

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

**Minutes of the Puducherry Planning Authority Meeting held on 12<sup>th</sup> December 2014 at 2.30. P.M. in the Meeting Hall of Puducherry Housing Board, Puducherry.**

The following were present.

|     |                                                                                                                                                        |   |          |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------|
| 1.  | Thiru. S. Ramesh<br>Chairman, Puducherry Planning Authority,<br>Puducherry.                                                                            | : | Chairman |
| 2.  | Thiru. S. Ragunathan, Chief Town Planner,<br>Town and Country Planning Department,<br>Puducherry.                                                      | : | Member   |
| 3.  | Thiru. Dr. A. Ramamurti,<br>Director, Agriculture Department , Puducherry.                                                                             | : | Member   |
| 4.  | The Director,<br>Department of Science and Technology &<br>Environment / Puducherry Pollution Control ,<br>Puducherry.                                 | : | Member   |
| 5.  | Thiru. S. Carthigeyane, Assistant Engineer-<br>(Representing the Superintending Engineer,<br>Circle-I), PWD, Puducherry.                               | : | Member   |
| 6.  | Thiru. T. Gopalakrishnan, Executive Engineer – IV,<br>(Representing the Superintending Engineer – III),<br>Electricity Department, Puducherry.         | : | Member   |
| 7.  | Thiru. A. Suresh, Station Officer – (Representing<br>the Divisional Fire Officer), Puducherry.                                                         | : | Member   |
| 8.  | Thiru. S. Sammantham, Assistant Engineer, NH<br>Division (Representing Executive Engineer, N.H.<br>Division), Public Works Department, Puducherry.     | : | Member   |
| 9.  | Thiru. J.Kalidasan, Assistant Engineer, (Planning),<br>(Representing Executive Engineer, Irrigation<br>Division), Public Works Department, Puducherry. | : | Member   |
| 10. | Thiru. M. Murugaiyan, Inspector,<br>(Representing Superintendent of Police (Traffic),<br>Police Department, Puducherry.                                | : | Member   |
| 11. | Thiru. S. Manohar,<br>Hydrogeologist - I, SGWU, Agriculture Department,<br>Puducherry.                                                                 | : | Member   |
| 12. | Thiru. V. Mohandass, Assistant Engineer,<br>Commissioner, Puducherry Municipality, Puducherry                                                          | : | Member   |
| 13. | Thiru. Subramaneeswara Rao,<br>Commissioner, Oulgaret Municipality, Puducherry                                                                         | : | Member   |
| 14. | Thiru. P. Parimalarangan,<br>Commissioner, Ariyankuppam Commune Panchayat,<br>Puducherry                                                               | : | Member   |
| 15. | Thiru. R.Thamizharasan, Assistant Engineer,<br>(Representing the Commissioner, Bahour<br>Commune Panchayat), Puducherry                                | : | Member   |
| 16. | Thiru. P.Nagarajan, Assistant Engineer,<br>(Representing the The Commissioner, Villianur<br>Commune Panchayat), Puducherry                             | : | Member   |
| 17. | Thiru. K.Karuthayan, Assistant Engineer,<br>(Representing the Commissioner, Nettapakkam<br>Commune Panchayat), Puducherry                              | : | Member   |

|     |                                                                                                               |   |                   |
|-----|---------------------------------------------------------------------------------------------------------------|---|-------------------|
| 18. | Thiru. Sandane, Junior Engineer (Representing the The Commissioner, Mannadipet Commune Panchayat), Puducherry | : | Member            |
| 19. | Thiru R. Parthasarathy, Joint Director(SE) (Representing the Director of School Education), Puducherry).      | : | Special Invitee   |
| 20. | Thiru. S. Ramani, Assistant Engineer, (Representing Executive Engineer, PHD), PWD, Puducherry                 | : | Special Invitee   |
| 21. | Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.                         | : | Member Secretary. |

The Member Secretary, Puducherry Planning Authority welcomed the Chairman and Members of the Puducherry Planning Authority and briefed about the agenda. Thereafter, each of the agenda items were taken up for discussion.

#### **AGENDA NO: 1**

#### **FOLLOW UP ACTIONS TAKEN ON THE PREVIOUS MEETINGS**

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the PPA Meeting held on 21<sup>st</sup> May 2014, 5<sup>th</sup> June 2014 and 3<sup>rd</sup> September 2014 were communicated to all members. The follow up actions taken on the minutes of the above three PPA Meetings were apprised to the members.

#### **AGENDA NO: 2**

#### **BUILDING PLAN APPLICATIONS**

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

#### **CASE NO.1**

The Proposal of **Thiru. A.M.PRASAD**, is to construct a seven storeyed residential flats building (Revised Approval) at R.S.No. 21/3, Embalam Road, Karikalampakkam Revenue Village, Nettapakkam Commune Panchayat, Puducherry. This proposal was examined by the Puducherry Planning Authority and the Member Secretary was directed to inspect the site and to report to the PPA in its next Meeting.

#### **CASE NO.2**

The Proposal of **The Director, Directorate of Social Welfare**, is to construct a three storied building (Home for Aged and Infirm) at R.S.No.195/5A, Villianur Bye-pass, Villianur Revenue Village, Villianur Commune, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle. The Member Secretary was directed to issue **schematic plan approval** stipulating a condition in addition to the general conditions that NOCs from the Electricity Department, Fire Service Department and Public Health Division, PWD, National Highways Division, PWD have to be obtained before commencement of work at site.

**CASE NO.3**

The Proposal of **Thiru.Amar H.Davey** represented by Power Agent **Thiru.E.Ariganan**, is to construct a five Storeyed Residential Flats Building with Stilt Floor [15DU's] after dismantling the existing Building at R.S. No.151/8,9, Plot No.34, 35, Jayaram Garden's [near Bharathi Nagar], Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD, Irrigation Division, PWD, Oulgaret Municipality on collection of infrastructure development charges.

**CASE NO.4**

The Proposal of **Thiru.G.Ragu**, is to construct a three storeyed residential building (3DU's) at R.S.No.124/2, Plot No.93, Ramanar Street, Anandha Nagar, Lawspet, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining NOC from Airport Authority of India and Oulgaret Municipality on collection of infrastructure development charges and after submission of Structural Design Basis Report, and a condition may be imposed in the building permit that existing water / electricity service connections should be disconnected after getting necessary NOCs from Public Health Division, PWD / Electricity Department before commencement of construction work.

**CASE NO.5**

The Proposal of **Tmt.S.Malarvizhi**, is to construct a four Storeyed Residential Flats Building with Stilt Floor [8DU's] at R.S. No.126/2/A/1/A/3, Plot No.40, 7<sup>th</sup> Main road, Mahaveer Nagar, Karuvadikuppam, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining NOC from the Fire Service Department, Electricity Department, Public Health Division, P.W.D, and Oulgaret Municipality on payment of infrastructure development charges.

**CASE NO.6**

The Proposal of **Tmt. N.KRISHNAVENI**, is to construct a Three Storeyed Residential Building at R.S.No.225/2/A/1, 225/1, Plot No.41, Vignesh Street, Dhatchanamoorthy Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining opinion of legal counsel regarding title of site and NOC from the Oulgaret Municipality on payment of infrastructure development charges .

**CASE NO.7**

The Proposal of **Tmt. S. MANICAVALLY**, is to construct a Three Storeyed Residential Building at R.S.No.161/2, Plot No. 21, 22pt, Natesan Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining NOC from the Oulgaret Municipality on payment of infrastructure development charges .

**CASE NO.8**

The Proposal of **Thiru. C.SITTARAMANE**, is to construct a Four Storeyed Commercial Building with Basement Floor at R.S.No.7/1, Koundanpalayam, Reddiarpalayam Revenue village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance/NOC from Fire Service Department.

**CASE NO.9**

The Proposal of **Thiru. V. PICHAI CHETTIAR**, is to construct a Three Storeyed Residential Building at R.S.No.208/1 & 208/8A, Plot No.1& 2pt(E), 4<sup>th</sup> Cross Street, Balaji Nagar, Oulgaret Revenue village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance/ NOC from the Oulgaret Municipality on payment of infrastructure development charges.

**CASE NO.10**

The Proposal of **M/S VAISHALI CONSTRUCTIONS**, Prop. S. Srinivasan and 5 others, is to construct a Four storeyed residential Flats building with stilt floor at R.S.No. 200/1/E/3 & 200/1/E/2, Plot No. 45, 46, 47, 48, 49, Main Road, Ganapathy Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, Public Health Division (PWD), and Oulgaret Municipality on payment of infrastructure development charges .

**CASE NO.11**

The Proposal of **Thiru. Ashok Anand**, is to Construct a four storeyed school building for Aditya Vidyashram Residential School (Samarath Campus) at R.S No: 106/1,2,3,4,5, 107/2,4,5 108/1,2 Konerikuppam(senthanam), Olavaikal Revenue Village, Villianur Commune Panchayat, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, State Ground Water Unit, Police Department (Traffic) and after imposing compounding of unauthorized / deviated constructions

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**CASE NO.12**

The Proposal of **Thiru. D.RAJENDIRAN**, is to carryout Alteration in the existing ground and first floor and additional construction of four storeyed institutional building at R.S No: 72/2, 72/3, Villianur main road, Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, State Ground Water Unit, Police Department (Traffic) and after imposing compounding charges for the unauthorized / deviated construction.

**CASE NO.13**

The Proposal of **Tmt. A. GEETHA**, is to construct a three storeyed school building at R.S No: 220/1B, Mailam main road, Sedarapet Revenue Village, Villianur Commune Panchayat, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, State Ground Water Unit, Police Department (Traffic), Villianur Commune Panchayat on payment of infrastructure development charges.

**CASE NO.14**

The Proposal of **Mr.S.SRIDHAR**, is to construct a Three storeyed commercial building with stilt floor at R.S.No 239pt, Door No.3, T.S.No.188, Ward C, Block No 7, New Door No.194, Old Door No.150, Vysial Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining NOC from the Fire Service Department and after submission of Structural Design Basis Report .

**CASE NO.15**

The Proposal of **Mr.P. VETRICHELVAN**, Power Agent of **Mrs. Padmini**, is to construct a Four storeyed residential building with stilt floor at R.S.No 382/19pt, T.S.No.60/2, Ward F, Block No.6, Plot No.128, Nobili Adigalar Street, Colas Nagar, Uppalam, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, Irrigation Division, P.W.D., Public Health Division, P.W.D., and after submission of Structural Design Basis Report.

**CASE NO.16**

The Proposal of **Mrs.S.KEERTHIRANI**, is to construct a Five storeyed residential flats building with stilt floor at R.S.No 59/3pt, 59/9, & 59/10pt, T.S.No.32/1 & 32/2 Ward-A, Block No.15, Marutham Street, Solai Nagar (Mariamman Koil Street), Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, since all NOC are obtained from line Departments. Further, opined that

clearance from the PCZMA shall be obtained, if the site falls within 500m from the High Tide Line as per CRZ norms.

#### **CASE NO.17**

The Proposal of **Mr.TENZING GAWA**, is to construct a four storeyed residential flats building with stilt floor at R.S.No 191/2, T.S.No.75, Ward-B, Block No.17, Pappammal Koil Street, Muthiyalpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after restricting the F.A..R. to 150 and obtaining NOC from the Fire Service Department, and after submission of Structural Design Basis Report .

#### **CASE NO.18**

The Proposal of **Mr.B.NAVEEN THIAGU and Mrs. S.NANDHINI**, is to construct a four storeyed residential – cum - commercial building at R.S.No 239pt, Old Door No.58, 149, New No.207, 209 & 265, T.S.No.39 41,42,43 &44, Ward D, Block No.8, Junction of Lal Bhahadur Shastri Street and Cinna Subbarayapillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after imposing compounding charges for the unauthorized /deviated construction.

#### **CASE NO.19**

The Proposal of **Mrs.S. GOMATHI, W/o NANADHA SRIDHAR**, is to construct a Five storeyed residential flats building with stilt floor at R.S.No 261/2, Pettaiyanchathiram, Vazhudavour Road, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department, Public Health Division, P.W.D., Superintendent of Police (Traffic),and Buildings & Roads (Central) Division, PWD., and after submission of Structural Design Basis Report.

#### **CASE NO.20**

The Proposal of **Mrs.MARIA LAWRIE DOSS** is to construct a Three storeyed residential flats building at R.S.No 239pt, Door No.3, T.S.No.32, Ward-D, Block No.10, Morazan Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearance / NOC from the Fire Service Department.

#### **CASE NO.21**

The Proposal of **Mr.S.SIVASANKAR and Three others**, is to construct a Four storeyed residential building with stilt floor at R.S.No 239pt, Door No.19, T.S.No.118, Ward-D, Block No.12, Igancy Mestry Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This

proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after submission of Structural Design Basis Report .

#### **CASE NO.22**

The Proposal of **Mrs.P. PADMAVATHY**, is to carryout additional construction of second floor residential building at R.S. No.188/2A, Plot Nos.1 & 2, Annai Panjali Street, Anandha Nagar, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after submission of Structural Stability /Design Basis Report .

#### **CASE NO.23**

The Proposal of **Thiru.1.Raman & 2. Thiru. Lakshmanan**, is to construct a three storied residential building with stilt floor (3 Dwelling Units) at R.S.No.249/1/A/1/A, Plot No.43, 6<sup>th</sup> Cross, Ezhil Nagar(North), Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances/NOCs from Oulgaret Municipality on payment of infrastructural development charges.

#### **CASE NO.24**

The Proposal of **Mr.P.NARAYANASAMY**, is to construct a four storeyed residential flats building with stilt floor at R.S.No.170/1D/3, 170/1D/4, Plot Nos.22 &23, Calpana Chavala Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after submission of Structural Design Basis Report .

#### **CASE NO.25**

The Proposal of **Mr.R.MUTHU**, is to construct a three storeyed residential building at R.S.No.285/1pt, Plot No.38, Door No.1, 9<sup>th</sup> Cross Street, Rainbow Nagar,Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after imposing condition that existing water / electricity connections should be disconnected after getting necessary NOCs from Public Health Division, PWD / Electricity Department before commencement of construction work.

#### **CASE NO.26**

The Proposal of **Mrs.K.SHANTHI**, is to construct a Three storeyed commercial(office) building with stilt floor at R.S.No 239pt, Door No.80 & 82, T.S.No.56, Ward C, Block No.14, Chetty Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance/NOC from the Fire Service Department, Puducherry and submission of Structural Design Basis Report.

**CASE NO.27**

The Proposal of **Mr.M. BALARAMAN**, is to carryout additional construction of first and second floor residential building at R.S. No 12/14, Door No.29, Plot No.6, 19<sup>th</sup> Cross Street, Avvai Nagar, Lawspet, Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after imposing compounding charges for unauthorized/deviated construction and submission of structural stability/ design basis report.

**CASE NO.28**

The Proposal of **Mr.G.SAMBANTHAM and Mrs.E.GOWRI**, is to construct Three storeyed residential flats building with stilt floor at R.S. No 67/3pt. & 67/4pt., T.S.No.117/1, Ward G, Block4, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/N.O.Cs from the Fire Service Department and from the Puducherry Municipality on payment of infrastructure development charges.

**CASE NO.29**

The Proposal of **Mr.JOTHILINGAM**, is to construct Three storeyed commercial building at R.S.No 239pt, Door No.164 &166, T.S.No.97, Ward-C, Block No.11, Ambalathadayar Madam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance/N.O.C from the Fire Service Department.

**CASE NO.30**

The Proposal of **Mr.V.RAMALINGAM and Mrs.R.KAMALA**, is to construct a Four storeyed residential flats building with stilt floor at R.S.No.118/3 &118/4, Plot Nos.17,18&19, Balaji Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances / NOCs from Fire Service Department, Electricity Department, Public Health Division,PWD, and Oulgaret Municipality on payment of infrastructure development charges and after submission of Structural Design Basis Report.

**CASE NO.31**

The Proposal of **Mrs.S.PARVATHY and Mr.S.VIVEK VARDHAN**, is to construct a three storeyed commercial-cum-residential building at R.S. No.323/3D/1/B, Plot Nos.1, 2, Vallalar Salai, Kamaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after submission of structural stability/ Design Basis Report by the applicant.

**CASE NO.32**

The Proposal of **Mr.S.DEVANATHAN**, is to construct a three storeyed commercial-cum-residential building at R.S.No.132/3A/1A, Plot No.22, Malligai Street, Annai Theresa,Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining Clearances / NOCS from the Irrigation Division, P.W.D., and Oulgaret Municipality on payment of infrastructure development charges, and after submission of Structural Design Basis Report.

**CASE NO.33**

The Proposal of **Mr.S.A. LOURDUSAMY**, is to carryout additional construction of four storeyed school building with basement floor and Toilet block within the existing school campus for M/s.Amalorpavam Higher Secondary School. at R.S.Nos. 318/3, 325/1,2, 326/1,2,3, T.S.No.9pt, Ward-F, Block No.18, Vanarapet, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the State Ground Water Unit, Agriculture Department, Fire Service Department, Electricity Department, and Public Health Division, PWD, Puducherry and after submission of Structural Design Basis Report.

**CASE NO.34**

The Proposal of **Mr. G.GEORGE MARIE JOSEPH**, is to construct a four storeyed residential flats building with stilt floor R.S.No.226/4, Door No.30, I Street, 12<sup>th</sup> Cross Street, Krishna Nagar,Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from Fire Service Department, Electricity Department and P.H.Division, P.W.D., Puducherry.

**CASE NO.35**

The Proposal of **Mr. PRADEEP NARANG**, is to carryout additional construction of three storied building (Guest house/Utility) with basement floor for Ashram inmates at R.S.No.239pt Block No.22, Ward-C, T.S. No.41, Door No.11, St. Martin Street and Door No.1, Rangapillai Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, PCZMA and after submission of Structural Design Basis Report.

#### **CASE NO.36**

The Proposal of **Thiru.1.R.Krishnamoorthy & Tmt.2.K.Kavitha**, is to construct a four storied residential Flats with Stilt floor (12 DUs) at R.S. No: 3/5pt, T.S.No. 124, Ward H, Block 1, Plot No.4, Main Road, Sathya Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from the Fire Service Department, Electricity Department, Public Health Division, PWD & after submission of Structural Design Basis Report.

#### **CASE NO.37**

The Proposal of **Thiru.Munisamy @ Paramananthoum** is to construct a two storeyed Commercial building with Stilt floor after demolishing the existing old Madras Terrace Roofed building at R.S.No.239pt, T.S No.29, Ward-C, Block No.6, New Door NO.214, Chetty Street / Chinnasubrayapillai Street junction, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Since, the proposed site is located adjoining the Central Business District of the Boulevard town, having a road width of more than 9.00m & the neighbourhood buildings are commercial, the proposal was agreed by the Puducherry Planning Authority in principle, subject to submission of Structural Design Basis Report.

#### **CASE NO.38**

The Proposal of **Thiru. Thiruvengadam & Tmt.Arasammal**, is to construct a four storeyed commercial (Office)-cum Residential building with stilt floor at R.S.No.239pt, T.S No.37,38, 39, & 40, Ward-C, Block No.8, New Door No. 115, 117, (Old No. 85, 87), Anna Salai /Muthumariamman koil street junction, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject subject to the condition that the building permit shall be issued after obtaining clearances from the Fire Service Department, Electricity Department, Public Health Division, PWD & SP(Traffic) and after improving the sanitation facilities of the office space proposed in I, II and III floors as per the requirements specified in the Puducherry Building Bye Laws and Zoning Regulations, 2012 and after submission of Structural Design Basis Report.

#### **CASE NO.39**

The Proposal of **Tmt. Iris Mary**, is to construct a three storied residential building (**2 Dwelling Units**) at R.S.No.167/4pt, T.S.No.92, Ward-I, Block No.5, Door No.11, Convent Street / Madha Koil Street, Nellitope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. Since Legal counsel has verified the title deed of **Tmt. Iris Mary** and opined for according building plan approval, the Puducherry Planning Authority agreed to the proposal. Further it was directed to impose a condition in the building permit that existing water / electricity connections should be disconnected after getting necessary NOCs from Public Health Division, PWD / Electricity Department before commencement of construction work.

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**CASE NO.40**

The Proposal of **Thiru. Govindan**, is to construct a of two storeyed Commercial building (Shops-9Nos.), after demolishing the existing AC sheet roofed building at R.S.No.61/10, Door No.246, Lawspet Main Road, Pakkamudayanpet, Puducherry. The Member Secretary informed that the Land use of the proposed site is "Residential proposed" as per the Comprehensive Development Plan of Puducherry, where only shops dealing with daily essentials occupying floor area not exceeding 40 sq.m are permitted as per the Puducherry Building Bye Laws and Zoning Regulation, 2012. The Puducherry Planning Authority after detailed deliberation decided to defer the case until the preparation and notification of Comprehensive Development Plan for entire Puducherry region.

**CASE NO.41**

The Proposal of **Tvl.H.Narshilalal Patel & H. Purushothaman, Power Agent of (1) Tmt. R. Nitha, (2) Tmt.M.Santha, (3) Tmt. N. Manjula, (4) Tmt. P.Vanitha and (5) Tmt.H.Manbai Patel**, is to construct a four storeyed Commercial (Kalyanamandapam) building at R.S.No. 32/2pt, T.S.NO.3/1/A/1, 3/1/B/1, & 3/1/C/1, Ward K, Block No.2, Bye-pass road, near John Paul Nagar, Olandai Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle. Further it was opined that N.O.C. from the Puducherry Municipality is not required since the proposed site is a large piece of land facing the bye-pass road which belongs to the Public Works Department.

**CASE NO.42**

The proposal of **Tmt. Roxana Noore**, is to construct a three storeyed Commercial (Shops) building with stilt floor after demolishing the existing RCC building at R.S.No.37/3pt, T.S.No.3, Ward'K' Block No.5, Door No.7, East Coast Road, Kumaran Nagar, Olandai keerapalayam, Olandai Revenue Village, Puducherry Municipality, Puducherry. The Member Secretary, PPA, apprised that the land use of the site is 'Residential Proposed' wherein commercial building not exceeding a floor area of 40 sq.m. can only be permitted as per the provisions in the Puducherry Building Bye-laws and Zoning Regulations 2012. The Puducherry Planning Authority after detailed deliberation decided to defer the case until the preparation and notification of Comprehensive Development Plan for entire Puducherry region.

**CASE NO.43**

The proposal of **Thiru. G.Nehru**, is to construct a three storeyed Residential Flats (6 Units) building with stilt floor at R.S.No. 44/3, T.S.No.2/3, Ward 'K' Block No.6, Plot No.10, Senthamizh Street, Jayamoorthy Raja Nagar, Olandai Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining NOC from the Puducherry Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report.

**CASE NO.44**

The Proposal of **Thiru.C.Joseph Arumaiselvam, Secretary /Treasurer, Le conseil D' Administration De L'Archidiocese de Puducherry, Archbishop's House**, is to construct a two storeyed commercial (office)-cum- residence for Priests with stilt floor at R.S.No.239pt, T.S No.11, Ward-D, Block No.15, Saint Theresa Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from the Electricity Department, INTACH & after submission of Structural Design Basis Report.

**CASE NO.45**

The Proposal of **Thiru. R.R. KUMAR** is to construct a three storeyed commercial – cum-residential building R.S.No.239pt, T.S No.55/3 & 57/4, Ward-D, Block No.30, New Door No.52, (Old No. 44), Goubert Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The Member Secretary, Puducherry Planning Authority apprised that this proposal was placed in the PPA meeting held on 5.6.2014 and was agreed in principle, subject to condition that building plan permit shall be issued after obtaining clearances from SP(Traffic)/Police Department, INTACH, PCZMA and after submission of Structural Design Basis Report. However, now on examining the proposal & the previous record files of the building plan permission issued by this Authority on 23.8.2004 to the Ajantha Sea view Hotel Building, it is observed that the site for the construction of commercial – cum - residential building proposed by Thiru. R.R Kumar is part of Ajantha Sea View Hotel Building premises, earmarked for open parking in the building permit dated 23.8.2004. It was apprised to the Puducherry Planning Authority that the Owner of the Ajantha Sea view Hotel building has alienated the land earmarked for parking and sold out to Thiru R.R.Kumar by virtue of sale deed document No. 2871 dated 23.5.2012. In view of the above, the Puducherry Planning Authority after detailed deliberation decided to refuse the proposal.

**CASE NO.46**

The Proposal of **Tmt. S.Saratha 2 Sowdha**, is to construct a four storeyed Commercial building (shops-4nos) at R.S. No:109/1pt, T.S.No.4, Ward-G, Block-19, Door No.35(New), Old No.1/86-A, 86-B, 86-C, Kamaraj Salai, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining clearances from the Fire Service Department, Electricity Department, Public Health Division, PWD & SP(Traffic) and after submission of Structural Design Basis Report.

**CASE NO. 47**

The Proposal of **Thiru.N.Satishkumar**, is to construct a three storeyed Residential building (3DUs) at R.S. No: 77/2/A/1, Plot No.2, 3 & 4, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to the condition that the building permit shall be issued after obtaining NOC from the Ariyankuppam Commune Panchayat on payment of infrastructural development charges and after submission of Structural Design Basis Report

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**CASE NO.48**

The Proposal of **Mrs. D. DHANALAKSHM**, is to construct a Five storeyed Residential building with stilt floor at R.S.No.331/1/A, Venkata Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance / NOC from the Fire Service Department, and after submission of Structural Design Basis Report.

**CASE NO.49**

The Proposal of **Mrs. R.MANIMEKALA**, is to construct a Four storeyed commercial building at R.S.No 239pt, Door No.127, T.S.No.12, Ward-C, Block No.13, Jawaharlal Nehru Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after obtaining clearance / NOC from the Fire Service Department, Public Health Division, PWD, INTACH and after submission of Structural Design Basis Report. Further, it is also directed the applicant to initiate precautionary measures immediately to ensure the safety and stability of adjoining structures i.e., recently renovated Indian Coffee House building on the Western side by the INTACH, Puducherry. Further, it was directed to obtain an undertaking from the applicant to initiate necessary precautionary measures to ensure the safety and stability of adjoining structures, while carrying out the construction and indemnifying the Puducherry Planning Authority with respect to any untoward incidents and to settle the issues at their own cost and instance.

**CASE NO.50**

The Proposal of **Mr. S. MOHANRAJ**, is to carryout additional construction of Second Floor over the existing Two Storeyed Residential building at R.S.No. 144/3, Plot No.17, Second Main Road, Ponn Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry. This proposal was examined by the Puducherry Planning Authority and agreed in principle, subject to condition that the building permit shall be issued after compounding the unauthorized construction.

**CASE NO. 51**

The Proposal of the **Commissioner, Oulgaret Municipality, Puducherry**, is to spare land to an extent of 1225 sq.m in park area of the approved Housing layout of JIPMER Staff Co-operative Housing Society Ltd at R.S.No.129/1,2,3,4, 128/1, 126/5,11, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry for construction of OHT and Sump under Water supply scheme by PWD under JNNURM project. Since the proposal is for the public utility purpose to serve the water supply need of the public of Dhanabalan Nagar and its neighbourhood, the proposal for sparing an extent of 1225sq.m of land in the park area of Housing layout of JIPMER Staff Co-operative Housing Society Ltd. vested with the Oulgaret Municipality to PWD for the construction of new OHT and ancillary structures was agreed by the Puducherry Planning Authority with conditions to maintain the remaining portion after the proposed construction of OHT in the 1225 sq.m as garden / park.

## **Any other matter with the permission of Chairman**

### **Item No: 1**

#### **Repairs and maintenance of Lift**

The lift in the Puducherry Planning Authority is not functioning for the past two years. During the swearing-in ceremony of the Chairman, PPA, M/s.KONE Elevators India Pvt. Ltd. was requested to arrange to repair the lift and they carried out the repairs temporarily. Now, M/s..KONE Elevators India Pvt. Ltd. has submitted a proposal for Annual Maintenance Contract for the period from 10.12.2014 to 09.12.2015 for an amount of Rs.63,423/-. The PPA meeting has ratified the temporary repairs carried out for functioning of the lift during the swearing-in ceremony of Chairman, PPA. Further, the PPA has accorded approval for entrusting AMC with M/S KONE Elevators India Pvt. Ltd.

### **Item No: 2**

#### **Purchase of 50 nos. of Steel racks**

The Puducherry Planning Authority, after detailed deliberation has accorded approval for the purchase of 50 nos. of racks at a cost of Rs.1.90 lakhs (Rs.3800/- per rack) for maintaining records of old files in the space spared by the Town & Country Planning Department in its second floor to an extent of 130 Sq.m.

### **Item No: 3**

#### **Purchase of fuel for vehicle of Chairman, PPA**

The matter of providing fuel and depositing an amount of Rs.20,000/- towards Permanent Advance in M/s.Amudhasuarabi was approved by the PPA.

### **Item No: 4**

#### **Outsourcing of 10 nos. of Trained Trainees**

The Puducherry Planning Authority approved the proposal of outsourcing 10 nos. of Trained Trainees in addition to the existing two Trainees from Puducherry Management and Productivity Council in connection with computerizing all the records in the Record Section which includes scanning of plans and other documents available in the building permit files. Further, the PPA approved the monthly expenditure of Rs.82,500/- (Rs.8,250/- per trainee which include 10% service charges to the Council) to be incurred towards outsourcing of 10 nos. of Trained Trainees.

### **Item No: 5**

#### **Ratification of expenditure incurred**

The PPA after detailed deliberations ratified the following expenditure incurred towards the Swearing-in Ceremony of the Chairman, PPA on 1.12.2014:-

| Sl.No. | Details                                                                                                                                                                         | Amount incurred (Rs.) |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1.     | Purchase of furniture ( 1 no. of Executive table & 1 no. of Executive chair and 6 nos. of chairs) from M/s.Bawa's Furniture World, No.147, Needarajapayer Street, Puducherry -1 | 54,000/-              |
| 2.     | Purchase of 1 no. of 2 ton A/C. from Darling Furniture Work, Jawahar Nagar, Puducherry – 5                                                                                      | 43,500/-              |

|     |                                                                                                                                                                                           |                          |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 3.  | Electrical and sound system(light & Audio)                                                                                                                                                | 5,550/-                  |
| 4.  | Refreshment charges from Goodish Sweets, Puducherry -11.                                                                                                                                  | 10,500/-                 |
| 5.  | Purchase of garlands from KVM Malar Nilayam, Big Market, Puducherry -1.                                                                                                                   | 10,000/-                 |
| 6.  | Hiring of 250 nos. of Chairs, mat and carpet from Muhil Suppliers, Rice mill St., Rajah Nagar, Nellitope, Puducherry -13                                                                  | 6,000/-                  |
| 7.  | Purchase of stationeries from Amudhasurabi Co-op., Wholesale stores Ltd., Puducherry -1                                                                                                   | 18,557/-                 |
| 8.  | Purchase of plywood and hardwares from Jai Palace, Countanpalayam, Puducherry -9.                                                                                                         | 410/-<br>7749/-<br>974/- |
| 9.  | Purchase of Pen stand from Duty Free Shop, Mission Street, Puducherry -1                                                                                                                  | 400/-                    |
| 10. | Purchase of flower vase, disposable cup and saucers and stationery items                                                                                                                  | 1,433/-                  |
| 11. | Shifting of files from PPA to Town & Country Planning Department by engaging labourers                                                                                                    | 14,400/-                 |
| 13. | Plumbing work                                                                                                                                                                             | 9,656/-                  |
| 14. | Electrical work                                                                                                                                                                           | 6,457/-                  |
| 15. | Screen work(Window)                                                                                                                                                                       | 19,800/-                 |
| 16. | Screen work(Door/toilet)                                                                                                                                                                  | 2,300/-                  |
| 12. | Painting and cleaning charges                                                                                                                                                             | 8,350/-                  |
| 13. | Advertisement charges – Invitation of Swearing-in-Ceremony of Chairman, PPA published in Maalai Malar, Dinamalar* and Dinakaran newspapers (Dinamalar* bill has not been received so far) | 28,000/-                 |
|     | Total<br>(Rupees Two Lakhs Forty Eight Thousand and Thirty Six only)                                                                                                                      | <b>2,48,036/-</b>        |

#### **Item No: 6**

#### **Deduction of 1% of cess amount**

The Puducherry Planning Authority is collecting Cess before issue of building permit and the same is remitted to the Puducherry Building and Other Construction Workers Welfare Board. In this connection, it is stated that as per the Building and Other Construction Workers' Welfare Cess Act 1996, cost or collection or cess not exceeding 1% shall be deducted by the local authority/the State Government. So far, this Authority has collected an amount of Rs.11.92 crores and Puducherry Building and Other Construction Workers Welfare Board has so far paid an amount of Rs.4.43 lakhs to the PPA towards collection charges.

In spite of repeated reminders, the Puducherry Building and Other Construction Workers Welfare Board is yet to pay an amount of Rs.7.49 lakhs towards collection charges. In this connection, sub-Section(3) of Section 3 of the Building and Other Construction Workers' Welfare Cess Act, 1996 reads as follows:-

**“(3) The Proceeds of the cess collected under sub-section(2) shall be paid by the local authority or the State Government collecting the cess to the Board after deducting the cost of collection of such cess not exceeding one per cent, of the amount collected.”**

As per the above provisions in the Act, PPA may deduct the cost of collection charges at the rate of 1% of the amount by itself. The remaining amount may be remitted to the Puducherry Building and Other Construction Workers Welfare Board.

The Puducherry Planning Authority, after detailed deliberation decided to deduct an amount of Rs.7.49 lakhs due to the PPA from the cess that will be collected by PPA. Further, it was decided that in future, the applicants may be asked to pay 1% of the cess amount to the PPA out of the total cess to be paid by them. The remaining amount of cess may be paid by the applicants in the form of Demand Draft drawn in favour of Puducherry Building and Other Construction Workers Welfare Board.

Finally, the meeting concluded with vote of thanks from the Chairman, Puducherry Planning Authority.

  
**(S. RAMESH)**  
**CHAIRMAN, PPA**