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

No. PPA 900 / 1529 / Z (SB/NCP/LAYOUT) / 2020-2022

Date:

To

18 MAY 2022

(1) Tmt. N. RADJAVENY,
(2) Thiru. N. RAMASSAMY,
(3) Tmt. K. HEMALADA,
(4) Tmt. V. KALPANA &
(5) Tmt. N. SATHIYA,
Represented by their Power Agents

(1) Thiru. N. SHANKAR &
(2) Thiru. K. SAMBATHKUMAR,
No. 22, 1st Cross, V.O.C. Nagar,
Karikkalampakkam,
Puducherry – 605 007

With reference to your application No. Nil, dated 2nd March 2020 for the grant of permission to form a **Residential Layout** in the name and style of 'SRI BALAJI NAGAR' situated at **R.S.No. 60/8A and Plot No. 2 of R.S. No. 74/1A-pt, Karikkalampakkam, Karikkalampakkam Revenue village, Nettapakkam Commune, Puducherry**, I have to state that the same has been permitted as per plan enclosed subject to the following conditions.

1. The conditions stipulated in the NOC issued by the Electricity Department, Puducherry, vide letter No. 3186/ED/EE-R(S)/Tech/F-27/2020-21, dated 1-4-2021 should be strictly adhered to. (Copy enclosed).
2. EWS plots as earmarked in the layout shall comply to G.O.Ms. No. 5/2015-Hg, dated 26-2-2015 (Copy enclosed).
3. The Layout Promoter/ Owner(s) shall not encroach any Government land/ canal/ road portion adjoining to or passing through the layout in any manner.
4. The Layout Promoter/ Owner(s) shall settle any legal disputes in the court of law in respect of the title deed and the Puducherry Planning Authority shall be indemnified.
5. The layout approval will be revoked if the same has been obtained by furnishing any false information/ statement/ suppression of fact or misrepresentation of material facts.
6. The layout should be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.



(M. KANDAR SELVAN)
**(M. KANDAR SELVAN)
MEMBER-SECRETARY
PUDUCHERRY PLANNING AUTHORITY**

- Encl:** 1. Approved Layout Plan – 1 Sheet
2. G.O.Ms. No. 5/2015-Hg, dated 26-02-2015
3. Copy of NOC from Electricity Department

Copy with Approved Layout Plan to:

1. The Commissioner, **Nettapakkam Commune Panchayat**, Puducherry.
2. The Director, Directorate of Survey and Land Records, Puducherry
3. The Sub-Register, **Bahour**, Puducherry
4. The Superintendent Engineer-III, Electricity Department, Puducherry
5. The Nodal Officer, RERA, T&CPD, Puducherry

Note:

The Road portions and OSR portion of the layout have been handed over to the Commissioner, Nettarekkam Commune Panchayat, Puducherry through a registered Gift deed (doc. No. 7785/2022, dated 15-3-2022) and NOC has been issued by Nettarekkam Commune Panchayat vide letters (i) No. 9545/NCP/Works/2020-21, dated 17-3-2022 and (ii) No. 9545/NCP/Works/2020-21, dated 29-4-2022.

No.3186/ED/EE-R(S)/Tech/F-27/2020-21
GOVERNMENT OF PUDUCHERRY
ELECTRICITY DEPARTMENT

Puducherry, Dt.01-04-2021

To

The Member Secretary,
Puducherry Planning Authority,
Jawahar Nagar, Puducherry

Sir,

Puducherry Electricity Department	
RECEIPT No.	2760
Date	5 APR 2021

S. V. M. JTP (KA)
JTP (KA)
JPA K. Vel
JTP (KA) - 0-10000
12-04
JPA (K. Vel)

Sub:
Electricity Department, Puducherry - EE-R(S) - Request for approval for proposed Residential Layout in the name of "Sri Balaji Nagar" at R.S.No.60/8A & Plot No.2 of R.S.No.74/1A-pt, Karikalampakkam Revenue village, Nettapakkam Commune Panchayat, Puducherry - Opined- Reg.

Ref: 1) No.1529/PPA/Z(SB/NCP/LAYOUT)/2020/12403, Dt.08-12-2020
2) No.2137/ED/AEE-RS/F-27/2020-21, Dt.30-03-2021

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With reference to the letter cited above, technical opinion of this department for the application seeking approval for proposed Residential Layout in the name of "Sri Balaji Nagar" at R.S.No.60/8A & Plot No.2 of R.S.No.74/1A-pt, Karikalampakkam Revenue village, Nettapakkam Commune Panchayat, Puducherry are appended below for further process by the Planning Authority:-

- 1) As intimated vide ref (1) above, the electric line has been shifted and provided LT 3 phase overhead electrical lines for improvement of the layout under supervision of appropriate authority of this department.
- 2) All other conditions should be complied with as per the Joint Electricity Regulatory Commission (Electricity Supply Code) Regulation 2018.

Two copies of approved plan may be sent to this office for records.

Yours faithfully,

01/04/21
EXECUTIVE ENGINEER
RURAL (SOUTH)

Copy submitted to

The Superintending Engineer O&M, Pdy. Region - for kind information

Copy to

The Assistant Executive Engineer / RS

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Registered No.
SSP/PY/44/2015-17
WPP No. TN/PMG(CCR)/
WPP-88/2012-14
Dated : 10-3-2015
Price : ₹ 6-00

புதுச்சேரி மாநில ஆரசிதழ்
La Gazette de L'État de Poudouchéry
The Gazette of Puducherry

PART - II

சிறப்பு வெளியீடு	EXTRAORDINAIRE	EXTRAORDINARY
அதிகாரம் பெற்ற வெளியீடு	Publiée par Autorité	Published by Authority
விலை : ₹ 6-00	Prix : ₹ 6-00	Price : ₹ 6-00
எண் } புதுச்சேரி செவ்வாய்க்கிழமை 2015 10 மார்ச் 10 ௨	No. } 14 Poudouchéry Mardi 10 Mars 2015	No. } Puducherry Tuesday 10th March 2015
(19 Phalguna 1936)		

GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 5/2015-Hg., dated 26th February 2015)

NOTIFICATION

In exercise of the powers conferred by section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following amendment to the Puducherry Building Bye-laws and Zoning Regulations, 2012 issued in the notification in G.O. Ms. No. 5/2012-Hg., dated 5-3-2012 of the Chief Secretariat (Housing) and published in the Extraordinary Official Gazette Part-I, No. 21, dated 8th March 2012, namely :—

1. (1) These bye-laws and regulations may be called the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2014.

(2) The provisions of these bye-laws and zoning regulations shall apply to the planning area declared *vide* :—

- (i) G.O. Ms. No. 79/84/F6, dated 17th August 1984, notified in the Gazette No. 34, dated 28th August 1984;
- (ii) G.O. Ms. No. 93/85/F6, dated 8th July 1985, notified in the Gazette No. 35, dated 30th July 1985; and
- (iii) G.O. Ms. No. 68/89/F6, dated 26th July 1989, notified in the Gazette No. 83, dated 31st July 1989 of Housing Secretariat, Puducherry and such other areas in the Union territory of Puducherry notified from time to time.

(3) They shall come into force on and from the date of their publication in the official gazette.

2. **Amendment of Part-II-Zoning Regulations.**— In the Puducherry Bye-laws and Zoning Regulations, 2012 (hereinafter referred to as the said bye-laws and regulations) in Part-II - Zoning Regulations, in clause 9 relating to (A) Primary Residential for the existing Note (1) (b) the following shall be substituted, namely:—

“(b) For the areas situated within the French precinct *i.e.*, on the eastern side of the Grand Canal in the Boulevard town, the maximum permissible coverage and F.A.R. of the buildings shall be 50% and 120 respectively and the maximum height of the building on the front façade shall be 10.50 metres, including the stilt floor if provided. Provided an additional floor shall be permitted with a height of 3.0 metres over and above the height of 10.50 metres, subject to the condition that this additional floor shall be setback from the front façade by at least 5.0 metres, so that the sightline extension from the opposite side of the street-side pavement clears the parapet line of the third floor, and in any case, the above building parameters shall not exceed the one stipulated in the CRZ notification, notified by the Government of India from time to time.”.

3. **Amendment of Annexure-II.**— In the said bye-laws and zoning regulations, in Annexure-II Regulation for Lay-out and Sub-divisions of land, after the sub-clause 6 (a), the following shall be inserted, namely :—

“6 (b) In cases, where the extent of the residential layout exceeds 3,000 square metres, ten per cent (10%) of layout area (excluding roads) shall be developed as economically weaker section/lower income group plots. The plot area for these groups shall not be less than 35 square metres and shall not exceed 60 square metres with a minimum plot width of 3.0 metres. The owner or developer or promoter shall sell these plots only for this purpose, no conversion or amalgamation is permissible in these cases of economically weaker section plots.”.

4. **Amendment of Annexure-XI.**— In the said bye-laws and zoning regulations in Annexure-XI, Special Buildings and Group Developments under Category (A) Special Buildings, for the entries in item (2), the following shall be substituted, namely :—

“(2) The minimum width of road on which the site abuts shall be 9.0 metres, however a building for residential use may be permitted on a site abutting or gaining access from a 6.0 metres wide road, except in Mahe region.

In Mahe region, the minimum width of the road on which the site abuts shall be 4.0 metres for all uses and a minimum front setback of 3.0 metres, shall be provided.

Note : Kalyana mandapam/Reception hall, cinema theatres and multiplex complexes shall be permitted only along roads of width of minimum 12.0 metres.

Explanation : The road width means average road width in front of the plot in question and for a few metres on either side for purposes of measurements to be taken in conjunction with the average width of that road in general.”.

5. **Amendment of Annexure-XV.**— In the said bye-laws and zoning regulations, in Annexure-XV Special rules for multi-storeyed buildings,