

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

**Minutes of the Puducherry Planning Authority Meeting held at 10.00 A.M on 22.10.2020
in the Conference Hall of Puducherry Planning Authority, Puducherry.**

The following were present:-

1	Thiru. T. Djeamourthy, Chairman, Puducherry Planning Authority, Puducherry.	Chairman
2	Thiru. V. Sathyamurthi, Chief Town Planner, Town & Country Planning Department Puducherry.	Member
3	Thiru. R. Manickavasagam, Assistant Engineer, (Representing the Superintending Engineer Circle –I, PWD, Puducherry).	Member
4	Thiru. C. Umesh Chandra, Assistant Engineer, (Representing SE-III, Electricity Department, Puducherry).	Member
5	Thiru. K. Kalamegam, Executive Engineer, Representing the Member Secretary Puducherry Pollution Control Committee, Puducherry.	Member
6	Thiru. S. Manohar, Hydrogeologist, (Representing the Director, Agriculture Department, Puducherry).	Member
7	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer (Representing Divisional Fire Officer, FSD, Puducherry).	Member
8	Dr. R. Murali, Deputy Director, Public health Department, Puducherry.	Member
9	Thiru. G. Sankar, Junior Engineer, Water Works (Representing the Executive Engineer, Public Health Division, PWD, Puducherry).	Member
10	Thiru. G. Manavalan, Assistant Engineer. (Representing Executive Engineer, NH Division, PWD, Puducherry)	Member
11	Thiru. G. Sangar, Assistant Engineer. Public health Department, Puducherry.	Member
12	Thiru. A. Mohandoss, Inspector of police (Representing the SP(Traffic), Police Department, Puducherry).	Member
13	Thiru. S. Manohar, Hydrogeologist, (SGWU, Agriculture Department, Puducherry).	Member
14	Thiru. M. Namachivayam, Assistant Engineer, (Representing the Commissioner, Puducherry Municipality, Puducherry).	Member
15	Thiru. G. Ellammal, Assistant Engineer, (Representing the Commissioner, Oulgaret Municipality, Puducherry).	Member
16	Thiru. G. Savoundira Rajan, (Commissioner, Ariyankuppam Commune ,Puducherry).	Member
17	Thiru. K. Karuthayan, Assistant Engineer, (Representing the Commissioner, Nettapakkan Commune, Puducherry).	Member
18	Thiru. R. Thirunavukkarrasu, Assistant Engineer, (Representing the Commissioner, Villianur Commune, Puducherry).	Member
19	Thiru. V. Sandane, Junior Engineer, Representing the Commissioner, Manadipet Commune, Puducherry	Member
20	Thiru. A. Manohar, Commissioner, Bahour Commune, Puducherry.	Member
21	Thiru. V. Bhuvaneshwaran, Member Secretary, Puducherry Planning Authority, Puducherry.	Member Secretary

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AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 15.06.2020.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 15.06.2020 were communicated to all members and the same was confirmed.

AGENDA No:2

Building plan applications:

CASE NO:1

File No. & Date: 2710/03.06.2020

The proposal of **The Executive Officer, Thirupathi Devasthanam**, to reconstruct a single storied temple building for M/s. Sri Venkateswara Swamy Thirumalai Thirupathi Devasthanam (TTD) after dismantling the existing three storeyed building at R.S.No.239pt, T.S.No.197, Block No. 6, Ward-C, Door No.288, Jawaharlal Nehru Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee decided to issue building plan approval subject to the condition that, building permit after obtaining clearance / NOC from the SP (Traffic), Police Department, Legal opinion from Legal Counsel, PPA and the District Collector-cum- Magistrate, Department of Revenue and Disaster Management, Puducherry.

CASE NO:2

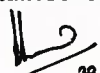
File No. & Date: 4262/31.07.2020

The proposal of the **Joint Chief Executive Officer, Puducherry Smart City Development Ltd, Puducherry**, for the construction of Mini Sports Stadium in Anna Thidal, Puducherry at R.S.No.239pt, T.S.No.5, Ward D, Block-7, Lal Bahadur Shastri Street (Bussy Street), Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee decided to issue NOC with condition that necessary NOC's/clearances from the Fire Service Department, Electricity Department, Public Health Division, PWD, SP(Traffic), Police Department, shall be obtained before starting the construction at site.

CASE NO: 3

File No. & Date: 4263/31.07.2020

The proposal of **the Joint Chief Executive Officer, Puducherry Smart City Development Ltd, Puducherry** for additional construction of 6 blocks of five storied Tenements building (220 Dwelling units) at R.S.No.186/1, T.S.No.18, Ward-B Block No.7, Akkasamy madam Street and Chinnyapuram Road, Chinnyapuram, Vazhaikulam, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee decided to issue NOC to the proposal subject to the condition that Structural Design Basis Report and Soil test report should be obtained and NOC's/clearances from the Fire Service Department, Electricity Department, Public Health Division, PWD, Puducherry Coastal Zone Management Authority shall be obtained before starting the construction at site.


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CASE NO: 4**File No. & Date: 2819/08.06.2020**

The proposal of the **Deputy Director, Department of Forest & Wildlife** for a three storeyed Interpretation Centre building at R.S.No.143, T.S.No.78/8,78/9,78/10,78/11/2pt, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue NOC, subject to the condition that Structural Design Basis Report & Soil Test Report should be obtained and NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD, shall be obtained before starting the construction at site.

CASE NO: 5**File No. & Date: 4170/03.08.2020**

The proposal of the **Deputy Director, Department of Forest & Wildlife** for construction of three storeyed Forest Guard Barracks building at R.S.No.143, T.S.No.78/8,78/9,78/10, 78/11/2pt, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue NOC subject to the condition that Structural Design Basis Report and Soil test report should be obtained and NOC's from the Fire Service Department, Electricity Department, Public Health Division, PWD shall be obtained before commencement of construction.

CASE NO:6**File No. & Date: 4348/07.08.2020**

The proposal of **1.Tmt.B. Kasthuri, 2.S.Revathy**, for construction of five storeyed Residential flats (8-Dwelling units) cum Commercial (1No-shop) building with Stilt floor at R.S.No.239pt, T.S No.239, Ward-D, Block-5, Door No.90, Saint Therese Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Divisional Fire Officer, Fire Service Department, Puducherry, Public Health Division, PWD& Irrigation Division, PWD, Puducherry, Electricity Department, Legal opinion from Legal Counsel of this Authority and after submission of Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer.

CASE NO:7**File No. & Date: 2795/08.06.2020**

The proposal of **Tmt. I. Kalarany**, for construction of three storied commercial building (Office-2Nos/ Residential 1-Dwelling Unit) at R.S.No.239pt, T.S. No.11, Ward-D Block No.10, Old Door No.273, New Door No.535, Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Puducherry, Public Health Division, PWD & Irrigation Division, PWD, Puducherry, SP (Traffic), Police Department, Legal opinion from Legal Advisor, PPA of this Authority and after submission of Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer.


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CASE NO:8**File No. & Date: 1994/17.03.2020**

The proposal of **Tmt. P. Sagayamary** for construction of five storeyed residential flats building (5-Dwelling Units) with stilt floor after demolishing the existing two storeyed old building at R.S.No.239pt, T.S.No.97 Ward-D, Block No.12, Old Door No.8, New Door No.12, Ignasi Maistry Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Puducherry, Public Health Division, PWD, Puducherry, SP (Traffic), Police Department, Legal opinion from Legal Advisor, PPA of this Authority and after submission of Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer.

CASE NO:9**File No. & Date: 3208/24.06.2020**

The proposal of **1.Tmt.Manju Devi Tibrewala, 2.Tmt. Ritu Tibrewala, 3.Nisha Tibrewala**, for construction of three storeyed Commercial (3Nos-Office) building with Stilt floor at R.S.No.239pt, T.S No. 110, Ward-C, Block-7, Old Door No.141, New Door No.184, Sri Aurobindo Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD, and submission of Structural Design Basis Report & Soil test report.

CASE NO:10**File No. & Date: 3207/24.06.2020**

The proposal of **Thiru.Thiyagarajan @ Santhosh**, Represented by General Power of Attorney Usharani Murthy, for construction of three storied Residential building (1-dwelling unit) after demolishing the existing building at R.S.No.202/24, Plot No.7 & 8, Old door No.10, New door No. 8, 16th Cross Street, Avvai Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Public Health Division, PWD, Legal opinion from Legal Counsel, PPA, Puducherry Municipality and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:11**File No. & Date: 4347/07.08.2020**

The proposal of **Thiru. S. Kamalacannan**, for construction of three storeyed commercial building (2Nos-Shop)-cum-residential building (1-Dwelling Unit) with stilt floor at R.S.No.239pt, T.S.No.22, Ward-D, Block No.9, Old Door No.228, New Door No.496, Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from Electricity Department, Public Health Division, PWD, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.


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CASE NO:12**File No. & Date: 3238/07.08.2020**

The proposal of **Thiru.M.Kalyanaraman** represented by Power Agent of Tmt.M.Kalavathi, for construction of three storeyed commercial (2-Shops)-cum-residential building (3-Dwelling Units) at R.S.No.**78/5**, T.S.No.1/1A/1, Block No-16, Ward – G, Plot No.27, Thennansalai Road, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining NOC's from Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:13**File No. & Date: 3352/03.07.2020**

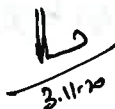
The proposal of **Tmt.P. Danavally**, for construction of four storeyed Commercial (Room & Restaurant) building with Stilt floor at R.S.No. **239pt**, T.S No. 65, Ward-D, Block-24, New D.No.85 Door No. 39, Bussy Street (Lal Bahadur Sastry Street), Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Electricity Department Public Health Division, PWD, SP(Traffic), Police department, Puducherry Pollution Control Committee (PPCC), opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & Soil test report.

CASE NO:14**File No. & Date: 2218/06.05.2020**

The proposal of **Thiru. S. Vetrivel**, for construction of five storeyed commercial building (Shop)-cum-residential building(1-Dwelling Unit) at R.S.No.**239pt**, T.S.No.44/1, Ward-C, Block No.11, Old Door No.82, New Door No.130 & 132, Kalatheeswaran Koil Street (Chetty Street), Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Electricity Department, Public Health Division, PWD SP(Traffic), Police Department, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report. The façade of the building as advised by INTACH or in harmony with local architecture or esthetic merit / features shall be ensured.

CASE NO:15**File No. & Date: 1694/05.032020**

The proposal of **Thiru. R. Manickannu**, for construction of three storied residential building (3-Dwelling Units) with stilt floor at R.S.No.**11/2pt**, T.S.No.2/6/C, Ward-H, Block No.3, Plot No.43pt & 44, Sidhanandha Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining NOC's from the PPA, Puducherry Municipality and on submission of Structural Design Basis Report & Soil Test Report and Legal opinion from Legal Counsel,.


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CASE NO:16

Repetition of Case No.6.

CASE NO:17

File No. & Date: 3701/18.06.2020

The proposal of **Thiru.M.K.Rajagopalan**, for construction of three storeyed residential building (1-Dwelling unit- Vice Chancellor's Residence) with Stilt Floor at R.S.No.209/10pt, T.S.No.67pt, Block No-19, Ward -B, Door No.8, S.V.PatelSalai, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Public Health Division, PWD, Puducherry Coastal Zone Management Authority, Legal opinion from Legal Advisor, PPA and submission of Structural Design Basis Report & Soil Test Report.

CASE NO:18

File No. & Date: 2220/06.05.2020

The proposal of **Thiru. J. Vikkram-1, Thiru.J.Amarnath-2**, seeking revised building permit for the constructed four storied Commercial building (executed) with basement floor at R.S.No.11/1 & 11/2pt, T.S.No.1 & 2/4, Ward-H, Block No.3, Ellaipillaichavady, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue revised building permit after obtaining clearances/ NOC's from the SP(Traffic), Police Department, Legal opinion from Legal Advisor, PPA; submission of Structural Stability Certificate and after compounding for the unauthorized deviations made.

CASE NO:19

File No. & Date: 5184/15.09.2020

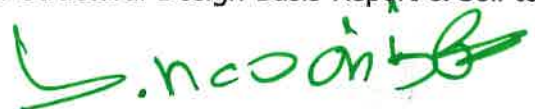
The proposal of **Thiru. S. Soupramanien**, for construction of four storeyed residential building(8-dwelling units) with stilt floor after demolishing the existing building at R.S.No.239pt, T.S.No.70/1, Ward-C, Block No.18, Door No.20, Aurobindo Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearances/ NOC's from the Fire Service Department, Public Health Division, PWD, SP(Traffic), Police Department, Legal opinion from legal Counsel, PPA and on submission of Structural Design Basis Report & Soil test report.

CASE NO:20

File No. & Date: 5334/21.09.2020

The proposal of **1.Tmt. M.Tangammalle @M. Suseela, 2.Tmt. C.Lalitha, 3.Tmt. M.Latha @ Pushpalatha**, for construction of a three storied Residential building (6-dwelling units) after demolishing the existing old building at R.S.No.239pt, T.S.No.100, 101 & 102, Ward-D, Block No.5 Old Door No.31, 31A, 31pt, New Door Nos.53,51,49, Louise Pragasam Street, Puducherry Revenue Village, Puducherry Municipality was examined by the committee. The committee agreed to issue building permit after obtaining clearances/ NOC's from the Public Health Division, PWD, Legal Counsel, PPA, and on submission of Structural Design Basis Report & Soil test report


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CASE NO:21**File No. & Date 5179 &15.09.2020**

The proposal of **Tmt. K. Chitra** for Carrying out alteration and additional construction of the second floor to the existing two storeyed residential building (7 Dwelling units) at R.S.No.**89/1**, Plot No.33, 34 & 35, 1st Main Road, Priyadarshini Nagar, Gorimedu, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee accorded approval subject to the condition that building permit after obtaining clearance /NOC from the Fire service Department, Electricity Department, Public Health Division/PWD, Legal opinion from legal Counsel/PPA and after submission of Structural Design Basis Report and Soil test report.

CASE NO:22**File No. & Date 2874&10.06.2020**

The proposal of **1.Tmt. T. Pushpa, 2.Tmt. S.RojaRamani, 3.Tmt. J. Deepa, 4.Tmt.J. Vijaya, 5.Tmt. K. Varalakshmi, 6. V. Eshvanthni**, to Construct of four storeyed Residential flats building (8 Dwelling units) with Stilt floor at R.S.No.**91/5/B/6**, Plot No.11 & 12, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee accorded approval subject to the condition that building permit after obtaining clearance /NOC from the Fire service Department, Electricity Department, Public Health Division/PWD, Legal opinion from legal Counsel/PPA & Oulgaret Municipality and after submission of Structural Design Basis Report and Soil test report.

CASE NO:23**File No. & Date 11475 & 19.09.2019**

The proposal of **Tmt. S. Supriya** to construct a three storeyed Residential building (1 Dwelling unit) at R.S.No.**96/3/B/1/B**, Plot No.37, Anna Street, Sri Pusphaa Nagar, (Near Raja Annamalai Nagar), Gorimedu, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee accorded approval subject to the condition that building permit after obtaining clearance /NOC from the Oulgaret Municipality and after submission of Structural Design Basis Report and Soil test report.

CASE NO:24**File No. & Date 3161&23.06.2020**

The proposal of **Tvl. M.Seenithai, Ganesh, Ramkumar, Buvaneswari, Barathkumar Represented by Power Agent Thiru.V.P.S.Rameshkumar** to form a residential layout in the name and style of Sabthagiri Paradise city at R.S.No.**1/1**, Muthiraiyarpalayam, Thattanchavady Revenue Village, Oulgaret Municipality, Puducherry with 144 plots was examined by the committee. The proposal was agreed on condition that permission to the Residential Layout after obtaining clearance /NOC from the Deputy Collector Revenue (North), Directorate of Survey and Land Records (Demarcation of site & furnish a report), Electricity Department (for erection of Transformer), Electricity Department (for Pylon/ Tower line passing across the layout), Legal Opinion from Legal Counsel (PPA), Oulgaret Municipality (taking over of road portion, OSR portion and others).


3.11.20



CASE NO:25**File No. & Date: 486/23.1.2020**

The proposal of **Thiru. S. Ramesh**, to construct a four storeyed residential building with stilt floor(8 dwelling units) at R.S. No. **219/1/A/1 & 219/1/A/1/A**, Ramalingam Nagar Main Road, Ramalingam Nagar, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was re-examined by the committee. On perusing the inspection report, the committee accorded approval subject to condition that, building permit after obtaining clearance / NOC from the Divisional Fire Officer, Fire Service Department, Puducherry; Electricity Department, Puducherry; Public Health Division, PWD., Puducherry; Directorate of Survey & Land Records, Puducherry; Legal opinion from Legal Counsel of this Authority; opinion / views from the Commissioner, Oulgaret Municipality, Puducherry and after submission of Structural stability certificate, Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer and corrected plan providing 1.50m. clear side setback.

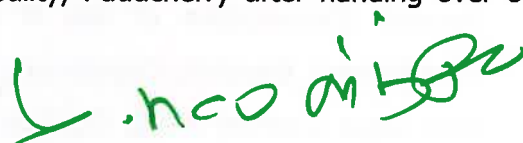
CASE NO:26**File No. & Date: 3572/10.7.2020**

The proposal of **Thiru. N. Ragu @ Ragothaman**, for proposed construction of single storeyed commercial building (petrol retail outlet) at R.S. No.**65/6pt**, ECR, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. As the District Collector has accorded NOC to the proposed retail outlet, the committee agreed to issue building permit by incorporating condition that "the building permission will be revoked on the outcome of the court verdict" and after obtaining clearance / NOC from the Executive Engineer, Irrigation Division, PWD, Puducherry; the Executive Engineer, N.H. Division, PWD, Puducherry; the Commissioner, Oulgaret Municipality, Puducherry; the Deputy Collector, Revenue (North), Puducherry; opinion from Legal Counsel of this Authority in respect of title of the property. The committee also decided to impose compounding fee, if any unauthorized constructions is made.

CASE NO:27**File No. & Date: 261/13.01.2020**

The proposal of **Thiru. V. Sithanandam**, to form a residential layout in the name of "VazhgaValamudan Avenue" (with of 19 plots) at R.S. No.**46/4**, Oulgaret, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was re-examined by the committee. The committee agreed to issue layout approval after obtaining clearance / NOC from the Executive Engineer, Irrigation Division, PWD., Puducherry; State Ground Water & Soil Conservation Unit, Puducherry; Electricity Department, Puducherry; Deputy Collector, (Revenue), Puducherry; Directorate of Survey & land records, Puducherry; Legal opinion from Legal Counsel of this Authority and after obtaining NOC from the Commissioner, Oulgaret Municipality, Puducherry after handing over of road portion through Gift deed.


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CASE NO:28**File No. & Date: 3879/22.07.2020**

The proposal of **Thiru. S. Ramkumar**, to construct a two storeyed commercial building (two office at ground floor, one office & five guest rooms at first floor) at R.S. No.190/2/A, Moolakulam to Mettupalayam road, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Executive Engineer, Public Health Division, PWD., Puducherry; Executive Engineer, Buildings & Roads Division, PWD., Puducherry; Superintendent of Police(Traffic), Police Department, Puducherry; Deputy Collector(Revenue), (North), Puducherry; Director, Directorate of Survey & Land Records, Puducherry; NOC from National Airport Authority of India; Legal opinion from the Legal Counsel of this Authority and after submission of Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer.


CASE NO:29**File No. & Date: 5533/28.9.2020**

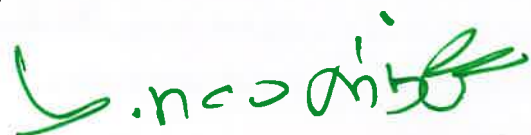
The proposal of **Tmt. U. Kavitha** for herself and guardian of Thiru. U. Sandeep, to construct a three storeyed residential building (six dwelling units) with stilt floor at R.S. No.153/216, Saint Jopseph Convent Street and Priest Alons Street junction (Vannan Chamdhu) Oulgaret, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Divisional Fire Officer, Fire Service Department, Puducherry; the Executive Engineer, Public Health Division, PWD., Puducherry; Legal opinion from Legal Counsel of this Authority and after submission of Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer.

CASE NO:30**File No. & Date: 349 & 20.01.2020**

The proposal of **Thiru. B. Dhandapany, Secretary** to construct a three storeyed College building for Senthil College of Education (**M/S. Senthil Education Society**) at R.S.No.158/2, 158/3 & 158/8C, Mettu Street, Kurumbapet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee in its meeting held on 15.06.2020. As per the decision, the site was inspected by the Chief Town Planner, Town and Country Planning Department; the Member Secretary, Puducherry Planning Authority Puducherry& the Superintendent of Police (Traffic) and the report of the said team was examined by the committee.

The committee agreed to issue building permission after obtaining clearance's / NOC's from the Fire Service Department, Directorate of Higher Education, State Ground water and Soil Conservation and Villianur Commune Panchayat, Legal Advisor (PPA Legal opinion) and submission of Structural Design Basis Report and Soil test report.


3/1/20



The proposal of **Thiru. C. Karthikeyan** forming a **Residential Layout** in the name and style "**Sri Mangalapuri Teacher's Colony Extension-I**" with 200 Plots at R.S.No. **97/2, 99/1,2, 100/1,2,3,4**, Olavaikal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that this proposal was already agreed in principle in the Puducherry Planning Authority meeting held on 05.02.2020, subject to condition that permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, drainage; handing over of road portion; handing over of land for - communal and recreational purposes. "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

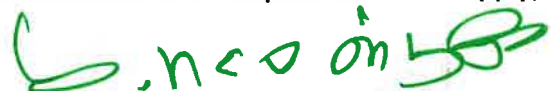
The above proposal was again placed in this meeting, since the applicant has relocated the OSR area. The Committee examined the proposal and agreed to issue layout permission for the revised plan on conditions stated above.

CASE NO:32**File No. & Date: 3426 & 07.07.2020**

The proposal of **Thiru.C.Karthikeyan** to subdivide the land into **Residential Layout** in the name and style "**Sri Sambavi Nagar Extension**" with 5 plots at R.S.No. **110/4pt**, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space'. As per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, road, drainage; handing over of road portion.


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CASE NO:33**File No. & Date: 3528 & 09.07.2020**


The proposal of **1.Thiru.A.Namassivayam, 2.Thiru.C.Karthikeyan** to form a **Residential Layout** in the name and style "**Sri Mangalapuri Teacher's Colony Extension-II**" (with 46 plots) at R.S.No.**123/4,123/5,124/1pt**, Olavaikal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, sewerage, drainage; handing over of road portion.

CASE NO:34**File No. & Date: 4665 & 24.08.2020**

The proposal of **Thiru. J. MuthiahAmbroise**, to form a **Residential Layout** in the name and style "**Muthukumaran Nagar**" (with 62 plots) at R.S.No.**34/2pt**, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The Member Secretary, Puducherry Planning Authority apprised that applicant has provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, drainage; handing over of road portion; land for 'Communal and Recreational Purposes'.


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CASE NO:35**File No. & Date: 5723 & 26.10.202**

The proposal of **Tmt. J. Vasanthi**, to form a **Residential Layout** in the name and style "**Arul Nagar**" (with 6 plots) at R.S.No.**168/5pt**, Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

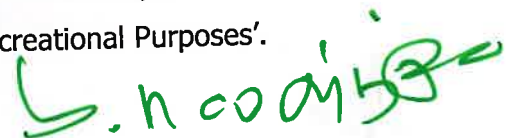
The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, road, drainage; handing over of road portion.

CASE NO:36**File No. & Date: 348 & 20.01.2020**

The proposal of **Thiru.Govindarajalu & 3 Others**, to form a **Residential Layout** in the name and style "**Murugan Nagar**" (with 30 plots) at R.S.No.**227/8, 227/9**, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, drainage; handing over of road portion; Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes'.


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CASE NO:37**File No. & Date: 2102 & 19.03.2020**

The proposal of **Thiru. G. Raghavendar**, to form a **Residential Layout** in the name and style "**OM Sakthi in Sri Arobindo Win City Extension - I**" (with 25 plots) at R.S.No. **219/4pt**, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, drainage; handing over of road portion; Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes'.

CASE NO:38**File No. & Date: 2103 & 19.03.2020**

The proposal of **Thiru. G. Raghavendar**, to form a **Residential Layout** in the name and style "**OM Sakthi in Sri Arobindo Win City Extension - II**" (with 17 plots) at R.S.No. **219/4pt**, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, road, drainage; handing over of road portion.

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CASE NO:39**File No. & Date: 4015 & 27.07.2020**

The proposal of **Tmt. S. Selvambal**, to form a **Residential Layout** in the name and style "**Selva Manavala Siva Nagar Extension**" (with 54 plots) at R.S.No.**65/6pt**, Uruvaiyaru Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, drainage; handing over of road portion; Since, the applicant has not proposed any land for communal and recreational purposes; the Villianur Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational Purposes'.

CASE NO: 40**File No. & Date: 4396 & 10.08.2020**

The proposal of **Tmt. R. Varalakshmi** to construct a three storeyed commercial-cum-residential building (2dwelling units + One shop) at R.S.No.**197/1**, Plot No.47, Arumparthapuram, Kurumampet Revenue Village, Villianur Commune, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the SP (Traffic), Police Department, Legal opinion from Legal Counsel, PPA and the Electricity Department, Fire Service, Public Health Division, PWD., Structural design Basis Report and Soil test report, Puducherry.

CASE NO:41**File No. & Date: 8512 & 03.06.2019**

The proposal of **the Secretary, M/s.Amalorpavam Educational Welfare Society**, seeking approval for the proposed alterations of Block -A, Block -B & Block -C and additional construction in Block -B & Block -C in four storeyed Institutional building for M/s.Amalorpavam Educational Welfare Society (Amalorpavam Lourds Academy)at R.S.No.**25/1, 25/2pt**, T.S.No.1/1, Ward M, Block 3, Kompakkam, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee examined the opinion of the Law department and decided to consider the case for issue of building plan approval pending outcome of the writ petition and the suit before the lower court. The applicant shall furnish necessary affidavit/undertaking indemnifying Puducherry Planning Authority that the institution will abide to the outcome of the suit and directions of the Hon'ble Court at any time with letter and spirit and as directed by the committee/competent Authority. Building permit after compounding the

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unauthorized deviations and obtaining necessary NOC's/clearances from the Fire Service Department and after submission of Structural Design Basis Report & Design Details.

CASE NO: 42

File No & Date: 2535 & 26.05.2020

The proposal of **Thiru.A. Avudaiappan, Power Agent of Dr. Rajeswari**, seeking approval for proposed construction of three storeyed residential building (1 dwelling Unit) at R.S.No.**180/1/A/1/A/6**, Plot No.18, 3rdCross Street, Sundararajan Nagar, Boomianpet, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining necessary clearance /NOC from the Oulgaret Municipality on payment of infrastructural development charges and after submission of Structural Design Basis Report & Design Details.

CASE NO: 43

File No & Date: 2553 & 27.05.2020

The proposal of **1.Tmt. Vanmathi, 2.Thiru.R.Pradeep, Tmt. R. Barani**, seeking approval for proposed construction of four storeyed commercial building (Shop 3 Nos. & 1 office) with stilt floor at R.S.No.**172/2/A/1/A/1/B**, Plot No.8, Door No.31, Natesan Nagar, Villianur Main Road, next to M/s. K.V.Tex, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining necessary clearance /NOC from the Fire Service Department, Electricity Department, Public Health Division/PWD, SP (Traffic), National Highway, PWD & Irrigation Division/PWD and after submission of Structural Design Basis Report & Design Details.

CASE NO: 44

File No & Date: 4840 & 02.09.2020

The proposal of **Thiru. R. Panneer Selvam**, seeking approval for proposed subdivision (layout) in the name of "Ragavendra Nagar" (with 5 plots) at R.S.No.**154/5A**, 5th Cross Street extension, Reddiarpalayam, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue layout permit after obtaining necessary clearance /NOC from the Survey and Land Records, Electricity Department, Irrigation Division/PWD, Southern Railways Authority, Deputy Collector Revenue, Legal Opinion from the Legal Counsel & Oulgaret Municipality on handing over of road portion.

CASE NO: 45

File No & Date: 683 & 31.01.2020

The proposal of **1.Thiru.Marie Joseph Philomenadin Aristide Christophe @ A.Christopher, 2.Thiru. Marie Jean Amalore**, seeking approval for proposed residential layout in the Name & style of S. V. Avenune (with 15 plots) at R.S.No.**134/2**, Reddiarpalayam, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue layout permit after obtaining necessary clearance /NOC from the Survey and Land Records, Electricity Department, Legal Opinion from the Legal Counsel with regard to title of the property and representation of advocate dated; 14.08.2020 & Oulgaret Municipality, Puducherry on handing over of road portion.


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CASE NO:46**File No & Date: 1529& 02.03.20**

The proposal of **Tvl.1.N.Rajaveni, 2.N.Ramasamy, 3.K.Hemalatha, 4.V.Kalpana, 5.N.Sathya** represented by **Power Agent of Tvl.1.N. Shankar, 2.K.Sambath Kumar**, for the proposed **Residential Layout** under name and style "**M/s. Sri Balaji Nagar**" at R.S.No. **60/8Apt** & Plot No.2 of R.S.No.74/1Apt, Karikkalampakkam Revenue Village, Nettapakkam Commune, Panchayat, Puducherry was examined by committee. The Member Secretary, Puducherry Planning Authority apprised that the layout is having approach through unapproved layout Thirumurugan Nagar (*The layout gains access 6.10m wide Thirumurugan Nagar layout*) As per building Bye-laws and zoning Regulations, 2012 "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department (*Shifting of electricity line/Infrastructure for layout*), Legal opinion from Legal Counsel (PPA), Directorate of Survey & Land Records (*Demarcation of site & furnish a report*), Nettapakkam Commune Panchayat *w.r.t. permission regarding road access/ road width and regarding laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion. Since, the applicant has not proposed any land for communal and recreational purpose; the Nettapakkam Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational purposes'*).

CASE NO:47**File No & Date: 3927& 23.07.2020**

The proposal of **Tmt.M.Umameswari**, Represented by **Power Agent M/s. Chentur Real Agency, Thiru. E. Mohandoss**, to form a **Residential Layout** in the name and style of "**M/s. Chentur Garden Extension**" (with 68 plots) at R.S.No.**98/3A**, Pillayarkuppam Revenue Village, Bahour Commune, Puducherry was examined by the Committee. The Member Secretary, Puducherry Planning Authority apprised that the site gains access through another Approved layout 'Chentur Garden' (Permit No.PPA/5008/4524/Z(BCP/LAYOUT)/2020 dt:08.10.2020) on Western side. The applicant has left sufficient space for OSR and public purpose plots. As per building Bye-laws and zoning Regulations, 2012 "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The Committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department (*Infrastructure for layout*), Legal opinion from Legal Counsel (PPA), Directorate of Survey & Land Records (*Demarcation of site/ furnish a report*), Irrigation Division, PWD (*Cannal is free from encroachment, Culvert permission/ buffer from waterbodies*), Bahour Commune Panchayat (*w.r.t. width of access road & access permission and regarding laying improvements to system in respect of road, water supply, sewerage and drainage, & electric power supply, handing over road portion, handing over of land for communal and recreational purposes*).

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CASE NO:48

File No & Date: 3936& 24.07.2020

The proposal of **Thiru.C.Varatharamanujam**, to form a **Residential Layout** in the name and style "**M/s. Sri Chintalamman Nagar**" (with 45 plots) at R.S.No.**35/5pt**, Thirubuvanai Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the Committee. The Member Secretary, Puducherry Planning Authority apprised that the site gains access from Public road 'BT' Road 10.00m/11.8m wide on Eastern side and abuts buildings/Water body/WBM Road on Northern side. Site lies between 100m to 300m from ASI temple. Applicant has not earmarked space for 'Communal & Recreational Space'. As per building Bye-laws and zoning Regulations, 2012 "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

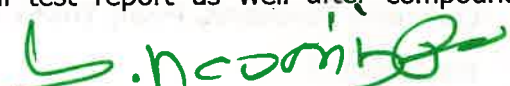
The Committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department (*Infrastructure for layout*), Legal opinion from Legal Counsel (PPA), Directorate of Survey & Land Records (*Demarcation of site & furnish a report*), Art & Culture/Archeological Survey of India, Building & Roads Div, P.W.D (*access permission/road width*), Irrigation Division, PWD(*(i) permission regarding road access/ road width to the plots 1 to 8, from the WBM road laid in the water body bearing R.S.No.31/8 (ii) that the said water body is free from encroachment (iii) buffer from said water body*) and Mannadipet Commune Panchayat (*w.r.t. (i) permission regarding road access/ road width to the plots 1 to 8, from the WBM road laid in the water body bearing R.S.No.31/8 (ii) that the said water body is free from encroachment (iii) buffer from said water body*) and regarding laying improvements to system in respect of road, water supply sewerage and drainage, & electric power supply, handing over road portion and NOC from ASI. Since, the applicant has not proposed any land for communal and recreational purpose; the Mannadipet Commune Panchayat shall collect from applicant, the market value of equivalent land for 'Communal and Recreational purposes'.

CASE NO:49

File No & Date: 2402& 18.05.2020

The proposal of **Thiru.T.Vasudevan Chairman, M/s. Avinshree International School**, seeking approval for alteration/additional constructions to existing four storeyed main Building & to establish School viz. **M/s.Avinshree International School** in four storeyed main Building & two storeyed/ single storeyed incidental buildings at R.S. No.**104/1, 104/2pt & 108/1pt**,Thiruvandarkoil, Thiruvandarkoil Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the Committee. The committee agreed to issue building permit after obtaining clearances/NOC's from the Directorate of School Education (*regarding conformity of education norms*), Fire Service Department, Electricity Department, Directorate of Survey & Settlement (*Demarcation of site & furnish a report*), Irrigation Division, PWD(*canal is free from encroachments/access -permission/width*), Mannadipet Commune Panchayat (*Drinking water/solid waste/liquid waste*), Legal Opinion, Puducherry Pollution Control Committee (PPCC) and after submission of Structural Design Basis Report and Soil test report as well after compounding unauthorizedly deviated constructions.


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CASE NO:50**File No & Date: 1139& 02.05.2020**

The proposal of **Tmt.D.Danalatchoumy, M/s. AlphaMatriculation Higher Secondary School**, seeking approval for the proposed construction of three storeyed school building in the name of **M/s. Alpha Matriculation Higher Secondary School**, at R.S.Nos. **49/1, 48/2pt & 47/7**, T.S. No. 12 & 13/1pt, Ward "P", Block No. 6, 2nd Cross Street, Thilagar Nagar, Thengaithittu, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry was re-examined by the Committee. The Committee directed to again inspect the site by the Chief Town Planner, TCPD, Member Secretary, PPA, & the Divisional Fire Officer, FSD, Puducherry in coordination with the applicant and submit a report in the ensuing meeting for taking a decision. The documents shall also be referred for Legal opinion.

CASE NO:51**File No. & Date: 477& 23.01.2020**

The proposal of **Tvl. (1) G.Jayaraman, (2) Natarajan**, to form a **Residential Layout** in the name and style "**M/s.Annamalaiyar Nagar**" (with 49 plots) at R.S.Nos.**154/1pt, 5pt, 6pt, 7pt, 9pt**, Sorapet Road, Sorapet Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the Committee. The Member Secretary, Puducherry Planning Authority apprised that required OSR provisions is made in the layout. As per building Bye-laws and zoning Regulations, 2012. "The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant".

The Committee agreed to issue layout permit after attending the remarks viz. (i) Plot No.37&38 shall be merged as regular size plot and after obtaining clearances/NOC's from the Electricity Department (*Infrastructure for layout/shifting electricity line along road*), Legal opinion from Legal Counsel (PPA), Directorate of Survey & Land Records (*Demarcation of site & furnish a report*), Building & Roads Div., P.W.D (*access permission/road width*), Mannadipet Commune Panchayat(*w.r.t. regarding laying improvements to system in respect of road, water supply, sewerage and drainage & electric power supply, handing over road portion, handing over of land for communal and recreational purposes*).

CASE NO: 52**File No. & Date: 5134 & 14.09.2020**

The proposal of **Thiru. R. Ellappan**, to form a **Residential Layout** in the name and style "**Sri Mangalapuri Teacher's Colony Extension-I**" (with 36 plots) at R.S.No.**97/2,99/1,2,100/1,2,3,4**, Olavakal Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has provided land for 'Communal and recreational space'. The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.


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The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads) and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, drainage; handing over of road portion; handing over of land for - communal and recreational purposes/solid waste management.

CASE NO:53

File No. & Date: 8456/24.05.2020

The proposal of **Thiru.Manoj Das Gupta**, Managing Trustee to reroof and alter first floor in the existing two storeyed School building of Sri Aurobindo Inter National Centre of Education at R.S.No.239pt, T.S. No.24, Ward-C, Block No.23, Delafon Door No.5, Rue De La Martine Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearances/ NOC's from the Fire Service Department and PCZMA.

CASE NO: 54

File No. & Date: 5333/13.06.2020


The proposal of **Thiru.R.Dayalan & Tmt.D.Ezhila**, to construct a five storied Residential building (5-dwelling units) with stilt floor (Revised Plan) at R.S.No.239pt, T.S.No.151, Ward-D, Block No.11, Door No.9, Jeevanandam Street, Puducherry Revenue Village, Puducherry Municipality was examined by the committee. The committee agreed to issue building permit after obtaining clearances/ NOC's from the Fire Service Department, Public Health Division, PWD, The SP (Traffic), Police Department and on submission of Structural Design Basis Report & Soil test report. The committee also directed to check as to whether the site falls under CRZ.

CASE NO:55

File No. & Date: 3163/23.06.2020

The proposal of **Thiru. J.R.Ezhil-1, Thiru.Jeyaraman Venkatachalam-2, Thiru.V.Arul-3, represented by P/A Thiru.K.Joshi** to construct a four storied residential flats (8-dwelling units) building with stilt floor at R.S.No.262/6/A/1, Plot No.7, 8 & 9, Old Karuvadikuppam Road, Thiruvalluvar Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Electricity Department, Public Health Division PWD and on submission of Structural Design Basis Report & Soil test report.


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CASE NO:56

File No. & Date: 1463/27.02.20_2

The proposal of **Tmt. RadhaKanwar** to construct a four storied residential building (4-Dwelling Units) with stilt floor at R.S.No.**187/1**, Plot No.1 & 2, Kennady Garden Main Road, Kennady Garden, Karuvadikuppam Revenue Village, Oulgaret Municipality Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department, Public Health Division, PWD, SP(Traffic), Police Department, Legal opinion from legal Counsel, PPA, and submission of Structural Design Basis Report & Soil test report.

CASE NO:57

File No. & Date: 4530 & 17.08.2020

The proposal of **Thiru. C. Karthikeyan** to form a **Residential Layout** in the name and style "**Sri Mageshwari Nagar Extension-I**" (with 19 plots) at R.S.No.**163/2B**, 163/3A/2pt, 163/3pt, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee. The Member Secretary, Puducherry Planning Authority apprised that applicant has not provided land for 'Communal and recreational space' as per the provisions of Puducherry Building Bye-laws and Zoning Regulations, 2012. The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality / Commune Panchayat, Public Works Department, Electricity Board / Department, shall be borne by the Applicant.

The committee agreed to issue layout permit after obtaining clearances/NOC's from the Electricity Department, Legal Advisor (PPA Legal opinion), the Deputy Collector (South), Directorate of Survey and Land Records (Demarcation of site & furnish survey sketch/report of plots/roads), Irrigation Division, PWD., and Villianur Commune Panchayat w.r.t. ensuring thoroughfare approach/access to the proposed layout/plots through unapproved layout and ensuring the approach/access roads are at least 6metres wide and thereafter with respect to water supply, road, drainage; handing over of road portion.

CASE NO:58

File No. & Date: 5464/24.09.2020

The proposal of **Tmt. K. Gayathridevi Taniga Represented by P/A. Tmt. S. Sivagangai**, to construct a three Storeyed Commercial (office) cum Residential building (4-Dwelling units) at R.S.No.**116/1pt**, T.S. No.7, Ward-A Block No.7, Old Door No.33, Ezhaimariamman Koil Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining clearance / NOC from the Electricity Department, Public Health Division, PWD, SP(Traffic) Police Department, Legal opinion from Legal Counsel, PPA and submission of Structural Design Basis Report & Soil test report. The committee also directed to check as to whether the site falls within CRZ.

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CASE NO:59**File No. & Date: 3373/06.07.2020**

The proposal of **Thiru. I.Varadarassou**, to construct a five storeyed commercial (3-shops) cum residential building (1-Dwelling Unit) with stilt floor after demolishing the existing three storeyed old building at R.S.No.**239pt**, T.S.No.163 Ward-C, Block No.16, Old Door No.2, New Door No.10&12, MadhaKoil Street (Mission Street), Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit 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 submission of Structural Design Basis Report & Soil test report.

CASE NO:60**File No. & Date: 870 & 13.04.2018**

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, seeking revised approval for the construction of commercial building with basement floor – executed at R.S.No.**172/2A/1A/1A/1A/6,7,8,9,10,11&43,R.S.No.172/2/A/1/A/1/A/1/A/1/50,R.S.No.172/2/A/1/A/1/A/1/A/30**, Plot No.3,4,5,6,21,22,23,24,27,28,29&30, Natesan Nagar, Villianur Main road, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee of Puducherry Planning Authority. The sequence of action taken in the proposal was narrated to the committee and the sealing of the premises i.e. 3rd, 4th & 5th floor carried out on 16.10.2020 was also apprised. The committee after detailed deliberation decided to consider the case for issue of building plan approval by this Authority.

CASE NO: 61**File No & Date: 2397 & 22.02.2019**

The proposal of **Thiru. N. Ramakrishnan**, seeking approval for proposed construction of three storeyed Dyanam Mandabam and Swamiji's Rest House, Complex building – executed (Sri Sringeri-Shivaganga Mutt) in the existing temple Mutt premises at R.S.No.**7/1pt**, T.No.29, Ward – H, Block No.2, 100 feet Road, Ellapillaichavady, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee directed to call for revised plan showing all details and to place the proposal in the ensuing meeting for taking a decision.

CASE NO: 62**EXTENSION OF SERVICES OF THIRU R. SOUNDARARAJAN, ADVOCATE AS LEGAL ADVISOR TO PUDUCHERY PLANNING AUTHORITY.**

The proposal of extension of services of **Thiru R. Soundararajan**, Advocate, Legal Advisor in Puducherry Planning Authority for the period from 01.01.2020 to 31.12.2020 was agreed by the Committee subject to payment of fees on case to case basis as per Legal Practitioner Fees Rules.

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CASE NO: 63

**APPOINTMENT OF THE FOLLOWING ADVOCATES AS PANEL ADVOCATES TO
PUDUCHERRY PLANNING AUTHORITY.**

The proposal of appointment of below mentioned Advocates as Panel Advocates to Puducherry Planning Authority and payment of applicable legal fees as per Legal Practitioner Fees Rules on case to case for their appearance in the Lower Court was examined by the Committee and approval to the same has been accorded.

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1	Maruthupandian, No.56, KamatchiammanKoil Street, Puducherry-1.
2	M SwaminathanThillai Residency, Plot No.5&6, S-2, 2 nd Floor, 20 'B' Cross Extension, Krishna Nagar West, Lawspet, Puducherry-8.
3	Kulothungan, No.44, A-2 nd Cross, Rainbow Nagar, Puducherry-11.
4	A. Selvakumar, Plot No-21, 1 st Cross Ramalingam Nagar, Thattanchavady post, Puducherry-9.
5	A. Viveganadane, No.101, Yanam Vengadasalam Pillai Street, Puducherry-1.
6	B. N. Balasundiram, No.03, School Street, Andiyarpalayam, Nallavadu Post, Puducherry-7.

CASE NO: 64

**APPOINTMENT OF THIRU S. SIVASAMY, ADVOCATE AS PANELLED ADVOCATE TO
PUDUCHERRY PLANNING AUTHORITY. FOR CO-ORDINATION WITH GOVERNMENT
PLEADER IN HON'BLE HIGH COURT, MADRAS.**


The proposal of Appointment of **Thiru. S. Sivasamy**, Advocate, No.4, 1st Cross, Sri Ganapathy Nagar, Ellapillaichavady, Puducherry - 605005 as a Panel Advocate to Puducherry Planning Authority to co-ordinate with Government Pleader in Hon'ble High Court, Madras in respect of cases related to Puducherry Planning Authority was approved by the Committee on condition that payment of applicable fees will be as per Legal Practitioner Fees Rules on each case to case for preparation of Counter Affidavit and for his co-ordination with the Government Pleader in Hon'ble High Court in Madras.

CASE NO. 65

**ENHANCEMENT OF CONSOLIDATED REMUNERATION IN RESPECT OF TWO GIS
EXPERTS AND IN PUDUCHERRY PLANNING AUTHORITY.**

The proposal of enhancement of Consolidated remuneration from Rs.30,000 to Rs. 36,000 per month in respect of two GIS Experts of this Authority namely, 1) Thiru. Mohammed Shanavaz and 2) Thiru. R. Devanathan was examined and approved by the committee.


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CASE NO. 66

ENHANCEMENT OF CONSOLIDATED REMUNERATION IN RESPECT OF COMPUTER PROGRAMMER IN PUDUCHERRY PLANNING AUTHORITY.

The proposal of enhancement of consolidated remuneration of Rs.20,000/- to Rs.24,000/- per month in respect of Thiru. S. Ravivarman, Computer Programmer of this Authority was examined and approved by the Committee.

CASE NO: 67

ENHANCEMENT OF WAGES TO THE PERSONNEL ENGAGED IN PPA WHO HAVE BEEN HIRED BY PUDUVAI CO-OPERATIVE COMPUTER SOCIETY ON OUTSOURCING BASIS IN RESPECT OF TECHNICAL ASSISTANTS, DATA ENTRY OPERATORS AND HELPERS.

The proposal of enhancement of wages in respect of personnel engaged in Puducherry Planning Authority hired from Pudukai Computer Co-operative Society on outsourcing basis at the following rate fixed by the Society was examined and approved by the Committee.

Sl.No.	Category	Wages Paid by Puducherry Planning Authority	Wages fixed by Pudukai Computer Co-operative Society
1	Technical Assistant	Rs.10,000	Rs.13,500
2	Data Entry Operator	Rs.9,000	Rs.13,500
3	Helpers	Rs.7,000	Rs. 8,000

CASE No.68

The time delay that occur due to sequential forwarding of applications to the line departments in respect of obtaining NOC wherein canal portion is intervened was explained to the Committee. The Committee directed that henceforth simultaneous letters to P.W.D., Local body and Survey Department may be addressed so as to curtail time delay.

ANY OTHER MATTERS WITH THE PERMISSION OF THE CHAIRMAN.

CASE No.69

As many posts remain vacant in this Authority and considering the existing volume of work, the difficulty in preparing Detailed Development Plan in-house was explained to the Committee. The Committee decided to prepare the required Detailed Development Plans by engaging Consultants.

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CASE No.70

Timely forwarding of agenda to the Committee Members.

In the Puducherry Planning Authority Committee Meeting held on 22.10.2020, the Member representing Puducherry Pollution Control Committee requested that the agenda for the meeting may be sent to the Members well in advance, so that they can come prepared for the meeting. The Chairman informed that henceforth the same will be tried.

CASE No.71

Timely forwarding of applications to the line departments.

The Member Secretary informed that in case of special/multi-storeyed buildings, No Objection Certificates from the line department are sought only after placing the proposal in the PPA Committee Meeting, which is one of the reasons for delay in processing the applications.

It was decided by the Committee that henceforth once the applications for special /multi-storeyed buildings are received by the Planning Authority, the same shall be forwarded to the line departments for their NOC without any delay. Further, it was also decided that henceforth the photographs of the proposed site of the special/multi-storeyed building shall also be collected from the applicant, before placing the proposal in the Committee Meeting.

CASE NO:1 Additional Agenda

File No & Date:1648/10.08.2017

The proposal of Managing Trustee, **M/s. Baithul Hikma Trust Chennai** seeking composite approval for (i) proposed construction of three storeyed college building with basement floor & three storeyed Hostel Block with basement floor under name & style M/s.Mahatma Gandhi Moulana Azad College of Arts for Boys at **R.S.No.11/2,5, 12/3, 13/2pt, 16/1,2**, Kaduvanur Road, Kaduvanur Revenue Village, Bahour Commune Panchayat, Puducherry and (ii) Proposed construction of three storeyed NIOS Training Institute building with basement floor under name & style M/s.Jamiathul Hikma at R.S.No.15/1,2Apt, Kaduvanur Road, Kaduvanur Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the Committee.

MS, PPA apprised that the applicant's earlier proposal for constructing "Three Storeyed college building & three storeyed Hostel Block under name and style M/s.Mahatma Gandhi Moulana Azad College of Arts for Boys was refused by this Authority, since the road in front of the site was only 4m instead of minimum required 9m. Applicant preferred appeal to Town & Country Planning Board against this Authority's refusal order dt:20.11.17. The Town and Country Planning Board, in its meeting dt:29.12.17 examined the appeal and after detailed deliberations decided to allow the appeal with direction to issue approval for "Three storeyed college building & three storeyed Hostel Block under name and style M/s.Mahatma Gandhi Moulana Azad College of Arts for Boys after handing over land to a width of 10m along the entire front boundary of the site by way of gift deed to the PWD/concerned Commune Panchayat for increasing the width of the road. The other building parameters shall confirm to the Puducherry Building Bye Laws and Zoning Regulations". Subsequently, NOC had been received from Bahour Commune Panchayat that, "Baithul Hikma Trust has handed over a piece of land for an extent of 657.93sq.m bearing R.S.No.13/2, Kaduvanur Revenue Village, for future widening of approach road". Further, MS, PPA apprised about the

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"judgment of Hon'ble High Court of Madras in W.P.No.31949 of 2017 and W.M.P.Nos.35096 of 2017 and 11651 of 2018 wherein Hon'ble High Court has passed an order quashing the order of Town & Country Planning Board which allowed/permitted the deficiencies in the appellant proposals, over & above the Building Bye-Law, 2012".

The committee after detailed deliberation directed MS, PPA to consider the building plan for approval with condition that before issue of building permit (i)clearances/NOC's shall be obtained from Pondicherry University/Directorate of Higher & Technical Education (*regarding conformity of education norms*), Fire service Department, Electricity Department, Directorate of Survey & Settlement (*Demarcation of site & furnish a report*), Irrigation Div., P.W.D (*canal is free from encroachments/buffer/culvert permission*), Bahour commune Panchayat (*Drinking water/solid waste/liquid waste/canal is free from encroachments/buffer/culvert permission*), Legal Opinion and after submission of Structural Design Basis Report along with soil test report for the 'proposed construction of three storeyed college building with basement floor & three storeyed Hostel Block with basement floor under name & style M/s.Mahatma Gandhi Moulana Azad College of Arts for Boys' and (ii)clearances/NOC's shall be obtained from Directorate of School Education (*regarding conformity of education norms*), Fire service Department, Electricity Department, Directorate of Survey & Settlement (*Demarcation of site & furnish a report*), Irrigation Div., P.W.D (*canal is free from encroachments/buffer/culvert permission*), Bahour commune Panchayat (*Drinking water/solid waste/liquid waste/canal is free from encroachments/buffer/culvert permission*), Legal Opinion and after submission of Structural Design Basis Report along with soil test report for the 'proposed construction of three storeyed NIOS Training Institute building with basement floor under name & style M/s.Jamiathul Hikma' and after compounding the unauthorised constructions made.

CASE NO:2 Additional Agenda

File No & Date:1235/21.05.2018

The proposal of **M/s. Santa Clara Convent School rep by Tvl.Sister Superior**, Kodathur Manavelly, Thirukkanur, Puducherry seeking approval for additional construction of two storeyed Auditorium building & removal of cycle/van/bus shed for "M/s.Santa Clara Convent Girls Hr Sec School" (Revised Plan) at R.S.No.90/2pt, Kodathur Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the Committee. The Committee agreed to the proposal subject to the condition that the applicant shall submit notarised Affidavit indemnifying PPA regarding the proposed alterations and plot dimensions/ plot extent and Structural Design Basis Report and thereafter to issue the building permit.

CASE NO: 3 Additional Agenda

File No & Date:3719/16.07.2020

The proposal of **Tmt.Padmavathy** for carrying out/additions in the existing premises consisting of two storeyed/single storeyed industrial buildings and three storeyed commercial building at R.S.No.138/11A/1pt, 138/12B, 138/14pt, 138/12A/1pt, Madagadipet Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the Committee. The proposal was agreed in principle subject to the condition that applicant shall attend the following remarks viz (i) Valid document shall be furnished for the land bearing R.S.No.138/12A/1pt. (ii) Combined FMB sketch by super imposing buildings shall be submitted (iii) The Building plan as per execution at site shall be furnished (iv) Notarised Affidavit indemnifying PPA regarding the proposed

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alterations and plot dimensions/ plot extent, shall be furnished and clearance shall be obtained from N.H.Div, P.W.D, Puducherry and thereafter building permit after compounding unauthorisedly deviated constructions and after submission of Structural Soundness certificate.

CASE No.4 Additional agenda

DELEGATION OF POWERS TO THE JUNIOR TOWN PLANNERS OF PUDUCHERRY PLANNING AUTHORITY IN CONNECTION WITH REGULARISATION OF UNAPPROVED INDIVIDUAL PLOTS.

In the Puducherry Planning Authority Committee Meeting held on 29.05.2019, 3 Junior Town Planners had been delegated the powers to issue regularisation order. The Member Secretary apprised the Committee that around 500 applications are received under Individual Plot Regularisation Scheme in a month and to quicken the time for disposing the applications, it was decided by the Committee to delegate the powers of issuing regularisation order to the individual plots to all the Junior Town Planners of PPA. The work allocation will be issued to deal the subject commune wise by the JTPs. The following Standard Operating Procedure was also approved by the Committee:

i. The Consultant and other officials who are assigned the duty of receipt of applications under individual plot regularisation Scheme will thoroughly examine the applications while receiving, with original documents as per the regularisation scheme guidelines. Notary affidavit from the applicant for any missing information such as plot dimension, road width etc., shall be obtained from the applicant at the time of submission of application itself.

ii. Technical staff, under the control of Junior Town Planners will process the application as per the regularisation scheme guidelines and issue Card-3.

iii. On payment of stipulated fees, after due diligent verification, Regularisation Order will be issued by the Junior Town Planners.

iv. Only such applications which require the intervention of Member Secretary alone will be referred to Member Secretary for his advice and clear cut cases will be cleared at the level of Junior Town Planners.

iv. The Member Secretary will periodically monitor (i.e. fortnightly) the disposal of the applications under Individual Plot Regularisation Scheme.

CASE NO: 5 Additional agenda

File No. & Date: 5983 & 12.10.2020

The proposal of **Thiru.A.Namassivayam** to construct a four storeyed commercial building (Office in four floors) with stilt floor (Revised plan) at R.S.No.229/130, East Sannathi Street, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee. Since the proposal is revised plan, the committee agreed to issue building permit after submission of Structural Design Basis Report and Soil test report obtained from Registered Structural Engineer.

The Chairman thanked the members for attending the meeting.


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Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority