

130 2

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

Minutes of the Puducherry Planning Authority Meeting held on 14.10.2016 at 4.00 P.M. in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

1.	Thiru.T. Djeamourthy, M.L.A., Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru. A. Elango, Junior Town Planner, (Representing CTP, Town and Country Planning Department, Puducherry.	:	Member
3.	Thiru. K. Jeevadayalan, Executive Engineer, Special Building Division -I, Puducherry. (Representing SE - I, Public Work Department, Puducherry)	:	Member
4.	Thiru. S. Badrinarayanan, Assistant Engineer, Boomianpet, Electricity Department, Puducherry. (Representing SE - III, Electricity Department, Puducherry)	:	Member
5.	Thiru. K. Kalamegam, Junior Engineer, Department of Science Technology and Environment, Puducherry. (Representing Director, DST&E, Puducherry)	:	Member
6.	Thiru. S. Jayasankar, Additional Director, Agriculture Department, Puducherry,	:	Member
7.	Thiru. A. Suresh, Station Fire Officer, Fire Service Department, Puducherry, (Representing Divisional Fire Officer, FSD, Puducherry).	:	Member
8.	Dr. M. Murugan, Student Health Officer, Health Department, Puducherry. (Representing Deputy Director, Public Health Division, PWD, Puducherry).	:	Member
9.	Thiru.S. Kuppan, Assistant Engineer , NH Div, PWD. (Representing the Executive Engineer, NH Division, PWD, Puducherry).	:	Member.
10.	Thiru. A. Baskaran, Assistant Engineer, (Planning), (Representing Executive Engineer, Irrigation Division, PWD, Puducherry)	:	Member
11.	Thiru. K. S. Sathiamurthy, Junior Engineer, (Water works) Public Health Division, Puducherry, (Representing The Executive Engineer, Public Health Division, PWD, Puducherry).	:	Member
12.	Thiru. Veera Balakrishnan, SP (Traffic), Police Department, Puducherry.	:	Member
13.	Tmt. G. Ellammal, Assistant Engineer, Oulgaret Municipality, Puducherry (Representing Commissioner, Oulgaret Municipality).	:	Member
14.	Thiru. R. Youvaraj, Assistant Engineer, Ariyankuppam Commune Panchayat, Puducherry. (Representing Commissioner, Ariyankuppam Commune Panchayat).	:	Member
15.	Thiru. R. Thirunavukkarasan, Assistant Engineer, Villianur Commune Panchayat, Puducherry (Representing Commissioner, Villianur Commune Panchayat, Puducherry).	:	Member
16.	Thiru. P. Nagaradjan, Assistant Engineer, Manadipet Commune Panchayat, Puducherry. (Representing Commissioner, Manadipet Commune Panchayat).	:	Member
17.	Thiru. V.Vidjea Nehru, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary

S. Neelalingam

V. V. Vidjea Nehru

AGENDA NO: 1

Follow up actions taken on the previous meeting dated: 12.09.2016

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 12.09.2016 were communicated to all members. The follow up action taken on the minutes of the previous meeting was apprised to the members of the Puducherry Planning Authority.

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: 579 & 05.04.2016

The proposal of **Thiru. Manoj Das Gupta**, Managing Trustee for **Sri Aurobindo Ashram Trust**, for carrying out additional construction of three storeyed residential building for inmates of Ashram in the existing Ashram building – (Revised Plan) at R.S.No.239pt., T.S.No.75, Ward – C, Block No.24, Door No.3, Lally Tolendal street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that the building permit shall be issued after compounding the unauthorised additional construction & after submission of Structure Design Basis Report.

CASE NO: 2

File No & Date: 932 & 20.06.2016

The proposal of **Thiru. Alexandre Ziegler**, for carrying out alteration –cum- additional construction in the existing three storeyed School building (LYCEE FRANCAIS) at R.S.No.239pt, T.S.No. 3, Ward –D, Block No. 27, Door No. 12, Victor Simonel Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The Member Secretary apprised to the Puducherry Planning Authority the details of the parameters of the existing old building, parameters permissible as per CRZ –II (as on 1991 Bye Laws), parameters of the proposal and the parameters permissible as per the current Bye Laws, 2012. The details are as below:-

<u>Sl. No.</u>	<u>Description</u>	<u>Existing (old building)</u>	<u>Proposal (Alteration – cum- addition)</u>	<u>Permissible CRZ -II (as on 1991 Bye Laws)</u>		<u>Permissible as per New PBB & ZR, 2012</u>
				In General for Plot area up to 300 sqm	Plot area above 1000 sqm	
1.	Coverage	57.50%	54.70%	60%	33%	50%
2.	FAR	119.50	116.70	150	150	120
3.	Building height	13.50mts	13.50mts	Shall be fixed by Planning Authority		10.50mts
4.	Parking area	600 sqm	600 sqm	320 sqm		Required – 480 sqm

After detailed deliberations, the proposal was agreed in principle and to adopt the parameters agreed by PCZMA viz. coverage, FAR, Height, considering the existance of building for more than 8 decades, subject to condition that the building permit shall be issued after obtaining Clearances /NOCs from Fire Service Department, Public Health Division/PWD, INTACH, PCZMA and after submission of Structural Design Basis Report.

S. N. C. W. D. Y. S. S.

V. N. G. A. S. K. R.

Sl. No.	Description	Existing (Old Two storeyed building)	Proposal (Alteration and addition)	Permissible (CRZ – II) (as on 1991 Bye Laws)		Permissible as per New PBB & ZR, 2012
				In General for Plot area up to 300 sqm	Plot area above 500-1000 sqm	
		Extent of site : 812 Sqm.				
1.	Coverage	66.69%	42%	60%	40%	50%
2.	FAR	110.22	77	150	150	120
3.	Building height	9.29mts	10.50mts	Shall be fixed by Planning Authority		10.50 mts
4.	Parking area	100sqm Guest room -19 Nos. (12+7)	170sqm	Required - 60sqm (7 Guest Rooms)		

File No & Date: 1489 & 21.08.2015

Vigyan Nihar

<u>Sl. No.</u>	<u>Description</u>	<u>Existing (old four storeyed building)</u>	<u>Proposal (Reconstn.)</u>	<u>Permissible (CRZ – II) (as on 1991 Bye Laws)</u>		<u>Permissible as per New PBB & ZR, 2012</u>
		Extent of site : 1021 Sqm.		In General for Plot area up to 300 sqm	Plot area above 1000 sqm	
1.	Coverage	51.40%	41.02%	60%	33%	50%
2.	FAR	122.60	82.04	150	150	120
3.	Building height	13.05mts	10.41mts	Shall be fixed by Planning Authority		10.50mts
4.	Parking Area	-	379sqm	Required – 120 sqm		

After detailed deliberations, the proposal was agreed in principle and to adopt the parameters agreed by PCZMA viz. coverage, FAR, Height, considering the existence of old building, subject to condition that the building permit shall be issued after obtaining Clearances/NOCs from Fire Service Department, Electricity Department, Public Health Division/PWD, INTACH, PCZMA with regard to building parameters to be adopted (viz. coverage, FAR, Height, considering the existence of old building) and Education Department, Puducherry and after submission of Structural Design Basis Report.

CASE NO. 5

File No. & Date: 656 & 15.04.2016

The proposal of **Thiru. Rajaram P/A of Jayaprakash**, for the proposed construction of five storeyed residential flats (9 Units) building with stilt floor at R.S.No.44/1B/2, Plot No.11, 2nd Cross Street, Moogambigai Nagar, Reddiarpalayam Revenue Village Oulgaret Municipality, Puducherry, was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building plan approval shall be issued after obtaining clearances /N.O.Cs from Fire Service Department, Electricity Department, Public Health Division/PWD, Oulgaret Municipality, Puducherry on remittance of road development charges and after submission of Structural Design Basis Report.

CASE NO: 6

File No & Date: 1846 & 16.10.2014

The proposal of **Thiru. V. Ramalingam and Tmt. R. Kamala**, for the proposed construction of four storeyed residential flats building (16 DUs) with stilt floor at R.S.No. 118/3 & 118/4, Plot Nos. 17,18 & 19, Balaji Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was 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, Puducherry on remittance of road development charges and after submission of Structural Design Basis Report.

→.NCO office

V. Ramalingam

CASE NO. 7

File No. & Date: 163 & 01.02.2016

The proposal of **Thiru. N. Sampath**, for the proposed construction of four storeyed residential apartment building with basement floor at R.S.No.16/30, 16/32, Dharmapuri, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry, was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining clearance from Fire Service Department, Public Health Division, PWD, Electricity Department, State Ground Water Unit and after submission of Structural Design Basis Report.

CASE NO: 8

File No & Date: 1811 & 12.10.2015

The proposal of **Tmt.N.Anbuselvi**, for the construction of two storied Primary Secondary School building for M/s. Professor Annoussamy Government Aided Primary School at R.S.No. 34/2 & 34/13, Seliamedu Revenue Village, Bahour Commune, Puducherry, was examined by the Puducherry Planning Authority and the proposal was agreed in principle, subject to condition that building permit shall be issued after obtaining Clearances/NOCs from the Electricity Department, Bahour Commune Panchayat on Public Health point of view (water supply) and irrigation channel, Public Health Division/PWD, Irrigation Division/ PWD, Superintendent of Police (Traffic), Police Department, Puducherry, Education Department and after submission of Structural Design Basis Report.

CASE NO. 9

File No. & Date: 1531 & 30.09.2016

The proposal of **Tmt. Giddi Suryakumari**, for the proposed construction of three storeyed residential building for at R.S.No.220/2, Plot No.20, 21st Cross 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 building permit shall be issued after obtaining clearance/N.O.C from Oulgaret Municipality on remittance of road development charges and after submission of Structural Design Basis Report.

CASE NO: 10

File No & Date: 1344 & 30.08.2016

The proposal of **1. Tmt. R. Tamizh selvi, 2. Tmt. R. Maheswari**, for the proposed construction of three storeyed commercial (Shops-2Nos.) cum residential building (1 DU) with stilt floor at R.S. No. 239pt, T.S.No.107, Ward - C, Block No - 6, Door No. 260, Ambalathadaiyar Madam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was 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/P.W.D, and after submission of Structural Design Basis Report.

Handwritten signature in green ink.

Handwritten signature in blue ink.

CASE NO: 11

File No & Date: 5303 & 6.9.2016

The proposal of **Senior Accounts Officer, Directorate of Health and Family Welfare Services**, for the proposed construction of two Storeyed Primary Health Centre Building at R.S.No.235pt, Market Street, Villianur, Villianur Revenue Village, Villianur Commune, Puducherry, was examined by the Puducherry Planning Authority and the proposal was agreed in principle, subject to condition that building permit shall be issued after submission of documentary evidence for ownership of the proposed site with condition that necessary clearances shall be obtained from Fire Service Department and Puducherry Pollution Control Committee by the applicant, before commencement of construction.

CASE NO: 12

File No & Date: 1137 & 27.07.2016

The proposal of **Thiru. K. Arulanandan**, for the proposed construction of five storeyed residential flats building (35 DUs) with stilt floor after dismantling the existing two storeyed building (Revised Plan) at R.S.No.232/20pt, 21pt, T.S.No. 68 & 69, Ward-O, Block No.3, Sri Lakshmi Street, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was 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 after submission of Structural Design Basis Report.

CASE NO: 13

File No & Date: 1155 & 26.06.2015

The proposal of **Thiru.J. BALAKRISHNAN**, for the proposed construction of Four Storeyed Residential flats building (7 DUs) with stilt floor at R.S. No. 239pt, T.S. No. 133, Block No. 6, Ward - D, Door No. 133, Laporte Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was 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 after submission of Structural Design Basis Report.

CASE NO: 14

File No & Date: 1061 & 15.7.2016

The proposal of **the Project Co-ordinator, JIPMER**, for the proposed additional construction for JIPMER Rural Health Centre at R.S.No. 79/4, Ramanathapuram Revenue Village, Villianur Commune Panchayat, Puducherry, was examined by the Puducherry Planning Authority and the proposal was agreed in principle, subject to condition that building permit shall be issued after obtaining NOC from Irrigation Division/PWD and Villianur Commune Panchayat with respect to channel and imposing conditions that Clearances/NOCs from the Electricity Department, Fire Service Department, Public Health Division/PWD, Department of Health and Family Welfare Services, Puducherry Pollution Control Committee and Villianur Commune Panchayat on Public Health point of view shall be obtained before commencement of construction work.

S. n. c. o. o. i. n. g.

V. n. g. a. n. n. d. a. n.

- 7 -

The proposal of **Thiru.V. Balachandran**, for the proposed construction of four storied College building for "**M/s. Vijay Arts and Science College**", at R.S.No. 213/2pt, Thiruvannamalai Road, Thirukkanur, Kunichampet Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle, subject to condition that building permit shall be issued after obtaining Clearances/NOCs from the Fire Service Department, Electricity Department, Mannadipet Commune Panchayat on Public Health point of view (water supply) and Irrigation channel, Irrigation Division/PWD, Public Health Division/PWD, SP (Traffic), and submission of College Recognition from the Directorate of College Education & Pondicherry University and after submission of Structural Design Basis Report.

CASE NO: 16**File No & Date: 2035 & 19.11.2015**

The proposal of **Tmt. ANBARASI**, for the proposed construction of four storeyed residential building (4 DUs) with stilt floor at R.S. No. 239pt, T.S.No.127, Ward - D, Block No.5, Door No. 15, Louis Pragasam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that the building permit shall be issued after obtaining clearances /NOCs from Fire Service Department, Public Health Division/PWD & after submission of Structural Design Basis Report.

CASE NO: 17**File No & Date: 1313 & 25.08.2016**

The proposal of **Thiru. S. Isaikalaivan & Tmt. I. Banumathy**, for the proposed Construction of four storeyed commercial building (Shops) after dismantling the existing old three storeyed commercial building at R.S. No. 239pt, T.S.No. 27/3 & 27/4, Ward -C, Block No. 5, Door No. 209 & 211, Jawaharlal Nehru Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that the building permit shall be issued after obtaining clearances/NOCs from the Fire Service Department, Electricity Department and Public Health Division/P.W.D., Superintendent of Police(Traffic) and after submission of Structural Design Basis Report.

CASE NO:18**File No & Date: 1106 & 21.07.2016**

The proposal of **Thiru. N. Somasundaram @ Sarvanandadas**, for the proposed construction of two storeyed religious building for ISKCON with stilt floor at R.S.No.53/4, & 53/5, Plot No.80pt & 81, in Srinivasa Avenue, Oustery, Koodapakkam Revenue Village, Villianur Commune Panchayat, 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 of NOCs/ clearances from the Fire service Department, Electricity Department, Public Health Division/PWD, Villianur Commune Panchayat on Public Health point of view, District Collector, Villianur Commune Panchayat on payment of infrastructure development charges and after submission of Structural Basis Design Report. Further, it was suggested to provide adequate setbacks all round the building, as per the regulations specified in the Puducherry Building Bye Laws and Zoning Regulations, 2012.

[Handwritten signature in green ink]

[Handwritten signature in blue ink]

CASE NO. 19

File No. & Date: 1336 & 29.08.2016

The proposal of **Thiru. T. Kalaikovan, P/A. of Tmt. K. Kalpana** for the proposed construction of three storeyed commercial building (Kalyana Mandapam) at R.S.No.222/1, Plot No.41 to 51, 52pt, 53pt, 54pt & 55pt, ECR, 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 NOCs/Clearances from Fire Service Department, Public Health Division/PWD, NH Division/PWD, Electricity Department, State Ground Water Unit, SP (Traffic), Oulgaret Municipality on remittance of road development charges and after submission of Structural Design Basis Report.

CASE NO.20

File No. & Date: 1297 & 24.08.2016

The proposal of **Thiru. K. Balasubramanian**, for the proposed construction of three storeyed commercial building (Kalyana Mandapam) with stilt floor at R.S.No.151/4, ECR, (Near Sivaji Statue), Karuvadikuppam 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/NOCs from Fire Service Department, Public Health Division/PWD, NH Division/PWD, Electricity Department, State Ground Water Unit, SP (Traffic), Oulgaret Municipality and after submission of Structural Design Basis Report.

CASE NO:21

File No & Date: 1542 & 3.10.2016

The proposal of **Selvi.E.Kousalya, for Self and P/A of Tvl.1.S.Rajendiran 2.P.Vignesh**, for the proposed construction of three Storeyed Residential Building (3 dwelling units) at R.S.No.93/4,5, Plot No.16, Engineer's Colony, Arumparthapuram, Odiampet Revenue Village, Villianur Commune, Puducherry, was examined by the Puducherry Planning Authority and the proposal was agreed in principle, subject to condition that building permit shall be issued after obtaining clearance from Southern Railways, Trichy Division, Tamilnadu.

CASE NO:22

File No & Date: 1198 & 5.08.2016

The proposal of **Thiru. K. Kandeepan, Power of Authority of Tvl.1. Pracache Ilangovane and 2. Paartibane Ilangovan**, for the proposed construction of four storeyed residential flats building (12 DUs) with stilt floor at R.S.No.254/1S & 254/1T, Masilamani Street, Anandharangapillai 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 building permit shall be issued after obtaining Clearances/NOCs from the Fire Service Department, Electricity Department, Public Health Division/PWD, SP (Traffic), SGWU and after submission of Structural Design Basis Report.

The Chairman thanked the members for attending the meeting.



