

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY.

010060

FORM - 4
[Bye - Law 8 (1)]

No. PPA / 1451/8732/ Z (SB/S)/ 2021/
To

Date: 10 MAR 2021

1. Mrs. Antoinete Angeline Delaure,
2. Mr. Palai Arul Nambi,
3. Mr. Gabriel Palai Anbu Nambi,
4. Mr. Palai Ezhil Nambi
5. Ms. Vernice Palai Velvizhi
6. Mr. Palai Vetri Nambi, represented by Power Agent Thiru S. Thangamanimaran, No.55, Kamatchiamman Koil Street, Puducherry.

With reference to your application No. Nil, dated 5th July 2019 for the grant of permission to construct a **five storied residential apartment(38-Dwelling units)-cum-commercial building (Shop/30-Bachelor's room) with stilt floor at R.S.No.298/2A, 45 feet Road, Vallalar Salai Extension, Saram Revenue Village, Oulgaret Municipality, Puducherry.** I have to state that the same has been permitted as per plan enclosed subject to the following conditions.

1. **Occupancy certificate under Part-I clause 17 of the Puducherry Building Bye-Laws and Zoning Regulations, 2012 should be obtained from this Authority, soon after the completion of the work.**
2. **This permit is valid for three years from the date of issue and expires on ...2.3.24.....**
3. **The stages of construction as stated in item 3 of the note below should be notified to the Authority without fail. In case of non-compliance, action will be initiated against the permit holder and the License holder who has authenticated the plan.**
4. **The conditions stipulated in the Annexure of building permit should be strictly adhered to.**




(V. BHUVANESWARAN)
MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY

Encl: 1. Approved plan(3-Sheets)
2. Annexure.

Copy to:

- (1) The Commissioner, **Oulgaret Municipality**, Puducherry.
- (2) The Commissioner, **Commercial Tax Department**, Puducherry.
- (3) The Assistant Engineer-I (Planning)-cum-Assessing officer, **Central Office, P.W.D.**, Puducherry.
- (4) The Member Secretary, **Pondicherry Ground Water Authority**, Puducherry:
- (5) The Nodal Officer, **Puducherry Real Estate Regulatory Authority**, Puducherry.

Important Note: (1) This permit should be displayed during construction at site.
(2) The stability and privacy of adjacent structures should not be affected while carrying out this work.
(3) You are requested to notify the Puducherry Planning Authority at the following stages of construction of the approval building:-
a. Upon commencement of the work.
b. Upon completion of footings and before erection of the foundation walls
c. Upon total completion of the work authorized by the building permit before occupancy, for obtaining the occupancy certificate.
(4) All electrical works should be carried out using ISI certificate fittings, cables, equipments.

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ANNEXURE

Date:

10 MAR 2021

1. The Sewerage line should be connected to underground main sewer.
2. a) The cowl/hood of the vent pipes shall be covered with mosquito net.
b) The sump and overhead tank in the building shall be covered properly with R.C.C.slab.
3. The builder/property owner/Tenant shall not resort manual scavenging by engaging sanitation workers during cleaning.
4. Cloth or plastic sheet is mandatory for spreading and keeping construction materials on the roadside pedestrian platform, in order to prevent scattering of materials. Necessary permission shall be obtained from the concerned Municipality/Commune Panchayat/Public Works Department for stacking of material on the roadside land.
5. The bricks used for construction of buildings shall be of fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of segregate of them.
6. Rainwater harvesting measures for conserving ground water as shown in the approved plan/Annexure-VII of Puducherry Building Bye Laws & Zoning Regulations, 2012 should be followed.
7. No Construction violating the "Flat Owners Rights" Shall be made.
8. The Stilt floor Parking area as shown in the approved plan should not be diverted for any other purpose.
9. No deviation should be made during construction contrary to the approved plan.
10. The Conditions stipulated by Divisional Fire Officer, Fire Service Department, vide their Letter No.69/FSD/FPW/NOC/2020/232 dated:11.03.2020 should be strictly adhered to.
11. Necessary NOC should be obtained from the regarding compliance of Fire Safety measures and the same should be submitted while applying for Occupancy Certificate.
12. The Conditions stipulated by the Executive Engineer, Public Health Division, PWD vide their Letter No.720/PW/PH/DB-WW/PPA File/2020-21 dated : 21.05.2020 should be strictly adhered to.
13. The Conditions stipulated by the Irrigation Division, PWD, Puducherry vide their Letter No.09/PW/EEI/DB/C-19/2019-20 dated : 06.05.2020 should be strictly adhered to.
14. The Conditions stipulated by the Electricity Department, Puducherry vide their Letter No.9076/ED/EE-UR/JE/F.11(TO)/19-20 dated:03.03.2020 should be strictly adhered to.
15. The Conditions stipulated by the Office of the Superintendent of Police Traffic(North-East)vide their Letter No.02/PPA/SPT(NE)/2020 dated:24.03.2020 should be strictly adhered to.
16. The Conditions stipulated by the Puducherry Pollution Control Committee, Puducherry vide their Letter No.9119/PPCC/CTE/RES/OMO/JE/2020/228 dated:11.06.2020 should be strictly adhered to.
17. The plot owner should not encroach any Government land /canal if any abutting the said site and the road portion, adjoining the said site in any manner.
18. Sunshades and projection shall be properly designed to ensure non-stagnation of rain water to avoid mosquito breeding.
19. The condition in the "Construction and Demolition Waste Management Rules, 2016" shall be strictly adhered during the construction.
20. The sump and Rain Water Harvesting structures shall be designed in such a way that no water source is open to mosquito breeding and it shall be ensured that rain water does not get stagnated in any portion of the building / premises.
21. "Bore well, if any, shall be sunk only after getting approval of the Member Secretary, Pondicherry Ground Water Authority, Puducherry".
22. Energy conservation, Green Building Norms and Sustainability Provisions, Regulations for Conservation for Rainwater, Regulations for Re-use of waste water and sustainable waste Management, Sustainability of Building Materials and use of supplementary Building Material etc., shall be strictly followed as per the Puducherry Building Bye Laws and Zoning Regulations, 2012 amended from time to time.
23. System for roof top Solar photovoltaic energy installations and system for Solar water heater shall be provided as prescribed in Building-Bye laws.
24. The project is to be registered with the Real Estate(Regulation and Development) Act, 2016 as per Sec 3 of The Real Estate (Regulation and Development) Act, 2016.



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