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

Minutes of the Puducherry Planning Authority Meeting held on 16.04.2021 at 3.00 PM in the Conference Hall of Chief Secretariat, Puducherry.

The following were present:-

1	Thiru. K. Mahesh I.A.S, Chairman, Puducherry Planning Authority, Puducherry.	Chairman
2.	Thiru. V. Sathyamurthi, Chief Town Planner, Town & Country Planning Department, Puducherry.	Member
3.	Thiru. Sundararajan. P, OSD, (Representing the Director, Collegiate Education, Puducherry.)	Member
4	Thiru. S. Cartigueyane, Engineer Assistant, (Representing the Superintending Engineer, Circle-I, PWD, Puducherry.)	Member
5	Thiru. P. Gnanasekaran, Executive Engineer, (Representing the Superintending Engineer-III, Electricity Department, Puducherry.	Member
6	Thiru. L. Xavier Kennedy, Junior Scientific Assistant, (Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry.)	Member
7	Thiru. S. Manohar, Hydrogeologist, (Representing the Director, Agriculture Department, Puducherry.)	Member
8	Thiru. R. Rithosh Chandra, Assistant Divisional Fire Officer, (Representing the Fire Service Department, Puducherry.)	Member
9	Dr. R. Thirumalai Sankar, Deputy Director (IEC), (Representing the Deputy Director, Public Health Department, Puducherry.)	Member
10	Thiru. G. Manavalan, Assistant Engineer, (Representing the Executive Engineer, NH Division, PWD, Puducherry.)	Member
11	Thiru. G. Sankar, Assistant Engineer, (Representing The Executive Engineer, Irrigation Division, PWD, Puducherry.)	Member
12	Thiru. M. Sankar, Junior Engineer, (Representing the Executive Engineer, Public Health Department, PWD, Puducherry.)	Member
13	Thiru. K. Murugavel, SP (Traffic), Police Department, Puducherry.	Member
14	Thiru. S. Manohar, Hydrogeologist, SGWU Agriculture Department, Puducherry.	Member
15	Thiru. M. Namachivayam, Assistant Engineer, (Representing the Commissioner, Puducherry Municipality, Puducherry.)	Member
16	Tmt. G. Ellammal, Assistant Engineer, (Representing the Commissioner, Oulgaret Municipality, Puducherry.)	Member
17	Thiru. G. Sovoundirarajan, The Commissioner, Ariyankuppam Commune Panchayat, Puducherry	Member
18	Thiru. A. Manohar, The Commissioner, Nettiappakkam Commune Panchayat, Puducherry	Member
19	Thiru. D. Arumugam, The Commissioner, Villianur Commune Panchayat, Puducherry	Member
20	Thiru. N. Jayakumar, The Commissioner, Mannadipet Commune Panchayat, Puducherry	Member
21	Thiru. A. Manohar, The Commissioner, Bahour Commune Panchayat, Puducherry	Member
22	Thiru. S. Sridarane, Senior Town Planner, Town and Country Planning Department	Special Invitee
23	Thiru. M. Kandar Selvan, Junior Town Planner, Town and Country Planning Department.	Special Invitee
24	Thiru. P.Vipinbabu , Scientist, Puducherry Coastal Zone Management Authority, Puducherry.	Special Invitee
25	Thiru. V. Bhuvaneshwaran, Member Secretary, Puducherry Planning Authority, Puducherry.	Member Secretary


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AGENDA NO: 1

Confirmation of minutes of the previous meeting held on 18th February 2021.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 18.02.2021 were communicated to all the members and follow up actions were taken in all the 40 cases placed in the meeting. However, the Chairman noticed that the minutes of the previous meeting held on 18.2.2021 has not been placed along with Agenda note for confirmation. Therefore, it was decided to place the minutes of the meeting held on 18.02.2021 in the next meeting of Puducherry Planning Authority Committee for confirmation.

AGENDA No:2

Action taken in respect of 11 unauthorisedly constructed/ deviated buildings in the white town area of Puducherry Boulevard.

CASE NO:1**File No. & Date: 985/11.02.2021**

Name and address of the Applicant :

1. Tmt. N. Manjula,
2. Thiru. K. Nagarajan,
 No.10, Gubert Avenue,
 Puducherry-605 001.

Proposal:

Proposed construction of two storeyed residential(3-dwelling units)-cum-commercial(1-Shop) building (Executed)

Location of the site & nearest Land mark :

R.S.No.239pt, T.S.No.37, Ward-C, Block No.22, Door No.10, Gubert Avenue, Puducherry Revenue Village, Puducherry Municipality, Puducherry.

1. The Member Secretary informed the Committee that the Puducherry Planning had accorded building plan permission to carry out alterations, demolitions and reconstruction during 2003 to the existing building at R.S.No.239pt, T.S.No.37, Ward-C, Block No.22, Door No.10, Gubert Avenue, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Since, additions (shop) and deviations from approved plan were observed, stop work notice, hearing order were issued to the applicant. The revised plan submitted by the applicant on 11.02.2021 was also refused by the Puducherry Planning Committee in its meeting held on 18.02.2021. It was also apprised, that the applicant had filed a Writ petition before the Hon'ble High Court, Madras vide W.P.No.6387 of 2021 and W.M.P.Nos.6996 & 6697 of 2021. The following web Court order dated 11.03.2021 was read to the Committee members:

"This Court, without expressing anything on the merits of the claim made by the petitioners, directing the petitioners to submit an application enclosing details identifying the space for parking vehicles. If any such application is made the respondents shall consider the same within a period of three weeks from the date


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of receipt of a copy of this order. Till such time, the respondents shall remove the seal enabling the petitioner to run shop and petitioner shall not make any alterations or constructions in the premises.

With the above directions this Writ petition is disposed of consequently, connected miscellaneous petitions are closed. No costs".

2. The following observations were made by the Committee members:

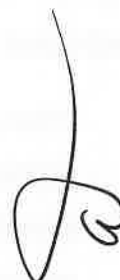
- a. The Puducherry Planning Authority has not sealed the premises as reflected in the web court order dated 11.03.2021.
- b. The applicant (petitioner) has so far not submitted any application enclosing details identifying the space for parking vehicles as reflected in the web court order dated 11.03.2021.
- c. NOC from Puducherry Coastal Zone Management Authority has not been obtained for constructing/alterations/additions to the existing building as required under CRZ-II notifications.
- d. Coverage/FAR exceeded the permissible /compoundable limits. No parking space provided.

3. Decision Taken:

- a. Letter to be addressed to the Government Pleader to get a copy of Judgment order dated 11.03.2021.
- b. A Petition need to be filed before the Hon'ble High Court that the Planning Authority has not sealed the premises as reflected in the court order dated 11.03.2021
- c. The Puducherry Coastal Zone Management Authority to take necessary action as per CRZ-II notifications and Environmental Protection Act, 1986.
- d. Notice to be served to the applicant for sealing the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(Action: Puducherry Planning Authority, Puducherry Coastal Zone Management Authority, Electricity Department and PWD)


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CASE NO:2**File No. & Date: 1575/04.03.2021**

Name and address of the Applicant :

Thiru. Dilip Kapur,
No.7, Saint Martin Street,
Puducherry – 605 001.

Proposal:

Temporary structure in the third floor at
M/s. The Promenade A Hide design
Hotel.(executed)Location of the site & nearest Land
mark :**R.S.No.239pt,** T.S.No.23, Ward-C, Block
No.21, Door No.23, Junction of Goubert
Avenue and Compagnie Street,
Puducherry Revenue Village, Puducherry
Municipality, Puducherry.

1. (i) The Member Secretary informed the Committee that the Puducherry Planning Authority during 2003 had accorded building permission to construct a 3 storeyed hotel building at R.S.No.239pt, T.S.No.23, Ward-C, Block No.21, Door No.23, Junction of Goubert Avenue and Compagnie Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. A Revised plan was also approved during 2005. Occupancy Certificate was also issued during 2005. Since, the basement floor and the area earmarked for parking were modified / deviated; deviation cum demolition notice was issued during 2014. The applicant had appealed to the Town and Country Planning Board on 13.05.2015 and the Board is yet to dispose the appeal.

(ii) During routine inspection on 24.01.2021, temporary structures in third floor was noticed in M/s. Promenade Hotel and hence Stop Work Notice, Hearing Orders were issued to the applicant. The third floor plan submitted on 04.03.2021 was also not considered by the Planning Authority as all the floor plans were not submitted by the applicant. Refusal cum Demolition Notice was served on 12.03.2021.

2. The following observations were made by the Committee members:

- a. Puducherry Pollution Control Committee to confirm whether NOC has been issued to the applicant.
- b. Puducherry Coastal Zone Management Authority to confirm whether NOC has been issued to the applicant.
- c. State Ground Water Authority to confirm whether any ground water is drawn by the applicant.
- d. The appeal filed by the applicant to the TCP Board is pending.
- e. Coverage/FAR exceeded the permissible limits. Adequate parking space is not provided.


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3. Decision taken:

- a. Puducherry Pollution Control Committee and Puducherry Coastal Zone Management Authority to share the NOC's issued to the Puducherry Planning Authority and also to verify whether the present operations at site meets the norms of Environmental Protection Act, 1986 and provisions of the CRZ-II notifications.
- b. Town and Country Planning Board to dispose the appeal at the earliest.
- c. Notice to be served to the applicant for sealing the third floor of the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(Action: Puducherry Coastal Zone Management Authority, Puducherry Pollution Control Committee, TCP Board, Electricity Department and PWD)

CASE NO: 3

File No. & Date: 2381/30.11.2017

Name and address of the Applicant :

**1. Tmt. Pushpaben. N.Petel,
2. Tmt. Amola Patel Smith
Represented by Power Agent
Thiru.Eric Smith, 3. Sunila Patel
Datta Represented by Power Agent
Thiru. Arjun VIR Datta, No.2, Bazaar
Saint Laurent Street, Puducherry.**

Proposal:

Three storeyed residential building
(3-Dwelling units) with stilt floor.

Location of the site & nearest Land
mark :

**R.S.No.239pt, T.S.No.60pt, Block-31,
Ward-D, Goubert Avenue (Beach Road),
Junction at Bazaar Saint Laurent Street,
Puducherry Revenue Village, Puducherry
Municipality, Puducherry.**

1. The Member Secretary informed the Committee that during 2019 Puducherry Planning Authority had accorded building permission to construct a three storeyed residential building with three dwelling units at R.S.No.239pt, T.S.No.60pt, Ward-D, Block No.31, Goubert Avenue(Beach Road), Junction at Bazaar Saint Laurent Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Since, deviations from approved plan were observed, stop work notice, hearing order were issued to the applicant. The applicant has not attended the hearing and also not submitted any revised building plan.
2. The following observations were made by the Committee members:
 - a) The applicant is continuing with the construction work with coverage and FAR exceeding the permissible/compoundable limit.
 - b) The applicant has not responded to the Hearing Notice.
 - c) The applicant has not submitted any revised building plan nor appealed to the Town and Country Planning Board.
 - d) Adequate parking space is not provided.


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3. Decision taken:

- a. The stop work notice dated 05.02.2021 and Hearing Order dated 02.03.2021 stands.
- b. Puducherry Coastal Zone Management Authority to examine the construction at site as per provisions of CRZ-II notifications.
- c. Notice to be served to the applicant for sealing the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(Action: Puducherry Planning Authority, Puducherry Coastal Zone Management Authority, Electricity Department and PWD)

CASE NO: 4

File No. & Date: 1829/07.06.2004

Name and address of the Applicant :

**Thiru. Deenathayalan, Partner,
M/s. Ajantha Sea View,
No.50, Gubert Avenue,
Puducherry.**

Proposal:

Temporary structure in third floor at M/s. Ajantha Sea View (Executed)

Location of the site & nearest Land mark :

R.S.No.239pt T.S.No.55,56,57, Ward-D, Block No.30, Door No.50, Junction of Bazaar Saint Laurent Street and Gouber Salai (Beach Road), Boulevard Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry

1. (i) The Member Secretary informed the Committee that the Puducherry Planning Authority had accorded building permission to carry out alteration and additional construction during 2004 to the existing building at R.S.No.239pt, T.S.No.55,56,57, Ward-D, Block No.30, Door No.50, Junction at Bazaar Saint Laurent Street and Gouber Salai (Beach Road), Boulevard Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Revised plan submitted by M/s. Ajantha Sea View Hotel during 2007 was refused since parking area was proposed for construction purpose. Later the applicant sold the parking area to another third party.

(ii) This authority during routine inspection noticed unauthorized addition of temporary structure in the third floor and hence demolition notice, hearing order were issued to the applicant. The applicant is yet to remove the temporary structures nor appealed to the Town and Country Planning Board.


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2. The following observations were made by the Committee members:

- a) The applicant has not submitted any revised building plan nor appealed to the TCP Board.
- b) The temporary structure has not been removed at site.
- c) The coverage and FAR exceeded the permissible/compoundable limits
- d) Parking space is not provided.

3. **Decision taken:**

- a) The Puducherry Pollution Control Committee and Puducherry Coastal Zone Management Authority to take necessary actions as per Environment Protection Act, 1986 and CRZ-II notifications.
- b) Notice to be served to the applicant for sealing the third floor of the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(**Action:** Puducherry Pollution Control Committee, Puducherry Coastal Zone Management Authority, Puducherry Planning Authority, Electricity Department and PWD)

CASE NO: 5

File No. & Date: 2169/02.11.2017

Name and address of the Applicant :

**Tmt. Monica Nilesh Patel,
Guardian of Diyansha Nilesh Patel &
Thiru. Nilesh Bipinchandran Patel**
No.3, Montorssier Street,
Puducherry-605 001.

Proposal:

Proposed construction of four storeyed residential-cum-commercial building (2-dwelling units & 1-Shop).

Location of the site & nearest Land mark :

R.S.No.239pt, T.S.No.60pt, Ward-D, Block No.31, Door No.46, Goubert Avenue, Puducherry Revenue Village, Puducherry Municipality, Puducherry.

1. The Member Secretary informed the Committee that the Puducherry Planning during 2018 had accorded building plan permission to construct a three storeyed residential cum commercial building at R.S.No.239pt, T.S.No.60pt, Ward-D, Block No.31, Door No.46, Goubert Avenue, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Since, deviations from approved plan were observed; deviation cum demolition notice was served during 2019. The applicant had appealed to the board during 2019. Further, stop work notice, hearing order were issued to the applicant during February 2021. It was also apprised, that the applicant had filed a Writ petition before the Hon'ble High Court, Madras vide W.P.No.6222 of 2021 and W.P.No.6386 of 2021. The following web Court order dated 12.03.2021 and 17.03.2021 were read to the Committee members:


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(a) Web Court Order dated 12.03.2021:

"Call on 17.03.2021 immediately after the admission list. Till such time, the respondents shall defer further decision in terms of the impugned notices and the petitioner shall not take any steps to alter the physical features of the building in question."

(b) Web Court Order dated 17.03.2021:

"1. This court taking into consideration the above facts and circumstances and the rival submissions, is of the view that in the light of the availability of the planning permission, a fresh opportunity is to be afforded to the petitioner to explain his stand. As already pointed out, the photographs made available in page No.4 of the typed-set of documents would prima facie disclose that what has been constructed is ground plus two floors.


2. Thus, taking into consideration the above facts and circumstances and the rival submissions, this court directs the respondents to withdraw the impugned notice and thereafter cause re-inspection of the premises with the aid of the sanctioned plan and conditions in the presence of the petitioner or his authorized representative and the result of the inspection reveals any infractions or violations, the respondents are at liberty to initiate appropriate proceedings, in accordance with law, and complete the exercise as expeditiously as possible and communicate the decision taken, to the petitioner."

2. The following observations were made by the Committee members:

- a) The applicant is continuing with the construction work with coverage and FAR exceeding the permissible/compoundable limits as against the order of the High Court dated 12.03.2021.
- b) As per the Order of the Hon'ble High Court of Madras dated 17.03.2021, it was observed that construction at site is not as per the sanctioned plan and work is found to be continuing even after serving stop work notices to the applicant on 18.03.2021 and 31.03.2021.
- c) Adequate parking space is not provided.
- d) Town and Country Planning Board is yet to dispose the appeal. But the applicant is continuing with the work.

3. Decision taken:

- a) The Puducherry Pollution Control Committee and Puducherry Coastal Zone Management Authority to take necessary actions as per Environment Protection Act, 1986 and CRZ-II notifications.
- b) TCP Board to dispose the appeal at the earliest.


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- c. Notice to be served to the applicant for sealing the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(**Action:** Puducherry Pollution Control Committee, Puducherry Coastal Zone Management Authority, TCP Board, Electricity Department and PWD)

CASE NO:6

File No. & Date: 7746/23.12.2020

Name and address of the Applicant :

**Tmt. Marie Josephine Abner
P/A Abner Cesar,
No.5/88, St. SebasitiarKoil Street,
T.V.Nagar,Puducherry.**

Proposal:

Additional & Alteration of three storeyed residential (1-Dwelling unit)-cum-commercial building (executed).

Location of the site & nearest Land mark :

R.S.No.**239pt**, T.S.No.65, Ward-D, Block No.30, Door No.56, Goubert Salai (Beach Road), Boulevard Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry

1. The Member Secretary informed the Committee that the Puducherry Planning Authority had accorded building permission to carry out alteration and additional construction during 2016 to the existing building at R.S.No.239pt, T.S.No.65, Ward-D, Block No.30, Door No.56, Goubert Salai (Beach Road), Boulevard Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry. The revised plan submitted on 23.12.2020 was refused and deviation cum demolition notice was served on 08.02.2021. Hearing order was also issued to the applicant on 12.02.2021.

2. The following observations were made by the Committee members:

- a. In the ground floor a restaurant is functioning and no further construction work being carried out at site.
- b. CRZ clearance has not been issued by Puducherry Coastal Zone Management Authority.
- c. Adequate parking space is not provided.
- d. Applicant has appealed to the TCP Board on 08.03.2021.

3. **Decision Taken:**

- a. Puducherry Coastal Zone Management Authority and Puducherry Pollution Control Committee to examine the construction at site per provisions of CRZ-II notifications and Environment protection Act, 1986.
- b. The TCP Board to dispose the appeal at the earliest.

(**Action:** Puducherry Coastal Zone Management Authority, Puducherry Pollution Control Committee and TCP Board)


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CASE NO: 7

File No. & Date: 205/03.02.2014

Name and address of the Applicant :

Tvl. 1. Tillai Velour.2. Tillai Balou, 3. Tillairavi & 4.Santhy Slyvie.

No.142, Kamatchiamman Koil Street, Puducherry-1.

Proposal:

Proposal for the alteration & additional construction of three storeyed commercial building (guest house) (executed).

Location of the site & nearest Land mark :

R.S.No.**239pt**, T.S.No.67/2, Ward-D, Block No.30, Door No.60, Goubert Salai (Beach Road), Boulevard Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry

1. The Member Secretary informed the Committee that the Puducherry Planning Authority had accorded building permission to carry out alteration and additional construction during 2014 to the existing building R.S.No.239pt, T.S.No.67/2, Ward-D, Block No.30, Door No.60, Goubert Salai (Beach Road), Boulevard Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Since, deviations from approved plan were observed, Refusal-cum-Demolition Notice was issued to the applicant on 16.06.2014. The applicant appealed to the Board. The Board in its meeting held on 21.07.2014 directed the applicant to obtain clearance from Puducherry Coastal Zone Management Authority. The applicant had obtained clearance from Puducherry Coastal Zone Management Authority. The Town and Country Planning Board is yet to dispose the appeal.
2. The following observations were made by the Committee members:
 - a) The applicant has removed the temporary shed unauthorisedly constructed.
 - b) The applicant has appealed to the TCP Board on 15.07.2014.
 - c) PCZMA has issued NOC to the applicant on 10.02.2015.
 - d) Adequate parking space is not provided.

3. Decision Taken:

TCP Board to dispose the appeal at the earliest.

(Action: TCP Board)


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CASE NO: 8

File No. & Date: 1080/16.02.2021

Name and address of the Applicant :

**Dr. Nallam Satish,
President Alliance Francasie de
Pondicherry.**

No.58, Suffern Street,
Puducherry – 605 001.

Proposal:

Additional construction of thatched roof structure (Executed) to the existing Alliance – Francaise Cultural Centre Heritage building.

Location of the site & nearest Land mark:

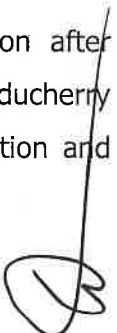
R.S.No.239pt, T.S.No.68, Ward-D, Block No.30, Door No.37, Dumas Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry.

1. The Member Secretary informed the Committee that additions (Semi permanent thatched roof structure) to the existing Alliance Francasie de building at R.S.No.239pt, T.S.No.68, Ward-D, Block No.30, Door No.37, Dumas Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was observed during routine inspections. Hence, stop work notice and hearing order were issued to the applicant. The applicant has submitted plans on 16.02.2021 and 08.04.2021. The coverage and FAR of the building is within the permissible limits.
2. The following observations were made by the Committee members:
 - a. The semi-permanent thatched roof structure has been added unauthorisedly.
 - b. Puducherry Coastal Zone Management Authority has not issued NOC to the proposal.
 - c. The Coverage, FAR and height of the building are within the permissible limits. Puducherry Planning Authority can issue revised building permission after compounding the unauthorized construction made.

3. **Decision Taken:**

- a. The Puducherry Pollution Control Committee and Puducherry Coastal Zone Management Authority to take necessary actions as per Environment Protection Act, 1986 and CRZ-II notifications.
- b. The Member Secretary, State Level Heritage Conservation and Advisory Committee (SLHCAC) to examine whether the building is listed in the heritage building.
- c. Place the proposal in the next PPA Committee meeting for a decision after obtaining opinion from Puducherry Pollution Control Committee, Puducherry Coastal Zone Management Authority and State Level Heritage Conservation and Advisory Committee.


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(Action: The Puducherry Pollution Control Committee, Puducherry Coastal Zone Management Authority, State Level Heritage Conservation and Advisory Committee, Puducherry Planning Authority)

CASE NO: 9

File No. & Date: 1708/21.8.2017

Name and address of the Applicant :

Tmt. A. Manjula,
No.110, Chetty Street,
Puducherry – 605 001.

Proposal:

Construction of Three storeyed residential building (5-dwelling units)

Location of the site & nearest Land mark:

R.S.No.239pt, T.S.No.37, Ward-D, Block No.30, Old Door No.21, New Door No.24 & 26, Dumas Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry.

1. The Member Secretary informed the Committee that the Puducherry Planning Authority during 2018 had accorded building permission to construct a three storeyed residential building (5 dwelling units) at R.S.No.239pt, T.S.No.37, Ward-D, Block No.30, Old Door No.21, New Door No.24 & 26, Dumas Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry. This Authority observed deviations from the approved plan and hence stop work notice and hearing order were issued to the applicant on 11.11.2020 and 2.3.2021 respectively. The applicant has submitted revised plan on 11.3.2021.
2. The following observations were made by the Committee members:
 - a. The applicant has not responded to stop work notice, Hearing Order and Demolition Notices served.
 - b. The applicant is continuing with the construction work.
 - c. The applicant has submitted a revised plan on 11.03.2021 and the constructed Coverage and FAR exceeds the permissible/beyond compoundable limit.
 - d. The applicant has not appealed to the TCP Board.
 - e. Adequate parking space is not provided.

3. Decision Taken:

- a. Puducherry Coastal Zone Management Authority to take necessary actions as per CRZ-II notifications.
- b. Puducherry Planning Authority to reject the revised plan submitted on 11.03.2021, as the coverage and FAR constructed exceeds the permissible/compoundable limit.
- c. Notice to be served to the applicant for sealing the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(Action: Puducherry Planning Authority, Puducherry Coastal Zone Management Authority, Electricity Department and PWD)


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CASE NO: 10

File No. & Date: 463/10.03.2015

Name and address of the Applicant :

**Mr. Pradeep Narang,
Chairman, Sri Aurobindo Society,
No.12, Dumas Street,
Puducherry – 605 001.**

Proposal:

Proposed alteration and additional construction in the existing two storeyed commercial building (Block - A) and additional construction of three storeyed commercial building (Block - B) (Executed) (Total – 17 Guest Rooms).


Location of the site & nearest Land mark :

**R.S.No.239pt, T.S.No.36, Ward-D,
Block No.31, Door No.12, Junction of
Lal Bhagadur Shastri Street and Dumas
Street, Puducherry Revenue Village,
Puducherry Municipality, Puducherry.**

1. (i) The Member Secretary informed the Committee that the proposal for alteration and additions to the existing building belonging to Shri Aurobindo Ashram Society at R.S.No.239pt, T.S.No.36, Ward-D, Block No.31, Door No.12, Junction of Lal Bhagadur Shastri Street and Dumas Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was placed before the Puducherry Planning Authority Committee Meeting held on 10.08.2016 and the Committee agreed in principle to the proposal by restricting the height of the building within the permissible limit of 10.5m meters and directed the Planning Authority to accord building plan permission after obtaining NOC from all the line departments. The line departments except SP traffic have all issued their NOC including the Puducherry Pollution Control Committee and Puducherry Coastal Zone Management Authority.

(ii) During routine inspection, it was observed that deviation from the submitted plan and hence Stop Work Notice, Hearing Order were issued to the applicant. The applicant has submitted revised plan on 09.04.2021 and the submitted plan is not as per execution at site and hence remarks letter was sent on 15.04.2021 directing to submit plan as per execution at site.
2. The following observations were made by the Committee members.
 - a) Additions and alterations are being carried out without the approval of the Puducherry Planning Authority.
 - b) Plan submitted on 09.04.2021 is not as per execution, at site. Hence proposal need to be rejected.
 - c) The height of the building exceeds the permissible limit, hence, Puducherry Planning Authority cannot issue building permission.


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3. Decision Taken:

- a) The Puducherry Pollution Control Committee and Puducherry Coastal Zone Management Authority to examine the construction carried out at site as per provisions of CRZ-II notifications and environmental Act, 1986.
- b) Puducherry Planning Authority to reject the proposal.
- c) Notice to be served to the applicant for sealing the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(**Action:** Puducherry Planning Authority, Puducherry Coastal Zone Management Authority, Puducherry Pollution Control Committee, Electricity Department and PWD)

CASE NO:11

File No. & Date: 2290/20.11.2017

Name and address of the Applicant :

**Tvl. 1. Reena Gupta, 2. Roshni Patni,
3.E.P.Vijay,**
No.8, Faith Apartment,
No.64, Francois Martin Street,
Kuruchikuppam,
Puducherry.

Proposal:

Four storeyed residential (5-Dwelling units) with stilt floor (Executed).

Location of the site & nearest Land mark :

R.S.No.216pt, T.S.No.164, Block-21,
Ward-B, Old Door No. 20, New Door
No.36, Marawadi Street, Kurusukuppam,
Puducherry Revenue Village, Puducherry
Municipality, Puducherry.

1. (i) The Member Secretary informed the Committee that the Puducherry Planning Authority during 2018 had accorded building permission to construct four storeyed residential building with 5 dwelling units at R.S.No.216pt, T.S.No.164, Ward-B, Block No.21, Old Door No.20, New Door No.36, Marawadi Street, Kurusukuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry. Since, deviations from approved plan were observed deviation cum demolition notice was served during 2019 and the applicant has also appealed to the Town and Country Planning Board. Hearing order was issued to the applicant.
- (ii) During routine inspection deviation from the submitted plan were observed and hence Stop Work Notice, Hearing Order were issued to the applicant. The applicant did not respond to the Hearing Order.
2. The following observations were made by the Committee members:
 - a) The applicant is continuing with the construction work deviating from the approved plan.


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- b) The applicants have not responded to the notices served to them nor attended the hearing opportunity given to them.
- c) Though the applicant has appealed to the Town and Country Planning Board, is continuing with the work.

3. Decision Taken:

- a) Puducherry Coastal Zone Management Authority to examine the construction carried out at site as per provisions of CRZ-II notifications.
- b) TCP Board to dispose the appeal at the earliest.
- c) Notice to be served to the applicant for sealing the building in 7 days. Electricity and Water Supply shall be got disconnected before sealing action is carried out by the Planning Authority.

(**Action:** Puducherry Coastal Zone Management Authority, TCP Board, Puducherry Planning Authority, Electricity Department and PWD)

AGENDA No: 3

Approval of Building plan proposals:

Three new cases were placed before the Committee for their examination and approval. The Committee observed that NOC from the line departments are yet to be received in all the three cases and therefore, decided to place the proposal in the next PPA Committee Meeting once NOCs from all the line departments are received.

AGENDA No.4

Any other Items.

Case No.1

Expenditure relating to Security Audit for auditing Online Building Permission System

The Committee took note of the action of the Planning Authority and ratified the expenses made.

The Chairman thanked the members for attending the meeting.


27.4.21
Member Secretary
Puducherry Planning Authority


Chairman
Puducherry Planning Authority