

**PUDUCHERRY PLANNING AUTHORITY,
JAWAHAR Nagar, PUDUCHERRY.**

**Minutes of the Puducherry Planning Authority Meeting held on
5th June 2014 at 3.00. P.M. in the Meeting Hall of of Puducherry Housing
Board, Puducherry.**

The following were present.

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| 1. | The Secretary to Govt.. (Housing) / Chairman,
Puducherry Planning Authority, Puducherry. | Chairman, |
| 2. | Thiru. S.Ragunathan, The Chief Town
Planner, Town and Country Planning ---
Department, Puducherry. | Member |
| 3. | Thiru.Dwarkanath, Puducherry Pollution Control
Committee, Puducherry --- | Member |
| 4. | Thiru. G. Ramasundaram, Executive Engineer,
(Representing the Superintending Engineer – ---
III, Electricity Department, Puducherry) | Member |
| 5. | Thiru. A. Suresh, Fire Officer – (Representing
the Divisional Fire Officer, Puducherry) --- | Member |
| 6. | Thiru. L.Ravindrane, Assistant Engineer, NH
Division (Representing Executive Engineer, ---
N.H. Division, Public Works Department,
Puducherry) | Member |
| 7. | Thiru. J. Kalidasan, Assistant Engineer ---
(Planning), Irrigation Division, Public Works
Department, Puducherry. | Member |
| 8. | Thiru. M.Murugaiyan, Inspector, Representing
Superintendent of Police (Traffic), Police ---
Department, Puducherry. | Member |
| 9. | Thiru. S.Cartigeyane, Assistant Engineer,
BRC, Public Works Department,
Puducherry(Representing Chief Engineer,
P.W.D., Puducherry) | Member |
| 10. | Thiru. J.Raguramanan, Junior Engineer,
(Representing the Commissioner, Ariyankuppam ---
Commune Panchayat, Puducherry) | Member |
| 11. | Thiru. V. Mohandass, Assistant Engineer,
Puducherry Municipality. (Representing the ---
Commissioner, Puducherry Municipality,
Puducherry.) | Member |

12. Thiru. K.Karuthayan, Assistant Engineer,
(Representing the Commissioner, Villianur --- Member
Commune Panchayat, Puducherry.)
13. Thiru. J.Manicassamy, Junior Engineer,
(Representing the Commissioner, --- Member
Nettapakkam Commune Panchayat,
Puducherry.)
14. Thiru. R.Thirunavakasu, (Representing the
Commissioner, Bahour Commune, Panchayat, --- Member
Puducherry).
15. Thiru. P. Nagarajan, Assistant Engineer.
(Representing the Commissioner, Mannadipet --- Member
Commune, Panchayat, Puducherry)
16. Thiru. R.Kalivaradhan, Assistant Engineer,
(Representing the Commissioner, Oulgaret --- Member
Municipality, Puducherry)
17. Thiru.K.S.Sathiamurthy, Junior Engineer,
(Representing the Executive Engineer, Public --- Member
Health division, PWD)
18. The Member Secretary,
Puducherry Planning Authority, --- Member
Puducherry. Secretary

AGENDA NO.1 :

The follow up actions taken on the decision of the Puducherry Planning Authority Committee meeting held on **27th Decmeber 2013** were apprised to the Committee and were confirmed.

AGENDA NO. 2 :**BUILDING PLAN APPLICATIONS**

The following applications for building permit were examined and decided as below:

CASE NO.1.

The proposal of **Dr. M. A. S. Subramanian**, is to construct a Four storeyed commercial (office -4Nos.) building with stilt floor, (Revised) by name 'Kalaingar Arivalayam' at R.S. No. 151 / 7, Jayaram Garden, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry. The proposal was deliberated in detail. The Committee considered the width of the road in front of the proposed site plot on East side which is 25feet and west side , 35feet and arrived at the average width of 30 feet. Further, Irrigation Division, P.W.D, Puducherry has issued clearance on 28.2.2014 stating that there is no objection to the proposal from their point of view. The Planning Authority had already issued a building permit for the four storeyed commercial building vide permit no; PPA / 277 / 2952 / Z (SB / 2) / 2010 dt. 15.2.11 to the previous owner of the property. Considering the above facts, the committee agreed in-principle for issue of building permit and also resolved to issue the same in the name of recorded property owner and not in favour of power agent.

CASE NO. 2.

The proposal of **Thiru.Premraja**, is to construct Seven storeyed shopping mall cum multiplex with double basement floor at R.S. No:283/2, T.s.No. 15,16,17,18,19,20,22pt, 23, ward F, Block 1, Old Pondy Cuddlaore road, Puducherry Revenue village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and taking into consideration the inspection report and opinion / views of the inspection committee, the Authority resolved to impose the following conditions / amendments for inclusion in the Building Plan:

1. The source & quantity of water for fire fighting shall have to be indicated.
2. The parking shown in the drive-way shall have to be removed and parking of vehicles to be strictly prohibited in the drive way;
3. Adequate capacity of toilet facilities should be provided in the ground floor with appropriate modifications to ensure compliance with provisions of Building Bye-laws & Zoning Regulations, 2012.
4. Provision for proper treatment of waste water and provision for discharge of treated waste water into the existing drain / canal.



The Committee was also appraised that building permit has already been issued for construction of five storeyed shopping mall-cum-multiplex with double basement floor vide permit no; PPA/1464/2757/Z(SB/2)/2007-08 dated 6.8.2008 and an extension of time has also been granted. The committee after detailed deliberation, agreed in-principle to grant building permit subject to clearances from the Fire Service Department, SP(Traffic) Police Department, Public Health Division, PWD & submission of structural design basis report and certificate of cost estimate. The project proponent shall have to obtain necessary clearances from Puducherry Pollution Control Committee for establishment of this commercial project and also set up adequate Rainwater harvesting systems.

CASE NO. 3.

The proposal of **Thiru. T, Mahendiran, M/s. Sri Ramakrishna Paramahamsar English High School**, is for additional block construction of four storeyed school building to the existing two storeyed school building at R.S.No. 45/4, 45/5, 45/7, Villianur Main road, Karikalampakkam, Karikalampakkam Revenue Village, Nettapakkam Commune, Puducherry. The proposal was examined by the committee and after detailed deliberation, the committee resolved to consider the case subject to condition that the existing building shall be used for administrative purpose alone and the same should be appropriately incorporated in the plan. The existing building was already approved vide permit no; PPA/1382/1429/Z(RA-I)/2002 dated 3.9.2002 and width of the existing balcony at the first floor & class room width is found to be less than the required norms condition to this effect should also be incorporated in the permit, failing which the permit shall be revoked. Considering the above, the committee considered the case and agreed in-principle to grant permit subject to clearances from Fire Service Dept., Electricity Dept. & after submission of structural design basis report and estimate certificate. The project proponent shall also develop sufficient greeneries in the open areas.

CASE NO. 4.

The proposal of **Thiru. L.M.Shah, M/s. The Grace and Gratitude Trust**, is to construct a four storeyed commercial building for **Satya Research & Rehabilitation Centre for Special Needs** at R.S. No: 150/2, Plot No: 6, 7 & 8, Karuvadikuppam Revenue village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and it was decided to grant exemption for road width given the facts that the building had already been constructed and the existing width of the road cannot be changed. The Authority agreed in-principle to grant permit, subject to the condition that the building permit shall be issued after clearing the setbacks to the appropriate size as per the existing building bye law requirements and after compounding the unauthorized construction of third floor & submission of Structural Design basis Report.



CASE NO. 5.

The revised proposal of **Thiru.K.Jacob, Chairman, PIMS**, is to construct a seven storeyed super speciality block, prayer hall, canteen, resident block, toilet, ECTC &CCSD block(staircase), animal house extension, MRI room extension, Nursing college additional floor, E type quarters, Kitchen block single storeyed, Nurses hostel(revision) for M/s.PIMS hospitals, (revised) at R.S. No: 7/1, 7/2, 7/6, 7/6, 7/7,9/2, 9/3, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 9/9, 9/10, 10/1, 10/1, 10/2, 10/4, 10/5, 10/6, 11/1, 11/1/1, 11/2, 11/3, 1/3, 11/4, 1/4, 2/2, 12/3, 2/7, 12/9, 2/9, 2/10, 13/3, 7/3, 7/7, 2/1, 12/4, 12/5, 12/8, Ganapathy chettikulam, Kalapet village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from the Fire Service Department & after imposing a condition to obtain necessary clearance from the State Environment Impact Assessment Authority & environment clearances from Puducherry Pollution Control Committee. The approval is also subject to submission of structural design and estimate & payment of compounding charges for unauthorized constructions.

CASE NO. 6.

The proposal of **M/s.Shasun Pharmaceutical limited**, is for additional construction of Industrial building in the existing Industrial building premises of M/s.Shasun Pharmaceutical limited at R.S.No. 32, 33 & 34, Mathur road, Periyakalapet, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after obtaining necessary clearances from the State Ground Water Authority, Puducherry Pollution Control Committee and imposing a condition that clearances should also be obtained from the Electricity Department in case of installation of any additional machinery. The approval is further subject to payment of compounding charges for unauthorized construction and submission of plan of the existing blocks as per execution at site.

CASE NO. 7.

The proposal of **Thiru. J. Nopalan**, is for additional constructions to the existing industrial building in the name and style of M/s. Chemfab Alkalies Ltd at R.S. No:104, 105, 129/1, 129/2, 130/2 of Pillaichavady Revenue Village and R.S. No: 209/3B, 210/1, 2, 3, 3A, 1A, 1B, 2B, 3B of Kalapet Revenue Village, E.C.R., Oulgaret Municipality, Puducherry. The Authority was apprised that a suit has been filed before the National Green Tribunal, Southern Zone, Chennai vide application No. 275 of 2013(SZ) by the Puducherry Environment Protection




Association, represented by its Secretary Mr. K. Irisappan, Koodapakkam, Puducherry and this Authority has been included as 12th respondent in the case. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after obtaining necessary clearances from the State Ground Water Authority, Puducherry, Fire Service Department, Pondicherry Coastal Zone Management Authority, Puducherry, Pondicherry Pollution Control Committee and imposing a condition that clearances should be obtained from the Electricity Department in case of installation of any additional machinery. The issue of permit is further subject to payment of compounding charges for the unauthorized construction.

CASE NO. 8.

The proposal of **Thiru.R.Bharathy**, is to carryout additional construction of second floor over the existing residential building at R.S. No.105/10pt, Third cross street, East Brindavanam, Sithankudi, Saram Revenue Village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after submission of Structural stability certificate and certificate of cost estimate.

CASE NO. 9.

The proposal of **Tmt.Mavis Bertha Basile**, is to construct a three storeyed commercial-cum-residential building with stilt floor at R.S. No.239pt, Ward-C, Block-24, T.S.No.133, door No.28, Rue Saint Gilles Street, Puducherry Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed for in-principle, subject to the condition that the building permit shall be issued after restricting the height of the building to 10.50mts including the stilt floor & after obtaining necessary clearances from the Fire Service Department, INTACH & PCZMA, Puducherry.

CASE NO. 10.

The proposal of **Thiru.K.A.Shenbagarajan, President, Chamber De Commerce**, is to carryout alterations/additions to existing buildings – two storeyed building (Exhibition & Conventions, Food Court) at R.S. No: 431pt, T.S. No: 28 to 39 & 43 to 47, Ward:"E", Block No:1, Subbaiah Salai and Dumas Street junction, Puducherry Revenue village and Municipality, Puducherry. The Committee was appraised that clearances have come from Fire Service Department, INTACH, PCZMA, SP(Traffic) Police department, Public health Division, PWD and Electricity Department. After careful consideration, the Committee agreed to issue the permit after imposing a condition to obtain necessary clearance from Puducherry Pollution Control Committee. Planning Authority also resolved to issue building permit in favour of the President, Chamber De Commerce by designation.



CASE NO. 11.

The revised proposal of **Thiru. V.K. Prakash @ Muthusamy & Tmt. S. Chandrika @ Chandravathana**, is to construct a four storeyed residential building (36 Dwelling Units) with stilt floor and dismantling existing building in the premises (revised plan) at R.S. No.149/2, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry Puducherry. The proposal was examined by the committee and approved in principle, subject to condition that permit shall be issued after compounding the deviations; obtaining clearances from Fire service Department, Electricity Department, Public Health division, P.W.D, SP(Traffic), Police Dept. & imposing a condition to obtain clearance from Pondicherry Pollution Control Committee . The issue of permit shall also be subject to submission of Structural Design Basis Report and certificate of estimate & payment of compounding charges for the deviated area.

CASE NO. 12.

The proposal of **Thiru.S.Govindarajan, M/s.MRF Limited**, is to construct a three storeyed residential building with stilt floor at R.S.No.302/8, Plot No.19 Door No.24(New), Fifth cross street, Vengata Nagar, Saram Revenue village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance from the Fire Service Department, Electricity Department & imposing a condition to obtain clearance from Puducherry Pollution Control Committee, Puducherry . The issue of permit shall also be subject to submission of structural design basis report & certificate of cost estimate & & payment of compounding charges for unauthorized construction.

CASE NO. 13.

The proposal of **Thiru.D.Soudarsanane**, is to construct a four storeyed commercial (office in 2 floors) cum residential (1DU) building at R.S. No.239pt, Ward-C, Block-18, T.S.No.92, door No.13, Aravindar Street, Puducherry Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to condition that permit shall be issued after obtaining clearances from Fire service Department, PCZMA & INTACH, Puducherry and after submission of Structural Design Basis Report and Estimate.



CASE NO. 14.

The proposal of **Mr. R.VENUGOPAL**, is to construct Five storeyed residential flats building with stilt floor at R.S.No.208 / 3pt, 208 / 7,& 208 / 8B, Oulgaret Revenue village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance from the Fire service Department, Electricity Department, Public Health Division, P.W.D. Puducherry and N.O.C. from Oulgaret Municipality on payment of infrastructure development charges and imposing a condition to obtain clearance from the Pondicherry pollution control committee . The issue of permit is further subject to submission of Structural design basis report and revised estimate certificate & sewage treatment plant details.

CASE NO. 15.

The revised proposal of **Thiru.Surendra Kumar Jain**, is to construct a five storeyed residential flats building with stilt floor at R.S. No: 273/9, Plot No; 7 &8, Seventh cross extension, Rainbow Nagar, Saram Revenue village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance from the Fire service Department, Puducherry & submission of Structural design basis report and revised estimate certificate.

CASE NO. 16.

The proposal of **Thiru P. Anand Antoine**, is to construct a three storeyed commercial building with stilt floor at R.S. No. 239pt, T.S. No. 23, 24, 25 & 26, Block 31, Ward – D, Junction of Lal bahadur Shastri Street & Romain Rolland Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and after detailed deliberation, the committee examined the legal opinion of the Senior Govt. Pleader of the Puducherry with respect to the court case in O.S.No.104/2010 & agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from the INTACH, PCZMA & restriction of the height of the building to 10.50mts including the height of the stilt floor. Puducherry Planning authority resolved to issue permit imposing a condition that the permit issued is without prejudice to outcome of court case in O.S.No.104/2010.



CASE NO. 17.

The proposal of **Tvl.N.Uma Maheswari & S.Santha prethi**, is to construct a four storeyed residential flats building with stilt floor at R.S. No: 239pt, T.S.No;20, Block No.16, Ward D, Savarirayalu street, Puducherry Revenue village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after submission of structural design basis report.

CASE NO. 18.

The proposal of **Tvl. Camaron Mayavan & Cameron Jayalakshmi**, is to construct a three storeyed commercial building with stilt floor at R.S. No. 169 / 7 & 169 / 8, Plot Nos. 21 & 22, Villianur Main Road, Victoria Nagar, (West), Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from Fire Service Department, Electricity Department, Public Health Division, PWD & N.H. Division, PWD. Further, the building permit shall be issued only after demolition of the existing three storeyed building.

CASE NO. 19.

The proposal of **Thiru.P.Narayanasami**, is to construct a three storeyed residential building at R.S.No.327/5, Plot No;65, 2nd cross street, Venkata Nagar, Saram Revenue village, Oulgaret Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after submission of certificate of cost estimate.

CASE NO. 20

The proposal of **Thiru.Jyoti Cariappa Saikia**, is to construct a two storeyed Residential buildings with basement floor & swimming pool at R.S. No.87/3, 87/7, 87/5pt, WARD-B, Block-14, T.S.No.98, 103, 99/1, 99/2, Pilliyar koil street, Manjini Nagar, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to condition that permit shall be issued after obtaining clearances from State Ground Water Authority, Puducherry & after submission of Structural Design Basis Report and certificate of cost estimate & after compounding the unauthorized construction.



CASE NO. 21

The proposal of **Thiru.M.A.Krishnan, M/s. Sakthi Educational trust**, is for additional block in the existing college premises of Shri Krishna College of Engineering & Technology (revised Plan) at R.S.No.74/1,2,3,7, 75/1,3,4,5, 76/2,3,4pt, Thirukannur road, Mannadipet Revenue Village, Mannadipet commune Panchayat, Puducherry. The proposal was examined by the committee and agreed in-principle, subject to condition that permit shall be issued after obtaining clearances from Electricity Department and imposing a condition to obtain clearances from Environment Impact Assessment Authority, Puducherry . The issue of permit is also subject to submission of Structural Design Basis Report and certificate of cost estimate & after compounding the unauthorized construction.

CASE NO. 22.

The proposal of Thiru.I.Mubarak, is to construct a four storeyed residential cum commercial building with stilt floor at R.S.No.134/8pt, Ward-G, Block-22, T.S.No.36, Plot No.4, Mariaimalai Adigal Salai, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to condition that permit shall be issued after obtaining clearances from Fire service Department, Electricity Department, SP(traffic) Police Department, Puducherry & N.H.Division, PWD.

CASE NO. 23.

The proposal of **Thiru.Navin Thiagou & Nandhini**, is to construct a four storeyed residential cum commercial building with stilt floor at R.S.No.239pt, T.S.No.39, 41, 42, 43, 44, Ward D, Block 8, old door no; 58, 149, Junction of china subrayapillai street & Lal Bahadur sastri street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from fire service Department, Puducherry.



CASE NO.24

The proposal of **Thiru R.R.Kumar**, is to construct a three storeyed residential cum commercial building at R.S. Nos. 239pt, T.S.55/3, 57/4, Ward D, Block 30, new door no; 52, Goubert Avenue, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the committee and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from SP(traffic), Police department, INTACH, PCZMA & after submission of structural design basis report.

Any other matter with the permission of the Chairman**Item No;1. Purchase of Xerox Machine:**

The proposal for purchase of new Photo-copier Machine for PPA office was approved by the Committee.



**CHAIRMAN
PUDUCHERRY PLANNING AUTHORITY
PUDUCHERRY.**

