

MAHE PLANNING AUTHORITY

MAHE
FORM-4

[Bye-Law 8(1)]

No. 403/1619/MPA/Z(C)/2019

Dated: 23 DEC 2021

To
Tvl.K.K.Prakashan & 2 Others
Safa Kottoth
P.O.Paral,
Thalassery.

Sir,

With reference to your application No. Nil, dated 15/11/2019 for grant of Revised permission to erect / execute the work of **construction of eight storied residential apartment building with basement floor (83 - dwelling units) with compound wall and well at R.S.No. 40/11B, Chalakkara , Revenue Village, Mahe Municipality, Mahe**, I have to state that the same has been permitted as per the plan enclosed subject to the following conditions:

1. This permit is valid for **five years** from the date of issue. 22/12/2026
2. The stage 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.
3. No deviation should be made during construction contrary to the approved plan.
4. 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.
5. Necessary compounding fee / building fee / development charges shall be paid as and when demanded by this Authority / local body.
6. 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 Municipality / Public Works Department for stocking of materials on the roadside land.
7. Public drain / channel should not be closed / damaged by dumping construction materials nor encroached.
8. Parking area earmarked in the plan should be left free for its intended use and should never be encroached in any manner.
9. Vehicle parking should be confined within the site and no vehicle should be parked along the roadside
10. Energy Conservation Code, 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 Materials etc., shall be strictly followed as per the Puducherry Building Bye-Laws and Zoning Regulations, 2012 amended from time to time.
11. Onus of compliance and proof checking of structural design with relevant IS codes are fully vested with the applicant and the structural engineer.
12. Security Deposit submitted to this authority will be refunded without interest on completion of development as per the approved plan, if not, the amount will be forfeited.
13. Display Board (120 X 60cm) containing the details of survey no. of the site, name of the land owner, name of the registered engineer, details of building permission issued, date of expiry of the permit should be installed prior to the commencement of construction works with intimation to this authority. Otherwise, the display board will be installed by this authority utilizing the deposited earnest money. If the display board is installed by the permit holder himself, Earnest Money Deposit submitted to this authority towards installation of display board will be refunded without interest on production of completion certificate
14. Necessary sewage and solid waste disposal arrangements should be provided.
15. The waste water / rain water should not be stagnated in and around the site.
16. The plot boundaries shall be demarcated before commencing the above said work.
17. The property owner / Builder / Tenant shall not resort manual scavenging by engaging sanitation workers for cleaning of septic tank.
18. 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.

- 19 Before construction, sunshades and projections have to be designed to ensure that no rain water gets stagnated for mosquito breeding.
- 20 During construction, the conditions laid in the Construction and Demolition Waste Management Rules, 2016 should be strictly adhered
- 21 The sump, septic tank and rain water harvesting structures has to be designed in such a way that no water source is open to mosquito breeding and ensure that no rainwater gets stagnated at any season in any portion of the building /premises.
- 22 Permit will be revoked in case of submission of any false statement or misrepresentation of any material facts in the application
- 23 Safe hygienic distance shall be maintained from soak pit to the proposed / existing well(s) on the area as per Puducherry Building Bye-Laws and Zoning Regulations, 2012.
- 24 Permission from Puducherry Ground Water Authority shall be obtained before commencement of well works
- 25 A garbage disposal pit and a waste water pit are to be constructed in any side of the plot.
- 26 This permit supersedes the earlier building permit issued by this authority vide permit No.11/131/MPA/Z(C)/2011, dt.10.01.2014.
- 27 The permit is considered based on the Affidavit dated:08.11.2021 and it should be strictly adhered to.
- 28 .A clearance of 45cm shall be left out from the presently established boundary, while constructing the compound wall along the road side.
- 29 Sewage treatment plant shall be installed and operational before commissioning of the building.
- 30 Portion of land handed over to PWD shall not be encroached.
- 31 The land portion in front setback gifted to PWD shall be vacated and boudries shall be fenced.
- 32 Necessary Fire fighting / rescue equipments shall be installed wherever required after due consultation and direction of the Fire Service Department.
- 33 Own water supply arrangements shall be made and shall not depend on PWD/Municipality.
- 34 The Labour Office, Mahe shall be intimated with a notice of commencement/completion before 30 days of commencement /completion of work and the work shall be registered with labour office, Mahe within 60 days from the date of commencement of work.



m. mayavel
22/11/21
(C.MAYAVEL)
MEMBER SECRETARY

Encl: One set of approved plan.

Copy to : The Commissioner, Mahe Municipality, Mahe.

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 Mahe Planning Authority at the following stages of construction of the approved 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.

(4) All electrical works should be carried out using ISI certified fittings, cables, equipmen