

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

Minutes of the Puducherry Planning Authority Meeting held on 28.10.2025 at 3.30 P.M. in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

1.	Thiru. R. Kesavan I.A.S., Secretary to Govt.(TCP)-cum-Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru.M. Venkateswaran, Junior Accounts Officer, representing the Director, Collegiate Education, Puducherry.	:	Member
3.	Thiru. K. Veeraselvam, Chief Town Planner, Town & Country Planning Department, Puducherry.	:	Member
4.	Thiru. K. Veeraselvam, Superintending Engineer, Circle-I, PWD, Puducherry.	:	Member
5.	Thiru. S. Chandrasegaran, Assistant Engineer, representing the Superintending Engineer-III, Electricity Department, Puducherry.	:	Member
6.	Thiru. K. Kalamegam, Junior Engineer, representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.	:	Member
7.	Thiru. K. Ilango, Divisional Fire Officer, Fire Service Department, Puducherry.	:	Member
8.	Dr. D. Narayan, Deputy Director, Public Health Department, Puducherry.	:	Member
9.	Thiru. R. Cannane, Assistant Engineer (i/c) representing the Executive Engineer, NH Division, PWD, Puducherry	:	Member
10.	Thiru. S. Rameshkumar, Junior Engineer, representing the Executive Engineer, Public Health Division, PWD, Puducherry	:	Member
11.	Dr. Rachna Singh, SP(Traffic)(North), Police Department, Puducherry.	:	Member
12.	Thiru. A. Srinivassan, Deputy Director representing the Hydrogeologist, SGWU, Agriculture Department, Puducherry	:	Member
13.	Thiru. D. Nethaji, Deputy Surveyor, representing the Commissioner, Puducherry Municipality, Puducherry.	:	Member
14.	Thiru. G. Ellammal, Assistant Engineer, representing the Commissioner, Oulgaret Municipality, Puducherry	:	Member
15.	Thiru.K. Ahilan, Junior, Engineer, representing the Commissioner, Ariyankuppam Commune Panchayat, Puducherry	:	Member
16.	Thiru. R. Iyappan, Junior Engineer, representing the Commissioner , Nettapakkam Commune Panchayat, Puducherry	:	Member
17.	Thiru. M. Satyanarayana, Assistant Engineer, representing the Commissioner, Villianur Commune Panchayat, Puducherry	:	Member
18.	Thiru.V. Basakar, Junior Engineer, representing the Commissioner, Mannadipet Commune Panchayat, Puducherry.	:	Member
19.	Thiru. J. Aranganathan, DEO, representing the Commissioner, Bahour Commune Panchayat, Puducherry	:	Member
20.	Thiru. V. Bhuvaneswaran, Member Secretary, Puducherry Planning Authority, Puducherry	:	Member Secretary

Agenda No.1

Confirmation of minutes of the previous meeting held on 28.08.2025

The Member Secretary apprised that the minutes of the Puducherry Planning Authority meeting held on 28.08.2025 were communicated to all members. The members confirmed the minutes.

Agenda No.2

Building Plan applications:

CASE NO: 1

File No & Date: 5758 & 09.09.2025

The proposal of **The Deputy Director, (Sports & Youth Services), Directorate of Sports & Youth Affairs** for improvements to existing volley Ball Court at R.S.No.62, Subbaiah Nagar, Manaveli Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed to the proposal for issue of building plan approval.

CASE NO:2

File No. & Date: 572 & 06.09.2023

The proposal of **Tmt. E. Vasanthi** seeking approval for construction of a two storeyed commercial building (5 Guest rooms) at R.S. No.64/1/A, Pudukuppam Road, Poornankuppam, Poornankuppam Revenue Village, Ariyankuppam Commune, Puducherry was examined by the committee. The Committee agreed in principle to issue building permit after ascertaining the road width from Directorate of Survey & Land Records, Puducherry and on submission of Structural Design Basis Report obtained from Registered Structural Engineer with Soil Test Report. In case of substandard road width, the applicant shall hand over stretch of land to a width of 2.00m. in his land along the boundary abutting the existing road to Ariyankuppam Commune Panchayat, Puducherry.

CASE NO: 3

File No & Date: 416 & 01.07.2025

The proposal of **Tvl. 1. Segaran, 2. Arumugam** seeking approval for forming a residential layout with 6 plots at R.S.No.75/3, Thavalakuppam Revenue Village, Ariyankuppam Commune, Puducherry was examined by the committee. The Committee agreed in principle to issue layout permit after obtaining NOC's from Electricity Department, Puducherry; Directorate of Survey & Land Records, Puducherry in connection site boundaries and access to the layout; Sub Collector(Revenue) - South, Puducherry; Ariyankuppam Commune Panchayat, Puducherry after ensuring the infrastructure facilities like, construction of road, water supply, drainage, electric power supply. The Chairman, PPA also directed to address letter to all local bodies to declare the roads/OSR in unapproved layouts as per the provisions contained in the Scheme to regularise the unapproved layouts and unapproved sub-divisions notified vide G.O.Ms.No.20/2017-Hg dt: 20.10.2017 and its amendments to enable of mutation of Revenue Records.

CASE NO: 4

File No & Date: 483 & 17.07.2023

The proposal of **Tvl. 1. D. Natarajan 2. N. Vanithamani** seeking approval for sub-division of land into 7 plots at R.S.No.49/12Pt., Tollgate, Ariyankuppam, Manaveli Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee and agreed in principle to issue layout permit to entire layout with condition that the applicant should get the existing building constructed unauthorizedly in plot No: 4, 5 & 6 regularized under the scheme of "The Puducherry One-Time Regularization Scheme for the unpermitted constructions and deviations 2025".

CASE NO:5

File No. & Date: 74 & 29.01.2025

The proposal of **Tvl. 1. R. Sivakoumar, 2. R. Deivanayagi, 3. G. Janaki, 4. P. Bhavani & 5. R. Guita** seeking approval for forming a residential layout in the name and style of "Ranga Nagar" with 8 plots in an extent of 1872.99 Sqm. at R.S.No.5/6, 5/8, 7/13/A/2, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed in principle to issue layout approval after obtaining NOC/Clearances from the Directorate of Survey and Land Records, Puducherry; Sub Collector (Revenue) South; Electricity Department, Puducherry and from Oulgaret Municipality, Puducherry. (after ensuring provisions of infrastructure facilities).

 

CASE NO: 6**File No & Date: 356 & 05.06.2025**

The proposal of **Tvl. 1. N. Thangarasu, 2. T. Anbazhagan** seeking approval for forming a residential layout in the name and style of "**Thanga Senthamizh Nagar**" with 12 plots in an extent of 2359.40 Sqm. at R.S.No.76/3, 76/5pt, Ananthapuram, Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Committee agreed in principle to issue layout approval after obtaining NOC/Clearances from the Directorate of Survey and Land Records, Puducherry; Sub Collector (Revenue) South; Electricity Department, Puducherry and Villianur Commune Panchayat, Puducherry. (after ensuring provisions of infrastructure facilities).

CASE NO: 7**File No & Date: 272 & 28.04.2025**

The proposal of **Thiru. S. Azhaganantham & 4 Others** seeking approval for formation of a Residential layout in the name and style of "**Arunachala Garden**" with 105 plots in an extent of 22343.57 Sqm. at R.S.No.84/3pt, 84/6pt, 150/2, Odiampet Revenue Village, Villianur Commune, Puducherry was examined by the committee. The Committee agreed in principle to issue layout approval after obtaining NOC/Clearances from the Directorate of Survey and Land Records, Puducherry; Sub Collector (Revenue) South; Electricity Department, Puducherry and Villianur Commune Panchayat, Puducherry. (after ensuring provisions of infrastructure facilities).

CASE NO: 8**File No & Date: 280 & 29.04.2025**

The proposal of **Thiru. A. Gothandaraman** seeking approval for formation of a residential layout in the name and style of "**Sivabakkiyam Ammal Nagar**" with 42 plots in an extent of 5870.00 Sqm at R.S. No.162/2, Keezh Agraharam, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Committee decided that plot No. 3 & 21 shall be converted as road for improving traffic circulation . The representative of the Commissioner, Villianur Commune Panchayat insisted that open space reservation area has to be provided in the layout as per norms. The committee decided that the layout shall be revised accordingly and thereafter to issue layout approval after obtaining NOC/Clearances from the Directorate of Survey and Land Records, Puducherry; Sub Collector (Revenue) South; Electricity Department, Puducherry; Villianur Commune Panchayat Puducherry (Regarding Canal); and Villianur Commune Panchayat, Puducherry. (after ensuring provisions of infrastructure facilities).

CASE NO: 9**File No & Date: 191 & 13.03.2025 & 10.10.2025**

The proposal of **1.Thiru.Sivanandhan, 2.Tmt.Shanthi** seeking approval for Proposed Residential Layout with 52 plots in the name of "**Indigo Estates**" at R.S.No.249/2pt, 248/2Apt, Seliamedu Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee. The committee agreed to issue layout approval after obtaining the clearances /NOC's from Directorate of Survey and Land Records, Deputy Collector (Revenue) –cum- Land Acquisition Officer (South), Electricity Department, Bahour Commune Panchayat, Irrigation Division, P.W.D., (Canal point of view) & Bahour Commune Panchayat (after ensuring provisions of infrastructure facilities).

CASE NO:10**File No & Date: 349 & 03.06.2025**

The proposal of **Thiru. S. Tangshree Rao** seeking approval for forming residential layout in the name of "Ajay Nagar" with 40 plots at R.S. No.104Pt., Mettu Street, ChinnaKalapet, Pillaichavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee decided that access width of approach road may be ascertained from the Directorate of Survey & Land Records, Puducherry in the first instance and thereafter the proposal may be placed before the committee for a decision.



CASE NO:11**File No & Date: 705 & 11.12.2024**

The proposal of **Thiru. N.Padmanaban** seeking approval for proposed Residential Layout (14 plots) in the name of "**N.P.D Nagar**" at R.S.No.57/2pt, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee. The committee after detailed deliberation directed to place the proposal in the meeting of Puducherry Planning Authority along with the outcome of ownership suits.

CASE NO:12**File No & Date: 310 & 15.05.2025**

The proposal of **1.Tmt. G. Vijayalakshmi, 2. Thiru. G. Poovarasan** seeking approval for the formation of residential layout in the name of "**Gopalakrishnan Nagar**" with 113 plots at R.S.No. 71/1, 71/2, Karasur, Karasur Revenue Village, Villianur Commune, Puducherry was examined by the committee. The committee agreed to issue layout approval after obtaining the clearances/NOC's from Directorate of Survey and Land Records, Deputy Collector (Revenue) South, Electricity Department and Villianur Commune Panchayat (handing over of road portion/Communal and Recreational space).

CASE NO:13**File No & Date: 68 & 29.01.2025**

The proposal of **Tmt. FathimaBeevi** seeking approval for the formation of residential layout in the name of "**Jai Surya Nagar**" with 41 plots at R.S.No.16/5, Poraiyur, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue layout approval after obtaining the clearances/NOC's from the Deputy Collector (Revenue) South, Directorate of Survey and Land Records, Villianur Commune Panchayat, Irrigation Division, PWD, Puducherry; Electricity Department and Villianur Commune Panchayat(handing over of road portion/Communal and Recreational space).

CASE NO:14**File No & Date: 458 & 24.07.2025**

The proposal of **Tmt. R. Nurselvi** seeking approval for the formation of residential layout in the name of "**Sri Sabthagiri Extension-II**" with 98 plots at R.S.No.154, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee. The committee agreed to issue layout approval after obtaining the clearances/NOC's from the Directorate of Survey and Land Records, Deputy Collector (Revenue) South, Irrigation Division, PWD, Puducherry; Villianur Commune Panchayat, Electricity Department and Villianur Commune Panchayat (handing over of road portion/Communal and Recreational space).

CASE NO:15**File No & Date: 202501000845 & 02.06.2025**

The proposal of **Thiru. V.P. Rajasheker** for construction of two storeyed residential building (1-DU) at R.S.No.119/10/B & 119/11/B, Plot No.36 & 37, Sri Ramana Nagar, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Committee decided that, since the parent owner Tmt.M.Pongoujaly has obtained Regularization Order for the applicant's plot on 20.05.2019 i.e after the date sale of the plots and hence the proposal may not be considered for issue of building permit.

Further, the committee decided that the application for Regularization Order shall be processed after obtaining proper Encumbrance Certificate to verify such suppression of facts.

CASE NO:16**File No & Date: 2530 & 03.09.2025**

The proposal of **Thiru. Balamurugan** for the alteration to the existing four storeyed Kalyana Mandapam "**Siva Vishnu Mahal**" at R.S.No.153/23A/1pt, E.C.R Road, Bharathy Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Committee decided that, as per the provisions of clause 44 (6) (b) (i) (ii) of the Puducherry Town and Country Planning Act the demolition Charges (Demolisher & Videographer) is to be settled by the building owner in the first instance and there after the building regularisation application shall be processed and placed before the committee for a decision.



The proposal of **1. Thiru. S. Raja, 2. Thiru. Jayabal, 3. Thiru. John Peter** seeking approval for proposed Residential Layout with 38 plots in the name of "**Sri Venkatesaperumal Nagar**" at R.S.No.36/1A, 36/2pt., 34/14pt., Sellipet Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the committee. The committee after detailed deliberation directed to correct the road/layout pattern enabling possibility of 9m wide road Tiruvannamalai road. Thereafter, agreed to issue layout approval after obtaining the clearances /NOC's from Directorate of Survey and Land Records, Deputy Collector (Revenue) –cum- Land Acquisition Officer (South), Electricity Department & Mannadipet Commune Panchayat (handing over of road portion)/remittance of charges at 3 times GLR in lieu of Communal and Recreational space.

CASE NO:18**Petition Dated: 21.05.2024, 13.12.2024, 16.12.2024, 24.12.2024**

The subject contents of the representation submitted by one Thiru.M. Adimoolam alleging this Authority and line departments were apprised to the committee.

The committee after detailed deliberations decided that, (i) It would be appropriate for the concerned Municipality /Commune Panchayats to collect the necessary road development charges, by themselves in such unapproved layouts wherein the Municipality/Commune Panchayats are collecting road development charges based on their estimation for developing the layout; (ii) Road development charges have to be collected from all the plot owners, for achieving the entire cost estimated by the Municipality/ Commune Panchayat for developing the infrastructures while the Municipalities /Commune Panchayats are issuing permission/license to the industries, service infrastructures in such unapproved layouts.

CASE NO:19**File No & Date: 281 & 29.04.2025**

The proposal of **Thiru. R. Manivannan** seeking approval for proposed residential layout in the name of "**Vythilingam Nagar**" (9-plots) at R.S.No.154/5/B, Near Ragavendra Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Committee agreed to issue layout approval after obtaining NOC/clearance from Irrigation Division, PWD, Directorate of Survey and Land Records, Deputy Collector (Revenue) North, Southern Railways, Electricity Department, Oulgaret Municipality (regarding canal), and handing over the road portions to the Oulgaret Municipality.

CASE NO:20**File No & Date: 117 & 14.02.2025**

The proposal of **Thiru. S. Sri Ram** seeking approval for proposed construction of four storeyed school building for M/s. DAV School belongs to Arya Samaj (Central) Trust Board for the Classes Pre KG to 12th Standard at R.S.No.14/9B, 14/3, 14/2B,14/8, Dr.Cherian Road, Periyakalapet, Kalapet Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Committee agreed to issue building permit after obtaining the clearances/NOC's from the (i) Fire Service Department, (ii) Directorate of Survey & Land Records, (iii) Sub-Collector (Revenue) North, (iv) Electricity Department, (v) Oulgaret Municipality (regarding road width), (vi) Directorate of Higher Education and after submission of Structural stability Certificate / Structural Design Basis Report. If substandard road width is observed as per Directorate of Survey and Land Records report, the committee decided to insist the applicant to hand over appropriate road portions to the Oulgaret Municipality in the first instance.

CASE NO:21**File No & Date: 472 & 04.08.2025**

The proposal of **1.Tmt. R. Matharasi, 2. Tmt. T. Porkodi, 3. Tmt. K. Lakshmi, 4. Tmt. N. Vedhavani, 5.Tmt. S. Kiruthika** seeking approval for the formation of residential layout in the name of "**Annamalaiyar Nagar**" with 16 plots at R.S.No.113/1, Senthannatham – Ariyalalayam Main Road, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee. The Committee agreed to issue layout approval after obtaining the clearances/NOC's from the Deputy Collector (Revenue) South, Directorate of Survey and Land Records, Villianur Commune Panchayat, Irrigation Division, PWD; Puducherry, Electricity Department and Villianur Commune Panchayat (handing over of road portion) and after remittance of 3 times GLR in lieu of Communal and Recreational space.

CASE NO: 22**File No & Date: 7877 & 31.03.2019**

The proposal of **Thiru. P. Manimaran & 2 Others** seeking approval for the formation of regularization of unapproved residential layout in the name of "**Sri Nadaraja Garden**" with 181/2 plots located at R.S.No.80/3, 81/6, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry with OSR charges paid at pre revised rate was examined by the Committee. Since the Regularisation Scheme specifies to collect the GLR value as on 20.10.2017, the committee agreed to the OSR charges already collected by Bahour Commune Panchayat and intimated by vide No.81-27/BCP/Engg/JE- 1/2024-25/922, dated 24.02.2025.

CASE NO: 23**File No & Date: 606 & 13.10.2025**

The proposal of **Thiru. L. Ramalingam**, seeking approval for the formation of residential layout in the name and style of "**Ram Nagar**" with 15 plots in an extent of 2100.00Sqm at R.S.No.55/4, Sathamangalam Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Committee agreed in principle to issue layout approval after obtaining NOC/Clearances from the Directorate of Survey and Land Records, Puducherry; Sub Collector (Revenue) South; Electricity Department, Puducherry; Irrigation Division, P.W.D., Puducherry and Villianur Commune Panchayat, Puducherry. (after ensuring provisions of infrastructure facilities).

Agenda No.3**Any other Item with the permission of the Chairman****Item No.1****Plot Regularization those registered through court after the date of 31-1-2017**

The proposal of M/s. Sri Ram Pharma dated 24-01-2025, seeking regularization of unapproved plots in the unapproved layout situated at R.S.No.29/2, Plot Nos. 6, 7 & 8 A, Thirubuvanai Revenue village, Mannadipet Commune, Puducherry was placed and examined by the Puducherry Planning Authority committee. The Committee decided to refuse the case as per the observation of the Law Department, Puducherry.

Item No.2**Implementation of "Scheme for Self Certified Building Permissions through Online Building Permission System. "**

The Member Secretary apprised the committee that "Scheme for Self Certified Building Permissions" has been provided in the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2025 notified vide G.O.Ms.No. 16/2025 -Hg., dated 12.09.2025 and that the existing OBPS portal has to be suitably modified to provide for issue of self certified building permissions. The committee discussed the scheme and directed the Member Secretary to study the procedure followed in the states of Orissa and TamilNadu for the empanelment of Registered Technical Personnel for issue of self certified building permissions and to submit a proposal in this regard.

Item No.3**Delay in issue of NOC / opinion by the Directorate of Survey and Land Records for issue of approval - "Deemed to have been granted" – Reg.**

The Member Secretary informed the committee that the report of Directorate of Survey and Land Records is crucial for ascertaining the correct boundaries and extent of the site as well as encroachments. After deliberations the committee decided that henceforth NOC from the Directorate of Survey and Land Records may be excluded from the purview of "Deemed to have been granted" provision, for ensuring the accuracy and legality of the site details submitted by the applicants. The Committee also decided to make the Directorate of Survey and Land Records report as a pre-requisite document in the OBPS Portal developed.

Item No.4

Proposals facing National Highways and National Highways vested with National Highways Authority of India (NHAI).

The process and reasons for forwarding the applications to the National Highway Division, PWD/NHAI was explained to the Committee. As the front set back required in case of developments proposed along NH/ECR is already stipulated in the amended Puducherry Building Bye-law's notified vide G.O.Ms.No.16/2025-Hg, Puducherry dated 12.09.2025 the committee decided to enforce the same, without referring the proposals to the NH Division, PWD/NHAI. But to issue building approvals with suitable conditions to fulfil MORTH guidelines.

Similarly, the committee also decided not to refer the ordinary/special building proposal to the Fire Service Department. Instead to stipulate appropriate conditions while issuing building plan approval to such proposals. But, the applicants for such buildings shall obtain necessary NOC from the Fire Service Department at the time of submitting application for Occupancy Certificate.

The Chairman thanked the members for attending the meeting.


MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY.


CHAIRMAN
PUDUCHERRY PLANNING AUTHORITY.

MINUTES OF THE 2nd MEETING OF THE PUDUCHERRY PLANNING AUTHORITY COMMITTEE HELD AT 3.30 P.M. ON 28.10.2025 FOR THE PUDUCHERRY ONE TIME REGULARIZATION SCHEME FOR THE UNPERMITTED CONSTRUCTION AND DEVIATION 2025 NOTIFIED VIDE G.O. MS.NO. 12/2025-HG., PUDUCHERRY, DATED 15.07.2025.

The following were present:-

1.	Thiru. R. Kesavan I.A.S., Secretary to Govt.(TCP)-cum-Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru. K. Veeraselvam, Chief Town Planner, Town & Country Planning Department, Puducherry.	:	Member
3.	Thiru. K. Veeraselvam, Superintending Engineer, Circle-I, PWD, Puducherry.	:	Member
4.	Thiru. M. Venkateswarlu, Junior Accounts Officer, representing the Directorate of Higher and Technical Education, Puducherry	:	Member
5.	Thiru. S. Chandrasegaran, Assistant Engineer, representing the Superintending Engineer-III, Electricity Department, Puducherry.	:	Member
6.	Thiru. K. Kalamegam, Environment Engineer, representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.	:	Member
7.	Thiru. K. Ilango, Divisional Fire Officer, Fire Service Department, Puducherry.	:	Member
8.	Dr. D. Narayanan, Deputy Director, Public Health Department, Puducherry.	:	Member
9.	Thiru. R. Cannane, Assistant Engineer(i/c) representing the Executive Engineer, NH Division, PWD, Puducherry.	:	Member
10.	Thiru. S. Ramesh Kumar, Junior Engineer, representing the Executive Engineer, Public Health Division, PWD, Puducherry	:	Member
11.	Dr. Rachna Singh, SP(Traffic), Police Department, Puducherry	:	Member
12.	Thiru. A. Srinivassan, Agriculture Officer(E) representing the Hydrogeologist, SGWU, Agriculture Department, Puducherry	:	Member
13.	Thiru. D. Nethaji, Deputy Surveyor, representing the Commissioner, Puducherry Municipality, Puducherry.	:	Member
14.	Thiru. G. Ellammal, Assistant Engineer, representing the Commissioner, Oulgaret Municipality, Puducherry	:	Member
15.	ThiruK. Ahilan, Junior Engineer, representing the Commissioner, Ariyankuppam Commune Panchayat, Puducherry	:	Member
16.	Thiru. R. Iyappan, Junior Engineer, Representing the Commissioner, Nettapakkam Commune Panchayat, Puducherry	:	Member
17.	Thiru. Satyanarayanan, Assistant Engineer, representing the Commissioner, Villianur Commune Panchayat, Puducherry	:	Member
18.	Thiru. V. Baskar, Junior Engineer, Representing the Commissioner, Mannadipet Commune Panchayat, Puducherry.	:	Member
19.	Thiru. J. Aranga Nathan, DEO Representing the Commissioner, Mannadipet Commune Panchayat, Puducherry.	:	Member
20.	Thiru. V. Bhuvaneswaran, Member Secretary, Puducherry Planning Authority, Puducherry	:	Member Secretary

At the outset, the Member Secretary, Puducherry Planning Authority informed the Committee that as on 28.10.2025 F.N., 52 applications have been received and allocated to the TPA's. 3 cases are placed in this meeting for a decision. The balance cases are being processed.

The Chairman, Puducherry Planning Authority directed to prepare a SOP after examining all types of typical building plans and place it in the next meeting.

The decision taken in each case is as follows:

CASE NO:1

File No & Date: 100120257 &19.08.2025

Name and address of the Applicant :

M/s. St. Thomas Educational and CMI Charitable Trust, represented by the Trust Secretary Fr. Bobby T. Chacko.

Proposal:

Regularization of existing i). single storeyed Kinder Garden building; ii). two storeyed Father's residential building and iii). single storeyed worker room building constructed unauthorizedly.

Location of the site

R.S.No.30/2/B, Nanamedu, Poornanankuppam Post, Thavalakuppam, Puducherry – 605007

Extent of the site

20058.00sqm

Request:

The request is to regularize the existing i). single storeyed Kinder Garden building; ii). two storeyed Father's residential building and iii). single storeyed worker room building constructed unauthorizedly at R.S.No.30/2/B, Nanamedu, Poornanankuppam Post, Thavalakuppam, Puducherry.

Recommendations of the Puducherry Planning Authority Committee:

Regularization of existing i). single storeyed Kinder Garden building; ii). two storeyed Father's residential building and iii). single storeyed worker room building constructed unauthorizedly was examined by the committee. Front setback in front of the Kinder Garden building is 5.60m. against requirement of 6.00m. and the width of road is 8.10m.(average) as against the minimum width of 9.00m. The committee decided to direct the applicant to change use of existing Kinder Garden building and to hand over the stretch of land to a width of 1.00m. along the boundary abutting the existing road to Ariyankuppam Commune Panchayat, Puducherry to improve the width of road in the first instance and then place the proposal before the committee for a decision.

CASE NO:2

File No & Date:100120251& 22.07.2025

Name and address of the applicant

Mr. K. Arulanandan, Mr. K. Guhan,

Proposal

Regularization of existing four storeyed with stilt floor and 20 dwelling units.

Location of the site

R.S.No.331/7, Kamarajar Nagar, Saram, Oulgaret, Puducherry.

Extent of the site

1006.00sqm.



Request:

The request is to regularize the existing four storeyed with stilt floor and 20 dwelling units at R.S.No.331/7, Kamarajar Nagar, Saram Revenue Village, Oulgaret, Puducherry constructed against the earlier approval obtained vide no.PPA/1103/ 1325/Z(SB/S)/2015, dated 14.08.2015 for five storied residential flats with stilt floor (30 – Dwelling Units)

Recommendation of the Puducherry Planning Authority committee:

The Regularisation of ongoing four storeyed with stilt floor (20 dwelling units) building was examined by the Puducherry Planning Authority Committee. The committee decided to consider the case for issue of Regularisation under the scheme of "The Puducherry One-Time Regularisation Scheme for the unpermitted constructions and deviations 2025" after due remittance of necessary Regularisations and applicable fee to the Puducherry Planning Authority.

The committee also directed to issue Occupancy Certificate after completion of the construction and after examining the minimum safety and security provisions in the building are provided.

CASE NO. 3**File No & Date:1001202524 & 16.09.2025**

Name and address of the applicant

**Mr. V.P. Sivakolundhu,
Mr. V.P. Ramalingam,**

Proposal

Regularization of existing ten storeyed hotel building (Guest Rooms – 70nos) with basement floor.

Location of the site

R.S.No.252/3/B/1/C, Ananda Rangapillai Nagar, Thattanchavady, Oulgaret, Puducherry.

Extent of the site

1487.00sqm**Request:**

The request is to regularize the existing ten storeyed hotel building (Guest Rooms – 70nos) with basement floor at R.S.No. 252/3/B/1/C, AnandaRangapillai Nagar, Thattanchavady Revenue Village, Oulgaret, Puducherry constructed against the earlier approval obtained vide no.PPA/9250/11282/Z(SB/T)/2019, dated 28.11.2019 for four storied commercial building (Office – cum- Employees rest room) with basement floor.

Recommendation of the Puducherry Planning Authority committee:

The Regularisation of ongoing ten storeyed hotel building (Guest Rooms – 70nos) with basement floor was examined by the Puducherry Planning Authority Committee. The Committee desired that a joint inspection of the site may be conducted along with ~~Police Department~~ (Traffic), Fire Service Department, Puducherry Planning Authority and Local Body to examine the safety aspects in the first instance for a decision.

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The Chairman thanked the members for attending the meeting.


**MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY.**


**CHAIRMAN
PUDUCHERRY PLANNING AUTHORITY.**

