

**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 30.08.2018
in the Conference Hall of Puducherry Planning Authority, Puducherry.**

The following were present:-

	Thiru. T.Djeamourthy, Chairman, Puducherry Planning Authority, Puducherry.	Chairman
1		
	The Chief Town Planner, Town & Country Planning Department Puducherry.	Member
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	Thiru. K.Prabakaran, AE, Special Buildings Division -I (Representing The Superintending Engineer Circle -I, PWD, Puducherry).	Member
3		
	Thiru. S. Vallabadassou, Assistant Engineer, Irrigation Division, PWD, Puducherry (Representing Executive Engineer, Irrigation Division, PWD, Puducherry).	Member
4		
	Thiru. N. Srinivasa Rao, Scientific officer, (Representing Member Secretary, Puducherry Pollution Control Committee, Puducherry)	Member
5		
	Tmt. Dr.J.Allirani, Deputy Director, Public health 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. G.Manavalan, Executive Engineer, NH Division, PWD, Puducherry.	Member
10		
	Thiru. R. Cannane, Junior Engineer, (Representing Executive Engineer, Public Health Division, PWD, Puducherry).	Member
11		
	Tmt. G. Ellammal, Assistant Engineer, (Representing Commissioner, Oulgaret Municipality, Puducherry).	Member
12		
	Thiru. V.Vidjea Nehru, Member Secretary, Puducherry Planning Authority, Puducherry.	Member Secretary
13		

Vijay Kumar

S. Narasimha

AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 25.06.2018

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 25.06.2018 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: 1547 & 28.07.2017

The proposal of **The Deputy Director, Sports & Youth Services**, for construction of swimming pool at Saradambal Nagar, Puducherry under " Khelo India" Scheme at R.S.No.63/3B, Saradambal Nagar Main 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 imposing condition that clearances/NOC's from the Fire Service Department, State Ground Water Unit, should be obtained before commencement of the work & to Comply with the conditions stipulated in the Annexure -XIII of Puducherry Building Bye Laws & Zoning Regulations, 2012.

CASE NO:2

File No. & Date: 672 & 26.03.2018

The proposal of **Tmt. K. Lakshmi**, seeking approval for proposed construction of three storeyed commercial buildings (Restaurant/4 Rooms) with stilt floor at R.S.No.274/4, Plot No.2, Krishna Nagar Main Road, 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 necessary clearance /NOC's from the Fire Service Department, Electricity Department, SP (Traffic), Police Dept. Public Health Division/PWD and after submission of Structural Design Basis Report.

CASE NO:3

File No. & Date: 1602 & 02.07.2018

The proposal of **1. Thiru. K. D. Suriyanaranan, 2.Tmt.S. Supriya**, for construction of three storeyed commercial building (show room) at R.S.No.140/99, NH 45A, (Villianur 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 clearances/NOC's from the Fire Service Department, Puducherry and after submission of Structural Basis Report.

CASE NO:4

File No & Date: 1602 & 02.07.2018

The proposal of **Thiru. Chaffard Lucon Alfred**, for construction of three storeyed residential flats building (12 Dwelling Units) with Stilt floor at R.S.No.170/3pt, T.S.No. 29 & 30, Ward -I, Block No.9, Arulpadayachi Street, 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 clearances/NOC's from the Fire Service Department, Electricity Department, Public Health Division,

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PWD, Puducherry, Legal opinion from Legal counsel, PPA and after submission of Structural Basis Report. Further, it is advised to impose condition to register with RERA.

CASE NO:5

File No. & Date: 18 & 05.01.2016

The proposal of **Thiru. S. Sundar Sankarapandiyan Revocoat India Pvt. Ltd.,** seeking approval for proposed for the additional construction of industrial buildings (finished goods storage shed, waste storeyed shed, substation building and security office) for M/s. Revocoat India Pvt. Ltd. at R.S.No.26/2, Thirubuvanai Revenue Village, Manadipet Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after compounding the unauthorised construction and after obtaining necessary clearance /NOC's from the Fire Service Department and after submission of Structural Design Basis Report.

CASE NO:6

File No. & Date: 260 & 09.02.2018

The proposal of **Thiru. V. Murali,** for construction of three storeyed commercial building (Guest room – 9 Nos.) at R.S.No.239pt, T.S.No.18, Ward –D, Block No.15, Needarajapayar Street, 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 by after obtaining clearances/NOC's from the Fire Service Department, Electricity Department, SP(Traffic), Public Health Division, PWD, Puducherry and after submission of Structural Basis Report.

CASE NO:7

File No. & Date: 378 & 23.02.2018

The proposal of **Thiru. K.V.Nagesh represented by M/s. Pelican Realty Projects Pvt. Ltd (Thiru. S. Jnaneshwar authorized signatory),** for construction of five storeyed residential flat building (124 Dwelling units) at R.S.No.24/2, 3 of Pillaiyarkuppam Revenue Village, R.S.No.148/2 of Seliamedu Revenue Village, Plot, No.289 to 324, Pelican Belfort, Bahour Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after increasing the kitchen area of 5.0sqm as per the Building Bye Laws and Zoning Regulations and after obtaining necessary clearance /NOC's from the Fire Service Department, Electricity Department, Puducherry Pollution Control Committee, Bahour Commune Panchayat (Public Health Point of View & OSR), State Ground Water Unit and Soil Conservation, Legal Counsel (PPA) and after submission of Structural Design Basis Report.

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The proposal of **Thiru. K.V.Nagesh represented by M/s. Pelican Realty Projects Pvt. Ltd (Thiru. S. Jnaneshwar authorized signatory)**, for construction of five storeyed residential flat building (120 Dwelling units) at R.S.No.24/2, 3, Plot No.325 to 356, in Pelican Belfort, Seliamedu & Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit may be issued after increasing the kitchen area of 5.0sqm as per the Building Bye Laws and Zoning Regulations and the after obtaining necessary clearance /NOC's obtained from the Fire Service Department, Electricity Department, Puducherry Pollution Control Committee, Bahour Commune Panchayat (Public Health Point of View & OSR), State Ground Water Unit and Soil Conservation, legal counsel (PPA) and after submission of Structural Design Basis Report.

CASE NO.9

File No. & Date: 1480 & 19.06.2018

The proposal of **1.Thiru. Annibal Kennedy, 2. Thiru. Annibal Joseph Nehru, 3.Annibal Iroudayaradja Sartchil, Thiru. Annibal Christy Rajajee**, for construction of four Storeyed residential flats building (4 Dwelling units) at R.S.No.239pt, Door No.93, (old door No.75/2) Savarirayalu Street, 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 clearances/NOCs from Fire Service Department, Legal Counsel, PPA Puducherry and after submission of Structural Design Basis Report.

CASE NO:10

File No. & Date 299 & 14.02.2018

The proposal of **Thiru. S. Govindarajan, General Manager – Pondicherry Plant MRF Limited**, seeking approval for proposed for additional construction (Truck Tire Storage) to the existing industrial buildings at R.S.No.10/2A,103/4 to 10,104/2 to 4,105/1A, 1B,2 & 3,106/2 to 4, 107/1 to 3, 108/3, 115/3 to 7 & 9C, 117/1 to 3, 118/1 to 7, 119 to 7 & 9, 120/1 to 9,121/3,6,7 & 8,122/3 to 14,123/1 to 7, Eripakkam Road, Eripakkam Revenue Village, Nettapakkam Commune, 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 the Fire Service Department, Electricity Department, Puducherry Pollution Control Committee, Nettapakkam Commune Panchayat (Public Health Point of view) and after submission of Structural Design Basis Report.

CASE NO:11

File No. & Date 1538 & 22.06.2018

The proposal of **Tvl. 1.G.Purushothaman, 2.G. Velmurugan & 3. G. Senthilkumar**, for construction of four storeyed Hotel building (Guest room -19 Nos. at R.S. No.239pt, T.S.No.14, 15, 16, 17, 18, 19, 20, 21, 22, 23pt, 24, 25 & 26, Ward -D, Block No.23, Junction of Bussy Street & Ambour Salai, 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 clearance/NOCs from Building & Roads, PWD/ Puducherry and after submission of Structural Design Basis Report.

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The proposal of **Tmt. M. Kruthiga**, seeking approval for proposed construction of three storeyed commercial Hotel buildings (Restaurant –cum-Bachelors Room -10 Nos.) at R.S.No.122/2, Plot No.105 & 106, Arul Murugan Royal City Extension –I, Pillaiyarkuppam Main Road, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that remarks should be attended and the applicant shall regularize the plots with the Puducherry Planning Authority under the Scheme of Regularisation of Plot(s) & clearance/NOC's shall be obtained from Fire Service Department, Electricity Department, Irrigation Division, P.W.D, Bahour Commune Panchayat (Public Health Point of View), Directorate of Survey and Land Records (to ascertain the discrepancy in the plot dimension/extent) and after submission of Structural Design Basis Report.

CASE NO:13

File No. & Date 634 & 22.03.2018

The proposal of **Tvl. Rosita, Cluny Provincialate**, for additional construction of three storeyed supplementary facilities to existing three storeyed residential building (Convent- Sister Residence) in existing premises of "Cluny Prasanth Vnam" to remove buildings in front setbacks at R.S.No.95/1,2, Plot No.1-10, of sree seerado Sai Baba Nagar, lies in R.S.No.95/4, Mother Anne Jovouthey, Kalapet, Kalapet Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after compounding the deviated construction, attending the remarks and after obtaining clearances/ NOC obtaining from Fire Service Department, Electricity Department, (Horizontal / Vertical clearance), Oulgaret Municipality (Public Health Point of View) & after submission of notarized affidavit to removed violated construction in front setback Structural Design Basis Report.

CASE NO:14

File No. & Date 1666 & 2018

The proposal of **The Congregation of the Sister of St. Joseph of Cluny represented by Tvl. Emiliana, Sister Superior, St. Joseph of Cluny School CBSE**, 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" at R.S.No.2/1pt, 3pt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority and taking into consideration that the land to an extent of 6078.4 sqm bearing R.S.No.2/1pt, 3pt, (6078.4sqm) is a parcel of land and not part of a layout and hence collection of road development charges does not arise. The proposal was agreed in principle subject to condition that (i) the unauthorisedly deviated constructions should be compounded, (ii) remarks should be attended, (ii) clearances shall be obtained 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 and after submission of Structural Design Basis Report.

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The proposal of **Tmt. M. Priya**, for construction of three storeyed residential building (4 Dwelling units) at R.S.No.126/2A/1A/3, Plot No.69, 6th Main Road, Mahaveer Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining clearances/ NOCs from the Airport Authority of India and Oulgaret Municipality on payment of Infrastructural Development charges and after submission of Structural Design Basis Report.

CASE NO:16**File No. & Date 1330 & 26.12.2017**

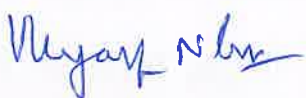
The proposal of **Thiru. A. Selvakumaran**, for construction of four storeyed commercial building (4 shops) at R.S.No.167/7Cpt, Plot No.21 & 22pt, Victoria Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC's from Fire Service Department, Electricity Department and after submission of Structural Design Basis Report.

CASE NO:17**File No. & Date 2958 & 2018**

The proposal of **Tvl. 1.R. Rajalakshmi, 2.K.Aruna, 3.D.Amsavalli**, seeking approval for proposed construction of two storeyed commercial (resort) building at R.S.No.186pt, Plot No.H, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that the remarks should be attended with coverage/FAR within permissible limits & clearances shall be obtained from Fire Service Department, Electricity Department, Puducherry Coastal Zone & Management Authority, Bahour Commune Panchayat (only for Public Health Point of View), O/o Deputy Commissioner, Excise (setting up of Bar), State Ground Water Unit and Soil Conservation (Swimming pool) and after submission of Structural Design Basis Report.

CASE NO.18**File No. & Date 1923 & 18.07.2018**

The proposal of **The Secretary, M/s. Pope John Paul II College of Education**, to carryout additional construction of two storeyed residential hostel block (Dining/Multipurpose Hall) to the existing three storeyed woman's hostel building in the existing premises of Pope John Paul – II College of Education at R.S. No.79pt, Villianur Main 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 clearance /NOC's from the Fire Service Department, and after submission of Structural Design Basis Report.



CASE NO:19**File No. & Date 1400 & 07.06.2018**

The proposal of **Tmt. B. Umadevi**, for construction of three storeyed commercial buildings (3nos. office) at R.S.No.88/2, NH 45A, Reddiarpalayam village, 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, PWD/Puducherry, SP (Traffic), Legal Opinion, PPA, Public Health Division/PWD and after submission of Structural Design Basis Report.

CASE NO:20**File No. & Date 275 & 10.02.2017**

The proposal of **Tmt. Gnanapushpam David**, for construction of three storeyed residential cum commercial (3 shops & 6 Dwelling units) building at R.S.No.184/1/B & 185/165pt(N), 184/1, New Door No.7A, (Old Door No.15), Plot No.28A(W), 28B & 28C, Bharathi Street, (Junction of Tagore Street) Anandha Nagar, Kathirkaman Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the Puducherry Planning Authority. The proposal was agreed in principle subject to condition that building permit shall be issued after obtaining clearance/ NOC from the Electricity Department, Puducherry and after submission of Structural Design Basis Report.

AGENDA NO: 3**ANY OTHER MATTER WITH THE PERMISSION OF THE CHAIRMAN;****ITEM NO:1 RATIFICATION FOR APPOINTMENT OF ADVOCATES AS LEGAL ADVISOR TO PUDUCHERRY PLANNING AUTHORITY.**

The appointment of the Advocates viz 1.Thiru M.V. Vaithilingam, No.24, Main Road, Sithankudi, Puducherry - 13, 2. Thiru A.V. Ramalingam, Plot No.55, II Main Road, Thirumal Nagar, Kuyavarpalayam, Saram, Puducherry - 13 and 3. Thiru M. Vinayagamorthy, No.124, Veerampattinam Street, Ariyankuppam, Puducherry - 7 was examined and the Puducherry Planning Authority and ratified the same. Further, it is decided to pay fees of Rs.500/ per each case lower court as against Rs.250/- being paid at present and other fees as per the prevailing practice i.e. for issuing Legal opinion to the cases being referred by the Puducherry Planning Authority, for appearing in the Lower Court, Puducherry & preparing counters for the writ petitions.

ITEM NO: 2 PREPARATION OF COMPREHENSIVE DEVELOPMENT PLAN FOR PUDUCHERRY PLANNING AREA.

The draft Comprehensive Development Plan was approved by the Town and Country Planning Board in its special meeting held on 13.04.2018. After due approval of the Government, the draft Comprehensive Development plan for the Puducherry region was notified inviting objection/suggestion from the general public vide Gazette No: 82 dated 21.06.2018 and the same was published in Tamil and English dailies on 22.06.2018. As per the provisions of the Town and

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Country Planning Act, 1969, the statutory time limit for submitting the objections/suggestions expired on 21.08.2018.

The Puducherry Planning Authority after detailed deliberation decided to appoint the following *members as per Town & Country Planning Act* to scrutinize the objection/suggestions received from the general public.

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| 1. | The Chief Town Planner,
Town and Country Planning Dept., Puducherry. | -- | Chairman |
| 2. | The Director,
Agriculture Dept., Puducherry . | -- | Member |
| 3. | The Member Secretary,
Puducherry Planning Authority, Puducherry | -- | Member |

ITEM NO. 3; PERMISSION REGARDING ERECTION OF TOWERS IN RESPECT OF 4G SERVICES SUBMITTED BY M/S. RELIANCE JIO INFOCOMM LTD.,

The proposal for issue of permission regarding erection of towers in respect of 4G services submitted by M/s.Reliance Jio Infocomm Ltd., was examined by the Puducherry Planning Authority and the case disposed earlier by Puducherry Planning Authority has been ratified. Further directed to process all such cases as per the provisions of the Building Bye Laws and Zoning Regulations, 2012 at the level of Member Secretary, Puducherry Planning Authority .

ITEM NO.4; ISSUE OF BUILDING PLAN APPROVAL BASED ON THE ORDER OF THE IMPLEMENTATION OF SCHEME OF REGULARISATION OF PLOT(S) / LAYOUTS.

The issue of building plan approval based on the order of the implementation of scheme of Regularisation of Plot(s) as per the G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018 & G.O.Ms.No.04/2018-Hg dated; 26.06.2018 for the plots situated outside the Comprehensive Development Plan area was examined and the Puducherry Planning Authority has decided to consider the cases for issue of approval after obtaining due consent from the applicant in the form of an affidavit indemnifying Puducherry Planning Authority/concerned Commune Panchayat/other agencies duly vetted by the Legal Counsel, PPA, Puducherry. Since, it is a Regularisation Scheme of the Government in order to safeguard the interest of the ignorant purchasers and to mobilise financial resources in order to provide basic infrastructural facilities in area where such unapproved layouts have come up.

The Chairman thanked the members for attending the meeting.


Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority