

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

**Minutes of the Puducherry Planning Authority Meeting held at 10.00 A.M on
16.12.2019 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. S. Shakthivel, Dy. Collector (Disaster Management) (Representing the Collector, Department of Revenue and Disaster Management, Puducherry)	:	Member
3.	Thiru. V. Sathiyamurthi, Chief Town Planner, Town & Country Planning Department Puducherry.	:	Member
4.	Thiru. R.Manickavasagam, Engineer Assistant, (Representing the Superintending Engineer Circle -I, PWD, Puducherry)	:	Member
5.	Thiru. C. Umesh Chandra, Assistant Engineer, (Representing the SE-III, Electricity Department, Puducherry).	:	Member
6.	Thiru.K.Kalamegam, Assistant Engineer, (Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry)	:	Member
7.	Thiru.S.Manohar, Hydrogeologist, SGWU, (Representing the Director, Agriculture Department)	:	Member
8.	Thiru. A.Suresh, Assistant Divisional Fire Officer, (Representing the Divisional Fire Officer, FSD, Puducherry)	:	Member
9.	Thiru. Dr.M.Murugan, Deputy Director Immunisation, (Representing the Deputy Director, Public Health Department, Puducherry).	:	Member
10.	Thiru. R.Chandrasegaran, Assistant Engineer, (Representing the Executive Engineer, NH Division, PWD, Puducherry)	:	Member
11.	Thiru. G.Sankar, Assistant Engineer ISD-I, (Representing the Executive Engineer, Irrigation Division, PWD, Puducherry)	:	Member
12.	Thiru. M.Sankar, Junior Engineer, (Representing the Executive Engineer, Public Health Division, PWD, Puducherry)	:	Member
13.	Thiru. Manohar, Hydrogeologist, SGWU Agriculture Department, Puducherry.	:	Member
14.	Tmt. K.Thamizhselvi, Deputy Surveyor, (Representing the Commissioner, Puducherry Municipality, Puducherry)	:	Member
15.	Tmt.G.Ellammal, Assistant Engineer, (Representing the Commissioner, Oulgaret Municipality, Puducherry)	:	Member
16.	Thiru. G.Savoundirarajan, Commissioner, Ariyankuppam Commune Panchayat, Puducherry	:	Member
17.	Thiru. A.Manohar, Commissioner, Nettapakkam Commune Panchayat, Puducherry.	:	Member
18.	Thiru. D.Arumugam, Commissioner, Villianur Commune Panchayat, Puducherry	:	Member
19.	Thiru. N.Jayakumar, Commissioner, Mannadipet Commune Panchayat, Puducherry	:	Member
20.	Thiru. A.Manohar, Commissioner, NCP, Puducherry (Representing the Commissioner, Bahour Commune Panchayat, Puducherry)	:	Member
21.	Thiru. M.Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry	:	Member Secretary




AGENDA NO: 1

Follow up actions taken on the minutes of the previous Puducherry Planning Authority Meeting held on 18-9-2019

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority Meeting held on 18.09.2019 were communicated to all members and the same was confirmed.

AGENDA NO: 2

Building Plan Applications:

CASE NO: 1

File No. & Date 9714 & 05.08.2019

The proposal of **The Director, JIPMER**, for construction of modified terrace plan i.e. construction of semi-permanent store building over the terrace of the four storeyed Blood Bank & Patient Information Centre at JIPMER Campus 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 building permit shall be issued, Subject to condition that the structural stability of the semi-permanent store over the terrace of the four storeyed Blood Bank and Patient Information Centre shall be ensured by the CPWD, Puducherry and the conditions stipulated in the building permit vide ref. No.PPA/487/1611-1616 & 3550-3551/Z(SB-T)/2018 dt: 28.01.2019 shall be complied with.

CASE NO: 2

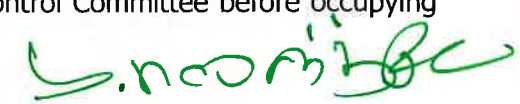
File No. & Date 11668 & 24.09.2019

The proposal of **The Director, JIPMER**, for construction of five storeyed Animal House 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 after obtaining necessary clearances /NOC from the Fire service Department, Electricity Department, Public Health Division/PWD, State Environmental Impact Assessment Authority shall be obtained before commencement of construction at the site.

CASE NO: 3

File No. & Date 13536 & 02.12.2019

The proposal of **The Director, JIPMER**, for Setting up regional level viral and diagnostic Lab including BSL 2 at ground floor of banding hall and setting up regional level viral research and diagnostic Lab including BSL 3 facility at first floor 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 after obtaining necessary clearances /NOC from the Puducherry Pollution Control Committee before occupying building.



CASE NO: 4**File No. & Date 8433 & 21.05.2019**

The proposal of **The Director, JIPMER**, for Existing ground floor Laundry building old block and first floor drying yard 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 after obtaining clearances /NOC from the Fire service Department, Public Health Division/PWD, PPCC, State Ground Water Authority before occupying the building.

Agenda No.3**Grant of promotional incentive for the year 2018-19 to the Staff of Puducherry Planning Authority**

The Puducherry Planning Authority decided to grant Promotional Incentive for the period 01.04.2018 to 31.03.2019 as follows:-


1. Rs.4,092/- (Rs.11,000 - Rs.6,908) per staff, to the regular staff of Puducherry Planning Authority who were given a bonus of Rs.6,908/- (for the year 2018-2019).
2. Rs.8,000/- per staff, to the regular staff of the Puducherry Planning Authority who were not given any bonus and also to the staff of the office of Chairman, Puducherry Planning Authority.
3. Rs.3,000/- to Data Entry Operators of 17Nos. who have worked in the Planning Authority.

Agenda No.4**Ratification of the payment made to M/s.Sai Consulting Engineers Pvt. Ltd., Ahmedabad for stage-4 for preparation of Comprehensive Development Plan for Puducherry Planning Area-2036.**

The Puducherry Planning Authority Committee ratified the payment of Rs.22.00 Lakhs made to the consultant M/s Sai Consulting Engineers Pvt. Ltd., Ahmedabad, for Stage-4 for preparation of Comprehensive Development Plan for Puducherry Planning Area-2036.

Agenda No.5**Deepavali Gift distributed to all the Staff of Puducherry Planning Authority, Puducherry-Setting of bill-Approval-Requested.**

The Puducherry Planning Authority Committee approved the proposal to settle the bill of cost Rs.82,160/- (82nos. of suitcases) to M/s.New Sunshine Rexine, No.46, St. Therasa Street, Puducherry-1, towards the gift distributed by the office of the Chairman, Puducherry Planning Authority on account of Deepavali Festival, 2019.




Agenda No.6

Comprehensive Development for Puducherry Planning Area – 2036 – Implementation Regarding

It was apprised to the committee of Puducherry Planning Authority that the Comprehensive Development Plan for Puducherry Planning Area -2036, was approved by the Government of Puducherry and the notification was issued vide G.O. Ms. No.21/2019-Hg dated 31.10.2019. The public notice of the approval accorded by the Government of Puducherry for the Comprehensive Development Plan for Puducherry Planning Area -2036 was published in the Official Gazette No.202 dated 04.11.2019. From this date the Comprehensive Development Plan for Puducherry Planning Area -2036 comes into operation.

The committee directed to follow the land uses proposed in the Comprehensive Development Plan for Puducherry Planning Area -2036, for all building plan applications including running files/ proposals under process with Puducherry Planning Authority.

In respect of proposals wherein land uses / building uses have been already approved by erstwhile State Land use Board of Agricultural Department, Town & Country Planning Department and Town and Country Planning Board, better of the land use / building use as approved by them or earmarked in the CDP-2036 shall be adopted.

All plots/layouts as and when regularized under regularization scheme as per G.O.Ms.No.20/2017-Hg, dated: 20.10.2017 and its amendments, shall be deemed to be regularized for 'Residential Use Zone' and the buildings permitted therein.

For the new land uses proposed in CDP-2036 (Mixed Commercial & Mixed Industrial) the regulations recommended in CDP (Note-1 in Page No.439) shall be adopted.

For 'Recreational/Tourism Zone', the recommendations in Puducherry Building Bye Laws and Zoning Regulations, 2012 in respect of 'Open Spaces and Recreational Zone' shall be adopted

In need of clarifications in processing the proposals based on land uses & other recommendations prescribed in CDP-2036, the same shall be placed before the meeting of Puducherry Planning Authority, for taking a decision.

Regarding the proposals to be referred to Local bodies for handing over of road portions / collection of road development charges and setbacks to be insisted based on the location, the methodology followed in the earlier such approved files in the same layout / locality shall be adopted, till old settlement areas are got earmarked while reviewing of CDP-2036.

Processing of proposals falling in CRZ was also discussed. Puducherry Coastal Zone Management Authority has delegated powers to Puducherry Planning Authority for processing and disposing certain proposals at Puducherry Planning Authority level itself. However, PCZMA is insisting for collection of fee/charges based on Project cost (costs towards land, building, machinery, operation etc.). PPA is not having the mechanism / Standard Operating Procedure to ascertain the project costs as envisaged by PCZMA. Therefore, Puducherry Planning Authority committee after detailed deliberations decided that henceforth, the Puducherry Planning Authority shall forward all applications falling under CRZ to PCZMA for their clearances.

Regarding road widening / road linkage/new roads/transportation land use in CDP-2036, the committee of Puducherry Planning Authority decided that a meeting may be convened by the Chairman, Puducherry Planning Authority with TCPD, PWD and Local Administration Department regarding the methodology to be adopted. Till such time, means of access shall be assessed based on title document and if required the proposals may be forwarded to the PWD/Local body for opinion.

Regarding providing buffer from water bodies, for vacant plots/lands as recommended in CDP-2036 (13.8.4.3 Planning Policy for implementation of Environmental proposals), the committee of Puducherry Planning Authority decided that a meeting may be convened by the Chairman, Puducherry Planning Authority with TCPD, PWD, Local Administration Department, Forest Department and Puducherry Coastal Zone Management Authority regarding the methodology to be adopted. The outcome of the meeting shall be placed before the meeting of PPA for taking a decision.

In the land use map of CDP-2036, in some cases, survey sub-divisions as shown in title document / revenue records for developed areas / Natham Patta areas, have not been marked in the land use map / register. There is difficulty in ascertaining land use of such sites. The committee decided to procure FMB showing the latest sub division from the Directorate of Survey and Land Records. Land use of the site earmarked in the CDP-2036 shall be assessed with the help of FMB showing the latest sub division.

Within Boulevard areas in Tamil precinct, for Ordinary and Special buildings except Multi Storeyed buildings, it was decided to adopt the enhanced FAR of 300 and enhanced height up to 20m for residential/ Commercial/ Assembly/ Institutional/ Educational/ Religious buildings, except for Industrial buildings. However, the coverage and other norms for the Institutional / Educational / Religious buildings, shall be as prescribed in the Puducherry Building Bye-Laws and Zoning Regulations, 2012.

For areas lying outside the Boulevard area, for Low rise buildings (Ordinary buildings/Special Buildings), it was decided to adopt only the enhanced FAR of 220 and enhanced height up to 17m for Residential/ Commercial/ Assembly/ Institutional/ Educational/ Religious buildings, except for Industrial buildings. However, the coverage, setbacks and other norms for Institutional / Educational / Religious buildings shall be as prescribed in the Puducherry Building Bye-Laws and Zoning Regulations, 2012.

For areas lying outside Boulevard area, in case of Multistoried building, it was decided to adopt the enhanced FAR of 300 and enhanced height of up to 40m.

The building parameters for Mixed Residential and Mixed Commercial land uses earmarked outside the Boulevard area, have to be elaborately specified in the Building Bye-Laws. Hence it was decided that the parameters prescribed in the CDP-2036 for these uses, may be adopted after bringing necessary amendments in the Puducherry Building Bye-Laws and Zoning Regulations, 2012. Till such time, buildings may be permitted in these land uses (as specified under permissible uses in page 440 of CDP-2036) following the norms for low rise /




High Rise buildings. For mixed Industrial use, buildings may be permitted as specified under permissible uses in page 440 of CDP-2036.

The committee requested the Chief Town Planner, to arrange to bring in necessary amendments to the Puducherry Building Bye-Laws and Zoning Regulations, 2012.

Agenda No.7

Collection of building and Land Development charges for entire Puducherry Region

It was apprised to the Committee of Puducherry Planning Authority that the Section 53 of the Town and Country Planning Act, 1969, reads as follows:-

"Levy of Development Charges

53(1) Where permission for a change in the use or development of any land or building is granted under Chapter-VIII of this Act in the whole or any part of the planning area, and such change or development is capable of yielding a better income to the owner, the Planning Authority may levy a charge (hereinafter called the Development Charge) not exceeding one-third of the estimated increase in the value of the land or building in the prescribed manner for permitting such change in use or development.

(2)The Development Charge shall be leviable on any person who undertakes or carries out any such development or institutes or changes any such use".

The entire Puducherry region was declared as Planning Area, vide Gazette notification No:83 of extraordinaire dated:31.7.1989 (vide approved G.O.Ms.68/89/F6, dated 26.7.1989). The rate of development charges for land in the Puducherry Planning area was revised and notified during 1991 as follows:

Development charges for Land:-

1. Pondicherry and Muthialpet...Rs.4.70 per square meter.
2. Other areas ...Rs.3.20 per square meter.

Development charges for building:-

1. Pondicherry and Muthialpet ...Rs.2.25 per square meter.
2. Other areas ...Rs.2.00 per square meter.

Since 1991, the development charges for building and land as above were collected for the Comprehensive Development Plan area of Puducherry- 1983 / 1997. The Comprehensive Development Plan for Puducherry Planning Area -2036 i.e. for the entire Puducherry region, was approved by the Government of Puducherry and notification was issued vide G.O. Ms.No.21/2019-Hg dated 31.10.2019. Therefore, now it has become mandatory to levy necessary development charges for the buildings and lands situated in the entire Puducherry region.

In this regard, it was apprised to the committee of Puducherry Planning Authority that since the development charges have not been revised since 1991, the same has to be revised. Considering the manifold increase in guideline value of lands in Puducherry region since 1991 and future increase in value of lands due to assigning of new land uses in CDP-2036, the committee of PPA decided to levy land and building development charges for residential use as below: -



Development charges for Land:-

1. Within Conurbation Area as prescribed in CDP-2036 - Rs.25 per square meter.
(refer Table 12-21 of the page 441 in CDP-2036)
2. Outside Conurbation Area as prescribed in CDP-2036 - Rs.15 per square meter.

Development charges for Building:-

1. Within Conurbation Area as prescribed in CDP-2036 - Rs.20 per square meter.
(refer Table 12-21 of the page 441 in CDP-2036)
2. Outside Conurbation Area as prescribed in CDP-2036 - Rs.10 per square meter.

For non-residential uses and for residential buildings more than two dwelling units, the land and building development charges shall be collected at two times the residential rates.

Building development charges shall be collected for total built up area.

The land development/building development charges shall be collected at better of institutional change of land and building uses.

The committee of Puducherry Planning Authority directed the Member Secretary, PPA to submit a Note to the Chief Town Planner, TCPD for ratification of the above land and building development charges.

Agenda No.8

Collection of Road Development Charges by the Local Bodies

The Puducherry Planning Authority was forwarding the building plan applications for remittance of Road Development Charges to the concerned local bodies for the plots located in unapproved layouts lying within the reviewed CDP-1997 area as per the G.O.Ms.3/98/Hg, dated: 17.04.1998, based on the land use classifications of the reviewed Comprehensive Development Plan-1997 area. This procedure adopted for the unapproved layouts lying within the reviewed CDP-1997 was extended to unapproved layouts situated outside the reviewed CDP-1997, based on the decisions of PPA / Sub-Committee / TCP Department / TCP Board.

Now, after the notification of the Comprehensive Development Plan-2036 for entire Puducherry region, the levy and collection of the Road Development Charges requires clarification with respect to the present land use classification in the CDP-2036 / location of site i.e., whether the land use includes nonresidential uses also, existing developed area etc. Presently, the Planning Authority is not in a position to implement / give effect to the G.O.Ms.3/98/Hg, dated: 17.04.1998, since it was issued for easing out the difficulties faced by such people in obtaining the building permission due to non-handing over of the road portion to the respective local bodies, after the notification of the reviewed CDP-1997.

The said matter was taken up with the Chief Town Planner, Town and Country Planning Department and the Chief Town Planner, Town and Country Planning Department has opined that, since the issue involves collection of road development charges and issue of NOC by the Local Bodies, the matter may be discussed in a meeting of the Puducherry Planning Authority along with the Commissioners of Local Bodies and further action may be taken accordingly.




The committee was also apprised that the Real Estate (Regulation and Development) Act, 2016, has come into force since 01.05.2017.

After detailed deliberations the committee of Puducherry Planning Authority decided that that a meeting may be convened by the Chairman, Puducherry Planning Authority with Director, Local Administration Department, Chief Town Planner, Town and Country Planning Department, and Commissioners of Municipalities and Commune Panchayats, so as to take a decision regarding revising / bringing amendments to the G.O.Ms.3/98/Hg, dated:17.04.1998.

Till such time for the proposals submitted in sold /unsold plots in such unapproved layouts, wherein already proposals have been forwarded to Local bodies for issue of NOC after collection road development charges, the representatives of Local bodies suggested the committee to continue to forward such applications, for opinion/views for according building plan approval. For other sites for processing for building plan approval, the prevailing procedure may be adopted, till a final decision is taken.

Agenda No.9

Scheme for Regularisation of unapproved plots/layouts outside CDP-1997

It was apprised to the committee that the Scheme for Regularisation of unapproved layouts/individual Plot(s) and sub-divisions, is being implemented by the Puducherry Planning Authority, based on the G.O.Ms.No.20/2017-Hg, dated: 20.10.2017 and its amendments, for the unapproved plots/layouts which falls outside the reviewed Comprehensive Development Plan area of Puducherry. It was further apprised to the committee of Puducherry Planning Authority that the Comprehensive Development Plan for Puducherry Planning Area -2036, was approved by the Government of Puducherry and the notification was issued vide G.O. Ms.No.21/2019-Hg dated 31.10.2019. The public notice of the approval accorded by the Government of Puducherry for the Comprehensive Development Plan for Puducherry Planning Area -2036 was published in the Official Gazette No.202 dated 04.11.2019. From this date the Comprehensive Development Plan for Puducherry Planning Area -2036 comes into operation. Therefore, the existing words "outside Comprehensive Development Plan area" in the G.O.Ms.No.20/2017-Hg, dated: 20.10.2017 and its amendments requires necessary amendment in the said G.O., since for Puducherry region, there is no outside CDP area after notification of CDP-2036 on 31.10.2019.

The Puducherry Planning Authority Committee after detailed deliberation decided to request the Chief Town Planner to arrange to bring in necessary amendments in the G.O.Ms.No.20/2017-Hg, dated: 20.10.2017. Till such time the committee directed PPA to continue the regularization scheme with understanding as Outside CDP-1997.

The committee requested the local bodies and PPA to publicize the regularization scheme by displaying the G.O. Ms. No.17/2019-Hg, dated 22nd July 2019 in their notice Board.



Agenda No.10**Issue of Site clearance certificate for the lands situated in the Comprehensive Development Plan for Puducherry Planning Area - 2036**

The issue of site clearance certificate was discussed in the Puducherry Planning Authority Committee meeting. In this regard, the committee directed the Member Secretary to have a separate meeting with Lead Bank Manager and District Registrar, Registration Department, under the Chairmanship of Chief Town Planner, Town and Country Planning Department. The outcome of the meeting shall be placed before the meeting of PPA for taking a decision.

Agenda No.11**Obtaining NOC from the Executive Engineer, Irrigation Division, P.W.D/Oulgaret Municipality in connection with canal abutting the proposed plots/sites**

The committee of Puducherry Planning Authority was apprised that the building plans are being forwarded to the Executive Engineer, Irrigation Division, P.W.D., Puducherry for offering opinion/views/clearance wherever sites are abutting canals/water bodies. Irrigation Division, P.W.D. issues N.O.C.s for the proposals, abutting the canals/water bodies belonging to the P.W.D. The Executive Engineer, Irrigation Division, P.W.D., has returned some proposals stating that the subject canals/water bodies do not come under P.W.D. purview. Also, informed to obtain NOC from concerned Municipality/Commune Panchayat. Thereafter, such cases were referred to Oulgaret Municipality/Commune Panchayat for offering opinion/views/clearance in respect of sites abutting canals/water bodies along with copy of the intimation letter received from the Executive Engineer, Irrigation Division, P.W.D., Puducherry.

In this connection, when such a proposal was forwarded to the Oulgaret Municipality for offering opinion/views/NOC, Oulgaret Municipality returned the proposal stating that as per G.O. No.35/LAS/2009, dt:05.01.2009, the Government of Puducherry had devolved the powers pertaining to Minor Irrigation, Water Management and Water Shed Development to the Village Panchayat and Commune Panchayat. The Indian Constitution specifies the powers and responsibilities of Municipality under Schedule 12 which does not include Minor Irrigation, Water Management and Water Shed Development and hence issue of 'No Objection Certificate' regarding the canal abutting the site not pertains to Oulgaret Municipality.

The Committee discussed the above said matter and after detailed deliberations decided that a meeting may be convened by the Chairman, Puducherry Planning Authority with Director, Local Administration Department, Chief Town Planner, Town and Country Planning Department, Executive Engineer, Irrigation Division, P.W.D., Puducherry and Commissioners of Municipalities and Commune Panchayats, so as to resolve the matter.

The Chairman thanked the members for attending the meeting.


Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority

