

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

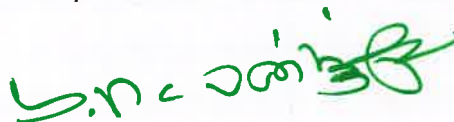
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**Minutes of the Puducherry Planning Authority Meeting held at 11.30 A.M on 10.01.2019**

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

The following were present:-

	Thiru. T.Djeamourthy,	<b>Chairman</b>
1	Chairman, Puducherry Planning Authority, Puducherry.	
	Thiru. V. Vidjea Nehru, Junior Town Planner	Member
2	(Representing The Chief Town Planner, Town & Country Planning Department Puducherry).	
	Thiru. G.Jayaraj, Junior Engineer, Special Buildings Division -I	Member
3	(Representing The Superintending Engineer Circle -I, PWD, Puducherry).	
	The Executive Engineer,	Member
4	Irrigation Division, PWD, Puducherry	
	Thiru. N. Srinivasa Rao, Scientific officer,	Member
5	(Representing Member Secretary, Puducherry Pollution Control Committee, Puducherry)	
	Tmt.Dr.K.Thilagam, Chief Medical Officer,	Member
6	(Representing the Deputy Director, Public health Department, Puducherry)	
	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer	Member
7	(Representing Divisional Fire officer, Fire Service Department, Puducherry).	
	Thiru. C. Umesh Chandra, Assistant Engineer,	Member
8	(Representing SE-III, Electricity Department, Puducherry).	
	The Hydrogeologist, SGWU	Member
9	Agriculture Department, Puducherry,	
	The Executive Engineer,	Member
10	National Highway Division, PWD, Puducherry.	
	Thiru. R. Cannane, Junior Engineer,	Member
11	(Representing Executive Engineer, Public Health Division, PWD, Puducherry).	
	Tmt. G. Ellammal, Assistant Engineer,	Member
12	(Representing The Commissioner, Oulgaret Municipality, Puducherry).	
	Thiru. Karuthayan, Assistant Engineer	Member
13	(Representing The Commissioner, Nettapakkan Commune, Puducherry).	
	Thiru. R. Thirunavukkarasu	Member
14	(Representing The Commissioner, Villianur Commune , Puducherry).	
	Thiru.P.Nagaradjou, Assistant Engineer,	
15	(Representing The Commissioner, Manadipet Commune, Puducherry)	Member
	Thiru.Shanmugasundaram, Junior Engineer,	
16	(Representing The Commissioner, Bahour Commune , Puducherry).	Member
	Thiru. R. Youvaraj, Assistant Engineer,	
17	(Representing The Commissioner, Ariyankuppam Commune, Puducherry)	Member
	Thiru.S.Sekaran, Executive Engineer,	Member
18	(Representing The Commissioner, Puducherry Municipality, Puducherry)	
	The Member Secretary,	Member
19	Puducherry Planning Authority, Puducherry.	Secretary



## AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 03.12.2018.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 03.12.2018 were communicated to all members and the same was confirmed, wherein it was also apprised that the date of the meeting was written as 30.08.2018 instead of 3.12.2018. Therefore, the same may be read as 3.12.2018.

## AGENDA NO: 2

Item No.1 Building Plan Applications;

### CASE NO:1

**File No. & Date: 1604 & 02.07.2018**

The proposal of **The Deputy Director, Sports & Youth Services, Directorate of School Education**, Govt. of Puducherry, Puducherry for construction of Multipurpose Indoor Hall at R.S.No.93/6pt, Lawspet, Karuvadikuppam 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 imposing condition to obtain clearances/NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Airport Authority of India and Oulgaret Municipality, Puducherry.

### CASE NO: 2

**File No & Date: 5718/26.10.2018**

The proposal of **Thiru. Pannirselvam**, for construction of three storeyed residential flats building (4 dwelling units) at R.S. No.226/6/A/1/A, Plot No.10, 1<sup>st</sup> Cross Street, Sokkalingam Vinayagar Nagar, Sokkanathanpet, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining NOC from Oulgaret Municipality on payment road development charges.

### CASE NO:3

**File No. & Date 5758 & 31.10.2018**

The proposal of **Tmt. M. Valarmadi**, for construction of three storeyed residential building (3 Dwelling units) at R.S.No.93/3A, Plot No.8, Raja Annamalai Nagar, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining clearance /NOC from Oulgaret Municipality on payment road development charges and after submission of Structural Design Basis Report & Design Details.

### CASE NO:4

**File No. & Date 6104 & 13.12.2018**

The proposal of **Tmt. K. Vinitha**, for construction of three storeyed residential building (1 Dwelling unit) with stilt floor at R.S.No.157/3, V.M. Garden Extension, 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 clearance /NOC from Oulgaret Municipality on payment road development charges and after submission of Structural Design Basis Report & Design Details.

**CASE NO:5****File No. & Date: 6017 & 03.12.2018**

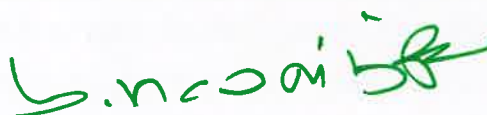
The proposal of **Thiru. M.K. Rajagopalan, Chairman, of Sri Balaji Educational and Charitable Public Trust**, Lease holder of the land bearing R.S.No.72/2,3,4,5,6,7,8,9, R.S.No.64/1, 64/2, Pinnatchikuppam Road, Pillaiyarkuppam, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry for construction of seven storeyed New Research Educational Building with stilt floor was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC's from the Fire Service Department, Electricity Department, Public Health Division, Legal Opinion from Legal Counsel, State Ground Water Authority & Soil Conservation, Irrigation Division, PWD, SP (Traffic), Bahour Commune Panchayat, Education Department, Puducherry and after submission of Structural Design Basis Report & design details. Further, the applicant is directed to obtain necessary consent from the lessor for the construction of Seven Storeyed Building with Stilt floor at the above land and to submit the corrected plan as per the actual site condition/FMB sketch.

**CASE NO:6****File No & Date: 1547 & 25.06.2018**

The proposal of **Tmt. N. Krishnaveni** for construction of two storeyed residential building at R.S.No. 33/3C, Plot No.A1, Reddiarpalayam Revenue Village (Aruthra Nagar), Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. Considering the location, size & extent of the layout and road width abutting the site, the proposal was agreed in principle subject to condition that permit shall be issued after handing over of applicant land to an extent of 5' x 25' in front of her plot as road portion to the Oulgaret Municipality and after obtaining necessary NOC from Oulgaret Municipality on payment of road development charges.

**CASE NO:7****File No. & Date: 6048 & 6.12.2018**

The proposal of **Thiru. E. Kuppusamy & Tmt. Girija** for construction of three storeyed Hotel building (Guest Room -12 Nos. & Restaurant) with stilt floor at R.S.No.239pt, T.S.No.41, Ward -C, Block No.8, Door No.113, 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/NOC's from the Fire Service Department, Electricity Department, State Ground Water Authority & Soil Conservation, Legal opinion from Legal Counsel, Puducherry Pollution Control Committee, Public Health Division/PWD, SP (Traffic), Puducherry and after submission of Structural Design Basis Report & design details.

**CASE NO:8****File No. & Date: 5771 & 31.10.2018**

The proposal of **Tmt. Kouchurani Francis** for construction of three storeyed commercial building (Guest Room -3 Nos.) with stilt floor at R.S.No.239pt, T.S.No.156, Ward -C, Block No.14, Door No.108, Junction of Mission Street & Ambalathadaiyar Madam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Legal opinion from Legal Counsel/PPA, SP (Traffic), Puducherry and after submission of Structural Design Basis Report & design details.

**CASE NO:9****File No. & Date: 5852 & 14.11.2018**

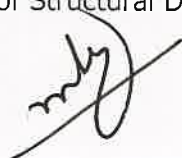
The proposal of **Thiru. T. Sivakumar** for construction of four storeyed residential cum commercial building (office & 2 Dwelling units.) with stilt floor at R.S.No.36/20pt, T.S.No.121, 122, 123, 124, 125, Ward -A, Block No.20, Kattamanikuppam Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Legal opinion from Legal Counsel/PPA, PCZMA, Puducherry and after submission of Structural Design Basis Report & Design Details.

**CASE NO:10****File No. & Date: 2336 & 23.11.2017**

The proposal of **The Managing Trustee, M/s. Matru Karmadhara Trust** for construction of four storeyed residential building (1Dwelling unit.) Block -II & Revised plan for four storeyed building (30 Guest Rooms) at R.S.No.82/1, 82/12pt, T.S.No.60, 96, Ward -B, Block No.15, Mariamman 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/NOC from the Fire Service Department, Electricity Department, Legal opinion from Legal Counsel/PPA, Survey and Land Records, Public Health Division, SP (Traffic), PCZMA and after submission of Structural Design Basis Report & design details.

**CASE NO:11****File No. & Date:129 & 22.01.2018**

The proposal of **Thiru. P. Sathynarayanan** for construction of four storeyed commercial building (4 Shops) with stilt floor at R.S.No.239pt, T.S.No.108, Ward -C, Block No.6, Door No.266, Ambalathadaiyar Madam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Electricity Department, Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details.





**CASE NO:12****File No. & Date: 1483 & 20.07.2018**

The proposal of **Thiru. R. Anandan guardian representing Tmt. Arthi** for construction of three storeyed commercial cum residential building (office & 4 Dwelling units) with stilt floor at R.S.No.239pt, Old Door No.28, New Door No.34, T.S.No.108, Ward -C, Block No.15, Aravindar Street, (Sengundar 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 clearance/NOC from the Fire Service Department, Legal opinion from Legal counsel and after submission of Structural Design Basis Report & Design Details.

**CASE NO:13****File No. & Date: 551 & 15.03..2018**

The proposal of **Tmt.S.Malarvizhi** for construction of three storeyed residential flats building (8 Dwelling units) with stilt floor at R.S.No.92/4, 92/24, 5<sup>th</sup> 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 clearance/NOC from the Fire Service Department, Electricity Department, Legal opinion from Legal counsel, Public Health Division/PWD and after submission of Structural Design Basis Report & Design Details.

**CASE NO:14****File No. & Date: 3049 & 20.08.2018**

The proposal of **M/s. SCM Clothes (P) Ltd., represented by its Director Thiru.K.S.Veeramani** for construction of seven storeyed commercial building (shops) with double basement floor for M/s. SCM Clothes (P) Ltd. -Revised Plan at R.S.No.152/3pt, T.S.No.3, 4, 5, 6 &7, Ward-I, Block No.2, Junction of Sangoli Koil Street & Mariamalai Adigal Salai, Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. The proposal was 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 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 4<sup>th</sup> 5<sup>th</sup> and 6<sup>th</sup> 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 (4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> 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.*

Further, the Member Secretary has apprised that the 4th, 5th & 6th floor of the building has already been sealed on 01.12.2018 by affixing necessary sealing notices on the walls of the building and the Authority has also served a show cause notice to the building owner on 17.12.2018 for not maintaining the status quo as per the directions of the Town and Country Planning Board.

In the meantime, Authority has also received a representation from Thiru.Sheik 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 1057sq.m 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. And regarding the representation, the Member Secretary has stated 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 1057.sqm 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 and the same was also confirmed during the previous approval from the Department of Survey and Land Records, vide No. 946/DSL/ADOS/2018, dated;3.05.2018. The petitioner Thiru.Shiek Ibrahim has also given a representation to The Secretary (Town Planning) regarding the forged document vide dated;14.12.2018.

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.

#### **CASE NO:15**

**File No & Date: 2803/09.08.2018**

The proposal of **Tvl. 1. Rathilal Patel, 2. Mohanlal Patel, 3. Nareshilal Patel, 4. H. purushothaman, 5. Manbai Patel, 6. Manjula & 7. M. Santha**, seeking approval for construction of four blocks of two storeyed residential building with stilt floor (four dwelling units) (block-I, Block-II, Block-III & Block-IV) at R.S. No.32/2pt., T.S. No. 3/1/C/1/B, 3/1/B/1/C, 3/1/B/1/B & 3/1/B/1/A, Ward:K, Block No.2, Jon Paul Nagar(North), Bye Pass road, Olandai Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority committee. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report & Design Details.

#### **CASE NO:16**

**File No. & Date: 5704 & 25.10.2018**

The proposal of **Tmt. M. Anjalai Devi** for construction of four storeyed residential building (3 Dwelling units) at R.S.No.97/18, Door No.8, T.S.No.28, Ward-G, Block No.15, Guber Street, 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 Legal opinion from Legal Counsel/PPA and after submission of Structural Design Basis Report & design details.

Any other Item with the permission of Chairman

Item No:1

Extension of Engagement of Thiru.R.Soundarajan, Advocate as Legal Advisor in Puducherry Planning Authority.

The proposal for the extension of Thiru.R.Soundarajan, Advocate as Legal advisor, in Puducherry Planning Authority for further one year was examined and agreed to extent till 31.12.2019, with remuneration as decided earlier.

The Chairman thanked the members for attending the meeting.

  
Member Secretary  
Puducherry Planning Authority

  
Chairman  
Puducherry Planning Authority

