

**PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET  
PUDUCHERRY**

**Minutes of the Puducherry Planning Authority Meeting held at 04.00 P.M on  
20.12.2021 in the Conference Hall of Chief Secretariat, Puducherry**

The following were present:-

1	Thiru. A. Vikranth Raja., I.A.S Chairman, Puducherry Planning Authority, Puducherry.	<b>Chairman</b>
2	Thiru. K. Muralidharan, Deputy Collector(HQ) Representing the Collector, Department of Revenue & Disaster Management, Puducherry	Member
3	Tmt. V. Soumya, OSD (Representing the Director, Collegiate Education, Puducherry)	Member
4	Thiru. S. Mahalingam, Chief Town Planner Town & Country Planning Department Puducherry.	Member
5	Thiru. S. Cartigueyane, Engineer Assistant (Representing the Superintending Engineer Circle -I, PWD, Puducherry).	Member
6	Thiru. P. Gnanasekaran, Executive Engineer (Representing the Superintending Engineer-III, Electricity Department, Puducherry).	Member
7	Thiru. K. Kalamegam, Environment Engineer (Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry).	Member
8	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer (Representing the Divisional Fire Officer, FSD, Puducherry).	Member
9	Dr. L. Ravivarman, SSO (Representing the Deputy Director, Public Health Department, Puducherry)	Member
10	Thiru. A. Rajasekharan, Executive Engineer NH Division, PWD, Puducherry	Member
11	Thiru. A. Vallavan, Assistant Engineer (Representing the Executive Engineer, Irrigation Division, PWD, Puducherry)	Member
12	Thiru. G. Sankar, Assistant Engineer (Representing the Executive Engineer, Public Health Division, PWD, Puducherry).	Member
13	Thiru. K. Murugavel, SP(Traffic) (North-East) Police Department, Puducherry.	Member
14	Thiru. M. Namachivayam, Assistant Engineer (Representing the Commissioner, Puducherry Municipality, Puducherry)	Member
15	Tmt. G. Ellamal, Assistant Engineer Representing the Commissioner, Oulgaret Municipality, Puducherry	Member
16	Thiru. R. Youvaraj, Assistant Engineer (Representing the Commissioner, Ariyankuppam Commune Panchayat, Puducherry).	Member
17	Thiru. N. Jayakumar, Commissioner Nettapakkam Commune Panchayat, Puducherry.	Member
18	Thiru. K. Karuthayan, Junior Engineer, (Representing the Commissioner, Villianur Commune Panchayat, Puducherry).	Member
19	Thiru. K. Malligarjunan, Assistant Engineer (Representing the Commissioner, Manadipet Commune Panchayat, Puducherry).	Member
20	Thiru. R. Cartigueyane, Commissioner Bahour Commune Panchayat, Puducherry	Member
21	Thiru. V. Bhuvaneshwaran, Member Secretary Puducherry Planning Authority, Puducherry	Member Secretary

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At the outset, the Chairman after perusing the agenda of the meeting, observed that there is inordinate delay in the issue of NOCs by the line Departments and subsequent issue of building permissions by the Puducherry Planning Authority. The Chairman also highlighted the contents in G.C. Ms. No.05/2020-Hg dated 09.04.2020 of the Chief Secretariat (Housing) about granting of NOC by the Line Departments within a period of 21 days and about the presumption of 'deemed to have been granted' provisions. As Construction Sector is a prime employment generating and economic booster sector of the region, the Chairman requested the line departments to accord NOCs within the stipulated time limits and also directed the Member Secretary to address D.O. letters to the line departments in this regard.

The Chairman also suggested that in case of Government proposals, the Member Secretary may issue building permissions on priority and subsequently get the proposal ratified by the PPA Committee or else may also get cleared through circulation. Further, proposal for amending bye-laws may be prepared such that Member Secretary may clear special buildings purely for residential purpose (1dwelling unit) without placing the proposal before the PPA Committee.

Thereafter the agenda items were taken up for discussion and the decision taken are as follows:

**AGENDA NO: 1**

**Follow up actions taken on the minutes of the previous meetings dated: 18.02.2021 and 16.04.2021.**

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 18.02.2021 and 16.04.2021 were communicated to all members and the same was confirmed.


**AGENDA No:2**

**Building plan applications**

**CASE NO.1**

**File No. & Date 1696/21.08.2017**

The proposal of the **Dy. General Manager, MSME Technology Centre**, seeking revised building plan approval for the blocks (i) Training & Production Block (two storeyed), (ii) Boys Hostel (Four Storeyed) & (iii) Girls Hostel (Three storeyed) for the Electronic System Design and Manufacturing (ESDM) focused Technology Centre at R.S.No.170/2B/2, 170/2B/5, 180/3B, 181/1B, 181/3B of Pillaichavady Revenue Village Oulgaret Municipality, Puducherry and the request of applicant to waive the Land & Building Development charges, since it is a non-profit Government building was examined by the committee. As Government projects are exempted from the payment of development charges as per Section 53, of the Town and Country Planning Act, 1969, the Committee accorded exemption from the payment of Land & building development charges & decided to issue revised building permit.

  
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**CASE NO:2****File No & Date: 2640 / 26.04.2021**

The proposal of the **President & the Secretary, Puducherry Public Servants Co-operative Credit Society Limited**, represented by 1. Mr. Tamijoli & 2. Mr. J. Govinda Naidu, for the construction of a three storied Commercial building with stilt floor (Office for Puducherry Public Servant Co-operative Credit Society) at R.S. No. 267/5/T, Plot No.R, Vedhapureswarar Varadharaja Perumal Nagar, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry, was examined by the committee of 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; S.P(Traffic), Police Department; Public Health Division, PWD; Airport Authority of India and on submission of Structural Design Basis Report and Soil Test Report.

**CASE NO:3****File No. & Date: 5768 / 27.8.2021**

The proposal of the **Director, Jawaharlal Institute of Post Graduate Medical Education and Research, Jipmer**, Gorimedu for the existing two storied Night shelter building at R.S.No.213 & 228pt, Jipmer Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle to accord conditional building permit that NOC's from the Electricity Department; Public Health Division, PWD; Puducherry Pollution Control Committee; Airport Authority of India shall be obtained.

**CASE NO: 4****File No & Date: 4326 / 02.07.2021**

The proposal of the **Chief Executive Officer, Puducherry Slum Clearance Board**, seeking approval for proposed additional construction of Multi Storied Tenements (Stilt +12 storeyed) Tower Block-1 & 2 in addition to the existing three blocks of four storeyed tenements at R.S.No.241/1, T.S.No.31/1, Ward C, Block 1, Kumaragurupallam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after imposing conditions to obtain the NOC's/Clearances from Fire service department; Electricity Department & Public Health Division, PWD before commencement of construction work at site.

**CASE NO: 5****File No & Date: 1060 / 02.02.2019**

The proposal for redevelopment of **Puducherry Railway Station** under PPP mode by the Rail Land Development Authority was examined and the committee accorded in principle approval subject to the condition that NOC's from the Fire Service Department; Electricity Department; State Ground Water Unit, Agriculture Department; PCZMA, Puducherry; National Highways, PWD; Public Health Division, PWD; Puducherry Smart City Development Limited; Puducherry Municipality before commencement of construction work. The Concessionaire shall submit the finalized building plan to the Puducherry Planning Authority for issue of building permit with Structural Design Basis Report and Soil test Report for issue of building permit.



**CASE NO: 6****File No & Date: 2045 & 22.03.2021**

The proposal of the **Chairman, Puducherry Health Employees Co-operative Credit Society** to construct a two storeyed commercial building (2-offices) with stilt floor at R.S.No.136/3, T.S.No.6/1, Ward-G, Block No.13, Opposite of Suppuraya Pillai Sathiram, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee accorded in principle approval to issue building permit on condition to obtain NOC's from line departments and on submission of Structural Design Basis Report and Soil Test Report.

**CASE NO: 7****File No & Date: 4287 / 05.08.2020**

The proposal of the **Director, Directorate of School Education**, seeking approval for the proposed construction of a four storied Government High School building after demolishing the existing two storied school building at R.S.Nos.92/2, 120/7 & 120/9, Mannadipet Main Road, Thirukkanur, Mannadipet Revenue Village, Mannadipet Commune, Puducherry was examined by the committee. The proposal was agreed in principle subject to the condition that clearances/NOC's shall be obtained from the line Departments by the concerned Department before commencement of construction work at site.

**CASE NO:8****File No & Date: 7988 / 08.12.2021**

The conditional schematic building permit issued by this Authority on 14.12.2021 to the proposal submitted by the Officer on special duty, Police Department, Puducherry for construction of three storeyed Police Station building at R.S.No. 16/73pt., Villupuram to Puducherry Main Road, Moolakulam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was ratified by the committee.

**CASE NO:9****File No & Date: 2969 / 15.06.2020**

The proposal of **Tmt. S. Susila** for the construction of three storeyed commercial building with stilt floor-Guest rooms (10 Guest rooms) after demolition of existing single storeyed old building at R.S.No.127/1/A/1/A/1/A/2/9, Plot No.A, Villupuram Main Road, V.I.P. Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The proposal was agreed in principle and agreed to issue building permit after submission of Structural Design Basis Report and Soil Test Report.

**CASE NO: 10****File No & Date: 1816 / 06.09.2017**

The proposal of **Thiru. T. Purushothaman** for construction of single storeyed godown building at R.S.No.67/2A, Villianur Bye Pass Road, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined and the committee agreed in principle to issue building permit after obtaining clearance from Villianur Commune Panchayat and after submission of Structural Design Basis Report and Soil test Report.

  
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**CASE NO: 11****File No & Date: 7107 / 30.11.2020**

The proposal of **Tvl. 1.Vijayakumar, 2. Anandkumar** to construct a five storeyed commercial (21- Rooms, Restaurant/Bar & Office) building with Stilt floor after demolishing existing building at R.S.No.302/8/B, Vallalar Salai (45 feet Road), Vengata Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle subject to condition that, building permit shall be issued after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 12****File No & Date: 3988 / 22.07.2021**

The proposal of, **1.Thiru. M. Kannappan, 2. Thiru. M. Venkateshwaran, 3. Tmt. K. Lakshmi, 4. Tmt. V. Sornadeivanai, Partners of M/s. K.V Tex. Firm,** Puducherry seeking approval to revised building plan approval for the deviated/unauthorised construction of six storeyed commercial building (shop) with basement floor at R.S.No.172/2A/1A/1A/1A/6, 7, 8, 9, 10, 11 & 43, R.S.No.172/2A/1A/1A/1A/1/50, R.S.No.172/2A/1A/1A/1A/1/1A/30, Plot No.3, 4, 5, 6, 21, 22, 23, 24, 27, 28, 29 & 30, Villianur Main road, Natesan Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Member Secretary appraised that the building permit for the third floor of the building within the permissible FAR and height of the building was issued with the approval of the Chairman, PPA on 03.11.2021. The committee after detailed deliberation ratified the same.

**CASE NO: 13****File No & Date: 4280 / 02.08.2021**

The proposal of **Thiru. K. Rathinavelu** seeking approval for proposed construction of three storeyed residential building (1 dwelling unit) after demolishing the existing building at R.S.No.239pt, Door No. 147, T.S.no. 145, Block No.7, Ward – C, Aravindar Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 14****File No & Date: 4271 / 02.08.2021**

The proposal of **Thiru. Shankar Prasad** seeking approval for proposed construction of three storeyed residential building (2 dwelling units) at R.S.No.87/3, T.S.No.98, Block No. 14, Ward –B, Pappamal Koil street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after obtaining necessary clearance /NOC from the Puducherry Coastal Zone Management Authority and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 15****File No & Date: 4362 / 05.08.2021**

The proposal of **M/s. Vikas represented by the Managing Partner Thiru. S. Sumeral Sureka** seeking approval for proposed construction of three storeyed residential building (3 Dwelling Units) at R.S.No.239pt, New Door No.9, T.S.No85, Ward–C,

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Belcome Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary clearance /NOC from the Puducherry Coastal Zone Management Authority and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 16**

**File No & Date: 4269 / 02.08.2021**

The proposal of **Thiru. S. Mouhamed Sitik Naushar** seeking approval for proposed construction of three storeyed residential flats (6 dwelling units) with stilt floor after demolishing the existing building at R.S.No.239pt, New Door No.32B, T.S.no.104, Block No. 24, Ward – D, Yanam Venkatajalapillai street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary clearance/NOC's from the Fire Service Department; Electricity Department & after submission of Structural Design Basis Report and Soil Test Report.

**CASE NO: 17**

**File No & Date: 3187 / 23.06.2021**

The proposal of **1. Thiru. P. Govindaraju, 2. Thiru. P. Manikandan, 3. Thiru. P. Muralidharan** seeking approval for proposed construction of five storeyed residential flats building (8 Dwelling units) with stilt floor after demolishing the existing two storied residential cum commercial building at R.S.No.239pt, T.S.No.134, Ward-C, Block No.9, Door no.83, Perumal Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 18**

**File No & Date: 1828 / 11.03.2021**

The proposal of **Thiru. V. Sivaram Prasad** seeking approval for proposed construction of three storeyed residential building (1 Dwelling unit) with stilt floor after demolishing the A.C. Sheet Roof shed at R.S.No.191/2, T.S.No.75, Ward-B, Block No. 17, Pappamal Koil Street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary clearances/NOC's from the Puducherry Coastal Zone Management Authority (PCZMA), Puducherry Municipality and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 19**

**File No & Date: 4453 / 09.08.2021**

The proposal of **Tmt. K. Rani** seeking approval for proposed construction of four storeyed residential cum commercial building ( 3 Dwelling units & 1 office)with stilt floor at R.S.No.172/2A/1A/1A/1, Plot No.26, First Cross Street, Natesan Nagar, Reddiyarpalayam, Reddiyarpalaym Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary clearance /NOC from the Fire Service Department and after submission of Structural Design Basis Report & Soil Test Report.

  
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**CASE NO: 20****File No & Date: 3445 / 01.07.2021**

The proposal of **Tmt. K. Kavitha** for construction of a five storied residential flats (8 Dwelling Units) at R.S.No.137/2/A, Plot No. 9, 10 & 11, Deson Arulnathan Street, Kaduveli Sithar Street, PT. Palani Raja Udayar Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining Clearance/NOC from the Electricity Department; Public Health Division, PWD and on submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 21****File No & Date: 6002 / 25.10.2021**

The proposal of **Thiru. S. Haritha Sivasankar** seeking approval for proposed construction of three storeyed residential flats (5 Dwelling units) with stilt floor at R.S.No.141/10 & 142/12, Plot No.2, 1<sup>st</sup> Cross Street, Jawahar Nagar, Boomianpet, Reddiarpalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 22****File No & Date: 3680 / 12.07.2021**

The proposal of **Thiru. S. Ashok Kumar** seeking approval for proposed construction of three storeyed residential building (3 Dwelling units ) at R.S.136/1A/5, Plot no.9, 3<sup>rd</sup> Main Road, Chellampappu Nagar, Rddiarpalaym Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after obtaining necessary clearance /NOC from the Legal Counsel, PPA; Oulgaret Municipality and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 23****File No & Date: 3891 / 19.07.2021**

The proposal of **Thiru. Kureela J. Mani** seeking approval for proposed Construction of three storeyed commercial – cum- residential building (3 shops & 1 dwelling unit) at R.S.No.239pt, Door No.225, T.S.No.130, Block No.6, Ward- C, Chetty Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO:24****File No & Date: 3467 / 02.07.2021**

The proposal of **Thiru. G. Ramesh** for construction of a four storied commercial building (Office) with basement floor at R.S.No.162/1, T.S.No.6, Ward-I, Block No.4, Point Care Street, Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry, was examined by the committee. The proposal was agreed in principle subject to the condition that permit shall be issued after obtaining NOC from Electricity Department and on submission of Structural Design Basis Report & Soil Test Report.

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**CASE NO:25****File No & Date: 3125 / 19.06.2020**

The proposal of **1. Tmt. S. Santhi, 2. Tmt. K. Chitra, 3. Thiru. K.G. Ravi & 4. Tmt. K.G. Jayanthi Represented by Power Agent Thiru. K. Pragadeeswaran** for construction of three storeyed Commercial building (5-Shops) with stilt floor and after demolishing existing commercial building at R.S.No.239pt, T.S.No.2,3,4,5 & 7, Ward-C, Block No.8, Junction at Anna Salai, S.V. Patel Salai & Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle, subject to condition that, building permit shall be issued after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO:26****File No & Date: 1354 / 24.02.2021**

The proposal of **Tmt. D.R. Vedapriya** for construction of five storeyed commercial building (15 Guest Rooms) after demolishing the existing old two storeyed commercial building at R.S.No.12/2pt, T.S.No.61, Ward-H, Block No.4, Anna Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle, subject to condition that building permit shall be issued after obtaining clearances / NOC's from Puducherry Pollution Control Committee (PPCC); Electricity Department; State Ground Water Unit & Soil Conservation and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO:27****File No & Date: 2588 / 22.04.2021**

The proposal of **Tmt. K. Kalavathy** for the construction of two storeyed residential building (1 dwelling unit) at R.S.No. 126/2/A/1A/11, Plot No.296 & 297, 3rd Main Road, Mahaveer Nagar, Karuvadikuppam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Committee agreed in principle to issue building permit after obtaining NOC from Oulgaret Municipality, Puducherry.

**CASE NO:28****File No & Date: 907 / 10.02.2021**

The proposal of **Thiru. D. Kirouba** for the construction of two storeyed commercial building(Departmental Store) at R.S.No.147/1/A/1, Plot No.51A, 52pt(North), Abishegapakkam Main Road, Anandha Nagar, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee. The Committee agreed in principle to issue building permit.

**Case No:29****File No & Date: 3015 / 17.06.2021**

The proposal of **Thiru. A. Namassivayam** for formation of residential layout (20 plots) in the name of "**Sri Mageshwari Nagar Extension-II**" at R.S.No.163/3pt, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Committee agreed in principle to issue layout permit after obtaining Legal opinion from Legal Counsel, PPA; Clearances/NOC's from the Deputy Collector-Revenue (South), Puducherry; Directorate Survey & Land Records, Puducherry; Irrigation Division, P.W.D. Puducherry; Electricity Department, Puducherry; Villianur Commune Panchayat, Puducherry.





**CASE NO: 30****File No & Date: 4815 / 24.08.2021**

The proposal of **1.Tmt. Marie Georgina Celine, 2. Tmt. Anne Marie Linda Lawrence** seeking approval for proposed construction of four storeyed commercial building (2Nos. Office – cum – 2Nos. shop) with stilt floor at R.S.No.239pt, T.S.No.125, Ward-C, Block No.15, New Door No.143, 145, 149, 143A,145A, 147A & 149A, Old Door No.61, Mahatma Gandhi Road, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary Legal opinion from Legal Counsel, PPA and clearance /NOC's from the Fire Service Department; Electricity Department; Public Health Division, PWD; SP (Traffic), Police Department and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 31****File No & Date: 2756 / 30.04.2021**

The proposal of **Thiru. G. Ramesh** seeking approval for proposed construction of four storeyed commercial building with basement floor at R.S.No.77/18,77/11, Villianur Main Road & Junction of Rajaram Reddiar & church Street, Reddiarpalayam Village, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary clearance /NOC's from the National Highway Division, PWD and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 32****File No & Date: 951 / 11.02.2021**

The proposal of **Thiru. A. Kalaiselvane** seeking approval for proposed construction of three storeyed commercial (Assembly Hall) cum residential building (1 Dwelling unit) at R.S.No.53/4B, Pooranankuppam to Thavalakuppam road, Pooranankuppam, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining Legal opinion from Legal Counsel, PPA; Clearance /NOC's from the Fire Service Department; Electricity Department; Puducherry Pollution Control Committee (PPCC); & Ariyankuppam Commune Panchayat and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 33****File No & Date: 57 / 05.01.2021**

The proposal of **Tmt. Suddha Vidyananda Saraswathi, All India Movement for Seva** seeking approval for proposed construction of **two storeyed Hostel building to all India movement for seva (Aim for Seva)** at R.S.No.284/2, Plot No.R, Swami Dayananda Nagar, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining clearance /NOC's from the Irrigation Division, P.W.D. Puducherry and after submission of Structural Design Basis Report & Soil Test Report.

  
24/12/21

  
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**CASE NO: 34****File No & Date: 249 / 12.01.2021**

The proposal of **Thiru. K.T. Srinivasa Raja** for the construction of four storeyed commercial building (1-Restaurant, 3-Office) with basement floor at R.S.No.6/3pt, T.S.No.26/1, Ward-H, Block No.2, Plot No. 31,32,33,34 & 35, ECR, Anna Nagar Extension, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after obtaining clearances / NOC's from Electricity Department; Public Health Division, PWD; National Highways Division, PWD; SP (Traffic), Police Department; Puducherry Pollution Control Committee (PPCC); State Ground Water Authority & Soil Conservation; Puducherry Municipality; Legal opinion from Legal counsel, PPA and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 35****File No & Date: 2554 / 21.11.2017**

The matter relating to demolition of the existing four storeyed residential flats building at R.S.No.239pt, T.S.No.169, Ward-D, Block No.13, Door No. 91, Montorsier Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry as per the directions of the Hon'ble High Court of Judicature Madras was examined by the committee. The Member secretary, PPA appraised that the Puducherry Planning Authority has passed an order on 20.07.2021, in compliance to the directions of the Hon'ble High Court Order dated; 11.01.2019, directing Thiru.Francis Arsene Jocelyn to demolish the deviated /unauthorised portion of the building restricting the permissible /compoundable limit coverage & FAR of 82.50% & 330 and other provisions of Puducherry Building Bye Law and Zoning Regulations, 2012, before 29.07.2021, failing which the demolition will be carried out by this Authority without any further notice and the cost incurred will be recovered from him. Further, Thiru.Francis Arsene Jocelyn has submitted a letter on 29.07.2021 seeking time for demolition since the site falls in the continuous building area of boulevard Town of Puducherry wherein the safety of the existing adjoining structures are also vital. In this regard, the fact was also appraised to the Hon'ble Court on 6.07.2021. In compliance to the directions of this Authority's order, Thiru.Francis Arsene Jocelyn, has started demolishing the building and completed nearly 50%. Further, Thiru.Francis Arsene Jocelyn has submitted a letter on 31.08.2021, seeking refund of the compounding charges remitted during issue of the building permit No.PPA/1454/2554/Z(SB-Puducherry)/2013-17 dated.21.11.2017. It was also appraised that the Contempt Petition was heard by the Hon'ble High Court on 5.10.2021 and the matter was posted for compliance on 20.12.2021.

The committee after detailed deliberation directed the applicant Thiru.Francis Arsene Jocelyn to comply with the directions of the Hon'ble Court with letter and spirit. Further, directed the Member secretary, to monitor the same and send a reply that the eligible amount will be refunded after compliance of the Hon'ble Court order.

**CASE NO: 36****File No & Date: 2917 / 11.05.2021**

The proposal of **Thiru. M. Ravindran, Authorised signatory for Arya Samaj (Central) Trust Board** seeking approval for proposed construction of three storeyed residential Educational Institutional building at R.S.No.28/2B,28/4A, 28/4B, 28/4C, 28/4D, 28/4E 28/2Apt, 28/3pt, 28/7pt, 28/5, 28/6, Kalapet, Kalapet Revenue Village, Oulgaret Municipality, Puducherry



was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary Legal opinion from Legal Counsel, PPA and clearance /NOC's from the Fire Service Department; Electricity Department; Public Health Division, PWD; Education Department; Survey and Land records; State Ground Water Unit, Agriculture Department; Oulgaret Municipality and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 37**

**File No & Date: 3014 / 17.06.2021**

The proposal of **Tmt. Thamarai Selvi** for formation of residential layout (8 plots) in the name of "**Yuga Nagar**" at R.S.No.111/6A, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, was examined by the committee. The committee in principle agreed to issue of layout permit after obtaining Legal opinion from Legal Counsel, PPA; Clearances/NOC's from the Deputy Collector-Revenue (South), Puducherry; Directorate Survey & Land Records, Puducherry; Irrigation Division, P.W.D; Electricity Department & Villianur Commune Panchayat.

**CASE NO: 38**

**File No & Date: 5773 / 08.10.2021**

The proposal of **Tmt. R. Mahalakshmi** seeking approval for construction of three storeyed residential building (1 Dwelling unit) at R.S.No.81/6/A/1/F, Plot No. 81, 82, 83, 1<sup>st</sup> Cross Street Junction Of Jaya Nagar main Road & Kamalam Nagar, Reddiarpalayam, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined. The Committee agreed in principle for issue of building permit after obtaining necessary legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 39**

**File No & Date: 5315 / 21.09.2020**

The proposal of **Thiru. B. Moorthy**, Trustee for Sapthagiri Educational Trust seeking approval for proposed additions of **School building (Higher Sec. school)** viz. **School block A** (3 storeyed – Existing) & **Block –B** (2 storeyed Existing- Unauthorized deviation) **Block –C** (3 storeyed - Proposed) within the premises of M/s. Sai Ram Vidyalaya (Sapthagiri Educational Trust)at R.S.No.7/6,8,9,10, 9/4,5,6, 11/1,2, Koodapakkam Main Road, Olavaikkal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining Legal opinion from Legal Counsel, PPA and clearance /NOC's from the Fire Service Department; Electricity Department; Directorate Survey & Land Records; Irrigation Division, P.W.D; Villianur Commune Panchayat and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 40**

**File No & Date: 1427 / 26.02.2021**

The proposal of **Thiru. Kolandaisamy Frederic Rajan** seeking approval for construction of four storeyed residential building (8-dwelling units) with stilt floor at R.S.No.239pt, T.S.No.302, Ward-D, Block No.5, Saint Therese Street, Puducherry Revenue Village, Puducherry was examined by the committee. The committee agreed in principle subject to condition that, building permit shall be issued after obtaining clearance / NOC from the Fire Service Department; Electricity Department; Public Health Division, PWD; SP(Traffic), Police Department; Legal opinion from legal Counsel, PPA and after submission of Structural Design Basis Report and Soil Test Report.

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**CASE NO: 41****File No & Date: 3107 / 21.06.2021**

The proposal of **Thiru. T. Sakthivel** seeking approval for the proposed construction of a two storied residential building (1 Dwelling Unit) at R.S. No. R.S.No.102/42, Thirubuvanai Road, Thirubuvanai-Chinnapet, Thirubuvanai Revenue Village, Mannadipet Commune, Puducherry was examined by the committee. Since, the site lies in the existing village, the committee agreed in principle to issue building permit.

**CASE NO: 42****File No & Date: 2089 / 23.03.2021**

The proposal of **Tmt T. Jamuna Devi**, seeking approval for the proposed construction of a single storied commercial building (Godown) at R.S.No.120/2/A/2, Villupuram Main Road, Thirubuvanai, Madagadipet Revenue Village, Mannadipet Commune, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC's from the Fire Service Department; National Highway Division, PWD; Irrigation Division, PWD and after submission of Structural Design Basis Report and Soil Test Report.

**CASE NO: 43****File No & Date: 12174 / 11.10.2019**

The proposal of **Thiru. K. Hariharan, Director - Plant, M/s. Whirlpool India Pvt. Ltd** seeking approval to carrying out addition/alterations to the existing industrial buildings within their premises at R.S.No.1/5pt,8, 2/6pt, 3/1,2,3,4,5,7, 4/1,2,3,4,5,6,7,8,9, 5/1,2,3,4, 6/1,2,3,4,5, 7/2,3, 11/1,2,3,4,5,6A,6B,7,8, 12/1,2A,2B,2C, 13/1,2,3,4A,4B,5A,5B,6pt,7Apt,7Bpt,8pt,9pt,10,11, 14/1pt,2,3pt,4pt,5pt,6,7,8, 15/1pt,2,3,4,5,6pt,7,8pt,9pt,10pt,11pt,12A,12Bpt, 13pt,14,15,16,17, 18,19A,19B,20pt, 48/2pt, 49/1 of Thiruvandarkoil Revenue Village & 11/2, 12/1,2,3, Thirubuvanai Revenue Village, Mannadipet Commune Panchayat, Puducherry, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after compounding the unauthorized /deviated constructions and on condition that NOC from Deputy Collector (Revenue) (North) regarding Land Acquisition /Land Reforms, Renewal of license to use the GP lands and machinery shall be installed in the proposed buildings only after obtaining Industrial Permission from Mannadipet Commune Panchayat and on submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 44****File No & Date: 2376 / 09.04.2021**

The proposal of **Tmt. V. Uma** for construction of three storeyed residential cum commercial building (2 dwelling units & 1 office) at R.S.No.119/2A, Plot No.5, Villianur Main Road, Arumbarthapuram, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after obtaining Clearances/NOC's from Oulgaret Municipality and on submission of Structural Design Basis Report & Soil Test Report.

  
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**CASE NO: 45****File No. & Date: 4683 / 18.08.2021**

The proposal of **Thiru. Ambrose Benjamin Joseph, represented by power of attorney Tmt. A. Jenny Frank Rose** seeking approval for proposed construction of three storeyed commercial building (Shop & 10 Guest rooms) with stilt floor at R.S.No.239pt T.S.No.45, Ward- C, Block No.14, Old Door No.40, New Door No.56, Kalatheeswaran koil Street (Chetty Street), Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after obtaining clearance /NOC's from the Fire Service Department; Electricity Department; Public Health Division, PWD; SP(Traffic), Police Department; Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 46****File No & Date: 1400 / 25.02.2021**

The proposal of **Thiru. Ramesh. M. Rewankar** seeking approval for proposed additional construction of single storeyed Industrial building Block (N) with Mezzanine floor in the existing premises of M/s. Supreme Industries Ltd., at R.S.No.95/1, 95/2 of Sanniyasikuppam Revenue Village & 4/1/A/1/A of Thirubuvanai Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the committee. The committee agreed in principle to issue building permit after compounding the unauthorized/ deviated constructions, after submission of Structural Design Basis Report / Soil Test Report and imposing condition that machinery shall be installed in the proposed building only after obtaining Industrial Permission from Mannadipet Commune Panchayat.

**CASE NO: 47****File No & Date: 1272 / 22.02.2021**

The proposal of the **Tmt. S. Devagi, S/o. Subramanian** for construction two storeyed residential building (1-Dwelling unit) at R.S.No.277/13/A, Throwpathiamman Koil Street, Thilaspeth, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. As the site is located in the existing settlement, the committee agreed in principle to issue building permit.

**CASE NO: 48****File No & Date: 2121 / 24.03.2021**

The proposal of **Thiru. S. Raman** for the proposed construction of two storeyed residential building (2-Dwelling units) after demolishing the existing building at R.S.No.18/2pt, T.S.No.3, Ward-A, Block No.8, Old door No.5, New door No. 19 Junction at Perumal Koil Street & Bharathidasan Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle to issue building permit.

**CASE NO: 49****File No & Date: 2321 / 08.04.2021**

The proposal of **Thiru. A.K.Abdul Kadar & 4 Others Represented by P/A Rajees Razack** for the construction of three storeyed Commercial building (Hotel) with stilt floor after demolishing existing building (up to lintel level) at R.S.No.109/3 & 109/4pt, T.S.No.7/1 & 7/2, Ward-G, Block No.19, Kamaraj Salai and Pagavath Singh Street junction, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee

  
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agreed in principle subject to condition that building permit shall be issued after obtaining clearance / NOC from Fire Service Department; Electricity Department; Public Health Division, PWD; State Ground Water Authority & Soil Conservation; SP(Traffic), Police Department; Puducherry Pollution Control Committee (PPCC); Legal opinion from legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 50**

**File No & Date: 6237 / 12.11.2021**

The proposal of **Thiru. G. Shankaran** seeking approval for proposed construction of three storeyed residential building (6 Dwelling units) with stilt floor at R.S.No.20/1/A/1/A, Plot No.86, Vth Cross Street, Manakula Vinayagar Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining clearance /NOC's from the Fire Service Department; Public Health Division, PWD; Oulgaret Municipality and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 51**

**File No & Date: 6495 / 01.12.2021**

The proposal of **Tmt. R. Monisha, represented by his power agent Thiru. A. Thangasamy** seeking approval for proposed construction four storeyed commercial (shop) cum residential flats (8 Dwelling units) with stilt floor at R.S.No.172/2/A/1A/1/A/1/A/25, Plot No.93 & 94, 2<sup>nd</sup> main road, Natesan Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining clearance/NOC's from the Fire Service Department; Public Health Division, PWD; Oulgaret Municipality & after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 52**

**File No & Date: 5382 / 20.09.2021**

The proposal of **Tmt. Dr. V. Vanaja Vaithianathan** seeking approval for the proposed construction three storeyed residential building (1 Dwelling unit) with stilt floor at R.S.No.239pt, T.S.No.164, Ward- C, Block No.7, Old Door No.112, New Door No.148, Calve Subbarayachetti Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle for issue of building permit after obtaining necessary legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO: 53**

**File No & Date: 5318 / 20.09.2021**

The proposal of **Thiru. Pethaperumal** for formation of residential layout (25 plots) in the name of "ANANDHAM NAGAR" at R.S.No.78/3A & 81/4/A, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The Committee agreed in principle to issue layout permit after obtaining Clearances/NOC.s from the Deputy Collector-Revenue (North); Directorate Survey & Land Records, Puducherry; Irrigation Division, P.W.D; Electricity Department, Puducherry; Public Health Division, P.W.D. Puducherry and Oulgaret Municipality.

  
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**CASE NO: 54****File No & Date: 2861 / 06.05.2021**

The proposal of **Tvl. 1. V. Selvi, 2. S. Saraswathi** for construction of three storeyed residential building (3-Dwelling units) with stilt floor at R.S.No.239pt, T.S.No.43, Ward-C, Block No-18, Door No.18, Kamatchi Amman Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle subject to condition that, building permit shall be issued after obtaining clearance / NOC from the Legal Advisor, PPA and after submission of Structural Design Basis Report and Soil Test Report.

**CASE NO:55****File No & Date: 4977 / 30.08.2021**

The proposal of **Thiru. T.C. Mohanram** for construction of a three storeyed commercial-cum residential building (show room/1-dwelling unit) with stilt floor at R.S.No.325/3A/1, Venkata Nagar, Vallalar Salai, (45 Feet Road), Saram Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. 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, PWD; SP(Traffic), Police Department; Irrigation Division PWD; Directorate of Survey & Land Records; Oulgaret Municipality; Legal opinion from Legal counsel, PPA and on submission of Structural Design Basis Report and Soil Test Report.

**CASE NO:56****File No & Date: 4753 / 23.08.2021**

The proposal of **Tmt. G. Priya** seeking approval for proposed construction of a four storied residential building (7 Dwelling Units) with stilt floor at R.S.No.16/1pt, T.S.No.19/3/B/1 & 19/3/C, Old Door No. 19/1, New Door No. 15, Ward-H, Block No.5, Plot No. 1 & 2, Karunakarapillai Street, Kuyavarpalayam, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued after obtaining clearances/NOC from the Fire Service Department, Public Health Division, PWD.

**CASE NO:57****File No & Date: 2293 / 01.04.2021**

The proposal of **Tmt. S. Uma** to construct a three storeyed commercial building with stilt floor (1 Shop & 2 Office) at R.S.No.239/pt, T.S.No.15, Ward-C, Block No.5, Door No.97, Jawaharlal Nehru Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed in principle subject to condition that, building permit shall be issued after obtaining clearance / NOC from Fire Service Department; Electricity Department; Public Health Division, PWD; SP (Traffic), Police Department; Legal opinion from Legal Advisor, PPA and after submission of Structural Design Basis Report and Soil Test Report.

  
24.12.21



**CASE NO:58****File No & Date: 5253 / 13.09.2021**

The proposal of **Tmt. S. Devipriya** seeking approval for proposed construction of three storeyed commercial (2 Shops) cum residential building (1 Dwelling Unit) at R.S.No.191/1/I, Plot No. 12, Padmini Nagar, Villianur, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee. The committee agreed in principle for issues of building permit after obtaining Legal opinion from Legal Counsel, PPA and clearance /NOC from the Villianur Commune Panchayat and after submission of Structural Design Basis Report & Soil Test Report.

**CASE NO:59****File No & Date: 6331 / 18.11.2021**

The proposal of **M/s. SCM Clothes Pvt Ltd., represented by its Director Thiru. K.S. Veeramani** for desealing the part of 3<sup>rd</sup> floor of the existing seven storeyed commercial building (shop) with double basement floor at R.S.No.152/3pt, T.S.No.3, 4, 5, 6 & 7, Ward-I, Block-2, Maraimalai Adigal Salai Nellithope, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The proposal was agreed in principle subject to condition that permit shall be issued on condition to obtain Clearances/NOC from the Fire Service Department and after remittance of compounding charges for unauthorized deviated construction (part of 3<sup>rd</sup> floor).

**CASE NO:60****File No & Date: 1994 / 17.03.2020**

The proposal of **Thiru. Premraja** for Refund of Security Deposit to the Constructed Seven Storeyed shopping complex and Multiplex building with double basement floor at R.S.No.283/2, T.S.No.15, 16, 18, 19, 20, 22pt & 23, Ward-F, Block No.1, Old Pondy-Cuddalore Road, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee decided to defer the case.

**CASE NO:61****File No & Date: 326 / 18.01.2021**

The proposal of **Thiru. Palai Arul Nambi Represented by General Power of Attorney of Thiru S. Thanganimaran** for construction of five storeyed residential building (47-Dwelling Units) -cum-four storeyed Commercial building with stilt floor (revised approval) at R.S.No.298/2A, 45 feet Road, Vallalar Salai Extension, Saram Revenue Village, Puducherry was examined by the committee. The committee decided to process the proposal as per the FAR provisions in the CDP-2036 notification and accord revised approval as appropriate.



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**Agenda: 3**

**ANY OTHER MATTERS WITH THE PERMISSION OF THE CHAIRMAN**

**1. Clarification under Regularisation Scheme**

The Puducherry Planning Authority examined the difficulty in processing the applications as below: -

1. On behalf of principal owner the Power agent is signing and submitting application for regularisations of plots.
2. The individual plot owner before regularisation, executed power document. But, the principal owner himself/herself signs & submits application for regularisation in his/her name and gets the plot regularised. Thereafter,

Case-1: The power agent signs & submits building plan application on behalf of principal owner.

Case-2: In some cases after regularisation of the plot(s) by the principal owner, the power agent (*on behalf of principal owner*) executes sale deed and subsequently, the buyer submits building plan application for approval.

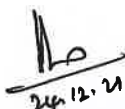
As the purpose of regularisation scheme notified vide G.O.M.S.No.20/2017-Hg dt.20.10.2017 is to regularise the individual plots unauthorisedly Sub-divided and transactions made before 30.01.2017, the committee felt that transactions made by Power of Attorney in case of individual plots can be considered by the Planning Authorities for issue of Regularisation Orders/Building Permission on realization of development charges at the notified rates. Also decided that the Town and Country Planning Department may make necessary arrangements to amend the said G.O for the benefit of individual plot purchasers.

**2. Subsequent sub-division of plots after issue of layout approval**

The PPA Committee examined the difficulty in issuing building permit in plot(s) (plots  $\geq 100\text{sq.m}$  & EWS category plots) further subdivided/ amalgamated, subsequent to layout approval. After detailed deliberation the committee directed Planning Authority to consider building plan approval in such plot(s) subject to condition, necessary amendment to the building bye-laws be made such that plot(s)  $\geq 3\text{m}$  wide &  $< 100\text{sq.m}$  area may be treated as Economically Weaker Section category and the plot(s)  $\geq 3\text{m}$  wide &  $\geq 100\text{sq.m}$  may be processed as regular plots.

**3. Support to NIC for implementing Online Individual Plot/Building Plan Approval System 2<sup>nd</sup> Phase.**

The committee agreed to the proposal and ratified the expenditure made.

  
24/12/21

**Member Secretary**  
**Puducherry Planning Authority**

  
24/12/21

**Chairman**  
**Puducherry Planning Authority**

