

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY.

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Minutes of the Puducherry Planning Authority Meeting held at 10.00 A.M on 29.03.2018
in the Conference Hall of Puducherry Planning Authority, Puducherry.

The following were present:-

1.	Thiru. T.Djeamourthy, Chairman, Puducherry Planning Authority, Puducherry.	:	Chairman
2.	Thiru. S. Mahalingam, Chief Town Planner, Town & Country Planning Department, Puducherry.	:	Member
3.	Dr. G. Ragavan, Deputy Director, (Representing Director, Agriculture Department, Puducherry).	:	Member
4.	Thiru. S. Vallabadassou, Assistant Engineer, Irrigation Division, PWD, Puducherry (Representing Executive Engineer, Irrigation Division, PWD, Puducherry).	:	Member
5.	Thiru. S. Madavane, Assistant Engineer, Electricity Department, Puducherry. (Representing SE – III, Electricity Department, Puducherry).	:	Member
6.	Thiru. A. Suresh, Station Fire Officer, Fire Service Department, Puducherry, (Representing Divisional Fire Officer, FSD, Puducherry).	:	Member
7.	Thiru. M. Murugaiyan, Inspector, (Representing SP (Traffic), Police Department, Puducherry).	:	Member
8.	Thiru. S. Manohar, Hydrogeologist, State Ground Water Unit, Agriculture Department, Puducherry.	:	Member
9.	Thiru. S. Kuppan, Assistant Engineer, NH Div, PWD. (Representing Executive Engineer, NH Division, PWD, Puducherry).	:	Member
10.	Thiru. S. Sekaran, Executive Engineer, (Representing Commissioner, Puducherry Municipality, Puducherry).	:	Member
11.	Tmt. G. Ellammal, Assistant Engineer, (Representing Commissioner, Oulgaret Municipality, Puducherry).	:	Member
12.	Thiru. J. Raguraman, Junior Engineer, (Representing Commissioner, Ariyankuppam Commune Panchayat, Puducherry).	:	Member
13.	Thiru. A.Manohar, Commissioner, Nettapakkam Commune Panchayat, Puducherry.	:	Member
14.	Thiru. P.Nagaradjan, Assistant Engineer, (Representing Commissioner, Mannadipet Commune Panchayat, Puducherry).	:	Member
15.	Thiru. R. Thirunanvukkarasu, Assistant Engineer, (Representing Commissioner, Villianur Commune Panchayat, Puducherry).	:	Member
16.	Thiru. G. Savoundirarajan, Commissioner, Bahour Commune Panchayat, Puducherry).	:	Member
17.	Thiru. V.Vidjea Nehru, Member Secretary, Puducherry Planning Authority, Puducherry.	:	Member Secretary

Ulaganathan

L. N. S. S. S.

AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 11.01.2018

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 11.01.2018 were communicated to all members and the same was confirmed. The follow up action taken on the minutes of the previous meeting was apprised to the members of the Puducherry Planning Authority.

AGENDA NO: 2

BUILDING PLAN APPLICATIONS

The following applications for building plan approval were examined and decided as below. In respect of case No.26, the chairman, Puducherry Planning Authority is also one of the applicants for the proposal. Therefore, the chairman was not present in the meeting during discussion of this case and the meeting was chaired by the Chief Town Planner for this case.

CASE NO.1

File No & Date: 1692 & 13.03.2018

The proposal of **Thiru. Konda Venkateshwara Rao**, Superintendent of Police, for construction of Three Storeyed Police Station at R.S. No.175, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued by imposing conditions to obtain NOC from the Fire Service Department, before commencement of construction.

CASE NO.2

File No.444 dt: 05.03.2018

The proposal of **The Principal, Government Industrial Training Institute – Women**, Puducherry for the proposed additional construction of first and second floor in the additional block building of Govt. ITI for Women, Vambakeerapalayam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued with condition that necessary clearances from Electricity Department & Fire Service Department shall be obtained before commencement of construction.

CASE NO.3

File No & Date: 2520 & 15.12.2017

The proposal of **Thiru. Arun N. Menon**, for construction of three storeyed residential building (1 Unit) at R.S. No.196/2/A, Plot No.2 & 3, 2nd Main Road, Avvai Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report.

CASE NO:4

File No.477 dt: 08.03.2018

The proposal of **Thiru. R. Venkateswara Babu** for construction of three storeyed residential building (1 Dwelling unit) at R.S.No.81/2A/15A, Plot No. 50, 4th Cross, Jaya Nagar (west), Reddiarpalayam, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report.

M. Jayaram

L. N. S. S. S.

CASE NO:5168
File No.2602 dt: 26.12.2017

The proposal of **Thiru. T.Ganessan** for construction of single storeyed commercial building (Departmental store) at R.S.No.6/1, Plot No. 97pt & 98, Sri Sabthagiri Avenue, Iyyankuttipalayam, Kurumbapet Revenue Village, Villianur Commune Panchayat, was examined by the Puducherry Planning Authority and the Puducherry Planning Authority decided to issue permit for the proposed construction of a single storeyed commercial building (Departmental store).

CASE NO.6**File No.361 dt: 21.02.2018**

The proposal of **Thiru. M. Vengadesan**, for construction of three storeyed residential flats building with Stilt floor (5 Dwelling units) at R.S.No.81/2A/15A & 81/6A/2A/121, Plot No. 51, 4th Cross Street, Junction of Jaya Nagar Main Road, Jaya Nagar west, Reddiarpalayam, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry. The proposal was agreed in principle subject to condition that permit shall be issued after submission of Structural Design Basis Report.

CASE NO.7**File No.691 dt: 27.03.2018**

The proposal of **Tmt. Celine Sandjivy**, for construction of three storeyed Residential building (2 dwelling Unit) at R.S.No.239pt, T.S.No.50, Ward C, Block 20, Door No.30, Rangapillai street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that permit shall be issued after obtaining Legal opinion from Legal counsel, PPA and after submission of Structural Design Basis Report.

CASE NO.8**File No.91 dt: 12.01.2018**

The proposal of **Tmt. V. Banumathy**, for construction of four storeyed commercial cum residential flats building (1 office & 6 Dwelling Units) with stilt floor at R.S.No.12/2pt, T.S.No.69, Ward H, Block No;4, Door No.20, Plot No.14, Anna Nagar, 1st Cross, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearance from NOC from Fire Service Department and submission of Structural Design Basis Report.

CASE NO.9**File No.1989 dt: 3.10.2017**

The proposal of the **Tmt.V.Kamala Devi**, for construction of four storeyed Residential building (4 Dwelling units) with Stilt floor at R.S.No.208/7, Plot No.1pt(w) & 3, 3rd cross street, Balaji Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances /NOC's from the Oulgaret Municipality for payment of development charges and after submission of Structural Design Basis Report.



The proposal of the **1.Thiru.P.Udayakumar, & 2.Thiru.S.Lakshmanan**, for construction of four storeyed Residential flats building (8 Dwelling units) with Stilt floor at R.S.No.86/4/A/1, Plot No.42, Poothurai Main road, Priyadharshini Nagar, Gorimedu, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic) and Oulgaret Municipality for payment of development charges and after submission of Structural Design Basis Report.

CASE NO.11**File No.2510 dt: 14.12.2017**

The proposal of the **Tmt.Annibal Laetitia Sandra**, for construction of five storeyed Residential flats building (14 Dwelling units) with Stilt floor at R.S.No.392/2pt, T.S.No.1/2, Ward F, Block 7, Dr.Ambethkar salai, Nethaji Nagar, Uppalam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances /NOC's from the Electricity Department and Puducherry Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report.

CASE NO:12**File No & Date: 2442 & 08.12.2017**

The revised proposal of **Tmt. V.K. Prakash @ Muthusamy & Tmt. S.Chandrika @ Chandravathana**, for construction of four storeyed residential flats building with stilt floor (40 Dwelling Units) at R.S.No.149/2, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining NOCs/clearances from Fire Service Department, Electricity Department, Public Health Division, PWD Puducherry and after submission of Structural Design Basis Report and after imposing compounding charges.

CASE NO.13**File No.1092 & dt: 22.05.2017**

The proposal of **Thiru. Sathiram Ram**, for the construction of four storeyed commercial cum residential building (office & 2 Dwelling units) with Basement floor at R.S.No.11/2pt, T.S.No2/14, Ward H, Block No.3, Plot No.82, Door No.37, Sidhanandha Nagar, Ellaipillaichavady Road, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority and the proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOCs from Fire Service Department, Electricity Department, State Ground Water Unit & Soil Conservation, Legal counsel, PPA & Puducherry Municipality, Puducherry and after submission of Structural Design Basis Report & Soil report.



CASE NO.14**File No.2247 dt: 13.11.2017**

The proposal of **Thiru. K.D.Suriyanarayanan & Tmt.S.Supriya**, for the construction of three storeyed commercial building cum residential building (show room & 2 dwelling units) after demolition of the existing building at R.S.No.140/99, Door No.28, Villianur main road & Republic street Junction, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOCs from Public Health Division, P.W.D., Puducherry.

CASE NO.15**File No. 84 dt: 11.01.2018**


The proposal of **Thiru. R. Ramakrishnan**, Puducherry for construction of four storeyed Commercial cum residential building (3nos. Office & 1 Dwelling Unit) with stilt floor at R.S.No.169/7, Plot No. 17 & 18, Villianur Main Road, Victoria Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearance /NOC's from the Fire Service Department, Electricity Department, National Highway Division, Irrigation Division, PWD., Puducherry, Legal counsel, PPA & after submission of Structural Design Basis Report.

CASE NO.16**File No.365 dt: 21.02.2017**

The proposal of **Thiru. S. Purushothaman**, for construction of four storeyed commercial cum residential building (Shop – 3 Nos. & 1 Dwelling units) at R.S.No.173/2pt, T.S.No.14pt, Ward I, Block No;10, Door No.139, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances/NOC's from the Fire Service Department, Electricity Department, Puducherry and after submission of Structural Design Basis Report.

CASE NO.17**File No.1749 dt: 28.08.2017**

The proposal of **1. Thiru. T.S.Anand, 2. Thiru.Punitha Anand**, for the proposed construction of four storeyed commercial building (Restaurant & Rooms 8 Nos.) with stilt floor at R.S.No.326/5, Door No.93 T.S.No.11, Ward F, Block 18, Cuddalore Main Road, Vanarapet, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be after obtaining necessary clearance /NOC's from the Fire Service Department, Electricity Department, Public Health Division/PWD, SP (Traffic), State Ground Water Unit & Soil Conservation, Legal counsel, PPA & after submission of Structural Design Basis Report.



CASE NO.18**File No.2612 dt: 27.12.2017**

The proposal of **Tmt. Suganthy Onorine Marcelline**, for construction of three storeyed Commercial building (Office) with basement floor at R.S.No.172/2, Plot No. 154, 100 feet Road, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearances/NOC's from the Fire Service Department, Electricity Department, SGWA & SC, National Highway Division, Legal counsel, PPA & after submission of Structural Design Basis Report.

CASE NO.19**File No.89 dt: 12.01.2018**

The proposal of the **M/s. SCM Clothes (P) Ltd., represented by its Director, Thiru. K.S. Veeramani** for construction of seven storeyed commercial building (shops) with double basement floor, at R.S.No.152/3pt, T.S.No.3,4,5,6&7, Ward -I, Block No;2, Junction of Sangoli Koil Street & Maraimalai Adigal Salai, Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining necessary clearance /NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP (Traffic), PPCC, Directorate of Survey and Land Records, Special Building Division, PWD, Puducherry and after submission of Structural Design Basis Report.

CASE NO:20**File No & Date: 152 & 25.01.2018**

The proposal of **Thiru. M.N.R.Balan**, for construction of Single Storeyed Agricultural Godown Building at R.S.No.152/3pt,4pt&5, through 9.15m wide Private road lies in R.S.No.153/2pt, 152/1pt,2pt,3pt,4pt, from New street (public road), Odiampet Revenue Village, Villianur commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that clearances/Noc shall be obtained from Irrigation Division, P.W.D (*canals run nearby site*) & after submission of Structural Design Basis Report.

Case No:21**File No & Date:1363 & 24.04.2017**

The proposal of **Thiru. N.R.Vengadesan**, for construction of residential layout at R.S.No.91/16, Iyyanar Koil Street, Korkadu, Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to conditions:-

1. The Applicant shall obtain Land Use Conversion Certificate for non-agriculture purpose from the Town Country Planning Department, Puducherry at first instance.
2. Clearances/NOC's shall be obtained from other concerned departments viz.,
(i) Irrigation Division, PWD, (ii) Electricity Department(*Infrastructure for layout*),
(iii) Nettapakkam Commune Panchayat (*with respect to examining water bodies/Canal, Public Health Point of View*), *handing over of road portion, handing over of land for communal and recreational purposes, handing over of land for underground reservoir of*



3. Legal opinion for document/sale deed should be obtained from legal counsel (PPA) for ascertaining the title of the property.

CASE No:22

File No & Date: 865 & 24.04.2017

The proposal of **M/s. PONDY Ocean PARK, represented by Thiru. R. Ramkumar (Managing Partner)** for construction of single storeyed commercial buildings for 'Fun and Activity Park' including water sports at R.S.No.17/2Apt, Pondy to Cuddalore main Road (ECR), Edayarpalayam, Thavalakuppam Revenue Village, Ariyankuppam Commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after the applicant furnishes Land Conversion Certificate issued by Town and Country Planning Department for non-agriculture purpose and after obtaining clearances/NOCs from National Highway Division, PWD for ensuring a minimum road width of 9.0m, Puducherry Coastal Zone Management Authority, Irrigation Division, P.W.D (canals/river run nearby site/permission for setting up of boat berth/water sports activity), Ariyankuppam Commune Panchayat (Canal/Public Health Point of View/solid waste Management), Fire Service Department, Directorate of Survey and Land Records(Demarcation of proposed site(including flooded area) on ground & furnish report/sketch), State Ground Water Authority, Puducherry Pollution Control Committee and after submission of Structural Design Basis Report.

CASE No:23

File No & Date: 1010 & 15.02.2017

The proposal of **Divisional Fire Officer, Fire Service Department**, for construction of two storeyed Fire Station Building along with Vehicle shed, Store room and Rest room with Type III Quarters, in the existing premises of Fire Station with Quarters R.S.No.102/5, Bahour Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority and agreed in principle and the schematic plan approval already issued was ratified.

CASE No:24

File No & Date: 2217 & 09.11.2017

The proposal of **M/s.Balaji Siksha Mandhir (Balaji Educational Trust)** represented by **Tvl.1.K.Alagappan 2.M.Malathi**, for construction of three storeyed school building (classes I to V std) CBSE for M/s.Balaji Siksha Mandhir (Balaji Educational Trust) R.S.No.24/2pt, Subdivided portion 'B&Apt', Mettu Street, Nettapakkam, Nettapakkam Revenue Village, Nettapakkam Commune Puducherry was re-examined by the Puducherry Planning Authority. In the earlier meeting it was decided to issue building permit after handing over of access portion (10.9m) lies in R.S. No.25/206 & 24/2pt serving as access to proposed site & other land lies in R.S. No.24/2, to Nettapakkam Commune Panchayat. Subsequently, the applicant has furnished registered document regarding the enjoyment rights over the access to the site given by the land owner for school purpose. Also, the applicant has incorporated the same in the setback details plan. The said matter had been discussed & the applicant's request for not handing over access portion to Netapakkam Commune Panchayat had been agreed after approval of Chairman, Puducherry Planning Authority. The above decision was ratified by the Committee.

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U. noo 15

The proposal of **Tmt. Khairunnisa**, for construction of three storeyed residential cum commercial building (Office/ 2 Dwelling Units) at R.S.No.332/20, Plot No.44, Old Door No.15P, New No.12, Narayandas Street, Kamaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearance/NOC from Public Health Division, PWD and submission of Structural Design Basis Report.

CASE No:26**File No & Date: 497& 12.03.2017**

The revised proposal of **Thiru. T. Sankar & 4 Others**, proposal for construction of four storeyed commercial building (Office) with stilt floor at R.S.No.182/5F, 182/5B & 182/5G, ECR, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOCs from Fire Service Department, Electricity Department, Public Health Division, PWD, National Highways Division, PWD, SP (Traffic), Police Department & Oulgaret Municipality on payment of infrastructure development charges and after submission of Structural Design Basis Report.

CASE No:27**File No & Date:644/22.03.2018**

The revised proposal of **Tmt. R. Kalpana W/o. Coumaran**, for construction of Four Storeyed Commercial building (Restaurant and Guest Room 5 Nos.) with stilt floor at R.S. No.28/2A, Plot No.15, Cuddalore Road, Tollgate Nonangkuppam, Manavelly Revenue Village Ariyankuppam commune, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle and permit shall be issued after obtaining clearances/NOCs National Highways Division, PWD, Ariyankuppam Commune Panchayat (*Public Health Point of View & collection of infrastructural development charges*) and after submission of Structural Design Basis Report.

Agenda No.3. Any other item with the permission of the Chairman**Item No.1. Proposal for engaging of consultant to work on short term contract;**

The engagement of Thiru. S. Ramajothi, Retd. Superintendent from Government of Puducherry on short term contract basis was ratified by the Puducherry Planning Authority.

Item No.2. Proposal for engaging GIS expert and computer programmer to facilitate the preparation of Comprehensive Development plan for Puducherry region.

The proposal for engaging 2 Nos. GIS expert and one computer programmer to facilitate the preparation of Comprehensive Development plan for Puducherry region was examined by the Puducherry Planning Authority and the proposal for engaging GIS experts and Computer Programmer and issue of advertisement in newspapers calling for application for selection of 2 GIS expert and one computer programmer was placed before the committee for ratification and the same is ratified.

The Chairman thanked the members for attending the meeting.

