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

**Minutes of the Puducherry Planning Authority Meeting held at 10.00 A.M on 15.06.2020
in the Conference Hall of Puducherry Planning Authority, Puducherry.**

The following were present:-

1	Thiru. T.Djeamourthy, Chairman, Puducherry Planning Authority, Puducherry.	Chairman
2	Thiru. V. Sathiyamurthi, Chief Town Planner, Town & Country Planning Department Puducherry.	Member
3	Thiru. R.Manickavasagam, Engineer Assistant, (Representing the Superintending Engineer Circle -I, PWD, Puducherry).	Member
4	Thiru. L.Xavier Kennedy, Junior Scientific Assistant, (Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry).	Member
5	Dr. G. Ragunathan, Deputy Director, Public health Department, Puducherry.	Member
6	Thiru. J.Mukundan, Station Officer (Representing Divisional Fire Officer, FSD, Puducherry).	Member
7	Thiru. C. Umesh Chandra, Assistant Engineer, (Representing SE-III, Electricity Department, Puducherry).	Member
8	Thiru. Manohar, Hydrogeologist, SGWU, Puducherry.	Member
9	Thiru. Manohar, Hydrogeologist, (Representing the Director, Agriculture Department, Puducherry).	Member
10	Thiru. G.Manavaian, Assistant Engineer. (Representing Executive Engineer, NH Division, PWD, Puducherry)	Member
11	Thiru. V.Pavadai, Assistant Engineer. (Representing Executive Engineer, Irrigation Division, PWD, Puducherry)	Member
12	Thiru A.Mohandoss, Inspector of police (Representing the SP(Traffic), Police Department, Puducherry).	Member
13	Thiru. M.Sankar, Junior Engineer, Water Works (Representing the Executive Engineer, Public Health Division, PWD, Puducherry).	Member
14	Thiru. G.Ellammal, Assistant Engineer, (Representing The Commissioner, Oulgaret Municipality, Puducherry).	Member
15	Thiru. K.Karuthayan, Assistant Engineer, (Representing The Commissioner, Nettapakkan Commune, Puducherry).	Member
16	Thiru. R.Thirunavukkarrasu, Assistant Engineer, (Representing the Commissioner, Villianur Commune , Puducherry).	Member
17	Thiru. N.Jayakumar, Commissioner, Manadipet Commune, Puducherry	Member
18	Thiru.A.Manohar, Commissioner, Bahour Commune , Puducherry.	Member
19	Thiru.G.Savoundirarajan, Commissioner, Ariyankuppam Commune, Puducherry.	Member
20	Thiru. T.Vengadassalabady, Assistant Engineer, (Representing the Commissioner, Puducherry Municipality, Puducherry)	Member
21	Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.	Member Secretary

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AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 5.02.2020.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 5.02.2020 were communicated to all members and the same was confirmed.

AGENDA No:2

Preparation of Detailed Development Plan for Growth Centre proposed at Madagadipet in the Comprehensive Development Plan for Puducherry Planning Area – 2036.

It was apprised by the Member Secretary that the Comprehensive Development Plan for Puducherry Planning Area for 2036 was approved vide G.O.Ms.No.20/2019-Hg, dt. 31.10.2019. In this plan, decentralization under Multi-nuclei model was proposed to decongest the city core through well-defined strategies. To achieve this, three Growth Centres are proposed at Madagadipet, Bahour and Nettapakkam. The core area of Puducherry viz. Boulevard town and surrounding areas, being heart and soul of Puducherry district, has emerged as one of the most congested area due to concentration of large number of commercial actives. By focusing on the Growth Centres, it is possible to decongest the city by hotels, retail shopping etc., from the core area. As a pilot study, the Puducherry Planning Authority planned to prepare a Detailed Development Plan for the Growth Centred proposed at Madagadipet Revenue Village.

Madagadipet is situated at @23km from Puducherry town and closer to the Villupuram town. The extent of Madagadipet Revenue village is of 3.71sq.km and it has got potential to develop a self sustainable centre which will reduce the traffic flow to Puducherry and Villianur. The presence of 3 ASI sites in and around the growth centre can help the area to be important tourist centres. The growth centre will have an advantage of using the existing Railway line passing on the southern side of the National Highway passes through Madagadipet. Taking into account, the Multi Modal Transit centre proposed at Madagadipet will attract and boost the developments in the surrounding areas.

Madagadipet Revenue Village is of 3.71 sq.km extent and situated in Mannadipet Commune Panchayat. The Madagadipet Village has a population of 7253 of which 3608 are males and 3645 are females as per Census 2011. The total number of households in Madagadipet is of 1709.

Madagadipet village has lower literacy rate compared to Puducherry. In 2011, literacy rate of Madagadipet village was 82.09% compared to 85.85% of Puducherry. In Madagadipet Male literacy stands at 90.15% while female literacy rate was 74.25%. The population of workers is 2837, out of which main workers constitute 71.94% and Marginal workers 28.06%.

As per Section 24(i) of the Puducherry Town and Country Planning Act, 1969, the Planning Authority may by resolution decide to prepare a Development Plan in Madagadipet. The resolution will be published in a prescribed manner with indication of boundaries of the area of the Detailed Development Plan and submit the plan to the Board and the Government within 24 months from the date of notification as per Section 26 of the Act.



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Apropos, the Puducherry Planning Authority Committee has approved the proposal of preparation of a Detailed Development Plan for the Growth Centre at Madagadipet Revenue Village for an extent of 3.71sq.km.

Further it was decided to form a committee to co-ordinate, guide and monitor the preparation of the Detailed Development Plan with the following members:-

- (i) Chief Town Planner, Town & Country Planning Department - Chairman
- (ii) Senior Town Planner, Town & Country Planning Department - Vice-Chairman
- (iii) Member Secretary, Puducherry Planning Authority - Member
- (iv) Member, PRERA - Special invitee
- (v) Junior Town Planner (Planning), TCPD - Member
- (vi) Junior Town Planner (Development), TCPD - Member
- (vii) Junior Town Planner, (Master Plan Section), PPA - Member

AGENDA No:3

Budget estimate for 2020-21 and revised estimate 2019-2020 submitted before PPA Committee for approval.

The Budget Estimate 2020-2021 (Anticipated) and Revised Estimate 2019-2020 (Actual) in respect of Puducherry Planning Authority was placed before the Puducherry Planning Authority committee and the same was approved as follows,

Details	Receipts	Expenditure
Budget Estimate for 2019-20	9,86,31,329-00	9,07,10,000-00
Revised Estimate for 2019-20	9,68,22,548-00	3,98,50,181-00
Budget Estimate for 2020-21	9,38,02,367-00	9,02,60,000-00

2. The Budget Estimate for 2020-2021 provided for Expenditure for salary and wages of staff including personal staff of Chairman, Hospitality and Public Relations Expenditure, Strengthening of Administration, Computerization of the functions/activities of Authority, AMRUT scheme, filling up of the posts of JTP, TPA, D'man, Helper, Data Entry Operator, additional construction of office building and other related unforeseen expenditure.

3. The Details of BE-2020-21 are given below:-

Sl. No.	Details	Receipt Rs.	Expenditure Rs.	Remarks. Rs.
I.	Receipts			
	1. Opening Balance as on	5,70,52,367.00		
	2. Anticipated Receipts			
	a. Development Charges, compounding charges etc.	3,50,00,000.00		
	b. License Fees	2,00,000.00		
	c. Interest from Banks	15,00,000.00		
	d. Miscellaneous	50,000.00		
	Total Rs.	9,38,02,367.00		
II	Expenditure			

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a. Salary of the Staff including EPF, Leave Salary/Pension Contributions. Arrear of 7 th pay commission.		6,23,50,000.00	
b. Maintenance of Vehicle / computer/intercom/ Xerox Machine for office building, Recoupment and advertisement charges.		59,50,000.00	
c. Legal Charges.		11,00,000.00	
d. Stationery and postal charges.		13,60,000.00	
e. Preparation of Detailed Development Plan.		30,00,000.00	
f. Additional construction of office building.		40,00,000.00	
g. Online Building permit:		75,00,000.00	
h. Strengthening of PPA viz, JTP, TPA, D'Man and Helper		50,00,000	
Total	9,38,02,367.00	9,02,60,000.00	
Surplus			35,42,367-00

AGENDA No:4

Hiring of Cloud Server from the NICSI, Puducherry for hosting the online building permission system eDCR software.

The hiring of Cloud Server from NICSI, (A Government of India Enterprise under NIC) Puducherry for hosting the online building permission system eDCR software developed by eGov foundation was examined by the committee and the agreed for hiring the same.

AGENDA NO: 5

Item No.1 Building Plan Applications;

CASE NO:1

File No. & Date: 1758 & 09.03.2020

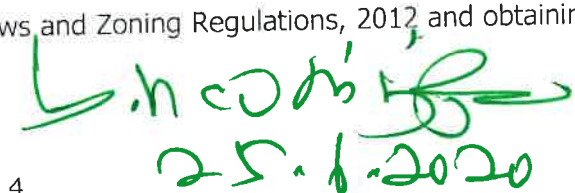
The proposal of **The Director, Jawaharlal Institute of Post Graduate Medical Education and Research, Jipmer, Gorimedu, Puducherry**, for construction of four storeyed Cancer Centre for JIPMER at JIPMER Campus, Puducherry at R.S.No.213 & 228pt, Jipmer, Thattanchavady Revenue Village, Oulgaret Municipality, 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 with condition that applicant shall obtain necessary clearances /NOC from the Fire service Department, Electricity Department, Public Health Division/PWD, State Ground Water Unit & Soil Conservation, State Environmental Impact Assessment Authority (SEIAA), Puducherry Pollution Control Committee & Airport Authority of India before commencement of construction at the site.

CASE NO:2

File No & Date: 791/05.02.2020

The proposal of **Thiru. K. Sivakumar** for alterations and additions to the existing three storied residential building, at R.S.No.127/1, T.S.No.51, BlockNo.1, Ward-B, Ganapathy Nagar, 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 after compounding the unauthorized construction and setback violation as per the provisions of the Puducherry Building Bye Laws and Zoning Regulations, 2012 and obtaining




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clearance/NOC from the Public Health Division, PWD, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:3

File No & Date: 2552 & 19.12.2017

The proposal of **Thiru. S. Gopalakrishnan**, seeking approval for the proposed construction of three storeyed Commercial building (Restaurant – 1 No & 12 Rooms) with Basement Floor (EXECUTED) at R.S.No.7/2pt, T.S. No. 30/1/A/1/8 & 30/1/A/2, Ward "H", Block No. 2, Door New No. 88-A, ECR, Ellaipillaichavady, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after compounding the unauthorized construction and setback violation as per the provisions of the Puducherry Building Bye Laws and Zoning Regulations, 2012 and obtaining clearances/NOC's from the State ground water Authority & Puducherry Pollution Control Committee, Puducherry and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:4

File No. & Date: 528/24.1.2020

The proposal of **Thiru.Ramesh.M.Rewankar M/s.Supreme Industries Ltd., (Plastic Pipe Line Division**, for additional construction of Industrial building Blocks in the existing premises for M/s. Supreme Industries Ltd., (Plastics Piping Division) at R.S.No.95/1, 95/2 of Sanniyasikuppam Revenue Village & 4/1/A/1/A of Thirubuvanai Revenue Village, Mannadipet Commune Panchayat, 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 compounding the unauthorized construction and setback violation as per the provisions of the Puducherry Building Bye Laws and Zoning Regulations, 2012 and obtaining clearances/NOC's from the Fire Service Department, Electricity Department, Mannadipet Commune Panchayat (*Public Health point of view*), Legal Opinion from Legal Advisor (PPA) and after submission of Structural Design Basis Report along with soil test report.

CASE NO:5

File No. & Date: 3602 & 11.03.2019

The proposal of **Thiru. Adheenakartha, Srimath Sivagnana Balalaya Swamigal Thirumadam**, seeking approval for the proposed construction of three storeyed commercial building (Beachelors Room -12 Nos.) with stilt floor – Revised Plan at R.S.No.239pt, T.S.No.160, Door No.82, Ward C, Block No.15, Junction of Mission Street – Aravindar Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was considered for approval.

CASE NO:6

File No. & Date: 20200100006/19.01.2020

The proposal of **Tmt. D. Lakhmi Praba**, for construction of four storied residential flats (8-Dwelling Units) with stilt floor at R.S.No.187/1, Karnan Street, 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 after obtaining clearances/NOC's from the Fire Service Department, Public Health Division, PWD, Airport

Authority of India, Oulgaret Municipality, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:7

File No. & Date: 20200100003/13.01.2020

The proposal of **Tmt. V. Eswari**, for construction of four storied residential flats (6-Dwelling Units)-cum-commercial building(1-Shop) with stilt floor at R.S.No180/4pt, T.S.No.58, Ward-B, Block No.6, Door No.100, S.V. Patel Salai, 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, Public Health Division, PWD, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:8

File No & Date: 1690/05.03.2020

The proposal of **Tmt. C. Mahalakshmi**, for construction of five storied commercial(Office)-cum- residential flats building(7-Dwelling Units)with stilt floor at R.S.No.239pt, T.S.No.20, Ward-C, Block No.10, Door No.123, Eswaran 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 the Fire Service Department, Electricity Department, Public Health Division, PWD, State Level Heritage Conservation Advisory Committee, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:9

File No. & Date:2288/21.02.2019

The proposal of **Thiru. RA. Govindaradjalou**, for construction of four storeyed residential flats building(8 Dwelling units) with stilt floor at R.S.No.250/1/A, Plot Nos.42pt, 43pt & 44pt(East Part), 5th Cross Ezhil Nagar (North), Saram 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 on submission of Structural Design Basis Report & Soil Test report.

CASE NO.10

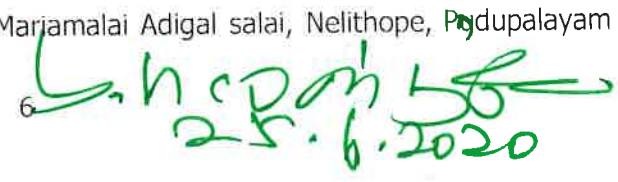
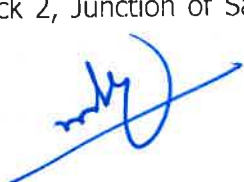
File No. & Date: 872/07.02.2020

The proposal of **Tmt. Assumpta Marie Josephine Francoise Theresa**, for construction of four storied residential flats building(7-Dwelling Units)with stilt floor(Revised Plan) at R.S.No.239pt, T.S. No.14, Ward-D, Block No.26, Old Door No.64, New Door No.126, Pedro Kanagraya Mudaliar Street, (Canteen Street), Puducherry Revenue Village, Puducherry Municipality 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 Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:11

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 2, Junction of Sangoli koil street & Mariamalai Adigal salai, Nelithope, Podupalayam



Revenue village, Puducherry Municipality, Puducherry was examined by the Committee of Puducherry Planning Authority.

The Member Secretary, PPA apprised that the matter was placed before the Puducherry Planning Authority meeting held on 5.02.2020 and the minutes of the meeting is as follows.

"....After detailed deliberation, the committee was of the opinion that the fees stated by the IITM is high and also not affordable by the Planning Authority. Therefore the committee decided to refer the case to the Anna University, Chennai for further clarification since, the Puducherry Planning Authority has taken decision based on the opinion of the Institute. Further, the experts of the committee with regard to the field of construction has suggested/opined that the structural stability of the building may be obtained from the Anna University, Chennai, since the Anna University would be very much aware of all the facts about the design of this structure & opinion rendered by Anna University. Therefore, the committee decided to ascertain the structural stability in compliance to the earlier decision of the Puducherry Planning Authority meeting. i.e. i). On the Structural Stability/Conditional assessment of the existing building on compliance of the decision of the Puducherry Planning Authority committee taken in the meeting held on 29.05.2019 and ii). The Structural Stability/Conditional assessment of the existing building without completing the structure in the north east portion above the third floor. Thereafter, the same may be placed before the committee for taking a decision."

Accordingly, the matter was taken up with the Anna University, Chennai vide this Authority's letter dated; 13.03.2020. In this regard, Shmt.Dr.P.Jaya, Professor & project coordinator, Structural Engineering Division, Anna University, Chennai vide letter dated; 29.05.2020 has opined that the Puducherry Planning Authority has requested Anna University to assess the structural stability of the existing seven storied precast building, constructed at R.S.No.152/3pt, T.S.No.3,4,5,6,7, ward I, Block 2, Maraimalai Adigal Salai, Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry under the two different cases, such as,

Case 1: Structural stability of the existing structure when subjected to demolition of the 4th, 5th & 6th floors of the existing building (As per Ref-cited).

Case 2: Structural stability of the structure with existing as built condition (i.e. Building Configuration without the front portion (i.e portion between Grid 4A to 5C as mentioned in the original vetted layout plan)

The stability of the said building has been verified at various levels of constructions as mentioned in the Table (Ref.2) attached herewith for your perusal. The building is constructed with precast elements connected together with appropriate connection detailing. The overall performance of any precast building is very much dependent on the sequence of construction and detailing of the connection region. As per the reference cited, we have verified the structural stability of the building under both the conditions mentioned above.

Stability Check as per Case.1

- a. The part demolition of concrete structures can be done either by (i) break open out or (ii) cut open out. Break open of part of the structure impart major deterioration in the strength of precast joints due to vibration induced cracks. In case of cut open, heavy machineries need to be housed in the floors of the existing structure, which not forecasted during the existing building.
- b. As the strength of the precast structure is very much depend on the sequence of construction, there is a higher probability of progressive collapse of the building if the same reverse sequence of construction is not followed during the demolition stage.
- c. High risk of sudden cave -in action due to reduced reliability of construction stage analysis results owing to following: As construction stage analysis, which is highly involved and subjective in the present case, due to complex load path change that happens during each stage of demolition, the results are found to vary with the assumptions made during the analysis. Hence, structural health assessment at each stage of demolition may not match with that of actual structure at each of demolition stages.
- d. Increased risk of human accident due to sudden release of stored energy in the precast & pre-stressed, Class III type.



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- e. *Uncertainty in the evaluation of resultant stress in the precast pre-stressed element at each stage of demolition, owing to high dependability of load resultant acting on each of the pre-stressed element on the demolition sequence, which in turn is uncertain in the present case due to complex site constraints in carrying out demolition process.*

With the points outlined above, it is concluded that case (1), which involves the demolition of the upper floors will pose serious structural instability and the same is not recommended, hereby.

Stability Check as per Case. 2

We have carried out the structural stability check for the second case through a detailing modeling & analysis of the existing structure (i.e. structure without the front portion) in ETABS software and extracted a detailed force that is been developed for each of the structural elements of the entire building. From the detailed analysis of the forces thus extracted and the corresponding as-built element & structural drawings, it is found that the structural elements are safe and hence the structure is found to withstand all types of loads including that of earthquake, as mentioned in the relevant IS codal provisions.

Hence, it is hereby recommend to opt Case 2 – Structure with existing as built condition, i.e., building configuration without the front portion from 4th floor onwards (i.e. portion between Grid 4A to 5C). Hence, the structure will be with B2+G+3 Floors for the grid 4A-5C and with B2+G+6 Floors for the remaining portions.

The committee after detailed deliberation decided to consider the case for issue of building plan approval for ground + 3 floors with double basement including the north east front portion restricting the FAR to 180, considering the opinion of Dr.P.Jaya, Professor & Project Coordinator, Structural Engineering Division, Anna University, Chennai cited above, vide letter dated; 29.05.2020. Accordingly, the committee decided to seal the 4th, 5th, & 6th floor of the existing structure, considering the stability/safety of the structure & the surrounding buildings, in accordance with the provisions of Clause 20 of the Puducherry Building Bye Laws and Zoning Regulations, 2012. Further, it is also directed that the sealed portion shall not be utilized for any purpose under any circumstances. The sealing process may be done in coordination with the Chief Town Planner, TCP, SP(Traffic), Station House Officer of Concerned Police Station & Tashildar, Puducherry Municipality, Puducherry before issuance of building plan approval by the Planning Authority. Further, the Planning Authority may impose necessary compounding charges for the unauthorized construction/deviation and setback deviations as per the provisions of the Puducherry Building Bye Laws and Zoning Regulations, 2012 & its amendments. And necessary conditions may also be imposed to obtain revised clearance from the Puducherry Pollution Control Committee, Puducherry & the building should not be put to use in any form without obtaining occupancy certificate from the Puducherry Planning Authority, Puducherry.

CASE NO:12

File No. & Date 206/09.01.2020

The proposal of **Tmt. S. Vanaja** for construction of three storied commercial building(Office/29-Guest Rooms) with stilt floor at R.S.No.108/22pt, T.S.No.24/1, Ward-A, Block No.22, Plot No.1,2 & D, Junction of Savukkupettai Road & Ezhaimariam Koil 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 clearance/NOCs from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic), Police Department, Puducherry Coastal Zone Management Authority, Puducherry Municipality, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil test report.



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CASE NO:13**File No. & Date 848/06.02.2020**

The proposal of **1. Thiru. T.A. Asokan, 2. Tmt. A. Maheswari**, for construction of nine storied Hotel building for M/s. Arunachala Inn with Basement Floor at R.S.No.48/2pt, T.S.No.21/2, 21/3, 21/5, 21/6, 21/8, 21/9, Ward-H, Block No.6, Kamaraj Salai, 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's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Puducherry Pollution Control Committee, SP(Traffic), Police Department and submission of Structural Design Basis Report & Soil Test report.

CASE NO.14**File No. & Date 12610/31.10.2019**

The proposal of **Tmt. A. Vijayasudha**, for construction of three storied Residential building(5-dwelling units) with stilt floor at R.S.No.226/4A/21, Junction at 12th Cross Main Road and 'J' Cross, Krishna Nagar, Saram 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 necessary clearances /NOC's from the Airport Authority of India, Legal opinion from Legal Counsel, PPA, Oulgaret Municipality and submission of Structural Design Basis Report & Soil test report.

CASE NO:15**File No. & Date 1952 & 13.03.2020**

The proposal of **Thiru. N. Rangasamy**, for construction of two commercial storeyed building (Marriage Hall) at R.S.No.100/pt, Mettupalayam, 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 Fire Service Department, Electricity Department, Public Health Division/PWD, Puducherry Pollution Control Committee, Legal opinion from Legal Counsel, Airport Authority of India, SP (Traffic) & Oulgaret Municipality and after submission of Structural Design Basis Report.

CASE NO:16**File No. & Date 13770/12.12.2019**

The proposal of Thiru. **R. Venkatesan**, for construction of three storeyed commercial building (Office) with stilt floor at R.S.No.239pt, T.S.No.100, Ward-D, Block No.16, Old Door No.18, New Door No.14, Laporte 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 necessary clearances /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic), Police Department, State Level Heritage Conservation Advisory Committee, Legal opinion from Legal counsel, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:17**File No. & Date 697/31.01.2020**

The proposal of **Thiru. S. Anto Febian**, for construction of four storied residential apartment building(8-Dwelling Units) with stilt floor at R.S.No.304/5, Plot Nos.34 & 35pt(E), 3rd Cross Street, Rainbow Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was

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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, Public Health Division, PWD, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:18

File No. & Date: 1139 & 02.05.2012

The proposal of **Tmt. D. Danalatchoumy, M/s. Alpha Matriculation Higher Secondary School**, seeking approval for the proposed construction of three storeyed school building in the name of **M/s. Alpha Matriculation Higher Secondary School**, at R.S.Nos. 49/1, 48/2pt & 47/7, T.S. No. 12 & 13/1pt, Ward "P", Block No. 6, 2nd Cross Street, Thilagar Nagar, Thengaithittu, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and decided to inspect the site by the Chief Town Planner, TCPD, the Member Secretary, PPA, the Divisional Fire officer, FSD & SP(Traffic), Police Department, Puducherry and to submit a report in the ensuing meeting for taking a decision.

CASE NO:19

File No. & Date 346/20.01.2020

The proposal of **Thiru. R. Surender**, for construction of four storied commercial building (Office-2Nos, 6-Guest Rooms) with stilt floor at R.S.No.339/8, Door No.70, Kamaraj Nagar, Kamaraj Salai, Saram 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, Public Health Division, PWD, SP(Traffic), Police Department, Legal opinion from Legal Advisor and submission of Structural Design Basis Report & Soil test report and submission of Structural Design Basis Report & Soil Test Report.

CASE NO.20

File No. & Date 381 & 14.11.2018

The proposal of **1. Tmt. E. Kousalya, 2. Thiru. Harish L Davey, 3. Thiru. Hitesh N Vasani, 4. Thiru. Dharmesh N Vasani**, for construction of five storied commercial building(Office/Shop)with stilt floor at R.S.No.239pt, T.S. No.157, Ward-C, Block No.14, Old Door No.48, New Door No.114, Mada Koil Street, (Mission 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, Public Health Division, PWD, Electricity Department, SP(Traffic), Police Department, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:21

File No. & Date :1755 & 09.03.2020

The proposal of **Thiru. V. Shanmugam**, for construction of four storied Commercial building (Office/14-Guest Rooms) with stilt floor at R.S.No.239pt, T.S.No.33, Ward-D, Block No.18, Door Nos.613 & 615, MG Road, 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 necessary clearances /NOC's from the Fire Service Department, Public Health Division, PWD, Electricity Department, SP(Traffic), Police Department, Legal opinion from Legal Advisor PPA and submission of Structural Design Basis Report & Soil Test Report.

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CASE NO:22**File No. & Date 2413/19.05.2020**

The proposal of **Tmt. K. Pounamballe Kalyanasundaram**, for construction of four storied residential flats building(8-Dwelling Units) at R.S.No.187/29 & 187/30, Veerapathirasamy Koil Street, Lawspet, Saram 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 clearances /NOC's from the Fire Service Department, Public Health Division, PWD, Airport Authority of India, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:23**File No. & Date:1015/12.02.2020**

The proposal of **Tmt. Kamala**, for construction of three storied residential building (3-dwelling units) at R.S.No.110/1, Plot No.56A, Door.No.42, 9th Cross Street, Brindavanam, Saram 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 from the Legal opinion from Legal Counsel, PPA, and submission of Structural Design Basis Report & Soil Test report.

CASE NO:24**File No. & Date 1404/26.02.2020**

The proposal of **Tmt. M. Geetha**, for construction of three storied commercial building(Guest Rooms-11Nos. & Restaurant)with stilt floor at R.S.No.239pt, T.S.No.176, Ward-D, Block No.9, Door No.56, (Junction at Subbaiya Salai and Bader Sahib 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, Public Health Division, PWD, SP(Traffic), Police Department, Puducherry Pollution Control Committee, Legal opinion from Legal Advisor and submission of Structural Design Basis Report & Soil test report.

CASE NO:25**File No. & Date: 349 & 20.01.2020**

The proposal of **Thiru. B. Dhandapany, Secretary** for construction of three storeyed College building for Senthil College of Education by **M/S. Senthil Education Society** at R.S.No.158/2, 158/3 & 158/8C, Mettu Street, Kurumbapet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee has directed to inspect the site by the Chief Town Planner, Town and Country Planning Department, the Member Secretary, Puducherry Planning Authority Puducherry & the Superintendent of Police (Traffic) and to submit a report to the committee for taking a decision.

CASE NO:26**File No & Date: 10414 & 21.08.2019**

The proposal of **Thiru. N. Arunkumar, Chairman cum Managing Trustee, M/s. Sri Aravinth Educational Trust**, seeking approval for additional construction of third floor and fourth floor (one portion) to the existing three storeyed school building in the name and style of "**M/s. Brainy Blooms L'ecole internationale**" (Revised plan) was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be

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issued for the additional construction of only third floor to the existing building. The applicant may be directed to submit the revised plan restricting the fourth floor, thereafter the Planning Authority may obtain clearances/NOC's the Education Department (regarding conformity of education norms), Fire Service Department, Electricity Department, Directorate of Survey & Settlement (for verification of plot measurements), Mannadipet Commune Panchayat (Public Health point of view) and Structural Design Basis Report & design Report.

CASE No.27

File No. 1096, date: 14.02.2020

The proposal of the applicant, **Thiru. K. Kaliyamoorthy**, for construction of five storeyed commercial building with stilt floor (restaurant and 16 guest rooms) at R.S. No.49/1pt., T.S.No.8/4, 8/4/A/2A, Plot No. 2 & 3, 100 feet road & Saibaba Street junction, Ramanar Nagar, Olandai Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle subject to condition that the building permit shall be issued after obtaining NOC/clearance from the Fire Service Department, Electricity Department, Superintendent of Police (Traffic), Police Department, Public Health Division, PWD., State Ground Water & Soil Conservation Unit, Puducherry Pollution Control Committee, Oulgaret Municipality on payment of infrastructural development charges, Legal opinion from Legal Counsel and after submission of Structural Stability Certificate, Structural Design & Structural Design Basis Report obtained from Registered Structural Engineer.

CASE NO.28

File No. 486, date: 23.1.2020

The proposal of the applicant **Thiru. S. Ramesh**, for construction of four storeyed residential flats building with stilt floor(8 dwelling units) at R.S. No. 219/1/A/1 & 219/1/A/1/A, Ramalingam Nagar Main Road, Ramalingam Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee decided to inspect the site by the Chief Town Planner, town and country planning Department & the Member Secretary, Puducherry Planning Authority and to submit a report in the ensuing meeting for taking a decision.

CASE NO:29

File No. & Date :730/03.02.2020

The proposal of **Thiru. J. Ananthan**, for the construction of three blocks of Six storeyed Residential Apartment building(Block No.1 & 2-executed, Block 3-Ground floor roof level) in the existing premises of Temple Way Avenue(Revised Plan) at R.S.No.142/7 & 142/8, ECR, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Committee of Puducherry Planning Authority. The committee considered the fact that building blocks have been constructed as per the earlier building plan approval accorded by the Planning Authority on 21.09.2011. Considering the above, the proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances /NOC's from the Public Health Division, PWD, Airport Authority of India, Puducherry Pollution Control Committee, State Ground Water Authority, Puducherry Building & other Construction Workers Welfare Board, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Structural Stability Certificate.



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CASE NO:30**File No. & Date 959/11.02.2020**

The proposal of **Tmt. K. Dhivya**, for construction of three storied commercial building (Guest Rooms-5Nos.) with stilt floor at R.S.No.239pt, T.S.No.3/2, Ward-C, Block No.17, Sardar Vallabai Patel Salai, 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, Public Health Division, PWD, SP(Traffic), Police Department, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:31**File No. & Date: 10132/14.08.2019**

The proposal of **Thiru.Prakash Namasivayam, ISKM Pondicherry's Managing Trustee & President ISKM Hare Krishna Temple Office**, for proposed construction of three storeyed religious building with basement floor under name & style "M/s.ISKM Pondicherry" at R.S.No.54/3, Pathukannu Main Road, Koodapakkam Village, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that applicant shall attend the remarks viz. (i) Plot dimensions/Plot extent/Room sizes/Corridor sizes/ceiling heights to be corrected/improved, Room usages to be furnished, Plan to be dimensioned properly, Plan to be corrected (ii) Basement floor roof top shall be 0.90m to 1.2m above ground level and a cross section plan showing road /made up ground level shall be furnished (iii) Fire escape staircase shall be uncovered/ unenclosed type and thereafter before issue of building permit, clearances/NOC's should be obtained from the District Collector, Fire Service Department, Electricity Department, Superintendent of Police (Traffic), Irrigation Division (*Irrigation canal/water body/Oussudu lake - buffer/encroachment*), Villianur commune Panchayat (*Public Health point of view & Irrigation canal/water body/Oussudu Lake - buffer/encroachment*), Ground Water Authority, Legal Opinion from Legal Advisor (PPA) and after submission of Structural Design Basis Report along with soil test report.

CASE NO:32**File No. & Date: 8643/26.06.2019**

The proposal of **Tmt.A.Devi**, for proposed construction of **double storeyed residential building (1 Dwelling Unit)** situated at R.S.No.162/11,12, Plot No.4, First Cross, Rajagopal Nagar, Kalapet Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that "since, already building permits were being issued in this layout, the proposal was forwarded to Oulgaret Municipality for collection of road development charges & NOC obtained from Oulgaret Municipality vide No.50-132/JE(5)/OM/2004-05 dt:03.10.2019. Meanwhile, CDP-2036 for entire Puducherry Region notified vide gazette No.21/2019Hg dt:31.10.2019. As per title document site falls in R.S.Nos.162/11 & 162/12 of Kalapet Revenue Village. In the CDP-2036 R.S.No.162/12 earmarked as 'Residential' whereas R.S.No.162/11 earmarked as 'Waterbody -Protective and Undeveloped Zone' in CDP-2036. However, in the Survey & Settlement records R.S.No.162/11 mentioned as patta land in the name of one Thiru.Chandirasekaran Thambiran".

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Since, applicant has furnished registered land document, the R.S.No.162/11 of Kalapet Revenue Village mentioned as patta land in Survey & Settlement records, the committee after detailed deliberation decided to consider the proposal for issue of building permit.

CASE NO:33

File No. & Date: 8643/26.06.2019

The proposal of **Tvl.1.K.Kannan, 2.K.Aadhimoolam**, for proposed construction of **double storeyed residential building (1 Dwelling Unit)** situated at R.S.No.162/11,12, Plot No.5, First Cross, Rajagopal Nagar, Kalapet Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that "since, already building permits were being issued in this layout, the proposal was forwarded to Oulgaret Municipality for collection of road development charges & NOC obtained from Oulgaret Municipality vide No.50-132/JE(5)/OM/2004-05 dt:03.10.2019. Meanwhile, CDP-2036 for entire Puducherry Region notified vide gazette No.21/2019Hg dt:31.10.2019. As per title document site falls in R.S.Nos.162/11 & 162/12 of Kalapet Revenue Village. In the CDP-2036 R.S.No.162/12 earmarked as 'Residential' whereas R.S.No.162/11 earmarked as 'Waterbody - Protective and Undeveloped Zone' in CDP-2036. However, in the Survey & Settlement records R.S.No.162/11 mentioned as patta land in the name of one Thiru.Chandirasekaran Thambiran".

Since, applicant has furnished registered land document, the R.S.No.162/11 of Kalapet Revenue Village mentioned as patta land in Survey & Settlement records, the committee after detailed deliberation decided to consider the proposal for issue of building permit.

CASE NO: 34

File No & Date: 1679 & 05.03.2019

The proposal of **Dr. Leo Gounalane Joseph**, seeking approval for proposed construction of five storeyed Residential flats building (8 dwelling Units) with stilt floor at R.S.No.56/1/A/1/A/4, Plot No.68pt (East) & 69, Golden Avenue, Pavazhakarnchavady, 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 clearances/NOC from the Fire Service Department, Electricity Department, Public Health Division, Legal opinion from Legal Counsel and after submission of Structural Design Basis Report & Design Details.

CASE NO:35

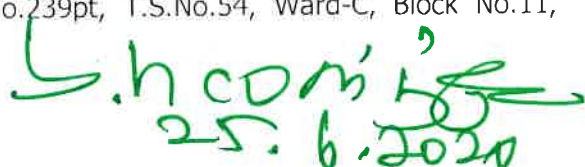
File No. & Date:16/02.01.2020

The proposal of **Tmt. C. Ameena Bee**, for construction of three storied Residential building (3-dwelling units) with stilt floor at R.S.No.329/1pt, T.S.No.70/1/B/4/A, Ward-F, Block No.18, Plot No.4, Pavendan Street, Thamizh Thai Nagar, Vanarapet, Puducherry Revenue Village, Puducherry, 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 Legal opinion from Legal Counsel, PPA, Puducherry Municipality and submission of Structural Design Basis Report & Soil test report.

CASE NO:36

File No. & Date 12024/04.10.2020

The proposal of **Thiru. A.C. Venkatarayalu Reddiyar**, for construction of four storied Commercial(Office) building with stilt floor at R.S.No.239pt, T.S.No.54, Ward-C, Block No.11,



Door No.161, Kalatheeswaran Koil Street, Puducherry Revenue Village, Puducherry Municipality 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 Level Heritage Conservation Advisory Committee, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:37**File No. & Date : 1980/19.7.2018**

The proposal of **Tmt. Sardou Saraswady**, for construction of four storied Commercial – cum - Residential building (6-Office Hall/2-dwelling units) with stilt floor after dismantling the existing two storied building at R.S.No.323/3/D/1/A/10, Plot Nos.7,8,14 & 15, Vallalar Salai, Kamaraj Nagar, Saram 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 necessary clearances/NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic), Police Department, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:38**File No. & Date 959/11.02.2020**

The proposal of **Tmt. Umadevy Dayal**, for additional construction of swimming pool and toilet block in the existing Hotel building at R.S.No.7/1pt T.S.No.3/1A/1/9, Ward-H, Block No.2, 100feet Road, 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 from the State Ground Water Authority, Puducherry.

CASE No.39**File No. 1697, date: 05.03.2020**

The revised proposal of the applicant, **Tmt. Porutpavai** for construction of two storeyed commercial building(convention hall) at R.S. No. 52/4pt., 53/3pt. & 53/2., T.S No. 78, 85/1pt. & 86, Ward:"K", Block No.7, 100' Road, Olandai Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle subject to condition that the building permit shall be issued after obtaining revised NOC / clearance from Fire Service Department, Puducherry & Puducherry Pollution Control Committee, Puducherry & after collecting necessary compounding charges for the setback deviations. Further, the committee directed the applicant to submit revised plan incorporating the Plan, Longitudinal section of Plan, detailed plan of electrical room & details of Sewage treatment plant.

CASE NO:40**File No. & Date: 147 & 08.01.2020**

The proposal of **Tvl.1.A.Namassivayam, 2.C.Karthikeyan**, for proposed subdivision of land into a **Residential Layout** under name and style "**M/s.Sri Sowbagyathaiyini Nagar Extension**" at R.S.No.197/4pt, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for

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'Communal and recreational space'. The Member Secretary, Puducherry Planning Authority apprised that as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000 sq.m & upto 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per Puducherry Building Bye-laws and Zoning Regulations, 2012, "....The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant....".

The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, sewerage, drainage; handing over of road portion; handing over of land for - communal and recreational purposes/solid waste management. Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes'.

CASE NO:41

File No. & Date: 4524 & 26.09.2018

The proposal of **M/s.Chendur Real Agency** represented by **Thiru.E.Mohandoss P/A of Tvl.E.Uma Maheswari**, for proposed **Residential Layout** under name and style '**Chendur Garden**' at R.S.Nos.**96/3B/3, 96/3L & 98/1**, through unapproved layout (Chinthamani Nagar) from ECR, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. MS, PPA apprised that "the land bearing R.S.No.98/1 and unapproved layout plots (16, 17, 18, 19, 20, 25 & 26) located in R.S.Nos.96/3B/3, 96/3L, have been amalgamated and proposed as new residential layout. However, said unapproved layouts-plots (7 nos) are yet to be regularized under regularization scheme. The layout gains access from East Coast Road through unapproved layout". Also, apprised that applicant has not provided land for 'Communal and recreational space'. The Member Secretary, Puducherry Planning Authority apprised that as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000 sq.m & upto 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012. "....The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant....".

The proposal was agreed in principle subject to condition that applicant shall get the Sold Plots [Nos.16, 17, 18, 19, 20, 25 & 26] to be regularized under regularization scheme and permit

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shall be issued after obtaining clearances/NOC's from the Electricity Department, Irrigation Division, P.W.D., Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Bahour Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide; encroachment if any of water bodies/Canal & buffer from canal and thereafter with respect to water supply, sewerage, drainage & handing over of road portion. Since, the applicant has not proposed any land for communal and recreational purposes; the Bahour Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes').

CASE NO:42**File No. & Date: 2590 & 22.12.2017**

The proposal of **Tvl.1.R.Radhakrishnan 2.R.Santha 3.R.Krishnakumar 4.Rajeswari 5.V.Santha 6.V.Sureshkumar** Represented by Power agent **Thiru.V.Sathiyarayanan**, for proposed subdivision of land into a **Residential Layout** under name and style '**Muthamizh Nagar**' at R.S.No.62/8, 64/1Bpt, Kumarapalayam, Thettampakam Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that as per Puducherry Building Bye-laws and Zoning Regulations, 2012, "...The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant..."

The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Mannadipet Commune Panchayat (w.r.t. water supply, sewerage, drainage; handing over of road portion; handing over of land for - communal and recreational purposes/solid waste management)'.

CASE No.43**File No. 261, date: 13.1.2020**

The proposal of the applicant, **Thiru.V.Sithanandam** for formation of residential layout approval in the name of "Vazhga Valamudan Avenue" (consists of 19 plots) at R.S. No.46/4, Oulgaret, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that as per Puducherry Building Bye-laws and Zoning Regulations, 2012, "...The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant..."

Regarding availability of alternate approach road to the adjoining land (R.S.No.46/3), the committee directed to ensure the same with the Commissioner, Oulgaret Municipality and thereafter the layout approval shall be issued after obtaining NOC/clearance from a)Irrigation Division, PWD., Puducherry, b)State Ground Water & Soil Conservation Unit, Puducherry, c)Electricity Department, Puducherry, d)Deputy Collector, Revenue, Puducherry, e)Department of Survey & land records,



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Puducherry, f)Oulgaret Municipality, Puducherry after handing over of road portion and g)after obtaining opinion from legal counsel of this Authority.

CASE NO:44

File No & Date: 445 & 22.01.2020

The proposal of **Thiru.Mathi @ Vengatesan** for proposed sub division of land at R.S.No.163/3, Villianur 100 feet Road, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads) & Deputy Collector (Revenue) South, Puducherry, National Highway Division, PWD & Villianur Commune Panchayat, Puducherry.

CASE NO:45

File No & Date: 420 & 22.01.2020

The proposal of **Thiru. T. Murugan** for proposed residential layout in the name and style of "Murugan Royal City" at R.S.No. 40/6pt, 40/7, 40/8pt, Olavaikal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA apprised that the applicant has provided land for "Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000sq.m & upto 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 "...The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant...".

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Irrigation Division, PWD, Electricity Department and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, sewerage, drainage; handing over of road portion; handing over of land for - communal and recreational purposes/solid waste management)'

CASE NO:46

File No & Date: 360 & 21.01.2020

The proposal of **Thiru. R. Muthusamy** for proposed residential layout in the name and style of "Balaji Garden" at R.S.No.110/1C, 110/2, 132/1, Thondamanatham Revenue Village, Villianur Commune Panchayat, Puducherry. The Member Secretary of PPA apprised that the applicant has not provided land for "Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000sq.m & upto 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and

recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 "...The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant..."

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, sewerage, drainage & handing over of road portion. Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes')

CASE NO:47

File No & Date: 534 & 24.01.2020

The proposal of **Tmt.B.Santhi** for proposed residential layout at R.S.No.30/2, Abishegapakkam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA apprised that the applicant has not provided land for "Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts below the 3000sqm, no need to provide land for "Communal and recreational space". Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 "...The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant..."

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide & thereafter with respect to water supply, sewerage, drainage; handing over of road portion; solid waste management).

CASE NO:48

File No & Date: 533 & 24.01.2020

The proposal of **Thiru. B. Satheeswaran** for proposal residential layout at R.S.No.30/2, Nanamedu, Abishegapakkam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA

B. N. Satheswaran
25.6.2020

apprised that the applicant has not provided land for "Communal and recreational space". As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts below the 3000sqm, no need to provide land for "Communal and recreational space". Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 "...The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant..."

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide & thereafter with respect to water supply, sewerage, drainage; handing over of road portion; solid waste management').

CASE NO:49

File No & Date: 2673 & 02.06.2020

The proposal of **Thiru. A. Namassivayam, Thiru. C. Karthikeyan** for proposed residential layout in the name and style of "Vetri Velan Nagar" at R.S.No. 42/10pt, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA apprised that the applicant has not provided land for "Communal and recreational space". As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts below the 3000sqm, no need to provide land for "Communal and recreational space". Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage and electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide & thereafter with respect to water supply, sewerage, drainage; handing over road portion; solid waste management').

CASE NO:50

File No & Date: 2789 & 08.06.2020

The proposal of **Tmt. Shanmuga Sundari & Others** for proposed residential layout in the name and style of "Thirumurugan Nagar" at R.S.No.58/1pt, 60/3pt, Uruvaiyaru Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA apprised that the applicant has not provided land for



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"Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000sq.m & up to 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, sewerage, drainage & handing over of road portion. Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes').

CASE NO:51

File No & Date: 525 & 24.01.2020

The proposal of **Thiru. A. Ramamoorthy** for proposed residential layout in the name and style of "Sakthy Nagar" at R.S. No.13/4, 13/5, 13/6pt, 14/4A1, 14/5B, 14/6B, 14/9, 14/10, 14/11, 14/13, 14/14, 14/15, 14/16, 14/17, 14/18, 14/19, 14/20, Mangalam Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary of PPA apprised that the applicant has provided land for "Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012, for layouts above 3000sq.m & up to 10000 sq.m, 10 percent of the area excluding roads shall be reserved for communal and recreational purposes or in the alternative he (applicant) shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department and the 10 per cent of layout area (excluding roads), additionally, shall be reserved for "Public Purpose" in this layout, which is more than 10,000 sq.m in extent, interested department shall be given intimation of layout approval by the planning authority and purchase the land from the owners or developer or promoter, on paying the cost of plots so reserved. The owner or developer or promoter has every right to sell the lands for residential purpose if no demand from any public department is received within one year. Further, as per the Puducherry Building Bye-laws and Zoning Regulations, 2012. Accordingly, the applicant has also provided additionally 10% of the Layout area, which is reserved for Public purpose in this layout. "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".



S. N. COOIL
25.6.2020

The proposal was agreed in principle subject to condition that applicant shall provide necessary corner splay and cul-de-sac as per norms and permit shall be issued after obtaining clearances / NOC's from the Legal Opinion from Legal Advisor (PPA), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch / report of plots / roads), Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (w.r.t. water supply, sewerage, drainage; handing over of road portion; handing over of land for - communal and recreational purposes/solid waste management).

Any other item with the permission of the Chairman.

Item No.1 The matter relating to engaging Shri.B.A.Sujay Prassana Advocates to the Puducherry Planning Authority, Puducherry.

The Puducherry Planning Authority committee has approved the proposal for engaging Shri.B.A.Sujay Prassana, Advocate for the High Court cases as and when referred by the Puducherry Planning Authority and the fees will be paid on case to case basis.


Member Secretary,
Puducherry Planning Authority


Chairman,
Puducherry Planning Authority

25.6.2020

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, PUDUCHERRY**

No: 220-1/PPA/DDP/2020/ 9417

Puducherry, the 19 AUG 2020

To

The Member Secretary,
Puducherry Planning Authority,
Puducherry

Sir,

Sub: PPA –Intimation regarding conducting of Interview for the post of Planner in Puducherry Planning Authority on short-term contract basis - Reg

Ref: Notification published in the Newspaper dated 14-07-2020

With reference to the above, it is informed that the interview for the post of Planner in the Puducherry Planning Authority on short-term contract basis is scheduled on 21st August, 2020 at 3.00 P.M. Apropos, it is stated that 7 Nos. of candidates are having both essential and desirable qualification and 17 Nos. of candidates are having only essential qualification. Out of the above, 3 Nos. of candidates are from Puducherry. It is proposed to conduct the interview for the 24 candidates through Video Conferencing in Zoom App in the Chamber of Secretary (TP). The revised committee for interviewing consists of the following:

1.	Chief Town Planner	Chairperson
2.	Member RERA	Special Invitee
3.	Senior Town Planner	Member
4.	Junior Town Planner (Development)	Member
5.	Member Secretary	Member

Apropos, all the Committee Members are requested to be present in the Chamber of Secretary (TP), Chief Secretariat, Puducherry on the above date and time for conducting the interview for selecting candidates for the post of Planner in the Puducherry Planning Authority on short-term contract basis.

Yours faithfully,


(M. KANDAR SELVAN)
MEMBER SECRETARY