



புதுச்சேரி மாநில அரசிதழ்

La Gazette de L'État de Poudouchéry

The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

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No.	Puducherry	Wednesday	15th	April	2020

GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 05/2020-Hg., Puducherry, dated 9th April 2020)

NOTIFICATION

(A) Risk Based Classification of building proposals (Classification of buildings based on Risk Matrix): There is a need to make provisions for fast-tracking building permission procedures for all non-automatic approvals. Therefore, in the spirit of 'Ease of Doing Business', the buildings have been classified further on the basis of risk parameters/risk based classification to clear the building permits on the fast track system. The Town and Country Planning Organisation (TCPO), Ministry of Urban Development, Government of India, has suggested that the buildings may be classified into (i) Very Low Risk, (ii) Low Risk, (iii) Moderate Risk, (iv) High Risk based on the plot area, height of building and road width and the usage.

2. The procedure suggested in the Model Building Bye-laws, 2016 by Town and Country Planning Organization (TCPO), Government of India, was examined in relation to the existing provisions under Puducherry Building Bye-laws and Zoning Regulations, 2012 (with amendments) and up on having deliberations and in consultations with the Expert Committee constituted for the purpose *vide* G.O. Ms. No. 20/2007-Hg., dated 11-07-2007 of the Chief Secretariat (Housing), Government of Puducherry, the following risk based classifications of Building Plan Proposals is devised based on the category, height of the building and mode of approval granted through Online Building Permission System (OBPS) by the Planning Authority.

(B) Timeline required for getting 'No Objection Certificate' (NOC)/Clearance from the line Departments/Agencies/Authority concerned before granting approval by the Planning Authority :

3. For streamlining the procedure for clearance to be obtained from the various Departments, reducing the time-limit for granting building permission by the Planning Authority is one of the method suggested in the Model Building Bye-laws, 2016 issued by the Town and Country Planning Organisation (TCPO), Ministry of Urban Development, Government of India. No Objection Certificate (NOC)/Clearance will be given at various stages *viz.*, Pre-construction/Construction/Post construction by the various Departments/Agencies/Authorities with regard to Fire, Structural Stability, National Highways and Irrigation (Public Works Department), Lift Erection, Railways, Archaeological, Heritage, Ground water and Electricity, *etc.* In order to streamline the approval process and to reduce the timeline, the No Objection Certificate (NOC) shall be granted within 21 days (3 weeks) by all the line Departments concerned.

4. 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, 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), Government of Puducherry and published in the Part-I of the Extraordinary Official Gazette No. 21, dated 8th March, 2012, namely:-

(1) These Bye-laws and Regulations may be called the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2019.

(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 August, 1984, notified in the Gazette No. 35, dated 28th August 1984;
- (ii) G.O. Ms. No. 93/85/F 6, dated 8th July, 1985, notified in the Gazette No. 31, dated 30th July 1985 ; and

- (iii) G.O. Ms. No. 68/89/F 6, dated 26th July, 1989, 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 notified from time to time.

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

5. In the Puducherry Building Bye-laws and Zoning Regulations, 2012, after the Annexure XXIV, the following shall be inserted, namely:—

“ANNEXURE-XXV

(A) Risk Based Classification of building proposals (Classification of buildings based on Risk Matrix):

(i) Residential, Commercial/Public and Semi-public buildings

Sl. No.	Risk category	Building category	Height of the building	Mode of approval and time
(1)	(2)	(3)	(4)	(5)
1.	Very low risk and Low risk	Ordinary building	Less than 10.5 mts. (Up to two floors)	Online (10 working days)
2.	Medium risk	Special building	Less than 17.0 mts.	Online (30 working days)
3.	High risk	Multi-Storied Building	More than 17.0 mts.	Online and after obtaining in-principle approval of the Planning Authority. (45 working days)

(ii) Industrial Buildings

Sl. No.	Risk category	building category	Height of the building	Mode of approval and time
(1)	(2)	(3)	(4)	(5)
1.	Low	Ordinary building	Less than 10.5 mts.	Online (10 working days)
2.	Medium risk	Special building	Less than 17.0 mts.	Online (30 working days)
3.	High risk	Multi-Storied Building	More than 17.0 mts.	Online and after obtaining in-principle approval of the Planning Authority. (45 working days)

(B) Timeline required for getting 'No Objection Certificate (NOC)'/ Clearance from the line Departments/Agencies/Authority concerned before granting the approval by the Planning Authority:

No Objection Certificate (NOC)/Clearance on the proposal for issue of approval by the Planning Authority shall be issued within 21 days by all the line Departments concerned. Once the Online Building Permission System (OBPS) is introduced, the timeline stipulated above may be reduced further in consultation with the line Departments/Agencies integrated with the Online Building Permission System except the Department of Science, Technology and Environment (proposal requiring clearance from the environmental angle and Coastal Regulation Zone). If, the required Clearance/No Objection Certificate (NOC) are not received within the time-limit, then shall be presumed as "Deemed to have been granted".

(By order of the Lieutenant-Governor)

GEORGE K. MARAM,

Additional Secretary to Government (Housing).
