

010602

**PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET  
PUDUCHERRY  
FORM - 4  
[Bye - Law 8 (1)]**

No. PPA/2545 /3077/Z (SB-VCP)/ 2018 -21

Date:

To

29 APR 2021

**THE MANAGING DIRECTOR,**

M/s. The Pondicherry State Co-op Housing Federation Ltd. P. 486,  
7<sup>th</sup> Cross, Thanthaiperiyar Nagar,  
Puducherry - 605 005.

With reference to your application No. Nil, dated 11<sup>th</sup> October 2018 for the grant of permission for revised approval for the construction of four storeyed residential building (4 Blocks with 61 Dwelling Units) situated at R.S.No. 94/4, & 94/6, of Kurumbapet Revenue Village & R.S.No. 71/4 of Oulgaret Revenue Village, Muthupillaipalayam Village, Villianur Commune & 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 29.04.2024.
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. One Approved Plan with 8 sheets.  
2. Annexure.

**Copy to With Enclosure:**

1. The Commissioner, **Oulgaret Municipality**, Puducherry.
2. The Commissioner, **Villianur Commune Panchayat**, Puducherry.
3. The Assessing Officer / **Assistant Engineer - I (Planning)**, Central office/ PWD, Puducherry.
4. The Member Secretary, **Pondicherry Ground Water Authority**, Puducherry.
5. The Commissioner, **Commercial Tax Department**, Puducherry.
6. The Executive Engineer, **Irrigation Division/PWD**, Puducherry.
7. 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



ANNEXURE

29 APR 2021

1. The Sewerage line should be connected to underground main sewer.
2. Rainwater harvesting measures as shown in the approved plan should be followed.
3. 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/PWD for stacking of materials on the roadside land.
4. 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.
5. a) The cowl/hood of the septic tank vent pipe shall be covered with mosquito net.  
b) The sump and overhead tank in the building shall be covered properly with R.C.C. Slab.
6. The builder/property owner/Tenant shall not resort manual scavenging by engaging sanitation workers during cleaning of septic tank.
7. No deviation should be made during construction contrary to the approved plan.
8. The plot owner should not encroach any Government land /canal if any abutting the said site and the road portion, adjoining the said site during the course of construction.
9. Sunshades and projection shall be properly designed to ensure non-stagnation of rain water to avoid mosquito breeding.
10. The condition in the "Construction and Demolition Waste Management Rules, 2016" shall be strictly adhered during the construction.
11. The sump, septic tank 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.
12. "Bore well, if any, shall be sunk only after getting approval of the Member Secretary, Pondicherry Ground Water Authority, Puducherry.
13. The stilt floor parking area as shown in the approved plan should not be diverted for any other purpose.
14. System for roof top solar photovoltaic energy installations and system for solar water heater shall be provided as prescribed in Building-Bye laws.
15. 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.
16. The conditions stipulated by the Fire Service Department, Puducherry, vide Letter C.No.245/PSD/FPW/NOC/2011/888 dated 07.09.2011 (Copy enclosed) should be strictly adhered to.
17. Necessary NOC should be obtained from the Fire Service Department regarding compliance of Fire Safety measures and the same should be submitted while applying for Occupancy Certificate.
18. The conditions stipulated by the Electricity Department, Puducherry, vide Letter No.3042/ED/SE-III/TECH-III/F.57/2011-12, dated 27.09.2011 (Copy enclosed) should be strictly adhered to.
19. The conditions stipulated by the State Ground Water Units and soil conservation, vide letter No. 11/A/HG/SGWU&SC/2011-2012/1310, dt. 29.08.2011 (Copy enclosed) should be strictly followed adhered to.
20. The condition stipulated by the Irrigation division, PWD vide letter No. 9819/PW/EE/DB/C-19/ 2011-2012/401 dated: 08.02.2021 (Copy enclosed) should be strictly adhered to.

21. The Conditions stipulated by Executive Engineer, Public Health Division, PWD has issued NOC vide letter No.1179/ PW /PHD/ AE(WW)/F.No/2011-12 dt. 29.08.011 (Copy enclosed) should be strictly adhered to.
22. The Commissioner, Oulgaret Municipality has issued NOC vide Letter no: 50-09/3E(2)/O.M/2019-20, Date 22.09.2020, is placed for your perusal please.
23. The Commissioner, Villianur Commune has issued NOC vide Letter no: 20-3/VCP/PPA/DC/2020-21/461 Date 27.10.2020, is placed for your perusal please.
24. The conditions stipulated by Directorate of survey and land Records vide No.7321/DSLRL/ADOS/2020 dt:07.01.2021 (Copy enclosed) should be strictly adhered to.
25. The conditions stipulated by the Superintendent of Police (Traffic), Puducherry, vide their Letter No.324/SP(T)/SR/2011, dated 26.08.2011 (Copy enclosed) should be strictly adhered to.
26. Waste Water Recycling System shall be provided for treatment and recycling of waste water, fulfilling the standards specified by the Puducherry Pollution Control Committee.
27. Sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site / premises with the concurrence of PHD division PWD / Puducherry Pollution Control Board.
28. Solar assisted water heating system shall be installed for supplying hot water.
29. Community bins should be provided for disposal of solid waste in hygienic manner.
30. 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.
31. This permit supersedes the previous approval issued vide No. PPA/953/175/Z(SB/2)/2012, dated 07.06.2012



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*R+M*  
(V. BHUVANESWARAN)  
MEMBER SECRETARY  
PUDUCHERRY PLANNING AUTHORITY