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

Minutes of the Meeting 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 for Puducherry Planning Area -2036.

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 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.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, 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 utilised 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 proposals under process with Puducherry Planning Authority, wherein clearance already obtained from Irrigation Div, P.W.D./Local bodies, buffer may be marked in building plan and condition imposed in building permit. Also, a copy of building permit may be marked to Irrigation Div, P.W.D./Local bodies.

The Chairman, Puducherry Planning Authority thanked the officials for attending the meeting.


Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority

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JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY**

Minutes of the Meeting 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.

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)
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Nettapakkam Commune Panchayat, Puducherry.
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(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 has apprised, 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 Chairman, Puducherry Planning Authority thanked the officials for attending the meeting.



Member Secretary
Puducherry Planning Authority



Chairman
Puducherry Planning Authority

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

Minutes of the Meeting 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.

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 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 Chairman, Puducherry Planning Authority thanked the officials for attending the meeting.



Member Secretary
Puducherry Planning Authority



Chairman
Puducherry Planning Authority

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

**Minutes of the Meeting 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.**

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
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(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 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.

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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 a proposal may be submitted to the 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 Chairman, Puducherry Planning Authority thanked the officials for attending the meeting.


Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority



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