PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY

Minutes of the Puducherry Planning Authority Meeting held at 04.30 P.M on 18.02.2021 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. Sathiyamurthi, Chief Town Planner, Town & Country Planning Department Puducherry.		Member
3	Thiru. S. Cartigueyane, Assistant, Engineer (Representing the Superintending Engineer Circle –I, PWD, Puducherry).		Member
4	Thiru. K.Kalamegam, Executive Engineer. (Representing the Member Secretary, Puducherry Pollution Control Committee, Puducherry).		Member
5	Thiru. R. RithoshChawadra, Assistant, DFO (Representing theDivisional Fire Officer, Fire Service Department, Puducherry).		Member
6	Thiru. C. UmeshChandra,Assistant Engineer, (Representing Superintending Engineer-III, Electricity Department, Puducherry).		Member
7	Thiru. S.Manohar. Hydrogeologist, SGWU, Puducherry.		Member
8	Thiru. S.Manohar, Hydrogeologist, (Representing the Director, Agriculture Department, Puducherry).		Member
9	Thiru. G.Manavalan, Assistant Engineer. (Representing Executive Engineer, NH Division,PWD,Puducherry)		Member
10	Thiru.G.Sankar, Assistant Engineer. (Representing Executive Engineer, Irrigation Division, PWD, Puducherry)		Member
11	Thiru. M. Sankar, Junior Engineer, (Representing the Executive Engineer, Public Health Division, PWD, Puducherry).		Member
12	Thiru. G.Ellammal, Assistant Engineer. (Representing The Commissioner, Oulgaret Municipality, Puducherry).		Member
13	Thiru. R. Iyappan, Junior Engineer, (Representing The Commissioner, Nettapakkan CommunePanchayat, Puducherry).		Member
14	Thiru. N.Jayakumar, Commissioner, Manadipet Commune, Puducherry		Member
15	Tmt. S. Punithavathi, Junior Engineer. (Representing The Commissioner, BahourCommune, Puducherry).		Member
16	Thiru. M.Murugavel (Representing the SP (Traffic) Police Department,Puducherry).		Member
17	Thiru.G.Savoundirarajan, Commissioner, Ariyankuppam Commune, Puducherry.		Member
18	Thiru. P. Nagaradjan, Assistant Engineer, (Representing the Commissioner, Puducherry Municipality, Puducherry)		Member
19	Thiru. V. Bhuvaneswaran, Member Secretary, Puducherry Planning Authority, Puducherry.		Member Secretary

AGENDA NO: 1

Follow up actions taken on the minutes of the previous meeting dated: 07.01.2021.

The Member Secretary, Puducherry Planning Authority apprised that the minutes of the Puducherry Planning Authority meeting held on 07.01.2021were communicated to all members and the same wasconfirmed. The Member Secretary also brought to the information that Case No.2 and Case No.11 of Agenda-3 were deferred in the last meeting. The Committee deferred the agenda items during this meeting as well.

AGENDA No:2

Building plan application

CASE NO:1 **File No & Date: 313/18.01.2021**

The proposal of **Thiru. C. Sivaganapathy**, proposed construction of four Storeyed Residential building (4-Dwelling Units) with Stilt Floor at R.S.No.98/17, T.S.No.106, Block No.16, Ward-G, Door No.7, 6th Cross Street, Illango Nagar Extension, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examinedby the committee and agreed to issue building permit after obtaining clearance / NOC from the Irrigation Division, PWD; Directorate of Survey and Land Records; Puducherry Municipality, Legal opinion from legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Report from Registered Structural Engineer. **The Committee also decided that hence forth in case of residential building with less than 8 Dwelling Units, need not be referred to Fire Service Department and Public Health Division, PWD.**

CASE NO: 2 **File No & Date: 7731/23.12.2020**

The proposal of **Tmt. M.Adyletchoumy** proposed construction of three storeyed residential building (1-Dwelling Unit) with stilt floor at R.S.No.239pt, T.S.No.51, Block No.9, Ward- C, Door No.88, Thiyagaraja Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Legal opinion from legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Reportfrom Registered Structural Engineer.

CASE NO: 3 **File No & Date: 902/10.02.2021**

The proposal of **Tmt.L. Sangeetha,** proposed construction of three storeyed commercial building (3- Shops) with stilt floor at R.S.No.239pt, T.S.No.216, Block No.6, Ward- C, New Door No.209, Old Door No. 123, AmbalathadaiyarMadam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committeeand 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 after submission of Structural Design Basis Report & Soil Test Reportfrom Registered Structural Engineer.

CASE NO: 4 **File No & Date: 4819/01.09.2020**

The proposal of **Tmt. P. Initha** proposed construction of four storeyed residential building (8-Dwelling Units) with stilt floor at R.S.No.231/5/A/1/E, Plot No.14, 12thCross Street, Krishna Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Irrigation Division, PWD; Oulgaret Municipality, Legal opinion from legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Report from Registered Structural Engineer.

CASE NO:5 **File No & Date: 4820/01.09.2020**

The proposal of **Tmt.P.Initha** proposed construction of four storeyed residential building (8-Dwelling Units) with stilt floor at R.S.No.231/5/A/1/E, Plot No.15, 12thCross Street, Krishna Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Irrigation Division, PWD; Oulgaret Municipality, Legal opinion from legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Reportfrom Registered Structural Engineer.

CASE NO:6 **File No & Date: 6432/29.10.2020**

The proposal of **Tmt. K. Uma** for construction of three storeyed commercial (4-office)-cum- residential building (2-Dwelling units) with stilt floor at R.S.No.312/3pt, Plot No.12, VallalarSalai, Venkata Nagar Extension, Saram Revenue Village, Oulgaret Municipality, Puducherrywas examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department;Electricity Department;Public Health Division, PWD& Irrigation Division, PWD; SP (Traffic), Police Department; Legal opinion from Legal Counsel, PPA and after submission of Structural Design Basis Report & Soil Test Reportfrom Registered Structural Engineer.

CASE NO: 7 **File No. & Date 7599 & 18.12.2020**

The proposal of**Tmt. V. Abarnadevi** to construct a two storeyed Residential building (1 Dwelling unit)at R.S.No.85/2, Plot No.2, Cauvery Nagar Extn., Navaneetham Garden, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee accorded approval subject to the condition that building permit shall be issued after obtaining clearance /NOC from the Oulgaret Municipality.

CASE NO: 8 **File No. & Date 195 & 11.01.2021**

The proposal of **Tmt. B. Annapourani** to construct a two storeyed Residential building (1 Dwelling unit) at R.S.No.126/4, Plot No.15 & 16, Lourd Nagar, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee accorded approval subject to the condition that building permit shall be issued after obtaining clearance /NOC from the Oulgaret Municipality.

CASE NO:9 **File No. & Date 1038 &15.02.2021**

The proposal of **Tmt. K. Vanadja** to construct a two storyed Residential building (2 Dwelling Units) at R.S.No. 86/4pt, Plot No. 38 & 39, Muthupillaipalayam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee. The committee accorded approval subject to the condition that building permit shall be issued after obtaining clearance /NOC from the Oulgaret Municipality.

CASE NO: 10 **File No.4083/PPA/Z(SB/VCP)/2020**

The proposal of **Thiru. S. Subbudevarajalu** for construction of three storeyed community hall building for Villianur Yadhava Sangam at R.S.No.**63/27, 28, 29, 33, 34, 35, 36, 37 & 38,** Villianur Yadhava Sangam, West Car Street, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined and the committee agreed to issue building permit after obtaining clearances / NOC's from the Fire Service Department; Electricity Department; SP(Traffic), Police Department; Public Health Division, PWD; National Highways, PWD; Legal opinion from legal Counsel; PPA, Villianur Commune Panchayat and after submission of Structural Design Basis Report and Soil test Report obtained from Registered Structural Engineer.

CASE NO:11 **File No & Date: 7292/08.12.2020**

The proposal of Thiru.M.Badri Narayanan, S/o.Muthukrishnan, for Proposed construction of sales office and canopy for the proposed fuel filling station (Petrol Bunk) for M/s.Indian Oil Corporation Limited, at R.S.No.105/3Apt, Pillaiyarkuppam Road, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The proposal was agreed in principle with direction to impose condition in building permit that before establishing petrol pump, clearance shall be obtained by applicant from Puducherry Pollution Control Committee (PPCC).

CASE NO:12 **File No & Date:1151/Z(MCP/SB)/2016/01.08.2016**

The proposal of **M/s .Sri Manakula Vinayagar** educational Trust represented by Thiru.M.Dhanasekaran, for additional building blocks viz Multi Storied Super Specialty Hospital (8 storeyed), Library & Class room (5 storeyed), JR & SR Resident (5 storeyed), Canteen (2 storeyed), Boys Hostel Internship (5 storeyed), Boys Hostel Phase-IV (5

storeyed), P.G Girls Hostel-1(5 storeyed), P.G Girls Hostel-2(5 storeyed), Mortuary (single storeyed)by combining lands earlier earmarked for *Sri ManakulaVinayagar Medical College & Hospital, Sri ManakulaVinayagar Nursing College, ManakulaVinayagar Institute of Technology, Sri ManakulaVinayagar Polytechnic College, Venkateshwara Teacher Training Institution* at R.S.No.**154**/2,3,5,6,7,8; **155**/1A,1B,2,3A,3B,4,5,6,8,9,10A,10B; **156**/1A,1B,2;**157**/1,2A,2B,3,4,5,6,7,8,9,10,11,12;**158**/1,2,3,4,5,6,7,8,9,10,11,12,13,14, 17; **159**/1,2,3; **160**/1,2,3,4,5,6,7,8,9,10,11,12,13,14,15A,15B,16,17; **161**/1,2,3,4,6pt; of Kalitheerthalkuppam Revenue Village, Mannadipet Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee after detailed deliberation agreed to the proposal in principle subject to the applicant fulfilling the deficiencies identified in the agenda and submission of the following; (i) submit Structural Design Basis Report cum Soil Test Report (ii) submit clearance of Environmental Impact Assessment Authority for the proposed additional constructions (iii) clearances/NOC's obtained from Fire Service Department, Electricity Department, Directorate of Higher and Technical Education /Pondicherry University *(conformity of Educational norms),* Directorate of Health & Family Welfare *(conformity of Hospital norms),* Directorate of Survey & land Records *(earmark site boundary, buildings along with setbacks & government/private land lies within site and furnish a report),* Irrigation Division, P.W.D., *(ensure GP lands are free from encroachments / earmark buffer from waterbodies),* Mannadipet Commune Panchayat*(ensure GP lands are free from encroachments / earmark buffer from waterbodies/ Public Health Point of View),* Land Acquisition *(R.S.No.159/2B,3B, 160/6B,13B,14B,15B,16B shown as 'LA' in Revenue Department website*), Puducherry Pollution Control Committee, State Ground Water Unit and Soil Conservation (3) after receipt of NOC's, the sub committee comprising of Chief Town Planner, Town and Country Planning Department; Member Secretary, Puducherry Planning Authority; Director or his representative, Department of Health and Family welfare; Mannadipet Commune Panchayat shall inspect the site and shall ensure that the proposal is in conformity with the Puducherry Building Bye Laws and Zoning Regulations/norms. Thereafter, MS, PPA after collecting necessary fee/compounding charges shall issue Building permit.

CASE NO:13 **File No & Date7292/2019**

The proposal of **Thiru.P.Murugan,** M/s.Summit Digitel infrastructure private limited" for erection of a cell phone tower with allied accessories for "Summit Digitel Infrastructure Private limited" for a height of 25m at R.S.No.235/6, Plot No.1, Sri Ganapathi Nagar, Odiyampattu Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee after detailed deliberation decided that till the building Bye Law is amended on par with; "Communication and connectivity infrastructure policy-2015", PPA may continue to issue permit for erecting of tower after obtaining NOC from Villianur Commune Panchayat.

CASE NO:14 **File No. 1224 /19.02.2020**

The proposal of **Thiru. R. Thiruvenkadam @ Parthasarathy**, Represented by the power agent Thiru. R. Radhakrishnan, to carryout additional construction of two blocks of Godown – cum - office building (**shed 1** – two storey and shed – 2 – **two storey**) in addition to the existing buildings at R.S. No.188/1, 188/3 & 188/4, Mettupalayam to Moolakulam road, Muthirayarpalayam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue

building permit after obtaining clearance / NOC from the Divisional Fire Officer, Fire Service Department, Puducherry; Irrigation Division, P.W.D., Puducherry; Director, Directorate 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 Design & Structural Design Basis Report obtained from Registered Structural Engineer.Further,the committee directed the applicant to attend the following remarks at the first instance:-

a) Front, rear and side setbacks are substandard.
b) Proposal shall be submitted comprehensively along with detailed plan of existing buildings in order to work out overall planning parameters.
c) Setback plan and Staircase detail needs to be corrected.
d) Valid document proof for the plot dimensions shall be submitted along with F.M.B.
e) Site plan shall be corrected with all surrounding details.
f) Location of existing blocks misrepresented in setback plan need to clarified.

CASE NO:15 **File No. 1225 / 19.02.2020**

The proposal of **Thiru. R. Radhakrishnan**, to carryout additional construction of two storeyed commercial building (office cum commercial Godown) in addition to the existing buildings at R.S. No.188/3pt., 188/4pt., Vazhudavour Road, Muthirayarpalayam, Oulgaret Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Divisional Fire Officer, Fire Service Department, Puducherry; Irrigation Division, P.W.D., Puducherry; Director, Directorate 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 Design & Structural Design Basis Report obtained from Registered Structural Engineer. Further, the committee directed the applicant to attend the following remarks at the first instance:-

a) Proposal shall be submitted comprehensively along with detailed plan of existing buildings in order to work out overall planning parameters. Reference for approval if any obtained to all existing building to be submitted.
b) Site plan shall be corrected with all surrounding details.
c) Valid document proof for the plot dimensions shall be submitted along with F.M.B.
d) Location of existing block misrepresented in setback plan need to clarified.

CASE NO:16 **File No & Date: 7113/30.11.2020**

The proposal of **Tmt. C.Mubeena Parveen** for construction of three storeyed Residential building (1-Dwelling Unit) (Executed) and additional construction of two storeyed Residential building (1-Dwelling Unit) (western side) at R.S.No.239pt, T.S.No.37pt & 38pt, Block No.19, Ward- D, Old Door No.22, New No.26, Shagy Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Legal opinion from Legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Report and issue of building permit after demolition of Balcony projection in ground & first floor over the road side and after remittance of compounding charges.

CASE NO: 17 **File No & Date: 8420/20.05.2019**

The proposal of **Thiru. K. Dhanapal, the Managing Director,** M/s. Abirami Soap Works for Seven Storeyed Hotel building with basement floor (executed) at R.S.No.248/5,6,7pt,T.S.No.35pt & Block No.2, Ward- C, Anna Salai, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and decided to inspect the site by the Sub-committee comprising of the Chief Town Planner, Town and Country Planning Department; the Member Secretary, Puducherry Planning Authority; S.P(Traffic) and Director, Fire Service Department. On the recommendations of the Sub-committee, the proposal may be reconsidered as per the provisions of the Building Bye-laws.

CASE NO: 18 **File No & Date: 406/20.01.2021**

The proposal of **Thiru.E.Kuppusamy @ Kumar-1, Tmt.K.Girija-2, Tmt.H.Vijiyalakshmi-3, Tmt.K.Priya-4, Representing P/A Thiru.G.R.Balaji** for construction of four storied Commercial cum Residential building (Office & 6-Dwelling Units) with stilt floorat R.S.No.239pt, T.S.No.41, Ward-C, Block No.8, Door No.113, Muthumariamman Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Fire Service Department; Electricity Department; Public Health Division, PWD; S.P(Traffic), Police Department; Legal opinion from Legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Report from Registered Structural Engineer.

CASE NO: 19 **File No & Date: 7598/18.12.2020**

The proposal of **Thiru. V.C. Raamasukaesh** for existing five storied Commercial (Office) building at R.S.No.239pt, T.S.No.157, Ward-D, Block No.13, Door No.183, 205 & 427, Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined and agreed to issue building permit after attending the deficiencies cited in the agenda and obtaining clearances / NOC's from the Fire Service Department;

Electricity Department; Public Health Division, PWD, SP(Traffic), Police Department; Legal opinion from Legal counsel, PPA after submission of Structural Design Basis Report & Soil Test Reportfrom Registered Structural Engineer and after remittance of compounding charges.

CASE NO: 20 **File No. & Date: 901 & 10.02.2021**

The proposal of **Tmt. K. Rani,** seeking approval for the proposed Construction of three storeyed residential building (1 dwelling Unit) with stilt floor at R.S.No.45/2/D/25, Plot No.60, Door No.32, 2nd Main Road, Sri Moogambigai Nagar, Reddiarpalayam, Reddiyarpalayam Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary Legal opinion from Legal Counsel, PPA; NOC from Oulgaret Municipality on payment of infrastructural development charges & after submission of Structural Design Basis Report and Soil test report from Registered Structural Engineer.

CASE NO: 21 **File No & Date: 432 & 21.01.2021**

The proposal of **Tmt. R. Aarthi,** seeking approval for proposed Construction of three storeyed residential building (1 dwelling Unit)at R.S.No.169/12/A/1/A/1/17, Plot No.33, 3rd Cross, Victoria Nagar, Reddiarpalayam Revenue Village ,Oulgaret Municipality, Puducherry was examined by the committee. The committee agreed to issue building permit after obtaining necessary Legal opinion from Legal Counsel, PPA & after submission of Structural Design Basis Report and Soil test reportfrom Registered Structural Engineer.

CASE NO: 22 **File No & Date: 930 & 10.02.2021**

The proposal of **Tmt. K. Dhatchayani,** seeking approval for proposed construction of three storeyed residential building (3 dwelling Units) with stilt floor at R.S.No.182/1pt, T.S.No.5/1/F/2, Ward-N, Block No.1, Plot No.136, 2nd Cross Street, Jayamoorthy Raja Nagar, Murungapakkam Revenue Village ,Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining necessary clearance from the Legal opinion from Legal Counsel, PPA; NOC from Puducherry Municipality on payment of infrastructural development charges & after submission of Structural Design Basis Report and Soil test reportfrom Registered Structural Engineer.

CASE NO: 23 **File No: 12078/PPA/Z(SB/Layout/Muru)/2019**

The proposal of **Thiru. D. Mouttoukichenin,** seeking approval for proposed residential layout in the name and style of "Annai Sivagami Sarojini Nagar" at R.S.No.75pt & 79/1, T.S.No.13/1/C/2, Ward –M, Block No.7, Ottampalayam Village, Murungapakkam Revenue Village, Puducherry Municipality, Puducherrywas examined by

the committee and agreed to issue layout permit after obtaining necessary clearance /NOC from the Survey and Land Records; Electricity Department; Irrigation Division/PWD; PCZMA; Deputy Collector Revenue; Legal Counsel from the Legal Opinion & after handing over of road portion including the roads formed in the land/layout falls in the Agriculture land use abutting the layout i.e. Sivasakthi Nagar to the Puducherry Municipality.

CASE NO:24 **File No.5703/PPA/Z(SB/VCP)/24.10.2018**

The proposal of M/s. Sri Ramachandra Educational Trust, rep by Thiru.A.Soundarrajan, No.31B, Jawaharlal Nehru Road, Vadapalani, Chennai-600 026, for revised plan to Carry out additional constructions to Medical College [Block-21] viz.Block-21B (four storeys) & Block-21C (seven storeys) after dismantling earlier approved mortuary (Block-18) & Animal House (Block-19) (ii) Hospital [Block-10] viz Block-10B (Eight storeys) Complete construction of 2nd to 7th floors of earlier approved Shri Venkateswara College of Pharmacy [Block-2] in the existing institutional premises of Medical College(UG/PG)/Dental College/Nursing College/Paramedical College/ Pharmacy College for M/s. Sri Ramachandra Educational Trust, at R.S.No.148/1,2; 149/1,2,3,4,5,7; 150/2,3,4,5,6,7,8; 151/4,6; 153/1,2,3,4,5; 154/1,2; 155/1,4,8pt, Pangur Village, Ariyur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee after a detailed deliberation agreed the proposal in principle subject to the applicant fulfilling the deficiencies cited in the agenda and submission of the following:(i) structural design basis report along with the soil test report shall be furnished (ii) clearance of State Environment Impact Assessment Authority shall be furnished (iii) Clearances/NOC, obtained from Fire Service Department, Electricity Department, Pondicherry University/Directorate of Higher Education *(conformity of Educational norms),* Directorate of Health & Family Welfare *(conformity of Hospital norms),* Directorate of Survey & land Records *(earmark site boundary, buildings along with setbacks & government/private land lies within site and furnish a survey sketch/report),* Irrigation Division, P.W.D., *(ensure GP lands are free from encroachments / earmark buffer from waterbodies),* Villianur Commune Panchayat*(ensure GP lands are free from encroachments / earmark buffer from waterbodies/ Public Health Point of View),* Puducherry Pollution Control Committee, State Ground Water Unit (3) after receipt of NOC, the sub committee comprising of Chief Town Planner, Town and Country Planning Department; Member Secretary, Puducherry Planning Authority; Director or his representative, Department of Health and Family welfare, Villianur Commune Panchayat shall inspect the site and shall ensure that the proposal is in conformity with the Puducherry Building Bye Laws and Zoning Regulations/norms. Thereafter, MS, PPA after collecting necessary fee / charges shall issue Building permit.

CASE NO: 25 **File No & Date: 5579/29.11.2020**

The proposal of **Thiru. M. Kamaraj** for proposed construction of three storeyed residential building (3-Dwelling units) with stilt floor at R.S.No.338/32/D, Tamil Selvi Street, Kamaraj Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from the Legal opinion from legal Advisor, PPA and after submission of Structural Design Basis Report & Soil Test Report from Registered Structural Engineer.

CASE NO: 26 **File No & Date: 6907/18.11.2020**

The proposal of **the President, Nellumandi Arulmigu VarasithiVinayagar Devasantham** for Re-construction of Nellumandi Arulmigu Varasithi Vinayagar Temple building at R.S.No.239pt, T.S.No.273, Ward-C, Block No.6 at junction of Jawaharlal Nehru Street and Bharathi Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry was examined by the committee and agreed to issue building permit after obtaining clearance / NOC from SP (Traffic), Police Department; Legal opinion from legal Advisor, PPA and the committee decided to issue building permit in the name of the President, Nellumandi Arulmigu Varasithi Vinayagar Devasantham.

CASE NO:27 **File No & Date: 752/03.02.2021**

The proposal of **1.Tmt. S. Meena, 2.Tmt. K. Sivagamasoundary** for proposed construction of five storeyed commercial building (Office-2Nos & Rooms-12Nos.) with stilt floor at R.S.No.239pt, T.S.No.211, Ward-C, Block No.15, Door No.42, Aurobindo Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry Municipality, Puducherry was examined by the committee and 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 after submission of Structural Design basis report and Soil test report from Registered Structural Engineer.

CASE NO:28 **File No & Date: 235/12.01.2021**

The proposal of **1.Thiru. P.Venugopal, 2.Thiru.Sargurunathan** for two storeyed institutional building in the name and style of "Vasavi International School for Hostel" at R.S.No.243/2/A/1 & 242/5, Plot No.7, 59 & Parcel of land, Sankaradoss Swamigal Nagar, Saram Revenue Village, Oulgaret Municipality, Puducherry was examined by the committee and decided to inspect the site by the Sub-committee comprising of the Chief Town Planner, Town and Country Planning Department and the Member Secretary, Puducherry Planning Authority and the proposal may be considered based on the recommendations of the Sub-committee.

CASE NO:29 **File No & Date: 604/28.01.2021**

The proposal of **Tmt. M. Lakshmi** for four storied residential building with stilt floor (4-dwelling units) and after demolishing the existing two storeyed building at R.S.No.88/15, T.S.No.11, Ward-G, Block No.12, Door No.8, 9th Cross & Door No.9B, 10th Cross, Subbaiya Nagar, Pudupalayam Revenue Village, Puducherry Municipality, Puducherry was examined by the committee. The committee decided to inspect the site by the Sub-committee Members comprising of the Chief Town Planner, Town and Country

Planning Department and the Member Secretary, Puducherry Planning Authority and the proposal may be considered based on the recommendations of the Sub-committee.

CASE NO: 30 **File No:1063/PPA/Z(NCP)/SB/Layout)/2021**

The proposal of **Thiru.A. MANGALA PRASAD**, Represented by his Power Agent **Thiru.S.I. NISAR AHAMED**, to form a Residential Layout in the name of "VISHNU MITHRAN NAGAR EXTENSION" (9 Plots) at R.S.No. 66/2-pt, Madukarai Main Road, Karikkalampakkam, Karikkalampakkam Revenue village, Nettapakkam Commune, Puducherry was examined by the Committee. The Member Secretary, Puducherry Planning Authority apprised that the applicant has not earmarked space for 'Communal & Recreational Space' as the layout area is less than 3000 Sq.m. The Committee agreed to issue layout permit after obtaining clearances/NOCs from the Electricity Department (Infrastructure for layout); Directorate of Survey and Land Records (Demarcation of site & furnish a report); Building & Roads Division; PWD (Access permission); Nettapakkam Commune Panchayat for access permission and regarding improvements to system in respect of road, water supply sewerage and drainage and Legal opinion from Legal Counsel (PPA).

CASE NO:31 **File No & Date:8292/30.12.2020**

The proposal of the Commissioner, Villianur Commune Panchayat, Villianur for construction of two storeyed Market Complex building (17 shops, 1 Motor Room, 1 Store Room / Fish market / Toilet block) at R.S.No. 233/33, Market Street, Villianur, Villianur Revenue Village, Villianur Commune, Puducherry was examined by the committee. Since, the proposal is Government building and proposal in place of the existing market that got dilapidated, the committee decided to consider the proposal for issue of approval, even though the distance between the blocks is not as per bye-law provisions.

CASE NO:32 **File No & Date:2874/01.03.2019**

The proposal of **Tmt. J. Vijayalakshmi**, for proposed alteration and additional construction in the existing two storeyed commercial building (Executed) at R.S.No.44/4, Plot No.12, 13 & 14, Koodapakkam Main Road, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry was examined by the committee and agreed to issue building permit after imposing compounding charges for unauthorized construction / deviation and setback violation, submission of Structural Design Basis Report ad Soil test Report obtained from Registered Structural Engineer. The committee also directed the applicant to carryout the demolition for alteration in the first instance and submit revised plan for issue of building approval.

CASE NO: 33 **File No & Date: 4819/23.12.2020**

The proposal of **1.Thiru.Raguraman P/A of Tmt. Mangalammalle, Miss. Ramya Sylvie & Miss. Dhiviya Valerie. 2. Karunakaran** for four storeyed residential apartment building with stilt floor (8-dwelling units) at R.S.No.92/3,T.S.No. 82/A, Ward G,Block No. 11, Subbaiah Nagar, Pudupalayam Revenue Village, Puducherry Municipality,Puducherry was examined by the committee and decided to inspect the site

by the Sub-committee Members comprising of the Chief Town Planner, Town and Country Planning Department and the Member Secretary, Puducherry Planning Authority and the proposal may be considered based on the recommendations of the Sub-committee.

CASE NO: 34 **File No & Date: 985/11.02.2021**

The proposal of **1.Tmt. N. Manjula,2. Thiru. K. Nagarajan,** for two storeyed residential(3-dwelling units)-cum-commercial(1-Shop) building (Executed) 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 was examined by the committeeand decided to refuse the case, since, the Coverage and FAR (96.39% & 181.29) exceeds the permissible limit (50%& 120).

CASE NO.35

Extension of Manpower support to the NIC, Puducherry for the development of Online building permission system.

This relates to extension of manpower support to the NIC, Puducherry for the development of online building permission system (OBPS). The Planning Authority has hosted a website for the Online building permission system https://obps.py.gov.in during the month of November 2019. Subsequently, it was decided to upgrade the software with regard to instructions of the Govt. ofIndia. Accordingly, a MoU was signed between the Town and Country Planning Department and the e-Government Foundations for incorporating the auto scrutiny part in the existing OBPS system i.e. e-DCR engine of the e-Government Foundation. Apropos, the Planning Authority involved in the process of customization of the eDCr engine with respect to development control rules of Puducherry. Further, the integration of the eDCR engine of the eGovernment Foundation to the existing OBPS system was also simultaneously taken up by the NIC, Puducherry and the same is in progress. Considering the urgency and importance of the work, the manpower support to the NIC, Puducherry was continuously provided through the NICSI, Puducherry (A Government of India Enterprise under National Informatics Centre) after obtaining due approval of the Chairman, Puducherry Planning Authority as and when required. And at present the manpower support has been extended up to June 2021.

Earlier, approval of the Puducherry Planning Authority Committee meeting was obtained in its meeting held on 4.03.2021 for the Online building approval system project report submitted by the NIC, Puducherry for a tentative amount of Rs.26,83,800/-. Subsequently, considering the necessity of its upgradation and instructions of the Government of India, the fine tuning of software for Online building permission is being continued, so far a total sum of Rs.59,42,529/- has been put in towards the infrastructural development for its deployment and software requirements. Further, it was decided to roll out the process of implementation of Online building permission system in a phased manner based on the occupancy & category of the buildings i.e. residential, commercial, special buildings, etc.

Therefore, it is necessitated to have manpower support till the completion of the OBPS which has been examined and approved by the committee.

CASE No.36

Extension of service of The Tamilnadu Security Service, Puducherry for watch and guard duty to the Puducherry Planning Authority.

Presently, the Puducherry Planning Authority is utilising the service of The Tamilnadu Security Service, Puducherry for watch and guard duty from the year 2015 for 24 x 7 on monthly basis for a sum of Rs.7433 + applicable GST for three persons, without any contract or agreement. Therefore, it is decided to streamline the process and enter in to a contract with the said firmand to extend the contract upto 31.03.2022. The matter was placed before the committee for ratification. The committee approved the proposal.

CASE No.37

Permitting Telecommunication InforastructureTowers(TIT)

This Authority is receiving building plan application from telecom service provider for erection of tower in residential area (layouts/existing settlements).The committee after detailed deliberation decided that till the Building Bye Law is amended on par with "Communication and connectivity Infrastructure policy-2015", PPA may continue to issue permit for erection of tower after obtaining NOC from concerned Municipality/ Commune Panchayat.

CASE NO.38

RATIFICATION FOR EXTENSION OF ADVOCATES AS LEGAL ADVISOR TO THE PUDUCHERRY PLANNING AUTHORITY.

A panel of Five Advocates namely 1.Thiru. R. Soundarajan, 2. Thiru. M. V. Vaithilingm, 3 .Thiru. A.V. Ramalingam, 4. Thiru. M. Vinayagamoorthy, andThiru. C.T. Ramesh, were empanelled as Legal Advisors to the Puducherry Planning Authority with a honorarium of Rs.2000/- per month. In the meantime, 1.Thiru. . M.V. Vaithilingam, 2. Thiru.A.V.Ramalingamand 3. ThiruC.T.Ramesh have been appointed as Additional Government Pleaders.

2. Therefore, the Extension of services of Advocates 1. Thiru. R. Soundarajan, 2. Thiru. M. Vinayagamoorthy as Legal Advisors to the Puducherry Planning Authority upto the period 31.12.2021 or necessity there for ceases whichever is earlier was placed before the committee. The committee agreed for the payment of honorarium of Rs.2000/- per month and to the proposal.

CASE NO: 39 **File No & Date: 7603& 18-12-2020**

The proposal of **M/s. SREE GURUKULA EDUCATIONAL TRUST**, Represented by its Authorized Signatory **Thiru. R.S. RAMAKRISHNAN**, seeking approval for Construction of Four storied School building in the name of 'THE FOREST SCHOOL' at R.S.Nos.4/3, 5/3B & 5/4A, Sooramangalam, Kariyamanickam Revenue Village,

Nettapakkam Commune, Puducherry was examined by the Committee and agreed to issue building permit after obtaining clearances/NOCs from the Fire Service Department; Electricity Department; Public Health Division, PWD.; State Ground Water Unit; Agriculture Department;Nettapakkam Commune Panchayat; Education Department; Survey & Land Records; Deputy Collector (Revenue)(South) and after submission of Structural Design Basis Report & Soil test Report obtained from Registered Structural Engineer. The Committee decided to impose compounding charges for the unauthorised construction of Ground Floor & deviation in ceiling height as per Building Bye-Laws, 2012.

CASE NO:40 **File No & Date:8258/30.04.2019**

The proposal of Thiru.P.Murugan, M/s.SummitDigitel infrastructure private limited" for proposed erection of Base Transceiver System (GFT 12-B) for a height of 40m on the land bearing R.S.No. 94/53 &55, AngalammanKoil Street, 2nd Cross, EswaranKoil Street, Pooranakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was examined by the committee of Puducherry Planning Authority. The committee agreed to issue permit after obtaining NOC from Ariyankuppam Commune Panchayat and Directorate of Health and Family welfare.

The Chairman thanked the members for attending the meeting.

Member Secretary
Puducherry Planning Authority

Chairman
Puducherry Planning Authority