GOVERNMENT OF PUDUCHERRY

PLANNING AUTHORITIES

(PUDUCHERRY, KARAIKAL, MAHE & YANAM)

GUIDELINES FOR PREPARATION OF DRAWINGS FOR OBPS

(Residential Buildings – up to 2 Dwelling Units)

INTRODUCTION

Online Building Permission System (OBPS) is an online platform developed by NIC, Puducherry with the support of e-Governments Foundation, Bengaluru to facilitate issuance of building plan approval online. The Department has already launched a web portal **https://obps.py.gov.in** for OBPS, wherein the auto scrutiny of building plans was not provided. The system has now been upgraded with auto scrutiny of building plans viz. DIGIT e-DCR software developed by e-Government Foundations, Bengaluru.

In the upgraded OBPS portal, the owner/builder shall submit the application for issue of building plan approval through the Registered Technical Personnel enrolled with the Planning Authorities of the respective regions along with the relevant documents and building plans prepared conforming to the Puducherry Building Bye Laws and Zoning Regulations, 2012. The Registered Technical Personnel shall prepare the building plans as per the specifications for eDCR software.

The system automatically scrutinises the plans as per the provision of the Puducherry Building Bye Laws and Zoning Regulations, 2012 and the prevailing practices of the Authority and if no query is raised, the system will generate a report accepting the plan and then the concerned will be directed to furnish further documents & remit the requisite fees. The applicant will be prompted to pay the fees through online for further processing. After receipt of the same the scrutiny officer of the concerned Planning Authority will make site inspection on a pre-fixed time and thereafter if the proposal is in conformity with the rules in force the application will forward it to competent authority for approval on line. If the plan submitted is not in conformity with the Puducherry Building Bye-laws and Zoning Regulations, 2012, the system will generate a Query Report identifying specifically the queries which are to be attended.

The plans can be resubmitted after attending to the queries. The application will be admitted by the Planning Authority only after the building plans are accepted by the system. The processing of the applications will be fully online.

The status and stages of application (Payment, receipt field inspection, approval, etc,) will be intimated to the applicant via. SMS and email then and there.

SALIENT FEATURES OF THE OBPS

- Online scrutiny of building plans and details, for compliance with the various provisions of the Puducherry Building Bye Laws and Zoning Regulations, 2012 & Town and Country Planning Act, 1969.
- The drawings can be prepared using any drafting tool/software, like AUTOCAD, LibreCAD, etc., including the open source/ free software.
- An overall transformation in the concept of conventional plan scrutiny process.
- Elimination of human interventions in plan scrutiny of building plans.
- Time Bound disposal of application & prompt issue of permit.
- Complete transparency in the process of scrutiny and issuance of building plan approval.
- Clear understanding of the various provisions of the Puducherry Building Bye Laws & Zoning Regulations, 2012.
- Facilities for easy confirmation with the rules prior to official submission of application for approval.
- Plans complying with the norms of Puducherry Building Bye Laws and Zoning Regulations can only be officially submitted for building plan approval, which avoids time delay.

PREPARATION OF DRAWINGS

- All drawings shall be drawn in 1:1 scale, in meters, in model space. i.e. to the Layout size of A0, A1, A2, etc.

- All required details as per this guide line shall be submitted in a single drawing, drawn in model space.

- All details shall be furnished using closed polygon with polylines, lines, texts, dimensions etc. to be incorporated in layers, index colours as specified in this guideline.
- It is advisable to keep the .dxf drawing with bare minimum details, which are required by the system for rules validation.

- The drawing shall be saved in .dxf format and to be uploaded for rule validation.

- Separate drawings (Floor plan, elevations, sections, site plan, setback details, septic tank & soak pit/ leach pit/open well details etc.) incorporating all details as per Puducherry Building Bye Laws and Zoning Regulations, 2012, set to the scale and paper size specified, shall be prepared, saved as pdf, and these pdf files are to be separately uploaded after the .dxf drawings uploaded for rule validation, is accepted by the system to the respective scale size/layout size.

- Cross Sectional plan should be drawn with maximum information.

- In pdf drawing uploaded, enough blank space as shown in model plans shall be kept on bottom right corner of every sheet, for approval stamping.

- Complete details of the registered engineer/supervisor & applicant have to be mentioned in the plan instead of signature of the applicant and engineer.

- All polygons with polylines shall be closed polygons, closed using <close> command in Auto CAD or similar in other software.

- The drawings shall be prepared by matching the various entries in the drawings with the properties of layers of the supplied layer matrix, downloadable from the OBPS portal.

- The layer template file, which can be downloaded along with these guidelines, contains all the layers which are used by the system and can be made use while creating **.dxf** drawings required for rule validation.

- Wherever details are to be furnished as dimensions, these are to be incorporated using dimension tools, and shall not be exploded/ edited.

- Wherever one or more polygons/ dimensions/ lines/ depicting different parameters are required to overlap, it shall be ensured that, no gaps/ spaces are left in between.

- The use of layers/ Texts/ colour conventions specified by these guidelines to designate a parameter shall be restricted to that entity only and shall not be used elsewhere in the drawing.

- For Regular Buildings (for each dwelling unit), compulsorily a Living Room, a Bedroom, either a combined Bath/WC or separately a bath & a WC and a Kitchen should be provided.

- Kitchen is of 3 types. For Kitchen with index colour <1>: no separate store & Dining need to be provided. For the other types i.e., “Kitchen separate Dining” (index colour<5>): separate Kitchen room and separate Dining room (overall 2 rooms) should be provided. “Kitchen separate store” (index colour<3>): separate Kitchen room, separate store room and separate Dining room (overall 3 rooms) should be provided.

- Latitude, Longitude shall be provided in Decimals.

PREPARATION OF BUILDING PLANS

LAYER NAMES AND COLOUR CODES:

Features	Parameter Description/Layer Description	Description
Plot Boundary	PLOT_BOUNDARY	To be drawn as Closed polygon using polyline/polygon, in site plan, in layer PLOT_BOUNDARY, in index colour <layer>
Building Foot Print	BLK_n_BLDG_FOOT_PRINT	To be drawn as Closed polygon in site plan, using polyline, polygon features, in layer BLK_1_LVL_0_BLDG_FOOT_PRINT, in index colour <layer>
Coverage	BLK_n_COVERED_AREA	To be drawn as closed polygon in site plan using polyline/polygon, in site plan in layer BLK_1_COVERED_AREA, in index colour <layer>
Coverage Deduction	BLK_n_COVERED_AREA_DEDUCT	To be drawn as closed polygon in site plan using polyline/polygon, in site plan in layer BLK_1_COVERED_AREA_DEDUCT, in index colour <layer>
Built up Area of Proposed Block	BLK_n_FLR_i_BLT_UP_AREA	To be drawn as closed polygon in building plan, using polyline/polygon features, in layer BLK_1_FLR_i_BLT_UP_AREA in index colour <25>
Deductions of built up area for floor area calculations of proposed Block	BLK_n_FLR_i_BLT_UP_AREA_DEDUCT	To be drawn as closed polygon in building plan, using polyline/polygon features, in layer BLK_1_FLR_i_BLT_UP_AREA_ DEDUCT in index colour <25>
Height of Building	BLK_n_HT_OF_BLDG	Height of building of different blocks of buildings shall be drawn as dimension in section drawing using layer specified, in layer BLK_1_HT_OF_BLDG, in index colour <layer>
Front Setback	BLK_n_LVL_0_FRONT_SETBACK	To be drawn as closed polygon in site plan, using polyline/polygon features (restricting to building frontage), in layer

		BLK_1_LVL_0_FRONT_SETBACK, in index colour <layer>
Rear Setback	BLK_n_LVL_0_REAR_SETBACK	To be drawn as closed polygon in site plan, using polyline/polygon features, in layer BLK_1_LVL_0_REAR_SETBACK, in index colour <layer>
Side Setback 1	BLK_n_LVL_0_SIDE_SETBACK1	To be drawn as closed polygon in site plan, using polyline/polygon features, in layer BLK_1_LVL_0_SIDE_SETBACK1, in index colour <layer>
Side Setback 2	BLK_n_LVL_0_SIDE_SETBACK2	To be drawn as closed polygon in site plan, using polyline/polygon features, in layer BLK_1_LVL_0_SIDE_SETBACK2, in index colour <layer>
Staircase	BLK_n_FLR_i_STAIR_k	1. Stairwell to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_STAIR_1, in index colour <layer> Additional Staircases shall be drawn as a new Layer .....STAIR_2,...3...etc 2. Staircase height is to be entered as Mtext ….FLR_HT_M=3.17 in Layer BLK_1_FLR_0_STAIR_1, in index colour <layer>
Staircase Flight	BLK_n_FLR_i_STAIR_k_FLIGHT_m	1. Flight to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_STAIR_1_FLIGHT_1, in index colour <250> 2. Flight length to be drawn as dimension, in layer BLK_1_FLR_0_STAIR_1_FLIGHT_1 with colour index <1> 3. Flight width to be drawn as dimension, in layer BLK_1_FLR_0_STAIR_1_FLIGHT_1 with colour index <2> 4. Treads to be drawn as line, in layer BLK_1_FLR_0_STAIR_1_FLIGHT_1, with colour index <3> Same shall be repeated for flights 2,3etc. in '0' floor and for upper floors

Staircase Landing	BLK_n_FLR_i_STAIR_k_LANDING_m	1. Landing to be drawn as closed polygon in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_STAIR_1_LANDING1, in index colour <250> 2. Landing length to be drawn as dimension, in layer BLK_1_FLR_0_STAIR_1_LNDING1 with colour index <1> 3. Landing width to be drawn as dimension in layer BLK_1_FLR_0_STAIR_1_LANDING1 with colour index <2> Same shall be repeated for Landings as ..._LANDING_1, ..._2 etc. in '0' floor and upper floors.
Living Hall	BLK_I_FLR_i_REGULAR_ROOM_DWk	1. Living Hall to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_REGULAR_ROOM_DW1, in index colour <1> 2. Ceiling height for Living Room to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_REGULAR_ROOM_DW1 with colour index <1> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Bedroom	BLK_I_FLR_i_REGULAR_ROOM_DWk	1. Bedroom to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_REGULAR_ROOM_DW1, in index colour <3> 2. Ceiling height for Bedroom to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_REGULAR_ROOM_DW1 with colour index <3> Same shall be repeated for upper Floors as _FLR_1_...etc.

		Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Child Bedroom	BLK_I_FLR_i_REGULAR_ROOM_DWk	Child Bedroom to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_REGULAR_ROOM_DW1, in index colour <4> 2. Ceiling height for Bedroom to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_REGULAR_ROOM_DW1 with colour index <4> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Kitchen Separate Store (Kitchen =4.5sq.m)	BLK_I_FLR_i_KITCHEN_DWk	1. Kitchen to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_KITCHEN_DW1, in index colour <3> 2. Ceiling height for Kitchen to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_KITCHEN_DW1, with colour index <3> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Kitchen Separate Dining (Kitchen+Store = 5sq.m)	BLK_I_FLR_i_KITCHEN_DWk	1. Kitchen to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_KITCHEN_DW1, in index colour <5> 2. Ceiling height for Kitchen to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_KITCHEN_DW1, with colour index <5> Same shall be repeated for upper Floors as

		_FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Kitchen+Store+ Dining = 7.5sq.m	BLK_I_FLR_i_KITCHEN_DWk	1. Kitchen to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_KITCHEN_DW1, in index colour <1> 2. Ceiling height for Kitchen to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_KITCHEN_DW1, with colour index <1> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Dining	BLK_I_FLR_i_KITCHEN_DWk	1. Kitchen to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_KITCHEN_DW1, in index colour <4> 2. Ceiling height for Kitchen to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_KITCHEN_DW1, with colour index <4> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Bath	BLK_I_FLR_i_BATH_DWk	1. Bath to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_BATH_DW1, in index colour <250> 2. Ceiling height for Bath to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_BATH_DW1, with colour index <250>

		Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Water Closet	BLK_I_FLR_i_WC_DWk	1. Water Closet to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_WC_DW1, in index colour <250> 2. Ceiling height for Bath to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_WC_DW1, with colour index <250> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Toilet (Water Closet + Bath)	BLK_I_FLR_i_WC_BATH_DWk	1. Toilet to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_WC_BATH_DW1, in index colour <250> 2. Ceiling height for Bath to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_WC_BATH_DW1, with colour index <250> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
North Direction	NORTH_DIRECTION	North Direction to be drawn as a closed Polygon using Polyline/Polygon feature, in Site plan, in layer NORTH_DIRECTION with colour index <layer>

Location Plan/ Key Plan	LOCATION_PLAN	Location Plan/Key Plan to be drawn as closed Polygon, in site plan, using polyline/ploygon features, in layer LOCATION_PLAN with colour index <layer>
Parapet Height	BLK_I_PARAPET_HEIGHT	Parapet Height is to be drawn as dimension line, in building plan (section), layer BLK_I_PARAPET_HEIGHT with colour index <233>
Rainwater Harvesting	RWH	A closed polygon is to be drawn around rainwater harvesting arrangements, using Polyline/polygon features, in layer RWH with colour index <layer>
Plan Info	PLAN_INFO	Plan Info is to be drawn as Mtext, in layer PLAN_INFO with colour index <layer>
Balcony	BLK_I_FLR_i_BALCONY_k	Balcony width is to be drawn as dimension line, in building plan, in layer BLK_I_FLR_i_BALCONY_k with colour index <5>
Headroom Height	BLK_1_MUMTY_HT	Headroom Height is to be drawn as dimension line, in building plan (section), layer BLK_1_MUMTY_HT with colour index <layer>
One Roomed House - Multipurpose room	BLK_I_FLR_i_REGULAR_ROOM_DWk	1. Living Hall to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_REGULAR_ROOM_DW1, in index colour <5> 2. Ceiling height for Living Room to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_REGULAR_ROOM_DW1 with colour index <5> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
One Roomed House - Kitchen	BLK_I_FLR_i_KITCHEN_DWk	1. Kitchen to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_KITCHEN_DW1, in index colour <7> 2. Ceiling height for Kitchen to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_KITCHEN_DW1, with colour index <7> 3. Instead of separate room, Kitchen/Cooking space to be drawn within multipurpose room.

		Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Two Roomed House – 1st Room	BLK_I_FLR_i_REGULAR_ROOM_DWk	1. Living Hall to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_REGULAR_ROOM_DW1, in index colour <9> 2. Ceiling height for Living Room to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_REGULAR_ROOM_DW1 with colour index <9> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Two Roomed House – 2nd Room	BLK_I_FLR_i_REGULAR_ROOM_DWk	1. Living Hall to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_REGULAR_ROOM_DW1, in index colour <10> 2. Ceiling height for Living Room to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_REGULAR_ROOM_DW1 with colour index <10> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.
Two Roomed House - Kitchen	BLK_I_FLR_i_KITCHEN_DWk	1. Kitchen to be drawn as closed polygon, in building plan, using polyline/polygon features, in layer BLK_1_FLR_0_KITCHEN_DW1, in index colour <6> 2. Ceiling height for Kitchen to be drawn as dimension line, in building plan (section), in layer BLK_1_FLR_0_KITCHEN_DW1, with colour index <6> Same shall be repeated for upper Floors as _FLR_1_...etc. Additional Dwelling Units shall be drawn as a new layer viz _DW2, _DW3 etc.

Parking	PARKING	1. Parking to be drawn as a closed polygon, in building plan using polyline/polygon features, in layer PARKING, in index colour <layer> 2. Each Parking space/polygon shall be at least 2.5m wide & at least 30sq.m area.

DETAILS OF PLAN INFO TO BE PROVIDED AS TEXT IN THE DRAWING FILE:

PLOT_NO=35

RS_NO=46/5 & 46/3PT

WARD/BLOCK/TSNO=NIL

REVENUE_VILLAGE=ARIYANKUPPAM

MUNICIPALITY=ARIYANKUPPAM

REGION=PUDUCHERRY

REGION_TYPE=RESIDENTIAL<=2DU

PLOT_AREA_M2=167.17

EWS_BUILDING=YES/NO

PLOT_DEPTH=18.29

MAX_PLOT_WIDTH=9.14

AREA_TYPE=OTHER AREA

CRZ=YES/NO

CRZ_AREA=CRZ-II/CRZ-III

ROAD_WIDTH=6.10

LAND_USE_ZONE = RESIDENTIAL

BUILDING_ABUTS_CANAL/LAKE/WATER BODIES = YES/NO

AIRPORT LIMIT = YES/NO

NOC_STATE_CRZ= YES/NO

RAILWAY LIMIT = YES/NO

ABUTTING_ NH_ECR = YES/NO

NOC_NH_ECR = YES/NO

NOC_COLLECTOR_GVT_LAND=YES/NO

NOC_IRRIGATION_DEPT= YES/NO

NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES/NO

NOC_FIRE_DEPT=YES/NO

EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0

RWH_DECLARED=YES

DETAILS OF DECLARATION OF AREA_TYPE IN PLAN INFO:

Puducherry region:

Area	AREA_TYPE	Remarks
For Boulevard white Town area	**WHITE TOWN**	Area within the Boulevard limit of Beach Road and Ambour Salai.
For Boulevard TAMIL Town i.e., within boulevard town	**TAMIL TOWN**	Area within the Boulevard limit of and Ambour Salai & Anna Salai, Subbiah Salai.
For other continuous building area	**CBA**	Existing developed area of very old settlements.
For other area apart from the above	**OTHER AREA**	Area other than the above.

Karaikal region:

Area	AREA_TYPE	Remarks
Continuous Building Area	**CBA**	Existing developed area of very old settlements.
Other Areas	**OTHER AREA**	Area other than the above.

Mahe region:

Area	AREA_TYPE	Remarks
Continuous Building Area	**CBA**	Existing developed area of very old settlements.
Other Areas	**OTHER AREA**	Entire area of Mahe

Yanam region:

Area	AREA_TYPE	Remarks
Continuous Building Area	**CBA**	Existing developed area of very old settlements.
Other Areas	**OTHER AREA**	Area other than the above.

DECLARATION /CERTIFICATION IN THE DRAWING BY THE ENGINEER/ARCHITECT:

Certified that:

- The Plot boundaries, measurement and other details shown in the site plan have been verified at site and found correct.

- The land use of the site & drawings are in conformity with the provisions of the Comprehensive Development Plan area of Puducherry region – 2036 and Puducherry Building Bye Laws and Zoning Regulations, 2012.

- The drawings are in conformity with the provisions of Puducherry Building Bye Laws and Zoning Regulations, 2012 read with amendments.

- Other aspects like Wall thickness, Ventilation, Plinth height, Energy Conservation provision, RWH, Septic Tank and Soap Pit arrangements, Projections, Ramps & Steps, Terrace Plan and Headroom, Corner splay, Maximum Building Height (upto 1.5 times road width + 1m for every 0.30m front Setback), Buffer from Water Bodies, Horizontal/Vertical clearance from Electricity line, Airport Norms, ASI Norms, CRZ Norms Heritage Norms are in compliance with the provisions of Puducherry Building Bye-Laws and Zoning Regulations, 2012 and Norms.

INFORMATION REGARDING CLEARANCES / NOC'S TO BE OBTAINED, WHEREVER NECESSARY:

S.NO.	Location /use of the site and or building	Department /Authority/agencies etc.	Information's
1	Proposed buildings within 30m from Railway track boundary	Railways	Railway track demarcated in the CDP - 2036 map
2	Proposed buildings identified by the INTACH, needs the clearance of State Level Heritage Conservation & Advisory Committee	SLHCAC	Listed identified by INTACH https://intachpondicherry.org/
3	Proposed site/building in any area notified by the Government of India as a coastal regulation zone under the Environment protection Act, 1986(Central Act 29 of 1986) and rules made there under.	PCZMA	Coastal Regulations Zone Notification. https://dste.py.gov.in/pczma/ Refer - Coastal zone management Plan (CZMP)
4	Proposed building within the Colour Coded Zonal Map of the Airport Authority of India and/or vicinity from Airport reference point (ARP).	Airport Authority of India	https://nocas2.aai.aero/nocas/index.html
5	Any activity within 300mts distance from any protected monument/area notified by the Archaeological survey of India.	Archaeological Survey of India	http://nmanoc.nic.in/
6	Any building abutting any water bodies, canal, channel, lake, etc.	Survey and Land Records, Irrigation Division, PWD & Concerned Municipalities /commune	Puducherry Building Bye Laws and Zoning Regulations, 2012

S.NO.	Location /use of the site and or building	Department /Authority/agencies etc.	Information's
7	Any building abutting electrical line LT or HT or Tower line or electrical line passing through the site or power load of any building exceeds 98KW or for any other site /structure as decided by the Planning Authority committee.	Electricity Department	Puducherry Building Bye Laws and Zoning Regulations, 2012
8	Proposed site/building abutting National Highway roads, ECR etc, or any other roads having widening proposal (acquisition proceedings) or any other road identified by the Concerned department, like PWD, Municipality, etc.	National Highway Division, PWD	Puducherry Building Bye Laws and Zoning Regulations, 2012
9	Proposed site/building falls in the Land Reforms/Land acquisition proceeding of the Government or any other proposal as directed by the department for verification of Land Records.	Department of Revenue and Disaster Management	
10	Any activity relating to demarcation /earmarking of plots boundaries or as and when the decided by the Planning Authority.	Department of survey and Land Records	
11	Proposed site /building having basement floors or digging of bore wells or proposals relating to consumption of more water requirements.	State Ground Water Unit or Soil Conservation Cell	Puducherry Building Bye Laws and Zoning Regulations, 2012
12	Proposed site/building forms part of any Town Planning schemes or housing societies.	Town and Country Planning Department or any housing societies	

S.NO.	Location /use of the site and or building	Department /Authority/agencies etc.	Information's
13	Any proposals referred by the Planning Authority for the opinion /views of the Legal Counsel, PPA.	Empanelled Advocates of Planning Authority	As per decision of the Planning Authority meeting
14	Proposed site/buildings falls in the developing area or wherein the land use of the site is earmarked as residential proposed or any unapproved layout wherein development charges are being collected by the Concerned commune /Municipalities or clarification with regard to access roads or public health point of view or with regard to any encroachment by the individuals on any Government Lands, water bodies, canal, etc.	Concerned Commune Panchayats/Municipalities	As per decision of the Planning Authority meeting