

புதுச்சேரி திட்டக்குழுமம்
ஜவஹர் நகர், பூமியன்பேட்டை,
புதுச்சேரி – 605 005

No.2018/PPA/ Heritage Buildings/2025,

புதுச்சேரி,

பொது அறிவிப்பு

அரசு ஆணை G.O. Ms. No. 7/2018-Hg, 7.9.2018-ன் படி அறிவிக்கப்பட்ட “பாரம்பரிய கட்டிடங்கள், பாரம்பரிய வளாகங்கள் மற்றும் இயற்கை அம்சப்பகுதிகள் உட்பட்ட பாரம்பரிய தளங்களைப் பாதுகாப்பதற்கான ஒழுங்குறை விதிகள்”, பிரிவு 1.5ன் கீழ்,

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உறுப்பினர் செயலர்

புதுச்சேரி திட்டக் குழுமம், ஜவஹர் நகர்,
பூமியன்பேட்டை,
புதுச்சேரி – 605 005.

(வீ. புவனேஸ்வரன்)
உறுப்பினர் செயலர்

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY - 605 005

No.2018/PPA//Heritage Buildings/2025,

Puducherry, the

PUBLIC NOTICE

This Notice is given under clause 1.5 of "Regulations for Conservation of Heritage Sites Including Heritage Buildings, Heritage Precincts and Natural Feature Areas", notified in the Government Order vide G.O. Ms. No. 7/2018-Hg, dated 7.9.2018.

A draft list of 18 numbers of buildings identified as "Heritage Buildings in the Boulevard area in Puducherry region has been prepared with the assistance of Indian National Trust for Art and Cultural Heritage (INTACH), Puducherry Chapter, based on the Historical / Architectural / Aesthetic / Cultural value of the buildings.

The Puducherry Planning Authority hereby invites objections/ suggestions from the public for the draft list of heritage buildings within 30 days from the date of notification of this notice for notifying the buildings as "HERITAGE BUILDINGS". The list of buildings and grade card for each building is available in the Website: <https://ppa.py.gov.in>. The public may file objections / suggestions through e-mail ID: puducherry.ppa.ms@gmail.com and ppa@py.gov.in or send written objections / suggestions in hard copy to the following address:

The Member Secretary,
Puducherry Planning Authority,
Jawahar Nagar,
Boomianpet,
Puducherry - 605 005.

(V.BHUVANESWARAN)
MEMBER SECRETARY

DRAFT OF LISTED HERITAGE BUILDINGS IN THE BOULEVARD TOWN

- A. Grade – I Heritage Buildings in the Boulevard Town – 1
- B. Grade – II A Heritage Buildings in the Boulevard Town – 17

List of Total Heritage Buildings in the Boulevard Town = 18

Typology of Building	Grade		Total
	I	II A	
Commercial Building		2	2
Institutional Building		1	1
Residential Building	1	14	15
Grand Total	1	17	18

A. List of Grade - I Heritage Buildings in the Boulevard Town				
S.No.	Name of the Building	Address	Grade	Page No.
1	Ananda Rangapoule Mansion	109, rue Ananda Rangapoule	I	1
B. List of Grade - II A Heritage Buildings in the Boulevard Town				
1	Institutional Building	62, rue Aurobindo	II A	2
2	Residential Building	42, rue Calve Subbraya Chetty (Vysial Street)	II A	3
3	Commercial Building	44, rue Calve Subbraya Chetty (Vysial Street)	II A	4
4	Shankara Chetty House	63, rue Calve Subbraya Chetty (Vysial Street)	II A	6
5	Residential Building	65, rue Calve Subbraya Chetty (Vysial Street)	II A	7
6	Residential Building	79, rue Cazy	II A	8
7	Residential Building	62, H. M. Kassim Salai	II A	9
8	Residential Building	18, rue Isparin Dharmaradja Covil	II A	10
9	Residential Building	167, 169, Lal Bahadur Shastri Street (rue de Bussy)	II A	11
10	Commercial Building	253, Lal Bahadur Shastri Street (rue de Bussy)	II A	12
11	Residential Building	381, Mahatma Gandhi Street	II A	13
12	Residential Building	49, rue Milad	II A	14
13	Residential Building	109, rue Montorsier	II A	16
14	Residential Building	113, rue Montorsier	II A	17
15	Residential Building	82, rue Perumal Covil	II A	18
16	Residential Building	103, rue Candappa Moudalier	II A	19
17	Residential Building	75, rue Cazy	II A	20

Legend

Grade I

1 - 109, rue Ahanda Rangapouille

Grade II A

- 2 - 62, rue Aurobindo
- 3 - 103, rue Candappa Moudalair
- 4 - 109, rue Montorsier
- 5 - 113, rue Montorsier
- 6 - 167,169, Lal Bahadur Shastri Street
- 7 - 18, rue Isparin Dharmarajia Covil
- 8 - 253, Lal Bahadur Shastri Street
- 9-381, Mahatma Gandhi Street
- 10 - 42, rue Calve Subbraya Chetty
- 11 - 44, rue Calve Subbraya Chetty
- 12 - 49, rue Milad
- 13 - 62, H. M. Kassim Salai
- 14 - 63, rue Calve Subbraya Chetty
- 15 - 65, rue Calve Subbraya Chetty
- 16 - 75, rue Cazy
- 17 - 79, rue Cazy
- 18 - 82, rue Perumal Covil



Ananda Rangapoule Mansion

Grade : I | Tamil Precinct | Quartier : St.Joseph | Zone : E5

Address: 109, rue Ananda Rangapoule



Age	: 1735
Ownership	: Private
Occupancy	: Single owner
Name of Owner	: -
Usage	: In use
Historical	: -
Current	: Residential
Property Category	: Building
Typology	: Residential
Subtype	: Bungalow
State of Preservation	: Good

Architectural Significance

The Ananda Rangapoule Mansion is an expression of the two cultures to which Ananda Rangapoule, the great dubash of the French Governor Dupleix belonged. This is one of the best mansions in the Franco-Tamil style. Though the exterior has been modified unsympathetically, the interior remains in a good state of preservation.

This is an example of the finest Franco-Tamil architecture. The ground floor has all of the traditional Tamil features and the first floor is built in the European style. The thalvaram is occupied by incongruous sign boards and accommodates small shops with corrugated sheet roofing.

However the interior of the main house are fairly well preserved. The first floor has a continuous gallery (now enclosed) with wooden posts and a wrought iron balustrade. The parapet shows traditional pot balusters and plaster panels. There is a statue of Ananda Rangapoule in the central courtyard. Following the traditional layout, the courtyard is surrounded by exquisitely carved wooden pillars on the ground floor.

The first floor roof is supported by elegant masonry columns with European features such as Ionic capitals. The walls show decorative plasterwork panels. Several annex

Institutional Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E2

Address: 62, rue Aurobindo



Architectural Significance

This typical Franco-Tamil double storey building has been restored to house the current INTACH office. The character of the building's façade is further enhanced by its semicircular arched windows with wooden louvred shutters and by the ornate pilasters with decorative capitals on the first floor. The ground floor features the key Tamil Vernacular features, the thinnai and thalvaram. The spatial arrangement of the rooms follows the typical traditional layout that features a series of open and semi-open spaces. The mutram, surrounded by round wooden pillars, and the backyard are both open to the sky, allowing maximum light and ventilation into the interior spaces. The first floor is typically French with high ceilings, arched windows with coloured glass fanlights, ornate Ionic capitals over round pillars and a smooth plaster finish on the walls.

Age : Mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : Residential

Current : Institutional

Property Category : Building

Typology : Institutional

Subtype : Office (INTACH)

State of Preservation : Good. The building has been recently restored.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P);
2. Short thinnai with wooden columns (Q);
3. Carved wooden entrance door (R);
4. Typical inner door with iron bars above (R);
5. Windows with louvred shutters (S);
6. Ornamental semicircular arched window (S);
7. Single pilaster with base and capital (T);
8. Parapet with pot balusters (V);
9. Mutram with flat roof (W);
10. Plaster decorations (X);
11. Column with Ionic capital (X).

Residential Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E2

Address: 42, rue Calve Subbraya Chetty (Vysial Street)



Age : Mid 19th to mid 20th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : Dance Hall

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Fair

Architectural Significance

This double storey Tamil Vernacular building, with some French features, has an entrance flanked by rendered pilasters with half-round engaged columns with capitals. The thalvaram follows the same pattern as the other buildings on the street. The main door and windows have small pediments.

The partial first floor is clearly a later addition as it has been built over the parapet wall. The first floor façade features cornice and pilasters. There is a straight flight arched soffit staircase leading up to the terrace.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P);
2. Carved wooden entrance door (R);
3. Windows with ornamental details (S);
4. Window with outward bent bars (S);
5. Single pilaster with base and capital (T);
6. Mutram with flat roof (W);
7. Fluted pilasters (X);
8. Column with Corinthian capital (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Cultural/ Social Significance

This building is part of rue Calve Subbraya Chetty (Vysial Street), the best preserved traditional Tamil Street segment that was renovated under the Asia Urbs Programme in 2004 and given the UNESCO Asia Pacific Heritage Award in 2008.

Significance to Streetscape

Located in the middle of the area identified as Special Zone 2, this building with a large frontage forms part of an ensemble of listed heritage buildings. The building significantly influences the streetscape along rue Calve Subbaraya Chetty.

Commercial Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E2

Address: 44, rue Calve Subbraya Chetty (Vysial Street)



Age	: Mid 19th century
Ownership	: Private
Occupancy	: Single owner
Name of Owner	: -
Usage	: In use
Historical	: Residential
Current	: Hotel
Property Category	: Building
Typology	: Commercial
Subtype	: Hotel
State of Preservation	: Good



Architectural Significance

This is a double storey Franco-Tamil building. It has been restored and converted into a heritage hotel. The most striking features of the façade are the two pointed arched openings and the semicircular projected balconies on the first floor. The other Tamil Vernacular features are the thinnai with masonry columns and the thalvaram supported on wooden posts.

The spatial arrangement of the rooms follows the typical traditional layout with a series of open and semi-open spaces. The mutram with its clerestory ('kalyanakudam') provides enough light and ventilation for the interior rooms. During restoration many walls were finished with Chettinad egg shell plaster. After the restoration, the floor was finished with Athangudi tiles.

Architectural Features

1. Dog-legged staircase (K); 2. Thalvaram, lean-to roof sup-

ported on wooden posts (P); 3. Long thinnai with series of columns (Q); 4. Carved wooden entrance door (R); 5. Semicircular arched door (R); 6. Garage door (R); 7. Window with outward bent bars (S); 8. Window with pointed arch (S) 9. Mutram with clerestory and tiled roof (W); 10. Plaster decorations (X);

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Cultural/ Social Significance

This building is part of rue Calve Subbraya Chetty (Vysial Street), the best preserved traditional Tamil street segment that was renovated under the Asia Urbs Programme in 2004 and was given the UNESCO Asia Pacific Heritage Award in 2008.

Significance to Streetscape

Located in the middle of the area identified as Special Zone 2, this building, with a large frontage, forms part of an ensemble of listed heritage buildings. The building contributes significantly keeping the streetscape along rue Calve Subbraya Chetty (Vysial Street), intact.

Shankara Chetty House

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E3

Address: 63, rue Calve Subbraya Chetty (Vysial Street)



Age	: Mid 19th century
Ownership	: Private
Occupancy	: Single owner
Name of Owner	: -
Usage	: In use
Historical	: -
Current	: Residential
Property Category	: Building
Typology	: Residential
Subtype	: House
State of Preservation	: Fair

Architectural Significance

This seemingly simple yet perfectly composed residence is built in the traditional Tamil Vernacular style. The thalvaram integrates with the neighbouring one to form a continuous corridor and a unified façade. The addition of a picket fence to the thalvaram does not disturb the overall aesthetics of the building. The thinnai features a series of round wooden columns and the typical masonry platform. Inside, the house follows the spatial arrangement of a typical Tamil house with the mutram, surrounded by square masonry columns. The mutram is lit and ventilated by tall semicircular windows with coloured glass panels that are part of the clerestory (kalyanakudam). The first floor is set back and has been recently modified.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P);
2. Long thinnai with series of columns (Q);
3. Carved wooden entrance door (R);
4. Segmental arched door (R);
5. Ornamental semicircular arched window (S);
6. Simple pilaster and cornice (T);
7. Plain parapet with bottom band and coping (V);
8. Mutram with flat roof (W).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Historical Significance

This is the heritage home of Shankara Chettiar, son of Calve Subbraya Chettiar. Shankara Chettiar was involved with the independence movement and follower of Sri Aurobindo in Pondicherry.

Cultural/ Social Significance

When Sri Aurobindo arrived in Pondicherry in 1910 as a political refugee from British India, he stayed in hiding in this house for six months. The house was a convenient shelter as he lived on the second floor, which was built at the rear of the terrace and could not be seen from the road. This building is part of rue Calve Subbraya Chetty (Vysial Street), the best preserved traditional Tamil street segment that was renovated under the Asia Urbs Programme in 2004 and given the UNESCO Asia Pacific Heritage Award in 2008.

Significance to Streetscape

The building, with its large frontage, is the first among a continuous stretch of listed buildings. This part of the Tamil Precinct has been identified as a Special Zone owing to its high concentration of listed buildings.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E3

Address: 65, rue Calve Subbraya Chetty (Vysial Street)



Age : Early to mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Poor

Architectural Significance

This residence reflects a good blend of French and Tamil styles. The ground floor of this imposing building features a thalvaram with ceiling tiles. The large thinnai has a series of wooden columns and the traditional masonry platform. The original windows with safety bars have been retained. The first floor façade has a series of louvred windows between wooden columns, which is rather an unusual feature. The plain parapet and corbelled cornice are the other key features that embellish the façade. There are three inner courtyards. Although it is in a poor state of maintenance, it is one of the finest Franco-Tamil mansions in the Tamil Precinct.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P); 2. Long thinnai with series of columns (Q); 3. Carved wooden entrance door (R); 4. Windows with louvred shutters (S); 5. Ornamental semicircular arched window (S); 6. Window with outward bent bars (S); 7. Twin pilaster with base and capital (T); 8. Plain parapet with bottom band and coping (V); 9. Mutram with flat roof (W).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Cultural/ Social Significance

This building is part of rue Calve Subbraya Chetty (Vysial Street), the best preserved traditional Tamil street segment that was renovated under the Asia Urbs Programme in 2004 and given the UNESCO Asia Pacific Heritage Award in 2008. The building was not included in the renovation.

Significance to Streetscape

The building's large imposing façade, rich in Franco-Tamil features, contributes positively to the streetscape. This part of the Tamil Precinct has been identified as a Special Zone owing to its high concentration of listed buildings.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : De l'Hôpital | Zone : D3

Address: 79, rue Cazy



Age : Mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Good

Architectural Significance

This well preserved Franco-Tamil mansion reflects an Islamic touch in its highly ornate woodwork and colours. The well composed façade is one of the best in this area. The combination of arcades with round pillars and the Tamil thalvaram are prominent features. Elaborate wood-work has been used in the building, from the simple posts supporting the thalvaram to the continuous intricately carved eaves board and louvred shutters. The use of masonry columns with composite capitals on the verandah is a unique feature. The projected balcony with a wrought iron railing is supported on iron brackets. The ground floor verandah has a cast iron railing.

Architectural Features

1. Solid curved panels with intermediate piers and ornamental bands (A); 2. Grand pierced gate (B); 3. Wide segmental arch (I); 4. Thalvaram, lean-to roof supported on wooden posts (P); 5. Long thinnai with series of columns (Q); 6. Carved wooden entrance door (R); 7. Folding door with four leaves (R); 8. Windows with louvred shutters (S); 9. Single pilaster with base and capital (T); 10. Balcony with iron supports fastened to the rafters (U); 11. Parapet with pot balusters (V); 12. Mutram with flat roof (W); 13. Semicircular arched window with fluted bands (X); 14. Column with Corinthian capital (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

The amalgamation of traditional French and Tamil features with Islamic influence showcased by the building is very well preserved and influences the streetscape immensely. This mansion has a large frontage along rue Cazy and forms part of the area identified as Special Zone 3.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E4

Address: 62, H. M. Kassim Salai



Age : Late 18th to early 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : Bungalow

State of Preservation : Fair

Architectural Significance

This double storey building is entered through an ornate segmental arched gate of the entrance garden. Situated on a corner plot, the building has a high compound wall with pot balusters. The building is in the French Colonial style with a touch of the Tamil element thalvaram on the garden façade. It has distinct Franco-Tamil characteristics with segmental arched windows, ornate column capitals and deep verandahs. Once inside, the thinnai and thalva-

ram constitute the main façade of this building apart from pilasters, parapet and cornices.

Architectural Features

1. Solid rectangular panels with pot balustrade (A); 2. Arched gate (B); 3. Straight flight open staircase (K); 4. Thalvaram, lean-to roof supported on wooden posts (P); 5. Segmental arched window (S); 6. Simple pilaster and cornice (T); 7. Parapet with pot balusters (V); 8. Parapet with loopholes (V).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

Located at the junction of rue Vicomte de Souillac and H. M. Kasim Salai, the building forms part of an ensemble of listed heritage buildings in this part of the precinct. The building has a large frontage, conforming to the predominant architectural style of the precinct. This charming residence influences the streetscape significantly.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E2

Address: 18, rue Isparin Dharmaradja Covil



Age : Mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Good

Architectural Significance

This double storey residence is one of the finest examples of the Tamil Vernacular style, with elements of French features like fluted pilasters and firepot finials on the parapet. The original building was single storey with a well detailed thalvaram, thinnai and parapet. The thalvaram has wooden paneling under the Mangalore tiles. The interior has a large mutram surrounded by round pillars.

To meet family requirements, a first floor extension was built – care was taken to match the façade character of

the ground floor, and the addition was set back from the main street wall so as not to disturb the street elevation.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P); 2. Short thinnai with wooden columns (Q); 3. Carved wooden entrance door (R); 4. Typical inner door with iron bars above (R); 5. Window with outward bent bars (S); 6. Single pilaster with base and capital (T); 7. Parapet with loopholes (V); 8. Mutram with flat roof (W); 9. Semicircular arched window with fluted bands (X); 10. End ornaments (X); 11. Fluted pilasters (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

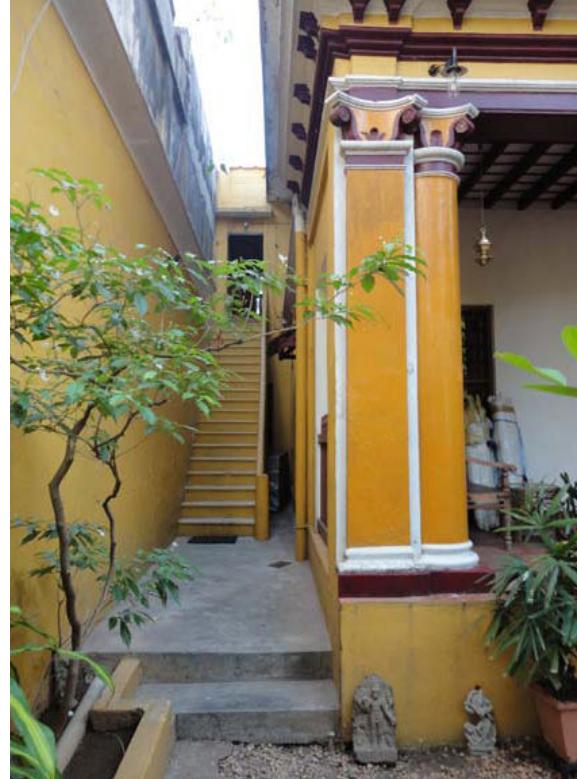
Significance to Streetscape

Located next to the Grade I Bharathi Memorial, this building forms part of Special Zone 1 of the Tamil Precinct. The prominent street elevation of the residence adds positively to the overall street character along rue Isparin Dharmaradja Covil.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : de l'Hôpital | Zone : D4

Address: 167,169, Lal Bahadur Shastri Street (rue de Bussy)



Age : Mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Good

Architectural Significance

This Franco-Tamil building is set independently in a compound. It has a colonnaded verandah on the ground floor and first floor. The façade has ornate cornices, columns and pilaster capitals. The original plot and structure have been divided into two parts.

Architectural Features

1. Solid curved panels with intermediate piers and ornamental bands (A); 2. Grand pierced gate (B); 3. Double cornice with simple lower band and ornate upper band (E);

4. Circular column with Ionic capital (J); 5. Straight flight open staircase (K); 6. Segmental arched door (R); 7. Segmental arched window (S); 8. Parapet with geometric patterns in plaster (V); 9. Mutram with flat roof (W).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

This building, set along Lal Bahadur Shastri Street (rue de Bussy), has a large frontage adorned by Franco-Tamil façade features. The residence forms part of an ensemble of listed heritage buildings in this part of the precinct. The building enhances the streetscape character immensely.

Commercial Building

Grade : IIA | Tamil Precinct | Quartier : de l'Hôpital | Zone : D4

Address: 253, Lal Bahadur Shastri Street (rue de Bussy)



Architectural Significance

Hidden behind a row of shops is this grand building constructed in classical European style. Though the magnificence of the façade cannot be appreciated from the street, some of the features are evident from the entrance. The double storey building has arcaded verandahs on both floors. Ornate columns, decorative pilasters, elaborate cornice mouldings and a highly decorative parapet all adorn the façade and add to the grand appearance of the building.

Architectural Features

1. Semicircular arch (I)
2. Semicircular arched door (R)
3. Doors with wooden louvred shutters (R)
4. Parapet with pot balusters (V)
5. Plaster decorations (X)
6. Fluted pilasters (X)
7. Column with Corinthian capital (X)
8. Column with Ionic capital (X)

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

Situated in an area with a moderate concentration of listed heritage buildings, this building has a very ornate façade along Lal Bahadur Shastri Street (rue de Bussy). However, the incongruous establishments in front of the edifice subdues its positive impact on the streetscape.

Age	: Mid 19th century
Ownership	: Private
Occupancy	: Single owner
Name of Owner	: -
	: In use
Historical	: -
Current	: Commercial
Property Category :	Building
Typology	: Commercial
Subtype	: Clinic
State of Preservation :	Poor

Residential Building

Grade : IIA | Tamil Precinct | Quartier : St.Joseph | Zone : E4

Address: 381, Mahatma Gandhi Street



Age : Early 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Fair

Architectural Significance

A well preserved example of a Franco-Tamil house in the Christian quarter, this residence has the typical Tamil Vernacular style façade on the ground floor with French influence on the first floor façade. The thinnai and the thalvaram, with cement shingles on metal brackets, constitute the main façade components of the ground floor. The first floor is replete with French features such as semi-circular windows with fluted bands, masonry columns with ornate capitals, decorative corbelled cornice and a parapet with loopholes. The interior courtyard has a kaly-anakudam with Mangalore tile roof.

Architectural Features

1. Thalvaram, lean-to roof supported on (iron/wooden) brackets (P); 2. Long thinnai with series of columns (Q); 3. Carved wooden entrance door (R); 4. Semicircular arched door (R); 5. Single pilaster with base and capital (T); 6. Parapet with loopholes (V); 7. Mutram with flat roof (W); 8. Fluted pilasters (X); 10. Column with Ionic capital (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

Bounded on three sides by streets – Petit Canal, Mahatma Gandhi Street and rue Saint Therese to the south, west and north – the building occupies a large plot. The large frontage of the edifice conforms to the predominant Franco-Tamil architectural style of the precinct. The building influences the streetscape significantly.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : De l'Hôpital | Zone : D3

Address: 49, rue Milad



Age : Mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Fair

Architectural Significance

This double storey corner building has a dominant street presence. The building's façade is the result of the combination of the French and Tamil styles. The ground floor features the typical thinnai and thalvaram that are traditional Tamil features. The inner courtyard has round wooden columns on the ground floor and round masonry pillars on the first floor with iron railing. The Mangalore tiles of the lean-to roof of the thalvaram have been replaced with corrugated sheets and are supported on slender wooden posts. The first floor reflects the French character through its arched windows, colonnade with windows in between and end ornament elements. The parapet is decorated with firepots.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P);
2. Long thinnai with series of columns (Q);
3. Carved wooden entrance door (R);
4. Garage door (R);
5. Windows with louvred shutters (S);
6. Ornamental semicircular arched window (S);
7. Window with outward bent bars (S);
8. Simple pilaster and cornice (T);
9. Parapet with pot balusters (V);
10. Plain parapet with bottom band and coping (V);
11. Mutram with flat roof (W);
12. End ornaments (X);
13. Column with Doric capital (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Cultural/ Social Significance

Although this residence is in the Muslim Quarter, one of the entrance door is flanked by typical Hindu elements

called vilakamadam (niche for oil lamps) – this demonstrates the cross cultural influence and social harmony.

Significance to Streetscape

Occupying a large plot at the corner of rue Milad and rue Ellammane Covil, this building influences the streetscape significantly. The large frontage of the building emphasises the traditional Franco-Tamil architectural style predominant in the precinct.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : De l'Hôpital | Zone : D1

Address: 109, rue Montorsier



Age : Late 19th to early 20th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Good

Architectural Significance

This well-composed Franco-Tamil building has a highly ornate façade. The thinnai with round wooden pillars and the thalvaram on fluted wooden posts constitute the main features of the ground floor, both of which have been subsequently fenced in. Two projected balconies with elaborate ornamentation form an important part of the first floor façade. Decorative cornice mouldings, an intricate eaves board and

fluted pilasters are the other features that adorn the façade.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P);
2. Long thinnai with series of columns (Q);
3. Carved wooden entrance door (R);
4. Door with ornamental details and iron bars above (R);
5. Windows with band (S);
6. Balcony with wrought iron brackets and ornamental iron railing (U);
7. Parapet with pot balusters (V);
8. Fluted pilasters (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

The large ornate frontage of the building contributes significantly to the streetscape of rue Montorsier. Conforming to the Franco-Tamil architectural style, the edifice forms part of an ensemble of listed heritage buildings in this part of the precinct.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : De l'Hôpital | Zone : D1

Address: 113, rue Montorsier



Age : Mid 19th century

Ownership : Private

Occupancy : Multiple owners

Name of Owner : -

Usage : Vacant

Historical : -

Current : Vacant

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Poor

Architectural Significance

Though in a highly dilapidated condition, this building is a good example of a blend of Tamil Vernacular and French Colonial styles. Its architectural details compare with the Ananda Ranga Pillai Mansion. As is the case with most Franco-Tamil buildings, the ground floor features the traditional thinnai with wooden columns and masonry platform. The first floor has a colonnaded verandah with a decorative wrought iron railing.

Once inside, a long colonnaded entrance hall precedes the large courtyard surrounded by round wooden pillars. Round masonry columns with Ionic capitals are featured on the first floor. Decorative wrought iron railings span

between these masonry columns. A compact quarter turn masonry staircase leads to the first floor. The main hall on the first floor has elaborate Chettinad plaster paneling on the walls. Ionic capitals also adorn the pilasters on the façade. Although neglected for decades, the building is in surprisingly sound condition – no cracks or major leaks were observed.

Architectural Features

1. Circular column (J); 2. Spiral staircase (K); 3. Long thin-nai with series of columns (Q); 4. Carved wooden entrance door (R); 5. Garage door (R); 6. Windows with louvred shutters (S); 7. Plain parapet with bottom band and coping (V); 8. Mutram with flat roof (W); 9. Column with Ionic capital (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

Situated on rue Montorsier, the building forms part of an ensemble of listed heritage buildings along this stretch of the street. The large frontage of the edifice conforms to the predominant architectural style of the precinct, enhancing the streetscape significantly.

Residential Building

Grade : IIB | Tamil Precinct | Quartier : St.Joseph | Zone : E2

Address: 82, rue Perumal Covil



Age : Mid to late 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : Bungalow

State of Preservation : Good

Architectural Significance

This is a rare example of an independent house that does not conform to the typical wall to wall construction typology predominant in this precinct. This large Franco-Tamil building is situated in the middle of a plot enclosed by a compound wall with solid curved panels. The entrance gate is ornate with fluted piers and decorative finials. The façade is a blend of both French Colonial and Tamil Vernacular features. The ground floor has a thalvaram with a decorative eaves board. The Mangalore tiles of the lean-to

roof have been replaced by corrugated sheets. The first floor has an inset loggia with lean-to roof and wooden railings. Fluted pilasters, an elaborate cornice and a parapet with loopholes adorn the façade.

Architectural Features

1. Solid curved panels with intermediate piers and ornamental bands (A);
2. Gate with rendered pilasters (B);
3. Parapet with brick loopholes and coping (F);
4. Circular column (J);
5. Thalvaram, lean-to roof supported on wooden posts (P);
6. End ornaments (X);
7. Plaster decorations (X);
8. Fluted pilasters (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

An example of the predominant Franco-Tamil architectural style, this building contributes significantly to keep the streetscape character intact. A large frontage runs along rue Perumal Covil.

Residential Building

Grade : IIB | Tamil Precinct | Quartier : De l'Hôpital | Zone : D1

Address: 103, rue Candappa Moudaliar



Age : Early 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Good

Architectural Significance

This double storey Franco-Tamil building façade is well composed, with wooden columns on the ground floor thinnai and masonry columns on the verandah of the first floor. The thalvaram is supported on metal brackets and the enclosed thinnai features a staircase leading to the first floor, which is probably part of later modifications. The mutram has been closed up in order to increase the area of the first floor. The wooden columns

of the mutram still remain. The first floor verandah has a cast iron railing and louvred wooden panels for weather protection. The roof parapet features pot balusters.

Architectural Features

1. Circular column (J); 2. Thalvaram, lean-to roof supported on wooden posts (P); 3. Long thinnai with series of columns (Q); 4. Carved wooden entrance door (R); 5. Window with outward bent bars (S); 6. Single pilaster with base and capital (T); 7. Parapet with pot balusters (V); 8. Mutram with flat roof (W).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Significance to Streetscape

Located in an area with an extremely low concentration of heritage buildings, this edifice displays its large impressive frontage along rue Candappa Moudaliar. The building features typical Franco-Tamil façade elements, influencing the streetscape significantly.

Residential Building

Grade : IIA | Tamil Precinct | Quartier : De l'Hôpital | Zone : D3

Address: 75, rue Cazy



Age : Mid 19th century

Ownership : Private

Occupancy : Single owner

Name of Owner : -

Usage : In use

Historical : -

Current : Residential

Property Category : Building

Typology : Residential

Subtype : House

State of Preservation : Fair

Architectural Significance

This building is one of the very few surviving examples of a traditional Muslim vernacular house. Unfortunately a portion of this grand residence has now been demolished. The façade of the house is highly decorative with a wealth of features belonging to both French Colonial and Tamil Vernacular styles. The Tamil character of the ground floor is exemplified by the *thinnai* and *thalvaram*.

The features of the first floor, including its semicircular windows with fluted bands, wooden louvred shutters and fluted pilasters, all enhance its French character. The balcony adds to this perfectly composed façade with its intricate eaves board and railing.

Architectural Features

1. Thalvaram, lean-to roof supported on wooden posts (P);
2. Short thinnai with wooden columns (Q);
3. Carved wooden entrance door (R);
4. Semicircular arched door (R);
5. Folding door with four leaves (R);
6. Windows with louvred shutters (S);
7. Simple pilaster and cornice (T);
8. Balcony with wrought iron brackets and ornamental wooden railing (U);
9. Mutram with flat roof (W);
10. Semicircular arched window with fluted bands (X);
11. Fluted pilasters (X).

Construction Materials

The walls consist of load bearing masonry built with lime mortar and rendered with lime plaster. In general, a 'Madras terrace' roofing system has been employed using wooden beams and rafters.

Cultural/ Social Significance

Although this building is in the Muslim Quarter, one of the entrance doors is flanked by typical Hindu elements called vilakamadam (niche for oil lamps), which demonstrate cross cultural influence and social harmony.

Significance to Streetscape

Set amidst a number of listed heritage buildings along rue Cazy, this building forms a part of the area identified as Special Zone 3. The large frontage of the edifice emphasises the amalgamation of various architectural elements and styles, which can be predominantly seen in this portion of the Tamil Precinct.

Registered with the Registrar
of Newspapers for India under
No. 10410



Registered No.
PY/44/2018-20
WPP No. TN/PMG(CCR)/
WPP-88/2018-20
Dated : 10-9-2018
Price : ₹ 6-00

புதுச்சேரி மாநில அரசிதழ்
La Gazette de L'État de Poudouchéry
The Gazette of Puducherry

PART - II

சிறப்பு வெளியீடு

EXTRAORDINAIRE

EXTRAORDINARY

அதிகாரம் பெற்ற
வெளியீடு

Publiée par
Autorité

Published by
Authority

விலை : ₹ 6-00

Prix : ₹ 6-00

Price : ₹ 6-00

எண்	புதுச்சேரி	தங்கபக்கம்	2018	இல்	செப்டம்பர்	ம்	10 ம்
No.	44	Poudouchéry	Lundi	10	Septembre	2018	
No.	Puducherry	Monday	10th		September		2018
(19 Bhadra 1940)							

GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 07/2018-Hg., Puducherry, dated 7th September 2018)

NOTIFICATION

In exercise of the powers conferred by clause (iii) of sub-section (2) of section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, 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) and published in the Part-I of Extraordinary Official Gazette No. 21, dated 8th March, 2012, namely:-

[723]

(1) These Bye-laws and Regulations may be called the Puducherry Building Bye-Laws and Zoning Regulations (First Amendment), 2018.

(2) The provisions of these bye-laws and zoning regulations shall apply to the planning area declared *vide*:-

- (i) G.O. Ms. No. 79/84/F 6, dated 17th day of August 1984, notified in the Gazette No. 35, dated 28th day of August 1984 ;
- (ii) G.O. Ms. No. 93/85/F 6, dated 8th day of July 1985, notified in the Gazette No. 31, dated 30th day of July 1985; and
- (iii) G.O. Ms. No. 68/89/F 6, dated 26th day of July 1989, notified in the Gazette No. 83, dated 31st day of July 1989 of Housing Secretariat, Puducherry and such other areas in the Union Territory of Puducherry notified from time to time.

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

In the Puducherry Building Bye-laws and Zoning Regulations, 2012 after the existing Annexure XXII, the following shall be inserted, namely:

ANNEXURE- XXIII

Regulation for Conservation of Heritage Sites Including Heritage Buildings, Heritage Precincts and Natural Feature Areas

Conservation of heritage sites shall include buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmentally significant nature (heritage buildings and heritage precincts), natural feature areas of environmental significance or sites of scenic beauty.

1. *Applicability*.— These regulations shall apply to heritage sites which shall include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value (hereinafter referred to as Listed Heritage Buildings/ Listed Heritage Precincts) and those natural feature areas of environmental significance or of scenic beauty including, but, not restricted to, sacred groves, hills,

hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths (hereinafter referred to as 'listed natural feature areas') which shall be listed in notification(s) to be issued by the State Government/ identified in Master Plan.

The provisions in this notification are beyond the regulations applicable on the Prohibited and Regulated areas as defined by Ancient Monuments and Archaeological Sites and Remains (AMASR) Act 2010, where site specific Heritage Bye-Laws prepared and notified by the Competent Authority (National Monuments Authority) under the AMASR Act shall be applicable. NOC shall have to be obtained by submission of required documents as may be necessary, including "Heritage Impact Assessment" report, if so necessitated by the National Monuments Authority (NMA).

1.1 *Definitions.*— (a) "Heritage building" means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or architectural and/or artisanry and/or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.

(b) "Heritage Precincts" means and includes any space that requires conservation and/or preservation for historical and/or architectural and/or aesthetic and/or cultural and/or environmental and/or ecological purpose. Walls or other boundaries of a particular area or place or building or may enclose such space by an imaginary line drawn around it.

(c) "Conservation" means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.

(d) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration.

(e) "Restoration" means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.

(f) “Reconstruction” means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.

1.2 *Responsibility of the owners of heritage buildings.*— It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipality or the Local Bodies and Planning Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, Municipality or the other Local Bodies.

1.3 *Restrictions on development/re-development/repairs, etc.*— No development or redevelopment or engineering operation or additions/alterations, repairs, renovations of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Commissioner, Municipality/Local Body/Member-Secretary of the Planning Authority. Before granting such permission, the Planning Authority shall consult the State Level Heritage Conservation and Advisory Committee (SLHCAC) to be appointed/appointed by the Government and shall act in according with the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC).

(i) Provided that, before granting any permission for demolition or major alterations/additions to listed buildings (or buildings within listed streets or precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the State Level Heritage Conservation and Advisory Committee (SLHCAC).

(ii) Provided that, only in exceptional cases, for reasons to be recorded in writing, the Member-Secretary of the Planning Authority may refer the matter back to the State Level Heritage Conservation and Advisory Committee (SLHCAC) for reconsideration.

However, the decision of the State Level Heritage Conservation and Advisory Committee (SLHCAC) after such reconsideration shall be final and binding.

1.4 *Penalties.*— (i) Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/or damage to Heritage Buildings and Heritage Precincts, or if, the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if, a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Member-Secretary of the Planning Authority concerned.

(ii) It shall be open to the State Level Heritage Conservation and Advisory Committee (SLHCAC) to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorizedly demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built-up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.

1.5 *Preparation of list of heritage sites including heritage buildings, heritage precincts and listed natural feature areas.*— (i) The list of heritage sites including Heritage Buildings, Heritage Precincts and listed Natural Features Areas is to be prepared and supplemented by the Member-Secretary of the Planning Authority on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC). Before being finalized, objections and suggestions of the public are to be invited and considered. The said list to which the regulation applies shall not form part of this regulation for the purpose of Building Bye-laws.

(ii) The list may be supplemented from time to time by Government on receipt of proposal from the agency concerned or by Government *suo-moto* provided that before the list is supplemented, objections and suggestions from the public be invited and duly considered by the Commissioner, Municipality/Local Body/Planning Authority/and/or Government and/or the State Level Heritage Conservation and Advisory Committee (SLHCAC).

(iii) When a building or group of buildings or natural feature areas are listed it would automatically mean (unless otherwise indicated) that the entire property including its entire compound/plot boundary along with all the subsidiary structures and artifacts, *etc.* within the compound/plot boundary, *etc.* shall form part of list.

1.6. Alteration/modification/relaxation in development norms.— On the advice of the said State Level Heritage Conservation and Advisory Committee (SLHCAC) to be appointed by the Government and for reasons to be recorded in writing, the Member-Secretary of the Planning Authority shall follow the procedure as per Town and Country Planning Act, to alter, modify or relax the Development Control Norms prescribed in the Master Plan, if required, for the conservation or preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

1.7. Heritage precincts/Natural feature areas.— (i) In cases of streets, precincts, areas and [where deemed necessary by the State Level Heritage Conservation and Advisory Committee (SLHCAC)] natural feature areas notified, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts/natural feature areas which shall be framed by the Member-Secretary of the Planning Authority on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC).

(ii) Before finalizing the special separate regulations for precincts, streets, natural features, areas, the Draft of the same shall be published in the Official Gazette and in leading newspapers for the purpose of inviting objections and suggestions from the public. All objections and suggestions received within a period of 30 days from the date of publication in the Official Gazette shall be considered by the Member-Secretary of the Planning Authority/State Level Heritage Conservation and Advisory Committee (SLHCAC).

(iii) After consideration of the above suggestions and objections, the agency concerned, acting on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC) shall modify (if necessary) the aforesaid Draft separate regulations for streets, precincts, areas and natural features and forward the same to Government for notification.

1.8. Road widening.— Widening of the existing roads under the Master Plan of the City or Town/Zonal Development Plan or in the Layout Plan shall be carried out considering the existing heritage buildings (even if, they are not included in a Heritage Precinct) or which may affect listed natural features areas.

1.9. *Incentive uses for heritage buildings.*— In cases of buildings located in non-commercial use zones included in the Heritage Conservation List, if, the owner/owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with due repairs and the owner/owners/lessees give a written undertaking to that effect, the owner/owners/lessees may be allowed with the approval of the State Level Heritage Conservation and Advisory Committee (SLHCAC) within permissible use zone to convert part or whole thereof of the non-commercial area within such a heritage building to commercial/office use/hotel. Provided that if, the heritage building is not maintained suitably or if, the heritage value of the building is spoiled in any manner, the commercial/office/hotel use shall be disallowed.

1.10. *Maintaining skyline and architectural harmony.*— After the guidelines are framed, buildings within heritage precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multi-storeyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Planning Authority on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC) or separate regulations/guidelines, if any, prescribed for respective zones by Municipality/Local Body/Planning Authority.

1.11. *Restrictive covenants.*— Restrictions existing as imposed under covenants, terms and conditions on the leasehold plots either by the State Government or by Municipality/Local Body or by Planning Authority shall continue to be imposed in addition to Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation, this Heritage Regulation shall prevail.

1.12. *Grading of the listed buildings/listed precincts.*— (i) Listed Heritage Buildings/Listed Heritage Precincts may be graded into three categories. The definition of these and basic guidelines for development permissions are as follows:

(ii) Listing does not prevent change of ownership or usage. However, change of use of such Listed Heritage Building / Listed Precincts is not permitted without the prior approval of the State Level Heritage Conservation and Advisory Committee (SLHCAC). Use should be in harmony with the said listed heritage site.

Grading of Listed Heritage

Grade-I (1)	Grade-II (2)	Grade-III (3)
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(A) Definition

Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region.

All natural sites shall fall within Grade-I.

Heritage Grade-II (A&B) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.

Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest through not as much as in Heritage Grade-II.

These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting, or special character of the façade and uniformity of height, width and scale.

(B) Objective

Heritage Grade-I richly deserves careful preservation.

Heritage Grade-II deserves intelligent conservation.

Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes).

(1)	(2)	(3)
<i>(C) Scope for Changes</i>		
<p>No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.</p>	<p>Grade-II(A): Internal changes and adaptive re-use may by and large be allowed but, subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.</p> <p>Grade-II (B): In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension/ additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.</p>	<p>Internal changes and adaptive reuse may by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/ precinct.</p>
<i>(D) Procedure</i>		
<p>Development permission for the changes would be given on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC).</p>	<p>Development permission for the changes would be given on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC).</p>	<p>Development permission for changes would be given on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC).</p>

(1)	(2)	(3)
<i>(E) Vistas/ Surrounding Development</i>		
All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I.	All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II.	All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III.

1.13. *Opinion of the Heritage Conservation Committee.*—Nothing mentioned above should be deemed to confer a right on the owner/occupier of the plot to demolish or reconstruct or make alterations to his heritage building/buildings in a heritage precinct or on a natural heritage site if, in the opinion of the State Level Heritage Conservation and Advisory Committee (SLHCAC), such demolition/reconstruction/alteration is undesirable.

1.14. *Approval to preserve the beauty of the area.*— The State Level Heritage Conservation and Advisory Committee (SLHCAC) shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their approval to preserve the beauty of the area.

1.15. *Signs and outdoor display structures/including street furniture on heritage sites.*— Commissioner, Municipality/Local Body/Member-Secretary of the Planning Authority on the advice of the State Level Heritage Conservation and Advisory Committee (SLHCAC) shall frame regulations or guidelines to regulate signs, outdoor display structures and street furniture on heritage sites.

1.16. *Composition of Heritage Conservation Committee.*— The State Level Heritage Conservation and Advisory Committee (SLHCAC) shall be appointed by the State Government/Union Territory Government comprising of:

- (i) Secretary to Government (Town Planning). . . Chairman
- (ii) The Chief Engineer, Public Works Department. . . Member
- (iii) Representative from the Local Administration . . Member Department.
- (iv) Director, Tourism Department. . . Member
- (v) Director, Art and Culture. . . Member
- (vi) In-charge-Architecture, State Public Works . . Member Department.
- (vii) Structural Engineer having experience of . . Member 10 years in the field and membership of the Institution of Engineers, India.
 - (a) Architect having 10 years experience. . . Member
 - (b) Urban Designer. . . Member
 - (c) Conservation Architect. . . Member
- (viii) Environmentalist having in-depth knowledge . . Member and experience of 10 years of the subject.
- (ix) Historian having knowledge of the region . . Member having 10 years experience in the field.
- (x) Natural historian having 10 years experience . . Member in the field.
- (xi) Commissioners of Concerned Municipalities. . . Members
- (xii) Representative of State Archaeological . . Member Department.
- (xiii) Chief Town Planner, Town and Country . . Member-Planning Department. Secretary.
 - (a) The Committee shall have the powers to co-opt up to three additional Members who may have related experience.
 - (b) The tenure of the Chairman and Members of other than Government Department/Local Bodies shall be three years.

1.17. *The terms of reference of the Committee shall inter alia be.—* (i) To advise the Member-Secretary, Planning Authority whether development permission is to be granted under Building Bye-Laws regulations for heritage at S.No. 1.3. of this Notification and the conditions of permission.

(ii) to prepare a supplementary list of heritage sites, which include buildings artifacts, structures, streets, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural feature areas of environmental significance, scenic beauty including but, not restricted to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths, *etc.* to which this Building Bye-Law would apply.

(iii) To advise whether any relaxation, modification, alteration, or variance of any of the Building Bye-laws;

(iv) To frame special regulations/guidelines for precincts and if necessary, for natural feature areas to advise the Member-Secretary, Planning Authority regarding the same;

(v) To advise whether to allow commercial/office/hotel use in the (name the areas) and when to terminate the same.

(vi) To advise the Member-Secretary, Planning Authority in the operation of this Building Bye-law to regulate or eliminate/errection of outside advertisements/bill boards/street furniture;

(vii) To recommend to the Member-Secretary, Planning Authority guidelines to be adopted by those private parties or Public/Government agencies who sponsor beautification schemes at heritage sites;

(viii) To prepare special designs and guidelines/publications for listed buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacement keeping the old form intact to the extent possible.

(ix) To prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation;

(x) To advise the Member-Secretary, Planning Authority on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/conservation;

(xi) To appear before the Government either independently or through or on behalf of the Member-Secretary, Planning Authority in cases of Appeals under Town and Country Planning Act in cases of listed buildings/heritage buildings and listed precincts/heritage precincts and listed natural feature areas.

1.18. *Implications of listing as heritage buildings.*— The Regulations do not amount to any blanket prevention of demolition or of changes to Heritage Buildings. The only requirement is to obtain clearance from Commissioner, Municipality/Local Body/Member-Secretary of the Planning Authority and State Level Heritage Conservation and Advisory Committee (SLHCAC) from heritage point of view.

1.19. *Ownership not affected.*— Sale and purchase of Heritage Buildings does not require any permission from Municipality/Local body/Planning Authority/or State Level Heritage Conservation and Advisory Committee (SLHCAC). The Regulations do not affect the ownership or usage. However, such usage should be in harmony with the said listed precincts/buildings. Care will be taken to ensure that the development permission relating to these buildings is given within 60 days.

(By order of the Lieutenant-Governor)

CHAURE RATNAGHOSH KISHOR,
Under Secretary to Government (Housing).

online publication at “<https://styandptg.py.gov.in>”

Published by The Director, Government Press

Printed at: Government Central Press, Puducherry.

Posted at: Puducherry HPO on every Tuesday