



புதுச்சேரி மாநில அரசிதழ்

La Gazette de L'État de Poudouchéry

The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

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அதிகாரம் பெற்ற
வெளியீடு

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No.	61 Poudouchéry	Mercredi	15	Avril	2020 (26 Chaitra 1942)
No.	Puducherry	Wednesday	15th	April	2020

GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 06/2020-Hg., Puducherry, dated 9th April 2020)

NOTIFICATION

The Government of Puducherry is implementing the programme such as Pradhan Mantri Awas Yoyana (PMAY) and the Smart City Mission. Affordable Housing in Partnership is a component of the PMAY mission and as per the scheme guidelines of PMAY Scheme, in order to increase the availability of houses for EWS category at affordable rates, States/Union Territories; either through its agencies or in partnership with private sector can plan affordable housing projects.

2. In order to cater to the housing demand of poor and the existing constraint in land availability, the Town and Country Planning Department has proposed to revise the building parameters viz., Height, Coverage and Floor Area Ratio (FAR) for the housing projects for the poor under the Schemes implemented by the Government/Government Agencies in Union territory of Puducherry for ensuring more number of dwelling units at the affordable price.

3. In exercise of the power conferred by section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970) and in order to promote Affordable Housing in the Union territory of Puducherry, the Lieutenant-Governor, Puducherry, in consultation with the Town and Country Planning Department, hereby makes the following amendment to the Puducherry Building Bye-laws and Zoning Regulations, 2012 issued in the Notification *vide* G.O. Ms. No. 5/2012-Hg., dated 5th March 2012 of the Chief Secretariat (Housing), Government of Puducherry and published in the Part-I of the Extraordinary Official Gazette No. 21, dated 8th March, 2012, namely:-

(1) These Bye-laws and Regulations may be called the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2020.

(2) The provisions of the Bye-laws and Zoning Regulations shall apply to the Planning area declared *vide*:-

- (i) G.O. Ms. No. 79/84/F 6, dated 17th August 1984, notified in the Gazette No. 34, dated 28th August 1984;
- (ii) G.O. Ms. No. 93/85/F 6, dated 8th July 1985, notified in the Gazette No. 35, dated 30th July 1985; and
- (iii) G.O. Ms. No. 68/89/F 6, dated 26th July 1989, notified in the Gazette No. 83, dated 31st July 1989 of Housing Secretariat, Puducherry and such other areas in the Union territory of Puducherry notified from time to time.

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

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

“ANNEXURE-XXIV

**SPECIAL REGULATIONS FOR AFFORDABLE HOUSING PROJECTS
UNDER GOVERNMENT SCHEMES**

Parameters for the Affordable Housing Projects under the Schemes implemented by the Government/Government Agencies in Union territory of Puducherry shall be as follows:

Sl. No.	Description	Parameters
(1)	(2)	(3)
1	Abutting road width from 6.00 m. to 15.0 m.	Coverage : 60% FAR : 300 Height : 20.0 m. Setback : All round 3.0 m.
2	Abutting road width more than 15.0 m. and having plot area of more than 1000 sq.m.	Coverage : 45% FAR : 400 Height : 40.0 m. Setback : All round 7.0 m.

Note : All other parameters shall be as prescribed in the Puducherry Building Bye-laws and Zoning Regulations, 2012, amended from time to time.

The above norms for Coverage, Floor Area Ratio (FAR) and Height shall not be applicable to the areas falling in the Boulevard area in Puducherry, Aquifer Recharge area, Catchment area and areas falling under Coastal Regulation Zone, and such other areas where restrictions are imposed by any other statute.

(By order of the Lieutenant-Governor)

GEORGE K. MARAM,
Additional Secretary to Government (Housing).
