

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

Minutes of the Puducherry Planning Authority Meeting held on 05.11.2015 at 3.00 P.M. in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

1.	Thiru. S. Ramesh, Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru. S. Ragunathan, The Chief Town Planner, Town and Country Planning Department, Puducherry.	:	Member
3.	Thiru. S. Badrinarayanan, Assistart Engineer, Boomianpet, Electricity Department, Puducherry. (Representing SE – III, Electricity Department, Puducherry)	:	Member
4.	Thiru.B. Pajaniappane, Assistart Engineer, Public Works Department, Puducherry (Representing Superintending Engineer, Circle I, PWD, Puducherry).	:	Member
5.	Thiru. S. Manogaran, Station Fire Officer, Fire Service Department, Puducherry, (Representing Divisional Fire Officer, FSD, Puducherry).	:	Member
6.	Thiru. M. Murugaiyan, Inspector of Police, (Representing SP (Traffic), Police Department, Puducherry).	:	Member
7.	Thiru. K. S. Sathiamurthy Junior Engineer, Public Health Division, PWD, Puducherry (Representing Executive Engineer, Public Health Division, PWD, Puducherry).	:	Member
8.	Thiru. S. Ganessin, Officer on Special Duty, Department of Collegiate Education, (Representing Director, Collegiate Education, Puducherry).	:	Member
9.	Tmt. G. Ellammal, Junior Engineer, Oulgaret Municipality, Puducherry (Representing Commissioner, Oulgaret Municipality).	:	Member
10.	Thiru. V. Ayanar, Deputy Surveyor, Puducherry Municipality, Puducherry (Representing Commissioner, Puducherry Municipality).	:	Member
11.	Thiru.J. Raguraman, Junior Engineer, Ariyankuppam Commune Panchayat, Puducherry. (Representing Commissioner, Ariyankuppam Commune Panchayat).	:	Member
12.	Thiru. R. Thamizharasan, Assistant Engineer, Bahour Commune Panchayat, Puducherry. (Representing Commissioner, Bahour Commune Panchayat).	:	Member
13.	Thiru. J. Manicassamy, Junior Engineer, Nettapakkam Commune Panchayat, Puducherry. (Representing Commissioner, Nettapakkam Commune Panchayat).	:	Member
14.	Thiru.V.Vidjea Nehru, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary.

AGENDA NO: 1

Follow up actions taken on the previous meeting dated: 25.09.2015.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 25.09.2015 were communicated to all members. The follow up action taken on the minutes of the above meeting was apprised to the members of the Puducherry Planning Authority.

The Committee reviewed the pendency of the NOCs /Clearances from the line Departments. It was decided by the Puducherry Planning Authority to take up the pending matter with the Line Departments to issue NOCs/Clearances within 15 days from the date of receipt of the communications from Puducherry Planning Authority. It was also decided to have a separate meeting with all the Head of office of the line Departments to speed up the issue of NOCs/Clearances and to sort out the difficulties faced by the line Departments in issuing the NOCs/ Clearances within the stipulated time.

AGENDA NO: 2

BUILDING PLAN APPLICATIONS

The following applications for building plan approval were examined and decided as below:-

CASE NO.1

File No & Date: 1901/27.10.2015

The proposal of **Tmt. D. Catherine, W/o. Spurgeon Gnanamuthu**, for proposed construction of three storeyed residential flats building with stilt floor [6 Du's] at R.S. No.85/1, Plot No.99 & 100 3rd Cross Street, Ragiv Nagar, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry. was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearance/NOCs from the Fire Service Department, Public Health Division, PWD, and Oulgaret Municipality on payment of infrastructure development charges.

CASE NO.2

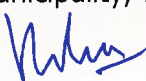
File No & Date: 1848/15.10.2015

The proposal of **Tmt. Nasrin Jessilla, W/o. Mohamad Rafik**, for proposed construction of three Storeyed Residential Building with stilt floor [5DU's] at R.S. No.89/13, Plot No.13pt (E), New Door No.21, Old Door No.13A, 1st Cross Street, Kamban Nagar, Reddiarpalayam Revenue Village Oulgaret Municipality, Puducherry. was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearance from the Fire service Department.

CASE NO.3

File No & Date: 1931/30.10.2015

The proposal of the **Secretary, Pope John Paul II College of Education**, Reddiarpalayam, Puducherry 605 010, for proposed additional construction of third floor over the existing three storeyed Main Building (Block – A) in the premises of Pope John Paul II College of Education. at R.S. No.79pt, Villianur Main Road, Reddiarpalayam Revenue Village Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority and the



proposal was agreed in principle subject to condition that permit shall be issued after compounding the offence of unauthorized construction of 3rd floor and setback violations and after obtaining clearances / NOCs from the Fire Service Department, Public Health Division, PWD, National Highways Division, PWD and submission of Structural Design Basis Report and Stability Certificate.

CASE NO.4

File No & Date: 1802/27.10.2015

The proposal of **Tmt. M.Viroutambigue Ammalle, W/o. S.Manohar**, for proposed additional construction of second floor residential building over the existing two storeyed residential building. at R.S. No.173/1, Plot No.65, 2nd Cross Street, Diamond Nagar, Moolakulam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that permit shall be issued after compounding setback violations and after submission of Structural Design Basis Report and Stability Certificate.

Case No:5

File No & Date: 1347 & 24.07.15

This proposal of **the Executive Engineer, Buildings and Road (North) Division, Puducherry** is for the construction of three storied Civil Station building for Bharathiar Palkalaikoodam at R.S.No. 41/1, Cuddalore Main Road, Ariyankuppam, Ariyankuppam Revenue Village, Ariyankuppam Commune, Puducherry, was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that permit shall be issued after obtaining the revised plan showing boundary and setback dimensions with minimum requirement for the proposed civil station building and fire escape staircase shall be provided.

Case No: 6

File No & Date: 1851, 15.10.2015

The proposal of **Tmt.R.Jayalakshmi, 78yh**W/o. Thiru. Rajagopalan is for construction of three storied Hospital building at R.S.No. 93/10pt, Sudalai Street, Manavelly Revenue village, Ariyankuppam Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearance from Town & Country Planning Department for land use conversion and Clearances / NOCs from the Electricity Department, Fire Service department, Public Health Division, PWD, Puducherry Pollution Control Committee, Superintendent of Police (Traffic), Department of Health and Family Welfare Services.

CASE NO: 7

File No & Date: 1416 & 07.08.2015

The proposal of **Sr.Metilda George-1, Sr.Clara Savarimuthu-2, Sr.Karna Xavier-3** is for construction of three storied residential building for M/s.Grace and Compassion Trust at R.S.No.49/1A/7pt, Plot No. 45 & 46, Sridharan Nagar, Ariyankuppam Revenue Village, Ariyankuppam Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that permit shall be issued after obtaining Clearances/NOCs from the Electricity Department, Fire Service department and Public Health Division, PWD and NOC from the Ariyankuppam Commune Panchayat on payment of infrastructure development charges.

CASE NO: 8**File No & Date: 1848 & 16.10.2014**

The proposal of **Tmt.M. Rajalakshmi** is for construction of three storied commercial cum residential building after demolishing the existing two storied building at R.S.No. 180/25, Door No. 132, Lawspet Main Road, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that permit shall be issued after obtaining Clearances/NOCs from the Electricity Department, Fire Service department and Public Health Division, PWD, Puducherry and after submission of Structural Design Basis Report.

CASE NO:9**File No & Date: 1545, 31.8.2015**

The revised proposal of **Thiru. K.A. Shenbakarajan** is for the construction of beach resort building at R.S.No.144, Pillaiyarkuppam Revenue Village, Ariyankuppam Commune, Puducherry, was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that permit shall be issued after obtaining fresh Clearances / NOCs from Puducherry Pollution Control Committee, Puducherry Coastal Zone Management Authority and Puducherry State Ground Water Authority and after submission of Structural Design Basis Report.

CASE NO: 10**File No & Date: 1161/18.06.2014**

The proposal of **Mrs. Adiparameswary** is to construct a three storeyed residential flats -cum- Commercial building (11DU & 1Shop) with stilt floor at R.S.No.271/4B, Thindivanam to Puducherry main road, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry, was examined by the Puducherry Planning Authority. The proposal was 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. and N.H. Division, P.W.D., Puducherry and after submission of Structural Design Basis Report.

CASE NO: 11**File No & Date: 547/23.03.2015**

The proposal of **Thiru. G. Nehru @ Kuppusamy & others**, is to construct a four storeyed commercial (Office) building with stilt floor after demolishing the existing four storeyed Madras Terraced roof commercial building (Lodge) at R.S.No.239pt, T.S.No.164, Ward-C, Block 13, New Door No. 29 & 31, Old Door No. 25 & 27, Rangapillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry, was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance from the Fire Service Department, Electricity Department, Superintendent of Police (Traffic) and Public Health Division, P.W.D., Puducherry and after submission of Structural Design Basis Report.



CASE NO: 12**File No & Date: 480 & 11.03.2015**

The proposal of **Tmt. K.Kalaiselvi**, is to construct a of three Storeyed Residential building (2 Dwelling Units) at R.S.No.228/4pt, Plot No. 17, 12th Cross – B - Street, Krishna Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry, was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that the building permit shall be issued after obtaining NOC from Oulgaret Municipality on payment of infrastructure development charges and after submission of Structural Design Basis Report.

Case No:13**File No & Date: 1572 & 03.09.2015**

The proposal of **Thiru. K. Shanmugam**, for construction of Four Storeyed Residential flats / Apartment building (20 DUs) with stilt floor at R.S. No. 331/7A, Narayanadoss Street, Kamaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances / NOCs from Fire Service Department, Electricity Department, Public Health Division / Public Works Department, Puducherry and after submission of Structural Design Basis Report.

Case No:14**File No & Date: 1870, 20.10.2015**

The proposal of the **Thiru. G. Ramaraju, S/o. T.R. Gopalasamy, P/A. of Sengouttouvane Rassa**, for construction of Three Storeyed Residential building (1 Dwelling unit) with stilt floor after dismantling the existing old two storeyed building at R.S. No. 239pt, T.S.No.59,Ward-D,Block No.16, New Door No. 415, Old Door No. 173, Mahathma Ghandhi Road, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report.

Case No:15**File No & Date: 1773, 06.10.2015**

The proposal of **Tmt. N. Varalakshmi**, for construction of three Storeyed Residential (2 dwelling units) Cum Commercial (office) building with stilt floor – (Revised Plan) at R.S. No. 13/2Apt, T.S.No.2/12 ,Ward-H, Block No. 11, Plot No. 4, 4th Cross Street, Anna Nagar (East), Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report & after compounding the offences viz. excess FAR, setback violation & unauthorized deviation.

Case No:16**File No & Date: 1927, 30.10.2015**

The proposal of **Tmt. K. Yamini**, for construction of three storeyed residential (5 DUs) cum commercial (consulting office) building with stilt floor at R.S.No.6/4pt, T.S.No.25/7A, Ward-H, Block No.2, Plot No. 65, 14th Cross, Anna Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances /NOCs from Fire Service Department, Electricity Department & Puducherry Municipality and after submission of Structural Design Basis Report.




Case No: 17**File No & Date: 1571, 03.09.2015**

The proposal of **Thiru. K. Shanmugam**, for construction of Five Storeyed Commercial building (Shops-10Nos.) with Stilt floor at R.S. No. 339/9A, Kamarajar Salai, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOCs from Fire Service Department, Electricity Department, Public Health Division / P.W.D, Deputy Inspector General of Police, Puducherry and after submission of Structural Design Basis Report.

Case No:18**File No & Date: 1343, 27.07.2015**

The proposal of **Thiru. B. Arumugam**, is to construct a three storeyed residential building (Three Dwelling Units) at R.S.No.231/2pt, T.S.No.20/2, Ward-O, Block No.4, Plot No.45, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry. The proposal was examined by the Puducherry Planning Authority and after detailed deliberations agreed in principle, considering the frontage of the site, subject to condition that the building permit shall be issued after obtaining NOC from the Puducherry Municipality and after submission of Structural Design Basis Report.

Case No:19**File No & Date 2447 /06.04.2015**

The proposal of **THE EXECUTIVE ENGINEER**, Puducherry Housing Board, is to construct four storeyed composite residential buildings (LIG, MIG & HIG flats) at R.S.No. 75/3pt, T.S.No. 48pt, Ward 'B', Block No.14, adjacent to existing Distilleries Staff Quarters, VOC Nagar, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry, was examined by the Puducherry Planning Authority after detailed deliberations, the Puducherry Planning Authority decided to defer the proposal and to place the proposal in the next meeting for taking a decision.

CASE NO: 20**File No & Date: 1721/28.09.2015**

The revised proposal of **Tmt. P. Santha**, W/o. Thiru. K. Parthasarathy, Power Agent of Thiru. K.Anbanandam and Tmt. Rani is to construct a three storeyed Residential flats building with Stilt Floor (6 Dwelling Units) at R.S.No.137/8pt, Plot No.6,7 & 8pt, Thillaikannu Amma Street, P.T Palani Raja Udayar Nagar Extn., Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that the building permit shall be issued after shifting the front row of columns erected on the Southern side to maintain the minimum required front setback of 3.00m as per norms and after submission of Structural Design Basis Report after compounding the rear and side setback deviation. However, the Puducherry Planning Authority should ensure the removal of front row columns on the Southern side to maintain front set back of 3.0m, before issue of building permit.



CASE NO: 21**File No & Date: 1688 & 22.09.2015**

The proposal of **1. Tmt. Ilavati Nanubhai Patel, 2. Thiru. Chaitanya Swain**, for construction of five Storeyed Residential building (5 DUs) at R.S. No. 239pt, T.S.No. 23/1, Ward-C, Block No.14, Door No. 51, Vysial Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances /NOCs from Fire Service Department, INTACH, Puducherry and after submission of Structural Design Basis Report.

CASE NO: 22**File No & Date: 1722 & 28.9.2015**

The proposal of **Thiru. N. Karthikeyan**, for construction of Four Storeyed Residential flats building (8 DUs) with Stilt floor at R.S. No. 103/2, T.S. No. 8, Ward-G, Block No. 17, New Door No. 11, (Old Door No. 48), 1st Main Road, Ilango Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposed was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOCs from Fire Service Department, Electricity Department, Public Health Division / P.W.D, Puducherry and after submission of Structural Design Basis Report.

CASE NO:23**File No & Date: 579, 26.3.2015**

The proposal of **Thiru. K. Arulanandan**, for construction of five storeyed residential flats building (30 DUs) with stilt floor after dismantling the existing two storeyed residential building at R.S.No.232/20pt, 21pt, T.S.No. 68 & 69, Ward-O, Block No.3, Sri Lakshmi Street, Murungapakkam, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle, subject to condition that permit shall be issued after obtaining clearances/NOCs from Fire Service Department, Electricity Department & Public Health Division, PWD and after submission of Structural Design Basis Report.

AGENDA NO:3

Application seeking Planning Permission for the erection of Mobile Telecommunication Towers in Puducherry Region and Writ Petitions filed by various Service / Infrastructure providers in connection with issue of planning permission for Mobile Telecommunication Towers vide W.P. Nos. 31360, 31361,31706,31707 & 30767 of 2013 and W.P. Nos. 7408 & 7409 of 2014 before the High Court of Judicature at Madras, were appraised to the Puducherry Planning Authority. After detailed deliberations the Puducherry Planning Authority directed the Member Secretary to process the applications received from M/s. Reliance Jio Infocomm Limited for issue of planning permission for erection of 48 towers in various location of Puducherry Region in respect of 4G service, wherein no court case is involved as per the provisions of Puducherry Building Bye Laws and Zoning Regulations 2012. PPA also decided to consider the proposal received for erection of Tower over the existing building with the following conditions:-

- 1) Grant of permission for erection of tower over existing building should not be construed that the building is approved.




- 2) The company should submit a notarized affidavit / undertaking for removal of towers at their own expenses, if any action is taken against the building by PPA.

AGENDA NO: 4

Establishment Matter:-

Item No:1

The engagement of consultant for Establishment works on short term contract basis:-

The engagement of consultant Tmt. Surya Praba Prakash, Retried Junior Account Officer from Government of Puducherry for handling establishment works particularly direct recruitment and promotion matters etc. with effect from 28.10.2015 on short term contract basis for a period of three months or ceases therefore, whichever is earlier with remuneration of Rs. 23,000/- per month was ratified by the Puducherry Planning Authority.


Item No:2

The proposal of providing modular work station office in Puducherry Planning Authority for the newly created post for establishing an Enforcement Cell in Puducherry Planning Authority was discussed in the Puducherry Planning Authority meeting and the same was agreed in principle. The Member Secretary, Puducherry Planning Authority was advised to issue work order to the appropriate firm, following the procedures being adopted by the Government.

Item No: 3

The proposal of entrusting construction work of third floor over the existing three storeyed office building of Puducherry Planning Authority at Jawahar Nagar, Puducherry to Building Centre, Villianur was discussed in the Puducherry Planning Authority meeting. The proposal was agreed in principle by Puducherry Planning Authority for issuing work order to Building Centre, Villianur, Puducherry.

Finally, the meeting concluded with vote of thanks by the Chairman, PPA.



(S.RAMESH)

CHAIRMAN,
PUDUCHERRY PLANNING AUTHORITY,
PUDUCHERRY.