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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 17.07.2019 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. V. Sathiyamurthi, The 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. C. Umesh Chandra, Assistant Engineer, Electricity Department, Puducherry. (Representing SE-III, Electricity Department, Puducherry).	: Member
5.	Thiru. L.Xavier Kennedy, Junior Scientific Assistant, (Representing Member Secretary, Puducherry Pollution Control Committee, Puducherry)	: Member
6.	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer Fire Service Department, Puducherry, (Representing Divisional Fire Officer, FSD, Puducherry).	: Member
7.	Dr. G. Ragunathan, Deputy Director, Public health Department, Puducherry.	: Member
8.	Thiru. R.Chandrasegaran, Assistant Engineer. (Representing Executive Engineer, NH Division,PWD,Puducherry)	: Member
9.	Thiru. S.Vallaba Dassou, Assistant Engineer. (Representing Executive Engineer, Irrigation Division, PWD, Puducherry)	: Member
10.	Thiru. S.Ramesh Komar, Junior Engineer, (Representing Executive Engineer, Public Health Division, PWD, Puducherry).	: Member
11.	Thiru M. Murugaiyan, Inspector of police (Representing The SP(Traffic), Police Department, Puducherry).	: Member
12.	Thiru. Manohar,Hydrogeologist, SGWU Agriculture Department, Puducherry, (Representing Hydrogeologist, Agriculture Department).	: Member
13.	Thiru. B.Rajaraman, Executive Engineer, (Representing The Commissioner, Puducherry Municipality, Puducherry)	: Member
14.	Tmt.G.Ellammal, Assistant Engineer, (Representing The Commissioner, Oulgaret Municipality, Puducherry).	: Member
15.	Thiru. R.Youvaraj, Assistant Engineer, (Representing The Commissioner, Ariyankuppam Commune, Puducherry)	: Member
16.	Thiru. J.Manicassamy, Junior Engineer, (Representing The Commissioner, Nettapakkam Commune, Puducherry).	: Member
17.	Thiru. R.Thirunavukkarasu, Assistant Engineer, (Representing The Commissioner, Villianur Commune , Puducherry).	: Member
18.	Thiru. V.Sandane, Junior Engineer, (Representing The Commissioner, Manadipet Commune, Puducherry)	: Member
19.	Thiru.G.Savoundirarajan, The Commissioner, BahourCommune , Puducherry.	: Member
20.	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 meeting dated:

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 29.05.2019 were communicated to all members and the same was confirmed.

AGENDA NO: 2

Item No.1 Building Plan Applications;

CASE NO:1

File No. & Date: 8434 & 21.05.2019

The proposal of **The Director, Jipmer, Gorimedu, Puducherry**, for construction of four storeyed Pharmacy Block in the existing 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 subject to condition that schematic approval shall be issued after imposing the condition that before commencing construction clearances/NOC's should be obtained by the applicant from the Fire Service Department, Electricity Department, Public Health Division, PWD, State Environment Impact Assessment Authority & Airport Authority of India and after obtaining of Structural Design Basis Report.

CASE NO: 2

File No & Date: 1420 & 06.02.2019

The proposal of **Tmt.Supriya**, seeking approval for proposed construction of three storeyed residential building (2 Dwelling units) at R.S. No.93/3/B/1/A, Plot No.33, Anna Street, Sri Pusphaa Nagar, 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 permit shall be issued after obtaining clearances/NOC from the Oulgaret Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & design details.

CASE NO:3

File No & Date: 8249 / 29.4.2019

The proposal of **Thiru. R. Sedoumannan** for construction of four storeyed commercial building with stilt floor(four shops) at R.S. No.209/5/B/1/A, Plot No.10, Puducherry to Villianur Main Road, Rasathi Ammale Nagar, Oulgaret 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's from a) Fire service department, Puducherry, b) Irrigation Division, PWD., Puducherry, c) N.H. Division, P.W.D., Puducherry, d) Superintendent of Police(Traffic), Police Department, Puducherry, e) Legal opinion from the legal counsel of this Authority, f) Oulgaret Municipality, Puducherry on payment of infrastructural development charges & after submission of Structural design & Structural Design Basis Report from Registered Structural Engineer.



The proposal of **Thiru. Gregory, Secretary & Treasurer, Le Conseil D'Administration, De L'Archidiocese De Pondicherry** for construction of three storeyed Primary Block and two storeyed Nursery Block Institution Buildings in the name and style of M/s. Petit Seminaire & Primary School - CBSE at R.S. No.169/3,, Dr. M.G.R. Nagar Main road, Moolakulam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the building permit shall be issued after Compounding for unauthorized construction (setback violations) and after obtaining clearances/NOC's from:-

1. Central Board of Secondary Education, New Delhi to establish the school.
2. Fire Service Department, Puducherry
3. Electricity Department, Puducherry
4. Irrigation Division, PWD., Puducherry
5. Superintendent of Police (Traffic), Police Dept., Puducherry
6. The Deputy Collector(Revenue)- (North), Department of Revenue & Disaster Management, Puducherry in respect of land acquisition proposal if any.
7. State Ground Water Unit & Soil Conservation, Puducherry
8. Oulgaret Municipality in respect of road width & after remittance of infrastructural development charges.
9. Legal opinion from legal counsel of this Authority in respect of ownership of the property.

Further, the committee decided to direct the applicant to apply for obtaining building permit for "the existing buildings in the land retained by the Le Conseil D'Administration, De L'Archidiocese De Pondicherry on the Western side of this proposal separately".

CASE NO.5.**File No & Date: 8648 / 26.6.2019**

The proposal of **Tmt. T. Rajeswari@Sengeni** for construction of three storeyed residential flats building with stilt floor(six dwelling units) at R.S. No.27/2, Plot no. 37, 1st Main Road and First cross street junction, Johnkumar Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the building permit shall be issued after obtaining clearances/NOC's from a) Fire Service Department, Puducherry, b) Oulgaret Municipality on payment of infrastructural development charges, c) Legal opinion from legal counsel of this Authority and d) After submission of structural design and structural design basis report.

CASE NO:6**File No & Date: 8690 / 1.7.2019**

The proposal of **the Director, Department of Fisheries and Fishermen Welfare, Puducherry Fishing Harbour Complex, Puducherry** to carryout additional construction of buildings in the existing Fishing Harbour campus for up gradation of existing Fishing Harbour namely:-

- 1) Fish Handling and Auction hall
- 2) Two nos. of Net mending sheds




- 3) Two nos. of Fishermen's Rest sheds
- 4) Boat Repair Shop
- 5) Restaurant
- 6) Two nos. of Public toilet Blocks
- 7) Two nos. of Fishermen's Gear Sheds
- 8) Security / Guard House

at Thengaithittu Revenue Village, Puducherry Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the building permit shall be issued after submission of following particulars:-

- a. Correction plan of proposed buildings with proper setbacks & adequate room size according to the Puducherry Building Bye-Laws & Zoning Regulations.
- b. Details of terrace plan of proposed buildings & rain water harvesting details.

Further the committee decided that, the building permit may be considered with condition that the following obtained by applicant before commencement of constructions: -

- a. *"NOC/clearance from Fire Service Department, Puducherry*
- b. *NOC/clearance from Electricity Department, Puducherry*
- c. *NOC/clearance from Public Health Division, P.W.D., Puducherry*
- d. *NOC/clearance from State Ground Water Authority, Puducherry*
- e. *NOC/clearance from Puducherry Municipality, Puducherry*
- f. *NOC/clearance from Puducherry pollution Control Committee, Puducherry in respect of pollution angle.*
- g. *Structural stability certificate for the existing buildings and Structural design for the proposed buildings.*
- h. *The conditions stipulated in the CRZ clearance issued by the Puducherry Coastal Zone Management Authority vide No.3713/DSTE/PCZMA/CLR/SCI/2019/1282 dt:09.01.2019*

CASE NO:7

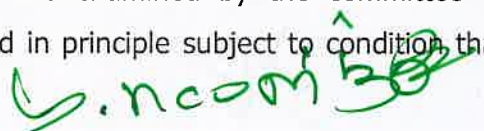
File No & Date: 1004 / 30.1.2019

The proposal of **Thiru. D. Kalavathy**, for construction of three storeyed residential cum commercial building (one shop at ground floor and one dwelling unit at first and second floor) at R.S. No.120/99/A, 120/9 & 120/98/A, Villianur Main Road(NH 45-A), Arumbarthapuram, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the building permit shall be issued after submission of structural design and structural design basis report.

CASE NO:8

File No. & Date 8215 & 24.04.2019

The proposal of **Tmt. Lilliane Marie Cecile Priya**, seeking approval for proposed construction of three storeyed residential building (2 Dwelling units) with stilt floor at R.S.No.239pt, T.S.No.114, Ward - C, Block No.20, Door No.86, Canteen 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



examined by the committee of Puducherry Planning Authority in its earlier meeting held on 30.08.2018 and agreed in principle subject to the conditions that (i) the unauthorisedly deviated constructions should be compounded, (ii) remarks should be attended, (iii) clearance/NOC's obtaining from Fire Service Department, Directorate of School Education (conformity of school norms), Villianur Commune Panchayat (Including Public Health Point of View), State Ground Water Unit & Soil Conservation (Including basement) (iv) the school Authority should set up the Secondary/Higher Secondary classes only after obtaining recognition/permission from Directorate of School Education, (Puducherry)/CBSE & after submission of structural design basis report .

Clearances have been received from Fire Service Department, Directorate of School Education (conformity of school norms), Villianur Commune Panchayat, State Ground Water Unit & Soil Conservation.

Subsequently, applicant submitted revised plan with proposal to remove portion of bus shed lies in setback. The revised proposal was examined by the committee and was agreed in principle subject to condition that building permit shall be issued after compounding the unauthorisedly deviated construction and after submission of Structural Design Basis Report & design details and imposing a condition in building permit that the School Authority should set up the secondary/higher secondary classes only after obtaining recognition/permission from Directorate of school Education, (Puducherry)/CBSE.

CASE NO:11

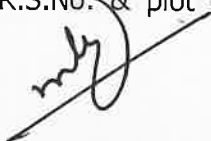
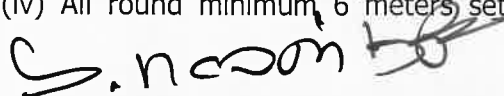
File No. & Date: 8183 & 22.04.2019

The proposal of **Thiru.S.Vengadessin**, for proposed construction of three storeyed residential building (4 dwelling units) at R.S.No.**80/1A/1**, Plot No.79 & 80, Lalitha Nagar, Lalitha Nagar Main Road, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that before issue of building permit, clearances/NOC's should be obtained from Fire Service Department, Ariyankuppam Commune Panchayat (*remittance of road development charges/Public Health point of view*), Legal Opinion from Legal Advisor (PPA) and after submission of Structural Design Basis Report & design details.

CASE NO:12

File No. & Date: 8354 & 10.05.2019

The proposal of **The Director, Directorate of Art & Culture, Puducherry**, to carryout additional construction of (i) 'Tagore Culture Complex building (two storeyed with mezzanine floor)', (ii) O.A.T Block (single storeyed) to the existing Educational Institution in premises of "Bharathiyar Palkalaikoodam" at R.S.No.**41/1**, Ariyankuppam Revenue Village, Ariyankuppam 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) Detailed building plan for all the buildings in the entire premises should be submitted for verification of norms, (ii) Copy of earlier building permit obtained for existing building should be furnished, (iii) Government allotment order of proposed site along with R.S.No. & plot extent should be submitted, (iv) All round minimum 6 meters setback

building permit shall be issued after making necessary arrangement for kitchen in each dwelling and restricting the FAR to 150 & obtaining clearances /NOCs from Fire Service Department, Legal opinion from Legal Counsel, PPA, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:9

File No & Date: 1978/19.12.2016

The proposal of **Thiru.V.Ramamurthy, M/s.Vigneshwara Higher Secondary School**, seeking approval to Carryout additional construction to the existing three storeyed school building block (A & B) in ground, first & second floors, construct proposed additional three storeyed school building block (C & D) and to dismantle the single storeyed sheet roofed building in rear setback, in the school premises of M/s.Vigneshwara Higher Secondary School situated at R.S.No.80/6pt, Sedarapet to Karasur Main Road, Sedarapet Revenue Village, Villianur Commune Panchayat, Puducherry, with play area in R.S.No.80/5 (1553.35sq.m) [unregistered mortgage deed for a period of 36 months] was examined by the committee of Puducherry Planning Authority in its earlier meeting held on 30.06.2017 and agreed in principle subject to the conditions that permit shall be issued after obtaining Clearances/NOCs from the Education Department (Directorate of school Education), Fire Service Department, Electricity Department, Villianur Commune Panchayat (Public Health Point of view), State Ground Water Unit (regarding extraction of Ground Water) and structural feasibility for widening the existing corridor and staircase shall be validated by the qualified Structural Engineer and submission of Structural Design Basis Report. Also, registered document shall be submitted by the applicant for the land bearing R.S.No.80/5.

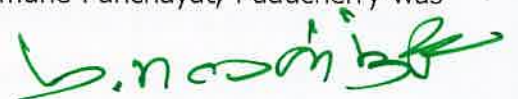
Clearances have been received from Directorate of school Education, Fire Service Department, Electricity Department, Villianur Commune Panchayat and Superintendent of Police (Traffic).

Meanwhile, applicant submitted revised proposal with play area in different detached land bearing R.S.No.66/8B (**444.61sq.m**) i.e Plot No.11pt, [2156sq.ft, Doc. No.4316/2012, regularized vide Order No.4326/PPA/Z(Individual/Plot)/2019/2400 dt:09.04.2019] & Plot No.12 [(2628sq.ft), Doc. No.4317/2012 regularized vide Order No.4327/PPA/Z(Individual/Plot0/2019 dt:09.04.2019)]. The revised proposal was examined by the committee of Puducherry Planning Authority and was agreed in principle subject to condition that building permit shall be issued after compounding for setback violation and after obtaining clearances /NOCs from State Ground Water Unit (regarding extraction of Ground Water) and structural feasibility for widening the existing corridor and staircase, validated by the qualified Structural Engineer.

CASE NO:10

File No. & Date: 1666 & 06.07.2018

The proposal of **"The Congregation of the Sisters of St.Joseph of Cluny"** represented by **Tvl.Emiliana, Sister Superior**, seeking revised approval for School building as per site condition for Primary block (3 storeyed), Higher Secondary Block (3 storeyed) & supplementary buildings & for proposed additional construction of chapel & convent block (2 storeyed) & supplementary buildings (2 storeyed/single storeyed) in the existing school premises for **"M/s.St.Joseph of Cluny CBSE Higher Secondary School"** situated at R.S.No.2/1pt,3pt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry was



should be provided as per norms and (v) Staircase width should be improved to a minimum of 2metres as per norms and thereafter schematic approval shall be issued for the building plan submitted by Directorate of Art & Culture and after imposing the condition that before commencing construction clearances/NOC's should be obtained by the applicant from Fire Service Department, Electricity Department, Superintendent of Police (Traffic) and Ariyankuppam Commune Panchayat (Public Health Point of View).

CASE NO:13

File No. & Date 5186 & 25.03.2019

The proposal of **Thiru.L. John Peter**, for construction of three storeyed commercial cum residential building (store & 2 Dwelling units) with stilt floor at R.S.No.47/1pt, Plot No.5, 5th Cross Street, Moogambigai Nagar, 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 building permit shall be issued after obtaining clearance/NOC from Fire Service Department, Legal opinion from Legal Counsel, PPA, Electricity Department & Public Health Division/ PWD and after submission of Structural Design Basis Report & design details.

CASE NO:14

File No. & Date: 4802 & 21.03.2019

The proposal of **Tmt. Nithya & Thiru. Kamalakannan**, for construction of three storeyed residential building (1 Dwelling unit) with stilt floor at R.S.No.159/2, Plot No.4, 2nd Cross Street, Sivaraman Nagar, 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 clearance/NOC from the Oulgaret Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & design details.

CASE NO:15

File No. & Date: 4295 & 18.03.2019

The proposal of **Thiru.R.Sedoumannan** for construction of three storeyed commercial building (Shops 3 Nos.) with stilt floor at R.S.No.239pt, T.S.No.8/3, Ward -C, Block No.20, Junction of Jawaharlal Nehru Street & Canteen 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), Legal opinion from Legal Counsel, PPA, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:16

File No. & Date: 1077 & 31.01.2019

The proposal of **Tmt. S. Santhi** for construction of four storeyed commercial cum residential building (office 2 Nos. & 2 Dwelling units) with stilt floor at R.S.No.239pt, T.S.No.244 & 245, Ward -D, Block No.16, Mission Street, Junction of Kandappa Mudaliar 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, Legal opinion from Legal Counsel/RPA and



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after submission of Structural Design Basis Report & design details. Further, directed to obtain necessary clarification regarding the ownership of the property from the Survey and Land Records.

CASE NO:17

File No. & Date 4164 & 22.05.2019

The proposal of **The Chief Town Planner, Town and Country Planning Department, Government of Puducherry**, for the proposed alteration /modification for setting up of Puducherry Real Estate Regulatory Authority (PRERA) at Town and Country Planning Department (Second floor) at R.S.No.141/13pt, 141/15, 141/16, 142/39, 141/14pt, Main Road, Jawahar Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle and directed to issue building permit.

CASE NO:18

File No. & Date: 1269 & 04.02.2019

The proposal of **1.Thiru. K.M. Mohamed Ashik, 2. Tmt. Najumunisa**, for construction of three storeyed commercial building (Shops 3 Nos.) with stilt floor at R.S.No.239pt, T.S.No.11, Ward-C, Block No.13, Jawaharlal Nehru Street, Puducherry, 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 from the Fire Service Department, Electricity Department, SP(traffic), Public Health Division/ PWD, Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & design details.

CASE NO:19

File No. & Date: 3000 & 04.03.2019

The proposal of **Thiru. S. Sambath** for construction of three storeyed hotel building (2 Restaurant & 13 Rooms) with stilt floor at R.S.No.428/1pt, T.S.No.4pt, 6pt, 7pt, 8, 9, 10, 11,12 &13, Ward -E, Block No.1, Subbai 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 from the Fire Service Department, Electricity Department, Public Health Division/PWD, SGWU &SC, INTACH, Puducherry, Pollution Control Committee, PCZMA, SP (Traffic), Legal opinion from Legal Counsel, PPA, Survey & Land Records and after submission of Structural Design Basis Report & design details.

CASE NO:20

File No. & Date: 240 & 06.02.2018

The proposal of **Thiru. Ajai Virmani** for construction of three storeyed Guest House building (9 Rooms) with stilt floor at R.S.No.239pt, New Door No.226, (Old No.94 & 96), T.S.No.167 & 168, Ward-D, Block No.16, Junction of Mission Street & 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 clearance/NOC from the Fire Service Department, Electricity Department, Public Health Division/PWD, SGWU &SC, SP (Traffic), Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report &



design details & after compounding the unauthorized commencement of construction as per the provisions of Puducherry Building Bye Laws & zoning Regulations, 2012.

CASE NO:21**File No. & Date: 6027 & 03.04.2019**

The proposal of **Thiru. Andre Marie Antoine** for carryout additional construction of second floor and alteration and addition in the existing two storeyed residential building (2 Dwelling units) at R.S.No.381/4pt, Door No.2, T.S.No.68, Ward -F, Block No.6, Ferderic Ozanam 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 from the Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & design details and after compounding the unauthorized deviation/setback violation as per the provisions of Puducherry Building Bye Laws & zoning Regulations, 2012.

CASE NO:22**File No. & Date: 8064 & 05.04.2019**

The proposal of **Thiru. R. Elambooran Pillai** for construction of four storeyed residential building (1 Dwelling unit) at R.S.No.239pt, Door No.10, T.S.No.72/1pt, Ward -C, Block No.23, Jawaharlal Nehru 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 from the Fire Service Department, Legal opinion from Legal Counsel/PPA, Survey and Land Records, INTACH, PCZMA, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:23**File No. & Date: 6811 & 24.12.2018**

The proposal of **Thiru. Arokiaselvaraj represented by Power Agent Tmt.M.Victoria** for construction of three storeyed residential building (1 Dwelling unit) after demolition of the existing building at R.S.No.4/3pt, T.S.No.42, Ward -H, Block No.2, Door No.7, 1st Cross, Peter Nagar Main Road, Peter Nagar, 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 clearances/NOC from the Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & design details.

CASE NO:24**File No. & Date: 8358 & 10.05.2019**

The proposal of **Tvl. V. Pugazhpari, V.Veeramani & V. Devendiran** for construction of three storeyed residential building (2 Dwelling units) - executed at R.S.No.7/2pt, T.S.No.30/7A/1B, 30/7A/1C, Ward -H, Block No.2, Plot No.6 & 7, Bharathi Street, Anna Nagar Extension, 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 submission of Structural Design Basis Report & design details.




CASE NO:25

File No. & Date: 3706 & 12.03.2019

The proposal of **Tmt. V. Jayasudha**, for construction of four storeyed restaurant cum guest house building (4 Guest Rooms) with stilt floor after demolition of the existing two storeyed building at R.S.No.172/2A/1A/1A/1A/1/50, Plot No.164, Door No.3, Natesan Nagar, 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 clearance/NOC from the Fire Service Department, Electricity Department, SGWU &SC, Legal opinion from Legal Counsel, PPA, SP (Traffic), Public Health Division/PWD, PPCC, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:26

File No. & Date: 8547 & 10.06.2019

The proposal of **1.Tmt. G. Geetha, 2.S.Sasikala, 3.G.Pradhiba & 4. P.Manju** for construction of four storeyed residential flats building (4 Dwelling units) with Stilt floor at R.S.No.11/2pt, T.S.No.2/13/A, Ward -H, Block No.3, Plot No.58 & 59pt (W), 2nd Cross Street, Sithanandha Nagar, Ellaipillaichavady, 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 clearances/NOC from the Fire Service Department, Legal opinion from Legal Counsel, PPA, Puducherry Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & design details.

CASE NO:27

File No. & Date: 3739 & 12.03.2019

The proposal of **Thiru. P. Venugopal**, for construction of four storeyed commercial building (2 shops & 3 office) at R.S.No.49, NH45-A, (Villianur Main Road), Aziz Nagar, 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 clearance/NOC from the Fire Service Department, Electricity Department, Legal opinion from Legal Counsel, PPA, SP (Traffic), Public Health Division, NH Division/PWD, Puducherry and after submission of Structural Design Basis Report & design details.

CASE NO:28

File No. & Date: 3418 & 08.03.2019

The proposal of **Tmt. M. Jayashree**, for construction of three storeyed residential building (1 Dwelling unit) at R.S.No.161/2, Plot No.5pt & 6, 2nd Cross Street, Jancy Nagar, 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 clearance/NOC from the Legal opinion from Legal Counsel, PPA, Oulgaret Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & design details.



This proposal of **Dr. Vinayaga Vengadassalam**, for the construction of four storeyed commercial building (Hotel) with stilt floor at R.S.No.222/1/B/2, 222/4/A/2, Plot No.26, 27 & 28, ECR Road, 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/NOCs from the Fire Service Department, Electricity Department, S.P(Traffic), Police Department, Public Health Division, PWD, Puducherry Pollution Control Committee, Airport Authority of India, Oulgaret Municipality and Opinion from Legal Counsel, PPA and submission of Structural Design Basis Report and Soil Test Report.

CASE NO:30**File No & Date: 143 & 4.1.2019**

The proposal of **Thiru.J.R.Ezhil-1, Thiru.Jeyaraman Venkatachalam-2, Thiru.V.Arul-3, represented by P/A Thiru.K.Joshi & Thiru.Joshi**, for construction of three storied Residential building (6-dwelling units) with stilt floor at R.S.No.262/6/A/1, Plot No. 7, 8 & 9, Old Karuvadikuppam Road, Thiruvalluvar 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 Clearances/NOCs from the Fire Service Department, Public Health Division & Irrigation Division, PWD, Puducherry, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:31**File No & Date: 8500 & 4.1.2019**

The proposal of **Tmt. V. Viji**, for construction of four storied Residential building (6-dwelling units) with stilt floor at R.S.No.298/1A, Plot No.14, Balaji 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 Clearances/NOCs from the Fire Service Department, Public Health Division, Legal opinion from Legal Counsel, PPA, Oulgaret Municipality and submission of Structural Design Basis Report & Soil test report.

CASE NO:32**File No & Date: 8087 & 08.04.2019**

The proposal of **Thiru. Rajou Rajousegarane**, for additional construction of three storied Residential building (Block-I) to the existing three storied residential building(Block-2) at R.S.No.246, Door No.21, Sindhu Street, Vasantha 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 Compounding for setback deviation and after obtaining Clearances/NOCs from the Public Health Division, PWD, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil test report.



CASE NO:33

File No & Date: 8241 & 29.04.2019

The proposal of **Tmt. S. Thillaikarasi**, seeking approval for proposed construction of Four storied Residential building (4-dwelling units) with stilt floor at R.S.No.289/7/A, 8th Cross Extension, Rainbow 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 clearances/NOC from the Fire Service Department, Public Health Division, PWD, Oulgaret Municipality, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil test report.

CASE NO:34

File No. & Date: 3602 & 11.03.2019

The proposal of **Thiru. Adheenakartha, Srimath Sivagnana Balaya Swamigal Thirumadam** for construction of three storeyed commercial building (Bachelors room 12 Nos.) with stilt floor (revised plan) at R.S.No.239pt, Door No.82, T.S.No.160, 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 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, PWD, Puducherry, Legal opinion from Legal Counsel, PPA, and after submission of Structural Design Basis Report & design details.

CASE NO:35.

File No & Date: 8704 / 2.7.2019

The proposal of **Tvl. 1. Anusuya, 2. Gunasekaran, 3. R. Ramesh@Sengeni**, to carryout alteration to the existing ground floor and additional construction of two storeyed commercial building (three shops at ground floor and one office at first floor at R.S. No.151, facing Villianur Main Road on Northern side, 3rd Cross Street on Eastern side & 4th Cross Street on Western side, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the building permit shall be issued after obtaining NOC from a)Electricity department, Puducherry, b)N.H. Division, PWD., Puducherry, c)Oulgaret Municipality, Puducherry on payment of infrastructural development charges, d)Legal opinion from legal council of this Authority & after submission of Structural stability certificate to the existing building, structural design & Structural Design Basis Report to the proposed building from Registered Structural Engineer.

CASE NO:36

File No & Date: 248 & 08.01.2019

The proposal of **Thiru. M. Mouttoucomarassamy**, seeking approval for **additional construction of first & second floor in the existing ground floor residential building** at R.S.No.28, Plot No.4, Puratchi Thalaivi Nagar, Muthirapalayam, 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 permit shall be issued after Compounding for setback deviation and after submission of Structural Design Basis Report & design details.



S. ncomib38

The proposal of **Tmt. R. Amsa**, seeking approval for proposed construction of four storied Residential building (8-dwelling units) at R.S.No.295/8/A/1/A, Plot No.46, 3rd Cross, Thirumudi Sethuraman 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 clearances/NOC from the Fire Service Department, Electricity Department, Public Health Division & Irrigation Division, PWD, Legal opinion from Legal Advisor, PPA, Oulgaret Municipality and submission of Structural Design Basis Report & Soil test report.

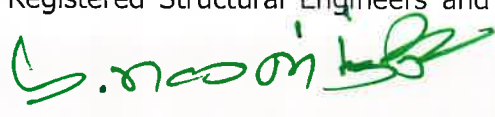
AGENDA-3

ANY OTHER ITEM IN THE PERMISSION OF CHAIRMAN:

Item No.1.

Permission for erection of roof top telecommunication towers in Puducherry region.

- i) The proposal (**File No.2414 / dt:05.12.2017**) for construction of a cell phone tower with allied accessories for "Reliance Jio Infacomm Ltd" for a height of 18m over the existing two storied residential building at R.S.No.31/14pt, 17th Cross Street, Avvai Nagar, Lawspet, Saram Revenue Village, Oulgaret Municipality, Puducherry was agreed in principle subject to condition that permit shall be issued after getting the stability certificate from the appropriate grade of Registered Structural Engineers and other mandatory documents.
- ii) The proposal (**File No.1133 /dt:10.05.2018**) for construction of a cell phone tower with allied accessories for "Reliance Jio Infocomm Ltd" for a height of 15m over the existing two storied residential cum commercial building at R.S.No.155/5pt, T.S.No.35/1, Ward-I, Block No.1, Door no.68, Market Street, Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was agreed in principle subject to condition that permit shall be issued after getting the stability certificate from the appropriate grade of Registered Structural Engineers and other mandatory documents.
- iii) The proposal (**File No.3294 dt:07.03.2019**) for construction of a cell phone tower with allied accessories for "Reliance Jio Infocomm Ltd" in two storied residential cum commercial building at R.S.No.18/9pt, plot no.A & B, in Vazhudavour Road, Dharmapuri, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was agreed in principle subject to condition that permit shall be issued after getting the stability certificate from the appropriate grade of Registered Structural Engineers and other mandatory documents.
- iv) The proposal (**File No.8012 / dt:02.04.2019**) for construction of a cell phone tower with allied accessories for "Reliance Jio Infacomm Ltd" in four storied commercial building at R.S.No.10/2, Iyyanarappu Koil Street, Ellaipillaichavady 100' Road, Puducherry, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was agreed in principle subject to condition that permit shall be issued after getting the stability certificate from the appropriate grade of Registered Structural Engineers and other mandatory documents.



Item No.2 Budget estimate for 2019-20 and revised estimate 2018-19 submitted before PPA Committee for approval.

The Budget Estimate 2019-2020 (Anticipated) and Revised Estimate 2018-2019 (Actual) in respect of Puducherry Planning Authority was approved as follows:-

Details	Receipts	Expenditure
Budget Estimate for 2018-19	7,86,58,932.00	7,61,10,000.00
Revised Estimate for 2018-19	10,55,48,315-00	4,56,66,986-00
Budget Estimate for 2019-20	11,06,31,329.00	10,27,10,000.00

2. The Budget Estimate for 2019-2020 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, Review of Master Plan, Creation 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-2019-20 are given below:-

Sl. No.	Details	Receipt Rs.	Expenditure Rs.	Remarks. Rs.
I.	Receipts			
	1. Opening Balance as on	6,28,81,329.00		
	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	5,00,000.00		
	d. AMRUT Sub Scheme – Formulation of GIS based Master Plan	1,20,00,000.00		
	e. Miscellaneous	50,000.00		
	Total Rs.	11,06,31,329.00		
II	Expenditure			
	a. Salary of the Staff including EPF, Leave Salary/Pension Contributions. Arrear of 7 th pay commission.		6,21,50,000.00	
	b. Maintenance of Vehicle / computer/intercom/ Xerox Machine for office building, Recoupment and advertisement charges.		53,50,000.00	
	c. Legal Charges.		5,00,000.00	
	d. Stationery and postal charges.		12,60,000.00	
	e. Preparation of Master Plan.		1,74,50,000.00	
	f. Additional construction of office building.		60,00,000.00	
	g. Purchase of data base for online permit to be issued.		1,00,00,000.00	
	Total	11,06,31,329.00	10,27,10,000.00	
	Surplus			79,21,329-00

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The proposal to extend the contract period of two GIS Experts & one Computer Programmer for a further period of 3months from 01.07.2019 was approved.

Item No:4**Implementation of State Water Policy in the UT of Puducherry and setting up of Rain Water Harvesting Cell in the Puducherry Planning Authority.**

The proposal of setting up of Rain Water Harvesting Cell was approved by the Puducherry Planning Authority Committee. It was decided that the Rain Water Harvesting Cell shall consist of all Junior Town Planners, Town Planning Assistants and D'mans. The Cell shall monitor the implementation of Rain Water Harvesting System as approved in the building permits in their respective areas. Monthly enforcement & monitoring report of the Cell has to be submitted to the Member Secretary within the 1st week of every month, who in turn appraise the same to the Puducherry Planning Authority in its ensuing meeting. It was decided to take up the matter of giving incentive and imposing penalty in the ensuing meeting of Puducherry Planning Authority after detailed study.

Item No:5**Fixing fees for issue of True Copy of Building Permit.**

The Member Secretary appraised to the Puducherry Planning Authority Committee that nowadays many applications are being received by the Puducherry Planning Authority requesting to issue True copy of building permits. Further, it was informed to the Committee that an amount of ₹250/- is charged by the Planning Authority for issue of True copy of building permits. The Puducherry Planning Authority has to engage its staff to get the old files from the record section and also to take out prints of building permits in the same size viz., A0, A1, A2.

The matter of fixing fees for issue of True copy of building permits was deliberated by the Puducherry Planning Authority Committee and it was decided that an amount of ₹500/- may be charged for residential building permit having single plan and in case of building permits consisting of more than one plan, an additional amount of ₹250/- may be charged for each additional plan. In case of non-residential building permit, the same may be fixed as ₹600/- for the permit having single plan and in case building permits consisting of more than one plan, an additional amount of ₹250/- may be charged for each additional plan. Further, it was decided that in case the cost of expenditure for taking print outs/copies of plans exceeds the above fees, then actual cost incurred shall be collected from the applicant.

The Chairman thanked the members for attending the meeting.


Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority

