Authority to proceed further in the matter after taking a final decision in the application seeking for regularization of construction in question. No costs. Consequently, WMP No.17291 of 2019 is also dismissed."

In accordance to the minutes of the meeting, the opinion of the IITM, Chennai was sought by this Authority letter dated; 22.10.2019 requesting to arrange to examine in detail and offer your opinion/views regarding the conditional /structural stability assessment of the building as per the minutes of the Puducherry Planning Authority committee meeting dated; 18.09.2019. Accordingly, the preliminary inspection was carried out by Thiru.Prof.Alagusundaramoorthy, Structural Engineering Laboratory, Civil Engineering Division, IITM, Chennai. Subsequently, he has sent a letter on 16.12.2019, stating that the technical service charge to (i) assess the structural stability/condition assessment of the existing building up to a height of 15m in compliance with the decision of the Puducherry Planning Authority Committee taken on 29.05.2019 (ii) structural stability/conditional assessment of the existing building without completing the structure in the north east portion above third floor, (iii) testing of one wall panel, three beams, one column and on slab and (iv) feasibility study of dismantling the 4th, 5th and 6th floors is Rs. 17,03,500/-plus applicable 18%GST. The technical service charge shall be paid by DD/RTGS in favour of "The Registrar, IIT Madras". Please do not recover TDS as IIT Madras is exempted from Income Tax, and requested to send a confirmation letter along with the payment to proceed further in this regard.

Considering the above, the consent of the applicant with regard to the payment of the above stated technical service charges to IIT Madras for taking up the matter further was sought by this authority vide letter dated; 26.12.2019.

In this regard, the applicant has submitted a letter on 27.12.2019, stating that the fees charged by the IITM is Rs.17.03 lakhs + GST is exorbitantly very high and its quite unaffordable to us in our existing situation, since we have already held with huge loans and paying large sum of interest for past 18 months and also we are paying large amount of salary for staffs who are recruited for this shop though we have lost 3 seasonal business which is a livelihood for us. However, we put forward our humble request, that we have already submitted the views and opinion of Anna University, Chennai and Dindigul which is equally competent and moreover in regarding writ petition, High Court Madras have given orders in favor of us. Therefore all procedures and pendency are well cleared. Hereby we ensure that we always obey the directions and instructions of the Puducherry Planning Authority, so please use your good offices to help us in this critical situation with some other suitable options and grant us building approval at the earliest."

In the meantime, this Authority has received a representation from Thiru.Murugan on 27.01.2020, submitted to the Hon'ble Lt. Governor stating that the applicant continuing the construction without obeying the orders of this Authority. Further, he has also stated that he has filed Public interest litigation before the Hon'ble High Court without mentioning the writ petition number. However, this Authority has not received any such communication from the Hon'ble Court.

After detailed deliberation, the committee was of the opinion that the fees stated by the IITM is high and also not affordable by the Planning Authority. Therefore the committee decided to refer the case to the Anna University, Chennai for further clarification since, the Puducherry Planning Authority has taken decision based on the opinion of the Institute. Further, the experts of the committee with regard to the field of construction has suggested/opined that the structural stability of the building may be obtained from the Anna University, Chennai, since the Anna University would be very much aware of all the facts about the design of this structure & opinion rendered by Anna University. Therefore, the committee decided to ascertain the structural stability in compliance to the earlier decision of the Puducherry Planning Authority meeting. i.e. i). On the Structural Stability/Conditional assessment of the existing building on compliance of the decision of the Puducherry Planning Authority committee taken in the meeting held on 29.05.2019 and ii).The Structural Stability/Conditional assessment of the existing building without completing the structure in the north east portion above the third floor. Thereafter, the same may be placed before the committee for taking a decision.



Item No.2**Matter Relating to Sponsorship for the International Conference on Advances in Materials and Structures 2020 – Department of Civil Engineering, Pondicherry Engineering College, Puducherry.**


The request of the Principal, Pondicherry Engineering College, requesting sponsorship for the International Conference on Advances in Materials and Structures 2020, AMAS – 2020 proposed to be held on May 4th & 5th, 2020 by the Department of Civil Engineering, Pondicherry Engineering College, Puducherry was examined by the committee of Puducherry Planning Authority. It was decided to sponsor this International Conference by bearing an expenditure of Rs.2lakhs. Further, it was decided that the technical staff of Puducherry Planning Authority and the Town and Country Planning Department shall be permitted by the Pondicherry Engineering College to attend the conference without payment of admission fee.

Item No.3**Proposed demolition of the existing four storeyed residential flats building at R.S.No.239pt, T.S.No.169, Ward-D, Block No.13, Door No. 91, Montorsier Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry as per the directions of the Hon'ble High Court of Judicature Madras.**

The Committee after detailed deliberation directed to proceed with the proposed demolition of the existing four storeyed residential flats building at R.S.No.239pt, T.S.No.169, Ward-D, Block No.13, Door No. 91, Montorsier Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry in compliance to the directions of the order of the High Court of Madras dated; 11.01.2019 in writ petition No.31949 of 2019. Further, directed the line departments to assist the Puducherry Planning Authority in the process of demolition.

Item No.4**Release of balance payment in the 4th Stage to M/s.Sai Consulting Engineers Pvt. Ltd., Ahmedabad for the Comprehensive Development Plan prepared for Puducherry Planning Area –2036.**

The Puducherry Planning Authority Committee has approved to release the balance amount of Rs.10.62 lakhs in the 4th stage to M/s.Sai Consulting Engineers Pvt. Ltd., Ahmedabad for the Comprehensive Development Plan prepared for Puducherry Planning Area –2036, after deducting the income tax.



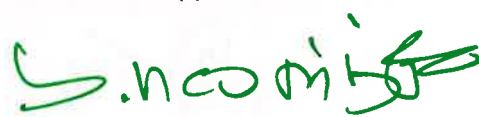

Item No.5

Follow up action regarding the Minutes of the PPA Meeting held on 16.12.2019 with respect to implementation of Buffers proposed around water bodies recommended in Comprehensive Development for Puducherry Planning Area -2036.

As decided in the Meeting of the Puducherry Planning Authority Committee held on 16.12.2019, a meeting was held at 10.00 A.M on 10.01.2020 in the Conference Hall of Puducherry Planning Authority, Puducherry regarding implementation of Buffers proposed around water bodies recommended in Comprehensive Development Plan for Puducherry Planning Area -2036. The following were present in the Meeting:-

1. Thiru. T.Djeamourthy,
Chairman, Puducherry Planning Authority, Puducherry.
2. Thiru. R.Manickavasagam, Engineer Assistant to Superintending Engineer Circle -I,
(Representing the Public Work Department, Puducherry)
3. Thiru.S.Kumaravelu, Deputy Director,
(Representing the Conservator of Forest, Forest Department, Puducherry)
4. Thiru. V.Sathiyamurthi, Chief Town Planner,
Town & Country Planning Department Puducherry.
5. Thiru. S.Sekaran, Superintending Engineer,
(Representing the Director, Local Administration Department, Puducherry)
6. Thiru.N.Prabhu, Junior Engineer, Department of Science, Technology and
Environment,
(Representing the Member Secretary, Puducherry Coastal Zone Management
Authority, Puducherry)
7. Thiru. K.Jeevadayan, The Executive Engineer, Irrigation Division, PWD, Puducherry)
8. Thiru. T.Vengadassalabady, Assistant Engineer-III,
(Representing The Commissioner, Puducherry Municipality, Puducherry)
9. Tmt. G.Ellammal, Assistant Engineer,
(Representing the Commissioner, Oulgaret Municipality, Puducherry)
10. Thiru. G.Savoundirarajan, Commissioner,
Ariyankuppam Commune Panchayat, Puducherry
11. Thiru. A.Manohar, Commissioner,
Nettapakkam Commune Panchayat, Puducherry.
12. Thiru. R.Thirunavukkarasu, Assistant Engineer,
(Representing The Commissioner, Villianur Commune Panchayat, Puducherry)
13. Thiru. N.Jayakumar, Commissioner,
Mannadipet Commune Panchayat, Puducherry
14. Thiru. A.Manohar, Commissioner, NCP, Puducherry
(Representing the Commissioner, Bahour Commune Panchayat, Puducherry)
15. Thiru. M.Kandar Selvan,
Member Secretary, Puducherry Planning Authority, Puducherry

The Member Secretary, Puducherry Planning Authority apprised in the Meeting held on 10.1.2020, the recommendations given in the Comprehensive Development for Puducherry Planning Area -2036, with respect to the buffer, proposed around water bodies. The circular dated 13.03.2019 of the Government of Tamilnadu, Office of the Commissioner of Town and Country Planning, issue regarding setbacks to be provided was also apprised. The matter was



examined by the sub-committee and after detailed deliberation decided to adopt buffer on either side of water body as per table below: -

Sl. No.	Water body	Buffer
1.	Canals which does not fall under the CRZ and is upto 10m width	1m
2.	Canals which does not fall under the CRZ and is more than 10m width	3m
3.	Rivers which does not fall under the CRZ	15m or width of the river whichever is minimum
4.	The water bodies (ponds/lakes)	3m
5.	Oussudu lake	50m
6.	Bahour lake	50m
7.	Thengaithittu mangrooves	As prescribed in the CRZ notifications
8.	The water bodies that fall under CRZ notification	As prescribed in the CRZ notifications

It was decided that the buffer may be utilized as setbacks/OSR/new roads/STP's. However, in the buffer area no buildings are permitted. Henceforth, PPA shall forward proposals situated along/nearby water bodies to concerned Irrigation Div, P.W.D. and Local bodies for offering opinion/views regarding the Buffer to be provided. The Irrigation Div, P.W.D. and Local bodies shall earmark the buffer in the building plan and if necessary, before issue of NOC, Irrigation Division, P.W.D/Local bodies may obtain undertaking from the land owner for accessing the buffer during emergency situations. For the proposal under process with the Puducherry Planning Authority wherein clearances already obtained from the Irrigation Division, P.W.D/Local bodies, buffer may be marked in the building plan and condition may be imposed in building permit. Also a copy of building permit may be marked to Irrigation Division, P.W.D/Local bodies.

The above decisions taken in the Meeting held on 10.1.2020 was apprised to the Puducherry Planning Authority Committee and after detailed deliberations, the same was approved.

Item No.6

Follow up action regarding the Minutes of the PPA Meeting held on 16.12.2019 with respect to obtaining NOC from the Executive Engineer, Irrigation Division, P.W.D/ Oulgaret Municipality/Puducherry Municipality in connection with canal abutting the proposed plots/sites.

As decided in the Meeting of the Puducherry Planning Authority Committee held on 16.12.2019, a meeting was held at 10.00 A.M on 10.01.2020 in the Conference Hall of Puducherry Planning Authority, Puducherry regarding obtaining NOC from the Executive Engineer, Irrigation Division, P.W.D/ Oulgaret Municipality/Puducherry Municipality in connection with canal abutting the proposed plots/sites. The following were present:-

1. Thiru. T.Djeamourthy,




- Chairman, Puducherry Planning Authority, Puducherry.
2. Thiru. R.Manickavasagam, Engineer Assistant to Superintending Engineer Circle –I, (Representing the Public Work Department, Puducherry)
 3. Thiru. V.Sathiyamurthi, Chief Town Planner, Town & Country Planning Department Puducherry.
 4. Thiru. S.Sekaran, Superintending Engineer, (Representing the Director, Local Administration Department, Puducherry)
 5. Thiru. K.Jeevadayan, The Executive Engineer, Irrigation Division, PWD, Puducherry)
 6. Thiru. T.Vengadassalabady, Assistant Engineer-III, (Representing The Commissioner, Puducherry Municipality, Puducherry)
 7. Tmt. G.Ellammal, Assistant Engineer, (Representing the Commissioner, Oulgaret Municipality, Puducherry)
 8. Thiru. G.Savoundirarajan, Commissioner, Ariyankuppam Commune Panchayat, Puducherry
 9. Thiru. A.Manohar, Commissioner, Nettapakkam Commune Panchayat, Puducherry.
 10. Thiru. R.Thirunavukkarasu, Assistant Engineer, (Representing The Commissioner, Villianur Commune Panchayat, Puducherry)
 11. Thiru. N.Jayakumar, Commissioner, Mannadipet Commune Panchayat, Puducherry
 12. Thiru. A.Manohar, Commissioner, NCP, Puducherry (Representing the Commissioner, Bahour Commune Panchayat, Puducherry)
 13. Thiru. M.Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry

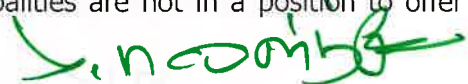
The Member Secretary, Puducherry Planning Authority apprised in the Meeting held on 10.1.2020, with respect to regarding Obtaining NOC from the Executive Engineer, Irrigation Division, P.W.D/ Oulgaret Municipality/Puducherry Municipality in connection with canal abutting the proposed plots/sites.

The above issue was deliberated and it was decided that the P.W.D/ Oulgaret Municipality/Puducherry Municipality concerned have to examine the proposals/sites abutting water bodies, referred by the PPA and ensure that the water bodies under their authorities are free from encroachment and offer their opinion/views in this regard.

Regarding the proposal of hiring of surveyors by the Local bodies/Irrigation Div, P.W.D., who are enlisted by the Directorate of Survey and Land Records, it was decided to discuss the matter in detail in the ensuing meeting of PPA, where the Director of Surveyor have to be invited as a special invitee, so as to evolve a Standard Operating Procedure (SOP) with respect to collecting fee from concerned land owner and making payment to the hired surveyors.

Alternatively, applicants may directly apply to Directorate of Survey and Land Records and furnish certificate from the Directorate of Survey and Land Records, that the water bodies abutting the proposed site is not encroached.

The above decisions taken in the Meeting held on 10.1.2020 was apprised to the Puducherry Planning Authority Committee and after detailed deliberations, the same was approved. Further, PPA committee decided that if Municipalities are not in a position to offer



opinion/views with respect to the water bodies that are not coming under the purview of P.W.D., then the proposal may be forwarded to The Directorate of Survey and Land Records for demarcating the site and the encroachments of water bodies.

Item No.7

Follow up action regarding the Minutes of the PPA Meeting held on 16.12.2019 with respect to implementation of proposals for widening of roads/new roads/linkages recommended in Comprehensive Development for Puducherry Planning Area -2036.

As decided in the Meeting of the Puducherry Planning Authority Committee held on 16.12.2019, a meeting was held at 10.00 A.M on 10.01.2020 in the Conference Hall of Puducherry Planning Authority, Puducherry regarding implementation of proposals for widening of roads/new roads/linkages recommended in Comprehensive Development for Puducherry Planning Area -2036. The following were present:-

1. Thiru. T.Djeamourthy,
Chairman, Puducherry Planning Authority, Puducherry.
2. Thiru. R.Manickavasagam, Engineer Assistant to Superintending Engineer Circle -I,
(Representing the Public Work Department, Puducherry)
3. Thiru. V.Sathiyamurthi, Chief Town Planner,
Town & Country Planning Department Puducherry.
4. Thiru. S.Sekaran, Superintending Engineer,
(Representing the Director, Local Administration Department, Puducherry)
5. Thiru. T.Vengadassalabady, Assistant Engineer-III,
(Representing The Commissioner, Puducherry Municipality, Puducherry)
6. Tmt. G.Ellammal, Assistant Engineer,
(Representing the Commissioner, Oulgaret Municipality, Puducherry)
7. Thiru. G.Savoundirarajan, Commissioner,
Ariyankuppam Commune Panchayat, Puducherry
8. Thiru. A.Manohar, Commissioner,
Nettapakkam Commune Panchayat, Puducherry.
9. Thiru. R.Thirunavukkarasu, Assistant Engineer,
(Representing The Commissioner, Villianur Commune Panchayat, Puducherry)
10. Thiru. N.Jayakumar, Commissioner,
Mannadipet Commune Panchayat, Puducherry
11. Thiru. A.Manohar, Commissioner, NCP, Puducherry
(Representing the Commissioner, Bahour Commune Panchayat, Puducherry)
12. Thiru. M.Kandar Selvan,
Member Secretary, Puducherry Planning Authority, Puducherry

The Member Secretary, Puducherry Planning Authority apprised in the Meeting held on 10.1.2020, the recommendations given in the Comprehensive Development for Puducherry Planning Area -2036, with respect to the proposals for widening of roads/new roads/linkages.

After deliberations, it was decided that only for such proposals for which notification has been issued by the Government for Land Acquisition for road widening, PPA shall obtain clearance from the concerned Department / Land Acquisition Officer and process such proposals coming along new roads. Till such time PPA may process the proposals based on prevailing road widths. Also forward the proposals coming along National Highways/ECR for their opinion/views as usual.




With respect to proposals falling in the land earmarked for new roads / linkages, the same shall be placed before the PPA committee for decision.

The above decisions taken in the Meeting held on 10.1.2020 was apprised to the Puducherry Planning Authority Committee and after detailed deliberations, the same was approved.

Item No.8

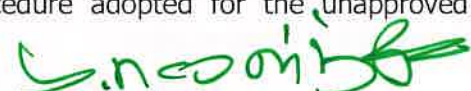
Follow up action regarding the Minutes of the PPA Meeting held on 16.12.2019 with respect to Collection of Road Development Charges by the Local Bodies.

As decided in the Meeting of the Puducherry Planning Authority Committee held on 16.12.2019, a meeting was held at 10.00 A.M on 10.01.2020 in the Conference Hall of Puducherry Planning Authority, Puducherry regarding Collection of Road Development Charges by the Local Bodies. The following were present:-

1. Thiru. T.Djeamourthy,
Chairman, Puducherry Planning Authority, Puducherry.
2. Thiru. V.Sathiyamurthi, Chief Town Planner,
Town & Country Planning Department Puducherry.
3. Thiru. S.Sekaran, Superintending Engineer,
(Representing the Director, Local Administration Department, Puducherry)
4. Thiru. T.Vengadassalabady, Assistant Engineer-III,
(Representing The Commissioner, Puducherry Municipality, Puducherry)
5. Tmt. G.Ellammal, Assistant Engineer,
(Representing the Commissioner, Oulgaret Municipality, Puducherry)
6. Thiru. G.Savoundirarajan, Commissioner,
Ariyankuppam Commune Panchayat, Puducherry
7. Thiru. A.Manohar, Commissioner,
Nettapakkam Commune Panchayat, Puducherry.
8. Thiru. R.Thirunavukkarasu, Assistant Engineer,
(Representing The Commissioner, Villianur Commune Panchayat, Puducherry)
9. Thiru. N.Jayakumar, Commissioner,
Mannadipet Commune Panchayat, Puducherry
10. Thiru. A.Manohar, Commissioner, NCP, Puducherry
(Representing the Commissioner, Bahour Commune Panchayat, Puducherry)
11. Thiru. M.Kandar Selvan,
Member Secretary, Puducherry Planning Authority, Puducherry

The Member Secretary, Puducherry Planning Authority apprised in the Meeting held on 10.1.2020, that G.O.Ms.3/98/Hg, dated:17.04.1998 was issued by Government for easing issue of approvals in unapproved layouts in the Comprehensive Development Plan for Puducherry-1997 (CDP-1997).

The Puducherry Planning Authority was forwarding the building plan applications for remittance of Road Development Charges to the concerned local bodies for the plots located in unapproved layouts lying within the reviewed CDP-1997 area as per the G.O.Ms.3/98/Hg, dated: 17.04.1998, based on the land use classifications of the reviewed Comprehensive Development Plan for Puducherry-1997 area. This procedure adopted for the unapproved



layouts lying within the reviewed CDP-1997 was also adopted to unapproved layouts situated outside the reviewed CDP-1997, based on the decisions of PPA / Sub-Committee / TCP Department / TCP Board.

Now, after the notification of the Comprehensive Development Plan-2036 for entire Puducherry region, the levy and collection of the Road Development Charges requires clarification with respect to the present land use classification in the CDP-2036 / location of site i.e., whether the land use includes nonresidential uses also, existing developed area etc. Presently, the Planning Authority is not in a position to implement / give effect to the G.O.Ms.3/98/Hg, dated: 17.04.1998, which was issued for easing out the difficulties faced by such people in obtaining the building permission due to non-handing over of the road portion to the respective local bodies, for the reviewed CDP-1997 area, since now the CDP-2036 has been notified for the entire Puducherry region.

The said matter was taken up by PPA with the Chief Town Planner, Town and Country Planning Department and the Chief Town Planner, Town and Country Planning Department has opined that, *"since the issue involves collection of road development charges and issue of NOC by the Local Bodies, the matter may be discussed in a meeting of the Puducherry Planning Authority along with the Commissioners of Local Bodies and further action may be taken accordingly"*.

Accordingly, the subject matter was discussed in the meeting of Puducherry Planning Authority held on 16.12.2019. The committee was also apprised that the 'Real Estate (Regulation and Development) Act, 2016, has come into force since 01.05.2017'.

After detailed deliberations the committee of Puducherry Planning Authority in its meeting held on 16.12.2019 decided that *"a meeting may be convened by the Chairman, Puducherry Planning Authority with Director, Local Administration Department, Chief Town Planner, Town and Country Planning Department and Commissioners of Municipalities & Commune Panchayats, so as to take a decision regarding revising / bringing amendments to the G.O.Ms.3/98/Hg, dated:17.04.1998."*

Till such time for the proposals submitted in sold /unsold plots in such unapproved layouts, wherein already proposals have been forwarded to Local bodies for issue of NOC after collection road development charges, the representatives of Local bodies suggested the committee to continue to forward such applications, for opinion/views for according building plan approval. For other sites for processing for building plan approval, the prevailing procedure may be adopted, till a final decision is taken".

Accordingly, the subject matter was taken up for discussion. Officials of the Local Administration Department and Local Bodies expressed that,

For the unapproved layouts/subdivisions with internal roads, they are presently collecting road development charges from individual plot owners, after the said

individuals, hand over the road in front of their plot, to the local bodies. Road development charges are being assessed independently for each layout.

For the layouts/sub-divisions/family partitions, without any internal roads and also, if the internal roads/passages in a layout/sub-division/family partition, when owned/developed/maintained by the promoter/land owner themselves, collection of road development charges by local bodies, does not arise.

After detailed deliberations, it was decided that Town & Country Planning Department shall submit a proposal to Government for making necessary amendments to G.O.Ms.3/98/Hg, dated:17.04.1998, for easing out the difficulties faced by people in obtaining building permission for the sites located within CDP-2036.

The above decisions taken in the Meeting held on 10.1.2020 was apprised to the Puducherry Planning Authority Committee and after detailed deliberations, the same was approved. Further, the committee decided that applicant shall submit an indemnity bond to Puducherry Planning Authority/ Local bodies/ other Government Agencies, with respect to infrastructure facilities/ handing over of road portion/ approach road/ plot size/ ownership of site etc.. The indemnity bond shall be devised in consultation with legal counsel for PPA.

Item No.9

Follow up action regarding the Minutes of the PPA Meeting held on 16.12.2019 with respect issuance of Site Clearance for the lands situated in the Comprehensive Development for Puducherry Planning Area -2036.

As decided in the Meeting of the Puducherry Planning Authority Committee held on 16.12.2019, a meeting was held at 11.30 A. `M on 23.01.2020 in the Chamber of the Chief Town Planner, Town and Country Planning Department, Puducherry under the chairmanship of the Chief Town Planner as per the minutes of the meeting dated; 10.01.2020, regarding issuance of Site Clearance for the lands situated in the Comprehensive Development Plan for Puducherry Planning Area -2036. The following were present:-

1. Thiru. V.Sathiyamurthi, Chief Town Planner,
Town & Country Planning Department, Puducherry.
2. Thiru.C.Dakshinamoorthy, District Registrar,
Registration Department, Puducherry
3. Thiru.P.Aguilane, Lead District Manager,
Indian Bank, Lad bank, Zonal Office,
Puducherry.
4. Thiru. M.Kandar Selvan,
Member Secretary, Puducherry Planning Authority, Puducherry

The Member Secretary, Puducherry Planning Authority apprised in the Meeting held on 10.1.2020, apprised that even though in CDP-2036, lands have been earmarked for residential/other permitted uses, Puducherry Planning Authority could recommend building



permits only in approved/ recommended/ regularized 'layouts/subdivisions'. Further, means of access had to be ensured for the sites/plots. Also, individual plot owners are remitting road development charges to local bodies upfront for regularization of unauthorized plots/subdivisions.

The lead Bank Manager expressed that based on building permits issued by Puducherry Planning Authority, banks are granting Housing Loans. Regarding loan for both plot purchase & building construction therein, banks are granting loan at first instance for plot purchase and thereafter within stipulated time the plot buyer shall obtain building permit from Puducherry Planning Authority and avail loan for building construction. Based on building permits banks will be able to issue loan for both 'plot purchase & building construction'.

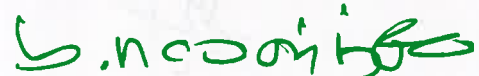
After detailed deliberation, it was decided that, since local bodies are providing road amenities to the unauthorized layouts/subdivisions by collecting road development charges, it was decided to have discussion with the Commissioners of Local bodies in the ensuing meeting of Puducherry Planning Authority; regarding issue of NOC, for registering such plots/sites, situated in residential/other permitted land uses in CDP-2036, after ensuring means of access/eligibility for collection of road development charges.

The above decisions taken in the Meeting held on 23.1.2020 was apprised to the Puducherry Planning Authority Committee and after detailed deliberations, the committee decided as follows: -

- 1) For the building plan proposals submitted within CDP-1997, located in unapproved layouts subdivided on or before 30.01.2017 and also for sites having access through such unapproved layouts, the PPA committee after detailed deliberation decided to consider such proposals for approval, subject to following conditions:-
 - a) The land use of the site shall be compatible as per CDP-2036 for according building permit for permitted uses.
 - b) The committee decided that applicant shall submit an indemnity bond to Puducherry Planning Authority/ Local bodies/ other Government Agencies, with respect to infrastructure facilities/ handing over of road portion/ approach road/ plot size/ ownership of site etc.. The indemnity bond shall be devised in consultation with legal counsel for PPA.
 - c) Applicant shall submit an indemnity bond by indemnifying Puducherry Planning Authority/ Local bodies/ other Government Agencies, stating that any dispute will be settled between seller and buyer.
 - d) NOC shall be obtained from the concerned Municipality. Municipality shall ensure availability of approach road.

The committee also decided to issue site clearance certificate in the above case after obtaining NOC from concerned Municipality.

- 2) Regarding issue of site clearance certificate in the unapproved layouts (entire Puducherry Region), wherein building permits have been issued on or before 30.01.2017, site clearance certificate shall be issued in the above case after obtaining NOC from concerned

Municipalities/Commune Panchayats. Applicant shall submit an indemnity bond by indemnifying Puducherry Planning Authority/ Local bodies/ other Government Agencies, stating that any dispute will be settled between seller and buyer.

- 3) Regarding processing of building plan proposals in ribbon developments (without internal roads), in family partitions/settlements; provided the proposal not attracted under RERA and located within CDP-1997, the PPA committee after detailed deliberation decided to consider such proposals subject to following conditions: -

- a) The land use of the site shall be compatible as per CDP-2036 for according building permit for permitted uses.
- b) However, such subdivisions should satisfy the minimum plot sizes and road width.
- c) The committee decided that applicant shall submit an indemnity bond to Puducherry Planning Authority/ Local bodies/ other Government Agencies, with respect to infrastructure facilities/ handing over of road portion/ approach road/ plot size/ ownership of site etc.. The indemnity bond shall be devised in consultation with legal counsel for PPA.
- d) NOC shall be obtained from the concerned Municipalities/Commune Panchayats. Concerned Municipalities/Commune Panchayats shall ensure availability of approach road.

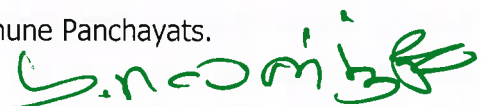
The committee also decided to issue site clearance certificate in the above case after obtaining NOC from concerned Municipalities/Commune Panchayats.

Further, the committee decided that henceforth, for proposed subdivisions, application shall be submitted in Form-IB and shall be subdivided as per approved plan.

- 4) Regarding processing building plan proposals in existing villages/settlements, ribbon developments (without internal roads) & for family partitions/settlements situated in the existing village/ among settlements; provided not attracted under RERA and located outside CDP-1997 and not covered under plot regularisation scheme (if required may be clarified with Town and Country Planning Department, Puducherry), the PPA committee after detailed deliberation decided to consider such proposals subject to following conditions: -

- a) The land use of the site shall be compatible as per CDP-2036 for according building permit for permitted uses.
- b) However, such subdivisions should satisfy the minimum plot sizes and road width.
- c) The committee decided that applicant shall submit an indemnity bond to Puducherry Planning Authority/ Local bodies/ other Government Agencies, with respect to infrastructure facilities/ handing over of road portion/ approach road/ plot size/ ownership of size etc.. The indemnity bond shall be devised in consultation with legal counsel for PPA.
- d) NOC shall be obtained from the concerned Municipalities/Commune Panchayats. Concerned Municipalities/Commune Panchayats shall ensure availability of approach road.

The committee also decided to issue site clearance certificate in the above case after obtaining NOC from concerned Municipalities/Commune Panchayats.



Further, the committee decided that henceforth, for proposed subdivisions, application shall be submitted in Form-IB and shall be subdivided as per approved plan.

The Chairman thanked the members for attending the meeting.



Member Secretary
Puducherry Planning Authority



Chairman
Puducherry Planning Authority