

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

**Minutes of the Puducherry Planning Authority Meeting held on 25.05.2022 at 3.00 P.M.
in the Conference Hall of Puducherry Planning Authority, Puducherry.-**

The following were present:-

1.	Thiru. Arun I.A.S. Chairman, Puducherry Planning Authority, Puducherry.	Chairman
2.	Thiru. S. Mahalingam, Chief Town Planner Town & Country Planning Department, Puducherry.	Member
3.	Tmt. M. Sarassou, Engineer Assistant to SE-I (The Superintending Engineer, Circle-I, PWD, Puducherry.)	Member
4.	Thiru. M. Sundaramurthy, Assistant Engineer (Representing the Superintending Engineer-III, Electricity Department, Puducherry).	Member
5.	Thiru. N. Prabhu, Junior Engineer, (Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.)	Member
6.	Thiru. D. Govindaraj, Assistant Engineer, The Director, Agriculture Department, Puducherry.	Member
7.	Thiru. K. Ilango, the Divisional Fire Officer, Fire Service Department, Puducherry.	
8.	Dr. R. Murali, (Representing the Deputy Director, Public Health Department, Puducherry.)	Member
9.	Thiru. R. Cartiqueyane, Assistant Engineer, NH Division, PWD, Puducherry	Member
10.	Thiru. Radhakrishnan, Executive Engineer, Irrigation Division, PWD, Puducherry.	Member
11.	Thiru. A.P. Venguidessan, Executive Engineer, Public Health Department, PWD, Puducherry.	Member
12.	Thiru. C. Maran, SP (Traffic), Police Department, Puducherry.	Member
13.	Thiru. S. Manohar, Hydrogeologist SGWU Agriculture Department, Puducherry.	Member
14.	Thiru. M. Namachivayam, Assistant Engineer, (Representing the Commissioner, Puducherry Municipality, Puducherry.)	Member
15.	Thiru. S. Segar, Junior Engineer, (Representing the Commissioner, Oulgaret Municipality, Puducherry.)	Member
16.	Thiru. V. Ramesh, Commissioner, Ariyankuppam Commune Panchayat, Puducherry.	Member
17.	Thiru. R. Iyappan, Junior Engineer, Nettapakkam Commune Panchayat, Puducherry.	Member
18.	Thiru. D. Arumugam, Commissioner Villianur Commune Panchayat, Puducherry.	Member
19.	Thiru. V. Ejileradjane, Commissioner, Mannadipet Commune Panchayat, Puducherry.	Member
20.	Thiru. R. Cartiqueyane, Commissioner Bahour Commune Panchayat, Puducherry.	Member
21.	Thiru. M. Kandar Selvan, Member Secretary, Puducherry Planning Authority, Puducherry.	Member Secretary




Agenda No:1

Confirmation of minutes of the previous meeting held on 25.04.2022.

The Member Secretary apprised that the minutes of the Puducherry Planning Authority meeting held on 25.04.2022 were communicated to all members. The members confirmed the minutes.

Agenda No:2

Building plan applications:

Case No:1

File No & Date: 106 & 07.03.2022

The proposal of **Tmt. Anitha Jain**, for construction of **three storied residential building (1-dwelling unit) with stilt floor at R.S.No.312/3A/1A/1/23, Plot No. 3, Door No. 34, 2nd Cross, Venkatta Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Legal opinion from Legal counsel, PPA and submission of Structural Design Basis Report and Soil Test Report.

CASE No. 2

File No & Date: 110 & 08.03.2022

The proposal of **Tmt. A. S. Usha**, for construction of **three storeyed residential building (3 Dwelling Unit) at R.S.No.46pt, T.S.No.158, Ward-A, Block No.9, Door No. 93, Saint Rozario Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Legal opinion from Legal Counsel, PPA and after submission of the Structural Design Basis Report and Soil Test Report.

CASE NO: 3

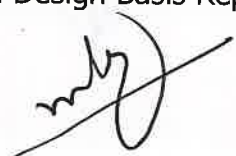
File No & Date: 125 & 11.03.2022

The proposal of **Thiru. K. Rajarajan** for construction of **two storeyed residential - cum - Commercial building (1-dwelling unit and 1 Shop) at R.S.No.78/5pt, 78/8pt, T.S.No.1, Ward-G, Block No.16, Thennanchalai Road, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Opinion / views of the Commissioner, Puducherry Municipality.

Case No:4

File No & Date: 189 & 21.04.2022

The proposal of **Tmt. R. Mallika**, for construction of **four storied Residential flats building (8 Dwelling Units) with stilt floor at R.S.No.298/5, Plot No.1, Annamalai Nagar, SaramRevenue Village, Oulgaret Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Clearance/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 and Soil Test Report.



Case No:5**File No & Date: 158 & 01.04.2022**

The proposal of **Thiru. G.K. Hemanth Ram**, for construction of **four storied Residential building (8 Dwelling Units) with stilt floor at R.S.No. 152/4A, Plot No. 37 & 38, Bharathi Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Clearance/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 and Soil Test Report.

CASE No. 6**File No & Date: 5196 & 08.09.2021**

The proposal of **Tmt. Ruju Vyas**, for construction of **four storeyed residential flats building with stilt floor (8 dwelling units) after demolishing the existing building at R.S.No.191/2, T.S.No.75, Ward -B, Block No.17, Junction of Pappammal Koil Street and Selvaraj Chettiyar Street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Legal opinion from Legal Counsel, PPA and clearance/NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, Puducherry Coastal Zone Management Authority, State Ground Water Unit, Survey and Land Records and after submission of the Structural Design Basis Report and Soil Test Report.

CASE No. 7**File No & Date: 222 & 04.05.2022**

The proposal of **Tmt. Maria Louise Fatima**, for construction of **four storeyed commercial (Office) cum residential building (1 Dwelling Unit) with stilt floor at R.S.No.239pt, T.S.No.301, Ward-D, Block No.5, Old Door No.61, New Door No.97, Saint Therese Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Legal opinion from Legal Counsel, PPA and clearance/NOC's from the Fire Service Department, Electricity Department and after submission of the Structural Design Basis Report and Soil Test Report.

Case No:8**File No & Date: 160 & 01.04.2022**

The proposal of **Thiru. N. Govindharajan**, for construction of **four storied Residential building (8 Dwelling Units) with stilt floor at R.S.No. 152/4A, Plot No. 33 & 34, Bharathi Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Clearance/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 and Soil Test Report.



Case No:9**File No & Date: 159 & 01.04.2022**

The proposal of **Tmt. G. Lalitha**, for construction of **four storied Residential building (8 Dwelling Units) with stilt floor at R.S.No. 152/4A, Plot No. 31 & 32, Bharathi Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining clearance/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 and Soil Test Report.

CASE NO: 10**File No & Date: 7116 & 20.11.2020**

The proposal of **Tmt. Silvia Maria Mariadassou, Tmt. Sarika Chantal, Ms. Vasantha Nadine Mariadassou, Thiru. Elfriede Irmgard Hedwig Maridassou, Thiru. Rajesh Christian Maridassou, Tmt. Bennadette Tilaka, Thiru. Frederick Rajiv Xavier, Thiru. Chris Sanjiv Xavier Represented by 1. Thiru. Paramanda Mariadassou Rozario, 2. Tmt. Marie Josphine Kavitha** for construction of **five storeyed residential apartment building (20-Dwelling Units) with stilt floor at R.S.No.239pt, T.S.No.206, Ward-D, Block No.6, Old Door No.72, New Door No.100, Junction of Candappa Mudaliar Street and Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining clearances / NOC's from the Department of the Fire Service Department, Public Health Division, PWD and on submission of Structural Stability Certificate & Structural Design Basis Report & Soil Test Report.

CASE No. 11**File No & Date: 251 & 20.05.2022**

The proposal of **Tmt. D. B. Thilagavathy, Tmt. P. Rubadharshini Poorani, Tmt. P. Abirami & Tmt. S. Sangeetha**, for construction of **four storeyed commercial building (Office) with stilt floor at R.S.No.239pt, T.S.No.24, Ward -C, Block No.7, Old Door No.119, New No.151, Eswaran Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry**, was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Legal opinion from Legal Counsel, PPA and clearance/NOC from the Fire Service Department and after submission of the Structural Design Basis Report and Soil Test Report.

CASE No. 12**File No & Date: 250 & 20.05.2022**

The proposal of **Dr. Monica**, for construction of **four storeyed commercial building cum residential building (1 Dwelling unit) at R.S.No.239pt, T.S.No.18 & 19, Ward-D, Block No.8, Door No.456, Junction of Bussy Street & Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining Legal opinion from Legal Counsel, PPA and clearance/NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic) and after submission of the Structural Design Basis Report and Soil Test Report.



CASE NO: 13**File No & Date: 2761 & 05.06.2020**

The proposal of **1. Thiru. D. Danassouram, 2. Thiru. S. Kamal Prashad** for construction of **four storeyed commercial (Office)-cum-residential (4-dwelling units) building with stilt floor at R.S.No.284/2/A/pt T.S.No.33pt, Ward-F, Block No.1, Old Door No.22, New Door No.35, Plot No.B-1 & C-1, Cuddalore Road, Puducherry Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after obtaining clearances / NOC's from the Department of the Fire Service Department, Electricity Department, Public Health Division, N.H. Division, PWD, SP (Traffic), Police Department, Puducherry Municipality, Legal opinion from legal Advisor, PPA and on submission of Structural Design Basis Report & Soil Test Report.

CASE No. 14**File No & Date: 3431 & 07.07.2020**

The proposal of **Thiru. G. Sandirasegarane**, for construction of **three storeyed commercial building (Marriage Hall) at R.S. No.178/3pt, Mettupalayam to Oulgaret Main road, Oulgaret, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry** was examined by the committee of Puducherry Planning Authority and agreed to issue building permit stipulating condition to obtain necessary clearance from Puducherry Pollution Control Committee before commencement of construction work and after obtaining Legal opinion from Legal Counsel, PPA and clearance/NOC from the Fire Service Department, Puducherry, Electricity Department, Puducherry, Police Department (Traffic), Deputy Collector-(Revenue)- North, Puducherry, Public Health Division, PWD., Puducherry, Directorate of Survey and Land Records, Puducherry, SGWU & Soil Conservation Unit, Puducherry, Oulgaret Municipality after submission of NOC obtained from National Airports Authority of India; Structural design & Structural Design Basis Report along with soil test report obtained from Registered Structural Engineer.

CASE No. 15**File No & Date: 10 & 06.01.2022**

The proposal of **Tmt. V. Sudha and Tmt. R. Rekha** seeking approval for a **residential layout at R.S.No.16/3, T.S.No.14/3pt, Ward-P, Block: 12, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry** was examined by the committee. The Committee was apprised that the previous owner Thiru Vimal at Thengaithittu has sub-divided about half of the land into plots, so as to avoid providing space for communal and recreational purposes in his layout. And at that time he has given an undertaking to provide park and other facilities as required as per norms, in case of sub-division of plot in the remaining area kept idle in the total parcel of land. Later he has sold the remaining parcel of land to Tmt. V. Sudha and Tmt R. Rekha. This was refused by the PPA on 08.04.2022. Against the order of the refusal the present owner of the land to an extend of 2607 sq. m. have stated that land owners are now different and requested the Planning Authority for favorable consideration. This was appraised to the PPA Committee in its meeting held on 25.04.2022 and the Committee decided to defer the case.

Again the present promoter has given a letter to the PPA stating they are ready to pay the OSR land cost as per the GLR value. This matter was deliberated by the PPA Committee and observed that as per the Puducherry Building Bye-law and Zoning Regulations, 2012 "when the area is between 3000 sq.m and 10,000 sq. m reservation of land for communal and recreational purposes shall be *"10 per cent of the area excluding roads or in the alternative he shall pay the market value of equivalent land and excluding the first 3000 sq.m as per the valuation of the registration department. "No such area reserved shall measure less than 100 sq.m. with a minimum dimension of 10 m"* Whereas, the proposal of the present owner to pay OSR land cost as per GLR value is misleading.



The committee directed the Member Secretary to collect the market value of the land in lieu of reservation of land for communal and recreational purposes. If market value could not be ascertained, PPA may go for 3 times of GLR value in lieu of reservation of land for communal and recreational purposes. This decision may be followed in other cases wherever the applicant is not providing reservation of land for communal and recreational purposes and is ready to pay the equivalent cost. The Committee also directed that as far as possible PPA should insist for the reservation of land for communal and recreational purposes. Since, it will act as a lung space to the layout and it will enable the local body to provide communal and recreational facilities in the space.

Puducherry Planning Authority committee agreed to issue Layout approval after obtaining Clearance/NOC from the Puducherry Coastal Zone Management Authority(The Member Secretary, Puducherry Coastal Zone Management Authority, Puducherry), Deputy Collector (LA), Electricity Department, Puducherry Municipality, Public Health Division, PWD, Legal opinion from Legal counsel, Puducherry Planning Authority and after collecting three times of GLR for the land in lieu of land to be reserved for communal and recreational purposes.

CASE No. 16

File No. & Date: 253 & 23.05.2022

The proposal of **The Joint Chief Executive Officer, Puducherry Smart City Development Ltd, Puducherry**, for construction of **five Storied EWS Group Housing (80 dwelling units) for M/s.PSDL, Puducherry at R.S. No. 413pt, T.S.No.29pt, Ward E, Block - 4, Dubrayapet, Puducherry Revenue Village, Puducherry Municipality**, Puducherry was examined by the committee of Puducherry Planning Authority and agreed to issue building permit after restricting the Floor Area Ratio to 150 as per the directions of the Puducherry Coastal Zone Management Authority & to impose condition to obtain necessary clearance/NOC's from the Fire Service Department, Public Health Division, PWD & Electricity Department before commencement of the construction work.

Agenda No.3

ANY OTHER MATTER WITH THE PERMISSION OF THE CHAIRMAN

Item No. 1

Revision of procedure for issue of NOC for setting up of Industries.

The committee agreed to the revised procedure for issue of NOC for setting up of industries in the buildings which have not been constructed as per the building plans approved by the Puducherry Planning Authority (and are within the permissible / compoundable limits prescribed in the Puducherry Building Bye-laws and Zoning Regulations, 2012) on condition that the applicant should obtain revised building plan approval from the PPA before issue of License by the concerned local body. The concerned local body will be requested to ensure the fulfillment of the condition to be imposed by the Puducherry Planning Authority, in this regard.



Item No. 2

Revised procedure for issue of approval for erection of Telecommunication Towers-Reg.

The committee agreed to the revised procedure for issue of permission for erection of telecommunication towers in modification of the earlier procedures in processing the applications hitherto followed by this Authority, henceforth permission for erection of telecommunication towers, may be issued with the following conditions:

- 1) The fee of Rs. 10,000 has to be paid to the Directorate of Information Technology, Puducherry.
- 2) Minimum front setback of 3.0m and 1.20m on all other sides shall be provided.
- 3) Telecommunication Tower shall be erected only with the legally valid written consent of the owner.
- 4) The application shall be responsible for any loss or injury due to accident cause by the tower and shall take special precaution for fire safety & lightening and shall be responsible for paying all kinds of compensation and damages and would be responsible for any civil or criminal case arising there from.
- 5) It shall be ensured that all general public areas around the tower will be within safe EMR exposure limit as per peak traffic measurement after the antennae starts radiating.
- 6) Type test certificate issued by Automotive Research of India (ARAI) to the manufacturers of the Diesel Generator (DG) sets should be obtained.
- 7) NOC from the concerned local body should be obtained, if the site is situated in an unapproved layout.

Item No. 3

Clarifications in Processing the Proposals based on Land Uses:

The following application placed before the committee for decision with respect to land use classifications were examined in view of the decision taken in the Puducherry Planning Authority meeting held on 16.12.2019 and decided that the applications may be processed further for issue of building permit. The committee decided that the application in which the land use of the sites are classified as "residential" in the Comprehensive Development Plan - 1997 and which have been classified for uses other than residential in the Comprehensive Development Plan - 2036 may be processed for issue of approval by the Member Secretary based on the land use classification in the Comprehensive Development Plan - 1997.

Sl. No.	File No. / date	Name of the applicant	Proposal
1.	202201000814 / 16.04.2022	Tmt. K. Rajalakshmi	Proposed construction of two storeyed residential building (1 dwelling unit) at plot no: 3pt(w) & 4pt(w), Ranga Nagar, 1 st Cross Street, Diamond Nagar, Marie Oulgaret, R.S.No:173/1/A/1/A/4, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry.



Item No.4

The following proposal for re-engagement was examined by the Committee and agreed to re-engage them till March 2023:

- i. Re-engaging 10 Nos. of Technical Assistants, 21 Nos. of Data Entry Operators and 5 Nos. of Helpers on contract basis through Puduvai Computer Co-operative Society.
- ii. Re-engaging 1 No. of Legal Advisor of Puducherry Planning Authority.
- iii. Re-engaging 5 Nos. of retired staff as consultant on contract.
- iv. Re-engaging 2 nos. of GIS experts and 1 no. of Computer Programmer.

The Secretary-cum-Chairman, PPA has directed to examine the explanation given by the then Member Secretary, PPA separately.

General Decision

The Chairman, PPA / Secretary to Government(Town Planning) directed to conduct the next meeting of the committee on 29.06.2022.

**MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY**

**CHAIRMAN
PUDUCHERRY PLANNING AUTHORITY**