

GOVERNMENT OF PUDUCHERRY

ABSTRACT

Town and Country Planning Department – Amendment to the Puducherry Building Bye-Laws and Zoning Regulations, 2012 – Notification – Orders – Issued.

CHIEF SECRETARIAT (HOUSING)

G.O.Ms.No. /2026-Hg

Puducherry,

dated

Read: G.O.Ms.No.5/2012-Hg, dated 05.03.2012 of the Chief Secretariat

(Housing), Government of Puducherry

ORDER:

The following Notification shall be published in the official Gazette of the Government of Puducherry: -

NOTIFICATION

In exercise of the powers conferred by Section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry, hereby makes the following amendment to the Puducherry Building Bye-Laws and Zoning Regulations, 2012 issued in the Notification vide G.O. Ms. No. 5/2012- Hg, dated 5th March 2012 of the Chief Secretariat (Housing), Government of Puducherry and published in Part-I of the Extraordinary Official Gazette No. 21, dated 8th March 2012, namely:—

(1) These Bye-Laws and Zoning Regulations may be called the Puducherry Building Bye-Laws and Zoning Amendment Regulations, 2025.

(2) The provisions of these Bye-laws and Zoning Regulations shall apply to the planning area(s) declared vide, -

- (i) G.O. Ms. No. 79/84/F6, dated 17th August, 1984 as notified in the Gazette No. 35, dated 28th August 1984;
- (ii) G.O. Ms. No. 93/85/F6, dated 8th July, 1985 as notified in the Gazette No. 31, dated 30th July 1985; and

- (iii) G.O. Ms. No. 68/89/F6, dated 26th July, 1989 as notified in the Gazette, No. 83, dated 31st July 1989 of the Housing Secretariat, Government of Puducherry and such other areas in the Union Territory of Puducherry as notified from time to time.

(3) They shall come into force on and from the date of their publication in the Official Gazette of the Government of Puducherry.

(A) Amendment of Part-I- Building Bye-Laws.

1. In the Puducherry Building Bye-Laws and Zoning Regulations, 2012, in Chapter –II, after clause 8, the following clause 8-A shall be inserted, namely: -

“8-A. Limitations of building permit: - The building permit granted by the Planning Authority shall not mean responsibility or clearance of the following aspects, —

- (a) Title or ownership of the site or building;
- (b) Easement Rights;
- (c) Structural Reports, Structural Drawings and structural aspects. The Registered Architect or Registered Engineer or Registered Structural Engineer, as the case may be, shall be responsible for defects in the design;
- (d) Workmanship, soundness of structure and materials used;
- (e) Quality of building services and amenities in the construction of building;
- (f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.”

(B) Amendment of Part-II- Zoning Regulations.

2. In the Puducherry Building Bye-Laws and Zoning Regulations, 2012, after the ANNEXURE-XXVII, the following ANNEXURE-XXVIII shall be inserted, namely: -

ANNEXURE - XXVIII

LEVY OF PREMIUM CHARGES FOR GRANT OF PREMIUM OR PURCHASABLE FLOOR AREA RATIO

1. The premium F.A.R. by levy of premium charges is the additional F.A.R. granted over and above the ordinarily permissible F.A.R., on the basis of levy of premium charges by the Planning Authority under Section 37-A of the Puducherry Town and Country Planning Act, 1969, and in the areas as specified under clause 2 below.
2. The maximum additional FAR available for utilization and for development of additional area in any property by purchase of Premium F.A.R. shall not be more than the maximum extent as given in the Table below.

Sl.No	Road Width	Premium FAR (% of normally allowable FAR)
1.	9.0m and above and less than 15.0m	30%
2.	15m and above and less than 30.5m	40%
3.	30.5m and above	50%

3. The Premium F.A.R. charges shall be collected at the Guideline value of the site applicable at the time of grant of Premium F.A.R. In case of multiple survey numbers for a site, the weighted average of Guideline value shall be considered.
4. Premium F.A.R. granted by levy of premium charges if left unutilized with a purchaser for more than two years, then the premium charges already paid for such additional F.A.R. shall be refundable after deduction of 10% administrative charges without any interest.
5. The premium charges levied for the grant of Premium F.A.R. shall be non-refundable in case of cancellation / revocation of approval for the Building Plan by the Planning Authority.
6. Relaxation of parameters viz. coverage, set back and height of the building etc., consequent to the grant of Premium F.A.R. shall be accorded by the

Planning Authority subject to submission of Fire Safety Plan and Fire Preventive arrangements with the due approval of Fire Services Department or its empaneled agency with the approval of the Government on a case-to-case basis.

7. The premium charges collected by the grant of premium F.A.R. shall be kept in the corpus kept by the respective Planning Authority as per clause 14 of the Scheme to regularize the buildings constructed without prior approval from the Planning Authorities as notified vide G.O.Ms.No.12/2025-Hg., dated 15.07.2025 of the Chief Secretariat (Housing), Government of Puducherry and the funds shall be utilized as per the said Notification.

// BY ORDER OF THE LIEUTENANT GOVERNOR//

(S. MURUGESAN)

UNDER SECRETARY TO GOVT. (HOUSING)

To

The Director,

Department of Stationery & Printing

Puducherry.

... With a request to publish the
Notification in the official Gazette.

Copy to:

1. The Chief Town Planner, Town and Country Planning Department, Puducherry
2. The Member Secretary, Planning Authority, Puducherry /Karaikal/ Mahe / Yanam.
3. The Central Record Branch, Puducherry
4. G.O. file / Spare.