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सत्यमेव जयते

புதுச்சேரி மாநில அரசிதழ்

La Gazette de L' État de Poudouchéry

The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு **EXTRAORDINAIRE** **EXTRAORDINARY**

அதிகாரம் பெற்ற வெளியீடு | Publiée par Autorité | Published by Authority

எண்	புதுச்சேரி	செவ்வாய்க்கிழமை	2025 ஆம்	செப்டம்பர் மீ	16 உ	
No. 92	Poudouchéry	Mardi	16	Septembre	2025	(25 Bhadra 1947)
No.	Puducherry	Tuesday	16th	September	2025	

GOVERNMENT OF PUDUCHERRY

CHIEF SECRETARIAT (HOUSING)

(*G.O. Ms. No. 16/2025-Hg., Puducherry, dated 12th September 2025*)

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, hereby, makes the following amendment to the Puducherry Building Bye-laws and Zoning Regulations, 2012 issued in the Notification *vide* G.O. Ms. No. 5/2012- Hg., dated 5th March 2012 of the Chief Secretariat (Housing), Government of Puducherry and published in the Part-I of the Extraordinary Official Gazette, No. 21, dated 8th March 2012, namely:–

(1) These Bye-laws and Zoning Regulations may be called the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2025.

(2) The provisions of these Bye-laws and Zoning Regulations shall apply to the planning area(s) declared *vide*,-

(i) G.O. Ms. No. 79/84/F6, dated 17th August, 1984, notified in the Gazette No. 35, dated 28th August 1984;

(ii) G.O. Ms. No. 93/85/F6, dated 8th July, 1985, notified in the Gazette No. 31, 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 the Housing Secretariat, Government of 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 of the Government of Puducherry.

(A) Amendment of Part-I-Building Bye-laws.

1. *Amendment of clause 2 in Chapter-I.*— In the Puducherry Building Bye-laws and Zoning Regulations, 2012 (hereinafter referred to as the said Bye-laws and Zoning Regulations), in Chapter-I, in clause 2,–

(a) for the entries against item under serial number (8), the following shall be substituted, namely: -

"(8) **'apartment or residential flats'** means a part of any property intended for any type of independent use including one or more rooms or enclosed space located on one or more floors or parts thereof in a building, intended to be used for residential purpose with multiple dwelling units (six or more dwelling units) and with a direct exit to a public street, road or highway or to common area leading to such street, road or highway;"

(b) for the entries against item (a) under serial number 14(vi), the following shall be substituted, namely:-

"(a) **'Assembly Building'** means a building or part thereof, where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and this includes buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, kalyana mandapam/marriage halls, skating rinks, gymnasia, clubs (more than 500 sq.m. of floor area), dance halls, bus stand, railway station, airport, sea terminal or other public transportation stations and recreation piers."

(c) for the entries against item (b) under serial number 14(vi), the following shall be substituted, namely:-

"(b) **'Commercial-Business Building'** includes any building or part thereof used principally for transaction of business and/or keeping of accounts and records including offices, banks, professional establishments, court houses, *etc.*, if their principal function is transaction of business and/or keeping of books and records."

(d) for the entries against item (g) under serial number 14(vi), the following shall be substituted, namely:-

"(g) **'Institutional Building'** includes a building constructed by Government, Semi-Government Organizations or Registered Trusts and used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness,

disease or infirmity, convalescents, and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories, *etc.*"

(e) for the entries against item (h) under serial number 14(vi), the following shall be substituted, namely: -

"**(h) 'Commercial-Mercantile Building'** includes a building or part thereof used as shops, stores or markets for display and sale of wholesale and or retail goods or merchandise, including office, storage and service facilities incidental thereto and located in the same building; restaurants, eating or boarding houses; buildings for differently abled persons, care of orphans, abandoned women, children and infants, destitute or aged persons and the following buildings not exceeding floor area of 500 sq.m.:-

gymnasia, clubs; Clinic, Dispensary (without inpatient services), Doctor Consultation Room, Pharmacy."

(f) for the entries against item (j) under serial number 14(vi), the following shall be substituted, namely:-

"**(j) 'Multi-Storeyed Building or High-Risk Building'** means a building exceeding 20 m or more in height."

(g) for the entries against item (l) under serial number 14(vi), the following shall be substituted, namely:-

"**(l) 'Commercial-Office Building (premises)'** includes a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculations, drawing of matter for publication and editorial preparation of matter for publication and Government/ Quasi Government offices."

(h) for the entries against item (m) under serial number 14(vi), the following shall be substituted, namely:-

"**(m) 'Ordinary Building or Low-risk building'** means a residential, commercial, industrial or religious buildings up to 10.5 m. height and does not fall within the definition of special buildings or medium-risk buildings, group developments, multi-storeyed buildings or high-risk buildings."

(i) for the entries against item (p) under serial number 14(vi), the following shall be substituted, namely:-

"**(p) 'Special Building or Medium risk building' means, -**

(a) Residential building with more than 6 dwelling units; or

(b) Residential buildings above 10.5 m. and up to 20 m. height; or

(c) Commercial, Religious buildings, mixed occupancies (i) exceeding floor area of 500 sq.m. (ii) more than 10.5 m. height and up to 20 m. in height, or

(d) Industrial buildings more than 10.5 m. height and up to 20 m. in height or Buildings for usage like education, assembly, institutional, public and semi-public, and mixed occupancies with any of these aforesaid occupancies irrespective of number of floors and up to 20 m. height."

(j) for the entries against item (q) under serial number 14(vi), the following shall be substituted, namely:-

"(q) **'Commercial-Storage Building'** means a building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn or stables."

(k) for the entries against item (r) under serial number 14(vi), the following shall be substituted, namely:-

"(r) **'Commercial-Wholesale Establishment'** means an establishment wholly or partly engaged in wholesale trade or manufacture, wholesale outlets, including related storage facilities, warehouses or establishments engaged in truck transport, including truck transport booking agencies."

(l) for the entries against item under serial number (16), the following shall be substituted, namely:-

"(16) **'Building height'** means the vertical distance measured in the case of flat roofs, from the plinth of the building to the terrace of last liveable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring the heights;"

(m) for the entries against item under serial number (58), the following shall be substituted, namely:-

"(58) **'Group Development'** means accommodation for residential or commercial or combination of such activities housed in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any interlink between the structures in terms of connecting corridors shall not be construed as making any two structures into one block."

2. *Amendment of clause 5 in Chapter-II.*- In the said Bye-laws and Zoning Regulations, 2012, in Chapter-II, for the clause 5.1(A), the following shall be substituted, namely: -

(A) Sub-division/Lay-out Plan:-

(1) The specifications of the plan shall be as follows:

(a) scale used and north point;

(b) the boundaries of the site and the name and number of the properties and road abutting to the site;

(c) location of all proposed and existing roads with their existing/proposed/ prescribed widths within the land;

(d) dimensions of each plot;

(e) alignments of the Low Tension or High-Tension electric overhead power lines or such underground cables, Solid waste dumping yards, Oil/Gas Pipe lines, Coastal Regulation Zone line if it lies within the site or within a distance of 10 m. from the site;

(f) location of canal, water bodies, drains, sewers, public facilities electrical/lines, *etc.*, and services, and telecommunication;

(g) a table indicating size, area and use of all the plots in the sub-division/lay-out plan;

(h) a statement indicating the total area of the site, area utilized under roads, space for Communal and Recreation, plots, public purpose plots with reference to the total area of the site proposed to be developed; and

(i) extract of revenue village map showing the proposed lay-out/ sub-division site.

(2) Documents as per the Checklist enclosed with Form I (B)

3. *Amendment of clause 8 in Chapter-II.*- In the said Bye-laws and Zoning Regulations, 2012, in Chapter-II, for the clause 8(1), the following clause shall be substituted, namely:-

"(1) In case of 'Ordinary Buildings or Low Risk Buildings', 'Special Buildings or Medium Risk Buildings' the Member Secretary of the Planning Authority shall either sanction the plans and specifications or shall sanction them with such modifications or directions as it may deem necessary and thereupon shall communicate its decision to the person giving the notice. In case of 'Multi-storeyed Buildings or High Risk Buildings', Group Developments, Sub-division of land and Lay-out, the Member Secretary of the Planning Authority shall obtain in-principle approval of the Planning Authority and thereafter shall sanction the plans and specifications after complying with the directions of the Planning Authority and thereupon shall communicate its decision to the person giving the notice.

4. *Amendment of clause 17 in Chapter-II.* - In the said Bye-laws and Zoning Regulations, 2012, in Chapter-II, for the clause 17, the following clause shall be substituted, namely:-

17. Occupancy certificate: All buildings except *two storeyed residential buildings* (up to 6 dwelling units), commercial buildings (up to 500 sq.m. floor area) and all type of Industrial buildings, erected, re-erected or altered materially shall not be occupied in whole or in part until the issuance of an occupancy Certificate in Form 7 by the Member Secretary of the Planning Authority affirming that such a building conforms in all respects to the requirements of these Bye-laws and is fit for occupation.

"(1) Occupancy Certificate through Third Party Certification

(i) Application for Occupancy Certificate for 'ordinary buildings or low risk buildings' through third party certification shall be submitted to the Planning Authority along with the completion drawings, Completion certificate issued by the registered technical personnel involved in the design and construction of the building as per clause 16 above, along with the following documents:-

(a) A certification from the third party (*i.e.*, registered technical personnel other than the registered technical personnel involved in designing, construction and supervision of the building) in Form No. 23 stating that the building has been inspected in all respects and that the applicable provisions of the Puducherry Building Bye-laws and Zoning Regulations, 2012; the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2025 and the conditions of the building permit have all been complied with.

(b) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of the essential areas like cut outs and shafts from the roof top.

(ii) The Member Secretary of the Planning Authority shall, upon checking that the documents submitted along with application are in order, cause automatic generation and issue of the Occupancy Certificate in Form-7.

(iii) Violations, if found at any subsequent stage, shall result in cancellation of the Occupancy Certificate issued and levy of a penalty, as calculated by the Government from time to time. The Occupancy Certificate shall be restored only after the removal of violations and payment of the penalty. Further, action against the registered technical personnel shall also be taken for furnishing a wrong certificate/Affidavit.

(2) Revocation of Occupancy Certificate: In case, after the issuance of Occupancy Certificate, if it is found at any stage that the building is used for some other purpose against the permission or any addition/alteration in the building has been made, then, after affording personal hearing to the owner, the Member Secretary of Planning Authority shall pass orders for revocation of occupancy permission and the same shall be restored only after removal of the violations and the payment of penalty."

5. *Amendment of clause 28 in Chapter-III.*- In the said Bye-laws and Zoning Regulations, 2012, the clause 28 (5) shall be omitted.

6. *Amendment of clause 30 in Chapter-III.*- In the said Bye-laws and Zoning Regulations, 2012, in Chapter-III, for the clause 30 (iii), the following shall be substituted, namely:-

"**(iii) Habitable rooms:** Every habitable room in any building shall be in every part at least 2.80 m. in height from the surface of the floor to the underside of the roof slab or ceiling, provided that in the case of slope roof, the minimum height shall not be less than 2.2 m. This is applicable to residential, commercial buildings. For educational, institutional, assembly and industrial buildings ceiling height shall be 3.6 metres except when air-conditioned, where it shall be not less than 2.8 m."

7. *Amendment of clause 33 in Chapter-III.*- In the said Bye-laws and Zoning Regulations, 2012, in Chapter-III, for the clause 33(1) the following clause shall be substituted, namely:-

"(1) The area of kitchen shall be not less than 5.0 sq.m. with a minimum width of 1.80 m."

8. *Amendment of clause 36 in Chapter-III.*- In the said Bye-laws and Zoning Regulations, 2012, in Chapter-III, for the clause 36 (3) (d), the following clause shall be substituted, namely:-

"(d) The maximum height of the ceiling of any basement shall be 1.2 m. above the average road level on the front side of the building and the height of the basement floor above the ground level shall not be accounted for building height."

9. *Amendment of clause 38 in Chapter-III.*– In the said Bye-laws and Zoning Regulations, 2012, in Chapter-III, for the clause 38(1), the following clause shall be substituted, namely:-

"(1) Minimum width of **staircase** shall be as follows:

Sl. No	**Type of Use**	**Minimum Width of Staircase**
1.	Residential building (up to 2 dwellings)	1.00 m.
2.	Residential building (3 or more dwelling units), Flats, Hostels, Group Housing, Guest Houses, *etc.*,	1.25 m.
3.	EWS Housing	0.75 m.
4.	Educational buildings	1.50 m.
5.	Institutional Buildings	2.00 m.
6.	Assembly buildings such as Auditoriums, Kalyanamandapam, Cinema Theatre, Religious Buildings, Temples, Mosques or Churches and other buildings of public assembly or conference.	2.00 m.
7.	All Other Buildings	1.50 m.

"

10. *Amendment of clause 38 in Chapter-III.* - In the said Bye-laws and Zoning Regulations, 2012, in Chapter-III, for the clause 38 (2), the following clause shall be substituted, namely:-

"(2) The minimum width of **corridors** shall be as follows:

Sl. No.	Building use or type	Minimum width of corridor
1.	Residential buildings (up to 2 dwellings)	1.00 m.
2.	Residential buildings (3 or more dwelling units), Flats, Hostels, Group Housing, Guest Houses, *etc.*	1.50 m.
3.	EWS Housing	1.00 m.
4.	Educational Buildings	2.00 m.
5.	Institutional Buildings	2.00 m.
6.	Hospitals and Nursing Homes	2.40 m.
7.	Assembly buildings such as Auditoriums, Kalyanamandapam, Cinema Theatre, Religious Buildings, Temples, Mosques or Churches and Other Buildings of Public assembly or conference.	2.00 m.
8.	Office Buildings	2.00 m.
9.	All other buildings	1.50 m.

"

11. *Amendment of clause 38 in Chapter-III.* - In the said Bye-laws and Zoning Regulations, in Chapter-III, for the clause 38 (5)(j)(1), the following clause shall be substituted, namely:-

"(1) Fire escape staircase shall be provided in every Special Buildings or Medium Risk Buildings and Multi-storeyed buildings or High Risk Buildings."

12. *Amendment of clause 38 in Chapter-III.*- In the said Bye-laws and Zoning Regulations, in Chapter-III, for the clause 38 (5)(m)(i), the following clause shall be substituted, namely:-

"(i) In residential buildings or flats, one staircase shall be provided for every 12 dwelling units or part thereof on each floor."

(B)Amendment of Part-II-Zoning Regulations.

13. *Amendment of clause 9:-* In the said Bye-laws and Zoning Regulations, in Part-II-Zoning Regulations, for the clause 9 (I to VIII), the following clause shall be substituted, namely:-

" **I. Residential Zone**

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Commercial building exceeding 500 sq.m. in floor area and storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(ii) Assembly building exceeding 500 sq.m. in floor area.

(iii) Educational building, *viz.* Colleges, School for Mentally Challenged, Art Academy, Sports facilities.

(iv) Institution building.

(v) White and Green category Industries exceeding 20 HP and all Orange and Red category Industries (classified by the Puducherry Pollution Control Committee).

(vi) Religious buildings and related buildings occupying the floor area exceeding 500 sq.m.

(vii) Government and semi-government offices serving the local needs, Banks exceeding 500 sq.m. of the floor area.

(viii) Mixed occupancy building, with overall floor area of non-residential activities exceeding 500 sq.m.

II. Mixed Residential Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely: -

(i) Commercial building exceeding 750 sq.m. of floor area and storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(ii) Assembly building exceeding 750 sq.m. of floor area.

(iii) Institutional building exceeding 750 sq.m. of floor arca.

(iv) White and Green category Industries (classified by the Puducherry Pollution Control Committee) with power requirement exceeding 30 H.P. and Orange and Red category industries.

(v) Religious buildings and related buildings exceeding 750 sq.m. of floor area.

(vi) Mixed occupancy building, with total floor area of non-residential activities exceeding 750 sq.m.

III. Commercial Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Commercial building for storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(ii) White, Green and Orange category Industries (classified by the Puducherry Pollution Control Committee) with power requirement exceeding 50 H.P.

IV. Mixed Commercial Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Commercial building for storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(ii) White, Green and Orange category Industries (classified by the Puducherry Pollution Control Committee) with power requirement exceeding 75 H.P.

V. Industrial Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Residential building except incidental Workers Residential Quarters.

(ii) Commercial building except incidental Sales, ATM, Fuel filling stations and service stations.

(iii) Educational building.
(iv) Institutional building except incidental Health facilities.
(v) Assembly building except Government/Quasi Government Offices, Transportation, Parking, Park/Playgrounds.

VI. Mixed Industrial Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Orange and Red category industries.
(ii) Educational building.
(iii) Institutional building except incidental Health facilities.
(iv) Assembly building except Government/Quasi Government Offices, Transportation, Parking, Park/Playgrounds.

VII. Public and Semi-Public Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Residential building.
(ii) Commercial building except incidental Hostel, Shops, Automated Teller Machine (ATM), Clinic, Dispensary (without inpatient services), Doctor Consultation Room, Pharmacy (total floor area up to 500 sq.m.).
(iii) Industrial Building except Manufacture of computer Hardware, building for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.

VIII. Agriculture Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Residential building.
(ii) Industrial Building except, Agro based industries, White, Green and Orange Category Industries; Manufacture of Computer Hardware; building for development of software and its associated computer technology applications; I.T. Parks; Pharma and Bio-informatics centres.
(iii) Commercial building except Storage/cold storage and drying of fertilizers, food grains, seeds and other agro products and incidental Retail Outlet shops.
(iv) Assembly building except Transportation, Parking, Park/Playgrounds, Sports facilities.
(v) Commercial buildings except hotels and resorts.

IX. Recreational/Tourism Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) Residential building
(ii) Commercial buildings except hotels and resorts
(iii) Institutional building except Government and Quasi Government building
(iv) Industrial building

X. Transportation and Communication Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

(i) All buildings or premises except Transport depot, Bus terminus, Railway station, Airport, Harbour, bus/truck shelters, automobile workshop, Car and other automobile parking including multi-level parking and incidental uses of storage/warehouses, Shops, Public utility building like sewage pumping station, water works, fire stations, telephone exchanges, Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.

XI. Protective and Undeveloped Use Zone

In this Zone, buildings or premises intended for the following purposes and their accessory uses shall not be permitted, namely:-

All buildings or premises except the buildings or premises permitted by the State or Central Government by any Notification/Order.

XII. Planning Parameters

The plot coverage, Floor Area Ratio (F.A.R.), setbacks for the developments shall be regulated according to the Table given below:

1. Residential Buildings:

Table: 1.1. Ordinary buildings or Low risk buildings

Sl. No.	Description	Continuous Building Area	Other areas	EWS Plots		
				New Layouts	CBA	Approved Plots
A	Minimum Plot area	60 sq.m.	60 sq.m.	35 sq.m. to 60 sq.m.	20 sq.m. to 60 sq.m.	20 sq.m. to 60 sq.m.
B	Minimum Plot frontage					
(i)	For one Dwelling Unit	0.90 m.	0.90 m.	0.90 m.	0.90 m.	0.90 m.
(ii)	For more than one Dwelling Unit	3.0 m.	3.0 m.	3.0 m.	3.0 m.	3.0 m.
C	Minimum Plot width	3.0 m.	3.0 m.	3.0 m.	3.0 m.	3.0 m.
D	Minimum Road Width					
(i)	For one Dwelling Unit	0.90 m.	0.90 m.	0.90 m.	0.90 m.	0.90 m.
(ii)	For more than one Dwelling Unit	3.5 m.	3.5 m.	3.5 m.	3.5 m.	3.5 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less.				
F	Maximum Plot coverage	75%	70%	80%	80%	80%
G	Maximum F.A.R.	220	220	220	220	220
H	Minimum Setbacks	It shall be from the property boundary				
H.1	Front set back (Abutting Road width)					
(i)	Up to 10.0 m.	1.0 m.	1.5 m.	1.0 m.	1.0 m.	1.0 m.
(ii)	Above 10.0 m. up to 15.0 m.		3.0 m.			
(iii)	Above 15.0 m.		4.5 m.			
(iv)	Along NH/ECR	4.5 m.				
H.2	Side Set back (Plot Width)					
(i)	Up to 4.5 m.	Nil	Nil	Nil	Nil	Nil
(ii)	Above 4.5 m. up to 6.1 m.		1.0 m. on one side			
(iii)	Above 6.1 m. up to 9.2 m.		1.0 m. on either side			
(iv)	Above 9.2 m.		1.5 m. on either side			
H.3	Rear set back	Nil	1.5 m.	1.0 m.	Nil	1.0 m.

Table: 1.2 Ordinary buildings or Low Risk Buildings in Boulevard Area of Puducherry/Core Town Area of Karaikal.

Sl. No.	Description	Boulevard area				Core Town Area	
		On the eastern side of the Grand Canal		On the western side of the Grand Canal			
		Plots	EWS Plots	Plots	EWS Plots	Plots	EWS Plots
A	Minimum Plot area	60 sq.m.	20 sq.m. to 60 sq.m.	60 sq.m.	20 sq.m to 60 sq.m.	60 sq.m.	20 sq.m. to 60 sq.m.
B	Minimum Plot frontage						
(i)	One Dwelling Unit	0.90 m.	0.90 m.	0.90 m.	0.90 m.	0.90 m.	0.90 m.
(ii)	More than one Dwelling Unit	3.0 m.	3.0 m.	3.0 m.	3.0 m.	3.0 m.	3.0 m.
C	Minimum Plot width	3.0 m.	3.0 m.	3.0 m.	3.0 m.	3.0 m.	3.0 m.
D	Minimum Road Width						
(i)	One Dwelling Unit	0.90 m.	0.90 m.	0.90 m.	0.90 m.	0.90 m.	0.90 m.
(ii)	More than one Dwelling Unit	3.5 m.	3.5 m.	3.5 m.	3.5 m.	3.5 m.	3.5 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less.					
F	Maximum Plot coverage	50%	50%	75%	80%	75%	80%
G	Maximum F.A.R.	120	120	220	220	220	220
H	Setbacks	Setbacks Not Compulsory					

Table: 1.3 Special Buildings or Medium Risk buildings			
Sl. No.	Description	Continuous Building Area	Other Areas
A	Minimum Plot Extent	60 sq.m.	100 sq.m.
B	Minimum Plot Frontage	4.0 m.	4.5 m.
C	Mini mu m Plot Width	4.0 m.	4.5 m.
D.1	Minimum Road Width (All regions except Mahe)	6.0 m.	6.0 m.
D.2	Minimum Road Width (Mahe)	4.0 m.	4.0 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less	
F	Maximum Coverage	75%	70%
G	Maximum F.A.R. (Abutting Road width)		
(i)	Up to 15.0 m.	250	250
(ii)	Above 15.0 m.	275	275
H	Minimum Setbacks (It shall be from the property boundary)		
H.1	Front Setback (Abutting Road width)		
(i)	Up to 15.0 m.	3.0 m.	3.0 m.
(ii)	Above 15.0 m./Along NH/ECR	4.5 m.	4.5 m.
In plot area up to 500 sq.m.			
H.2	Side Setback		
(i)	Up to 6.1 m.	Nil	1.0 m. on one side
(ii)	Above 6.1 m. and up to 9.2 m.		1.0 m. on either side
(iii)	Above 9.2 m.		1.5 m. on either side
H.3	Rear Setback	Nil	1.5 m.
In plot area more than 500 sq.m.			
H.4	Side Setback	Nil	3.0 m. on either side
H.5	Rear Setback	Nil	1.5 m.

Table:1.4 Special Buildings or Medium Risk buildings in boulevard area of Puducherry/core town area of Karaikal

Sl. No.	Description	Boulevard Area		Core Town Area
		On the eastern side of the Grand Canal	On the western side of the Grand Canal	
A	Minimum Plot Extent	60 sq.m.	60 sq.m.	60 sq.m.
B	Minimum Plot Frontage	4.0 m.	4.0 m.	4.0 m.
C	Minimum Plot Width	4.0 m.	4.0 m.	4.0 m.
D	Minimum Road Width	3.5 m.	3.5 m.	3.5 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m for every 30 cm by which the building is set back from the street or 10.5 m., whichever is less	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less	
F	Ground Coverage	50%	75%	75%
G	Proposed FAR	120	300	300
H	Setbacks	Not compulsory		

Note: For the areas situated within the on the eastern side of the Grand Canal of 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 Coastal Regulation Zone (CRZ) Notification, notified by the Government of India from time to time.".

2.Commercial buildings:

Table: 2.1. Ordinary buildings or Low Risk buildings			
Sl. No.	Description	Continuous Building Area	Other areas
A	Minimum Plot area	50 sq.m.	50 sq.m.
B	Minimum Plot frontage	4.0 m.	4.0 m.
C	Minimum Plot width	4.0 m.	4.0 m.
D	Minimum Road Width	3.5 m.	4.5 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less.	
F	Maximum Plot coverage	75%	70%
G	Maximum F.A.R.	220	220
H	Minimum Setbacks (It shall be from the property boundary)		
H.1	Front set back (Abutting Road width)		
(i)	Up to 10.0 m.	1.0 m.	1.5 m.
(ii)	Above 10.0 m. up to 15.0 m.		3.0 m.
(iii)	Above 15.0 m.		4.5 m.
(iv)	Along NH/ECR	4.5 m.	4.5 m.
H.2	Side Set back (Plot Width)		
(i)	Up to 4.5 m.	Nil	Nil
(ii)	Above 4.5 m .up to 6.1 m.		1.0 m. on one side
(iii)	Above 6.1 m. up to 9.2 m.		1.0 m. on either side
(iv)	Above 9.2 m.		1.5 m. on either side
H.3	Rear set back	Nil	1.5 m.

Table: 2.2 Ordinary buildings or Low Risk buildings in boulevard area of Puducherry/core town area of Karaikal

Sl. No.	Description	Boulevard Area		Core Town Area
		On the eastern side of the Grand Canal	On the western side of the Grand Canal	
A	Minimum Plot area	50 sq.m.	50 sq.m.	50 sq.m.
B	Minimum Plot frontage	4.0 m.	4.0 m.	4.0 m.
C	Minimum Plot width	4.0 m.	4.0 m.	4.0 m.
D	Minimum Road Width	3.5 m.	3.5 m.	3.5 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less.		
F	Maximum Plot coverage	50%	75%	75%
G	Maximum F.A.R.	120	300	300
H	Setbacks	Setbacks Not Compulsory		

Table: 2.3 Special Buildings or Medium Risk buildings			
Sl. No.	Description	Continuous Building Area	Other Areas
A	Minimum Plot Extent	50 sq.m.	100 sq.m.
B	Minimum Plot Frontage	4.0 m.	6.0 m.
C	Minimum Plot Width	4.0 m.	6.0 m.
D.1	Minimum Road Width (All regions except Mahe)	9.0 m.	9.0 m.
D.2	Minimum Road Width (Mahe)	4.0 m.	4.0 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less.	
F	Maximum Coverage	75%	70%
G	Maximum F.A.R (Abutting Road width)		
(i)	Up to 15.0 m.	250	250
(ii)	Above 15.0 m.	275	275
H	Minimum Setbacks (It shall be from the property boundary)		
H.1	Front Setback (Abutting Road width)		
(i)	Up to 15.0 m.	3.0 m.	3.0 m.
(ii)	Above 15.0 m./Along NH/ECR	4.5 m.	4.5 m.
in plot area up to 500 sq.m.:			
H.2	Side Setback (Plot width)		
(i)	Up to 6.1 m.	Nil	1.0 m on one side
(ii)	Above 6.1 m. up to 9.2 m.		1.0 m on either side
(iii)	Above 9.2 m.		1.5 m on either side
H.3	Rear Setback	Nil	1.75 m.
in plot area more than 500 sq.m.:			
H.4	Side Setback	Nil	3.0 m on either side
H.5	Rear Setback	3.0 m.	3.0 m.

Table: 2.4 Special buildings or Medium Risk buildings in boulevard area of Puducherry/core town area of Karaikal

Sl. No.	Description	Boulevard area		Core Town Area
		On the eastern side of the Grand Canal	On the western side of the Grand Canal	
A	Minimum Plot Extent	50 sq.m.	50 sq.m.	50 sq.m.
B	Minimum Plot Frontage	4.0 m.	4.0 m.	4.0 m.
C	Minimum Plot Width	4.0 m.	4.0 m.	4.0 m.
D	Minimum Road Width	3.5 m.	4.5 m.	4.5 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less	
F	Maximum Coverage	50%	75%	75%
G	Maximum FAR	120	300	300
H	Setbacks	Not Compulsory		

3. Assembly/Educational/Institutional/Religious buildings:

Table:3.1 Special Buildings or Medium Risk buildings			
Sl. No.	Description	Continuous Building Area	Other Areas
A	Minimum Plot Extent	500 sq.m.	1000 sq.m.
B	Minimum Plot Frontage	20.0 m.	20.0 m.
C	Minimum Plot Width	20.0 m.	20.0 m.
D.1	Minimum Road Width		
(i)	For Cinema theatre, multiplex complexes	12.0 m.	
(ii)	Other buildings	9.0 m.	
D.2	Minimum Road Width (Mahe Region)	5.0 m.	
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less.	
F	Maximum Coverage	60%	60%
G	Maximum F.A.R.	250	250
H	Minimum Setbacks (It shall be from the property boundary)		
H.1	Front Setback	3.0 m.	6.0 m.
H.2	Sides	3.0 m.	6.0 m.
H.3	Rear	3.0 m.	6.0 m.
H.4	Spacing between blocks	6.0 m.	6.0 m.

Table: 3.2 Special buildings or Medium Risk buildings: Assembly/Educational/Institutional/Religious buildings in Boulevard Area of Puducherry/Core Town Area of Karaikal

Sl. No.	Description	Boulevard area		Core Town Area
		On the eastern side of the Grand Canal	On the western side of the Grand Canal	
A	Minimum Plot Extent	500 sq.m.	500 sq.m.	500 sq.m.
B	Minimum Plot Frontage	20.0 m.	20.0 m.	20.0 m.
C	Minimum Plot Width	20.0 m.	20.0 m.	20.0 m.
D	Minimum Road Width			
(i)	for Cinema theatre, multiplex complexes	12.0 m.		
(ii)	Other buildings	9.0 m.		
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less.	
F	Ground Coverage	50%	60%	60%
G	Proposed FAR	120	300	300
H	Setbacks	Not Compulsory		

4. Industrial Buildings:

Table: 4.1

Sl. No.	Description	Continuous Building Area	Other areas	Continuous Building Area/Other areas
In Plots		**up to 500 sq.m.**		**Above 500 sq.m.**
(a) Ordinary buildings or Low Risk buildings (White, Green and Orange Industries)				
A	Minimum Road Width	4.5 m. right of way including drainage on both sides		
B	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5 m., whichever is less.		
C	Maximum Coverage	75%	75%	70%
D	Maximum FAR (based on abutting road width)			
(i)	From 4.5 m. and less than 7.0 m.	150	150	150
(ii)	Above 7.0 m.	220	220	220
E	Minimum Setbacks			
E.1	Front Setback (based on abutting road width)			
E.1.1	On roads except NH/ECR			
(i)	Up to 10.0 m.	1.0 m.	1.0 m.	3.0 m.
(ii)	Above 10.0 m. up to 15.0 m.		2.0 m.	
(iii)	Above 15.0 m.		3.0 m.	
(iv)	Along NH/ECR	4.0 m.		4.5 m.
E.2	Side Set back (based on plot width)			
(i)	Up to 4.5 m.	Nil	Nil	3.0 m.
(ii)	Above 4.5 m. up to 6.1 m.		1.0 m. on one side	
(iii)	Above 6.1 m. up to 9.2 m.		1.0 m. on either side	
(iv)	Above 9.2 m.		1.5 m. on either side	
(v)	In Industrial Estate and Approved Industrial layouts		Required side setback shall be provided on one side only	
E.3	Rear set back			
(i)	In Industrial Estate and Approved Industrial layouts	Nil	Nil	Nil
(ii)	Other area	Nil	1.5 m.	3.0 m.
(b) Special Buildings or Medium Risk Buildings (White, Green and Orange Industries)				
F	Minimum Road Width	7.0 m.	7.0 m.	7.0 m.
G	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m., whichever is less.		

H	Maximum Coverage	75%	75%	70%
I	Maximum FAR (based on abutting road width)			
I.1	7.0 m. to 9.0 m.	220	220	220
I.2	Above 9.0 m.	275	275	275
J	Minimum Setbacks			
J.1	Front Setback (based on abutting road width)			
J.1.1	On roads except NH/ECR			
(i)	7.0 m. to less than 15.0 m.	2.0 m.	2.0 m.	3.0 m.
(ii)	15.0 m. and above	3.0 m.	3.0 m.	
J.1.2	Along NH/ECR	4.5 m.	4.5 m.	4.5 m.
J.2	Side Setback (Plot width)			
(i)	Up to 6.0 m.	Nil	1.0 m. on one side	3.0 m.
(ii)	Above 6.0 m. up to 9.2 m.	Nil	1.0 m. on either side	
(iii)	Above 9.2 m.	Nil	1.5 m. on either side	
(iv)	In Industrial Estate and Approved Industrial layouts	Required side setback shall be provided on one side only		
J.3	Rear Setback			
(i)	In Industrial Estate and Approved Industrial layouts	Nil	Nil	Nil
(ii)	Other area	Nil	1.5 m.	3.0 m.

Table: 4.2 Ordinary buildings or Low Risk buildings and Special buildings or Medium Risk Buildings in boulevard area of Puducherry/core town area of Karaikal.

Sl. No.	Description	Boulevard area		Core Town Area
		On the eastern side of the Grand Canal	On the western side of the Grand Canal	
A	Minimum Road Width	4.5 m.	4.5 m.	4.5 m.
B	Maximum Height (Ordinary buildings or Low Risk Buildings)	10.5 m.	10.5 m.	10.5 m.
C	Maximum Height (Special buildings or Medium Risk Buildings)	10.5 m. and Additional one floor on rear side	20.0 m.	20.0 m.
D	Maximum Coverage	50%	75%	75%
E	Maximum FAR	120	220	220
F	Setbacks	Not compulsory		

Table: 4.3 Multi Storeyed Buildings or High Risk buildings and Red Category Industries

Sl. No	Description	Planning area, excluding the eastern side of the Grand Canal within the Boulevard of Puducherry	Mahe
A	Minimum plot extent	1000 sq.m.	1000 sq.m.
B	Minimum Plot frontage	20.0 m.	20.0 m.
C	Minimum Plot width	20.0 m.	20.0 m.
D	Minimum Road Width	15.0 m.	5.0 m. and 5.0 m at road front as open for motorable
E	Vehicular driveway	7.0 m.	5.0 m.
F	Maximum Height	40.0 m.	40.0 m.
G	Maximum Coverage	60%	60%
H	Maximum F.A.R.	300	300
I	Front Setback	7.0 m.	5.0 m.
J	Rear Setback	7.0 m.	5.0 m.
K	Side Setbacks	7.0 m.	5.0 m.
L	Spacing between blocks	6.0 m.	5.0 m.

5. Religious Buildings

Table: 5.1 Ordinary buildings or Low Risk building (up to 500 sq.m. Floor Area)			
Sl. No.	Description	Continuous Building Area	Other Areas
A	Minimum Plot Extent	50 sq.m.	100 sq.m.
B	Minimum Plot Frontage	4.5 m.	6.0 m.
C	Minimum Plot Width	4.5 m.	6.0 m.
D	Minimum Road Width	4.0 m.	4.0 m.
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 10.5m, whichever is less.	
F	Maximum Coverage	60%	60%
G	Maximum F.A.R.	150	150
H	Minimum Setbacks (It shall be from the property boundary)		
H.1	Front Setback (Abutting Road width)		
H1.1	On roads except NH/ECR		
(i)	Up to 10.0 m.	1.5 m.	1.5 m.
(ii)	Above 10.0 m.		3.0 m.
H.1.2	Along NH/ECR	4.5 m.	
H.2	Side Setback (Plot width)	Nil	2.0 m.
H.3	Rear Setback	Nil	2.0 m.

Table:6 Group Development				
Sl. No.	Description	Continuous Building Area	Other areas in Planning area	Economically Weaker Section (residential)
A	Minimum plot extent	300 sq.m.	600 sq.m.	300 sq.m.
B	Minimum Plot frontage	6.0 m.	12.0 m.	10.0 m.
C	Minimum Plot width	6.0 m.	12.0 m.	10.0 m.
D	Minimum Road Width	As prescribed for formation of new residential layouts		
E	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 20.0 m, whichever is less.		
F	Maximum Coverage	70%	70%	70%
Buildings up to 10.5m Height				
G	Maximum F.A.R	220	220	220
H	Minimum Setbacks (It shall be from the property boundary)			
H.1	Front Setback (Abutting Road width)			
(i)	Up to 10.0 m.	1.0 m.	1.5 m.	1.0 m.
(ii)	Above 10.0 m.	1.0 m.	3.0 m.	1.0 m.
(iii)	Along NH/ECR	4.5 m.	4.5 m.	4.5 m.
H.2	Side Setback	Nil	1.5 m. on either side	Nil
H.3	Rear Setback	Nil	1.5 m.	1.0 m.
H.4	Spacing between blocks	2.0 m.	2.0 m.	2.0 m.
Buildings Above 10.5 m to 20 m Height				
I	Maximum F.A.R (Abutting Road width)			
(i)	Up to 15.0 m.	250	250	250
(ii)	Above 15.0 m.	275	275	275
J.1	Front Setback			
(i)	On roads except NH/ECR	3.0 m.	3.0 m.	3.0 m.
(ii)	Along NH/ECR	4.5 m.	4.5 m.	4.5 m.
J.2	Side Setback	Nil	1.5 m. on either side	1.5 m. on either side
J.3	Rear Setback	Nil	1.5 m.	1.5 m.
J.4	Spacing between blocks for max height of any one building	3.0 m	3.0 m.	3.0 m.

Table: 7 Multi Storeyed Buildings or High Risk buildings: Residential/Commercial/Assembly/Educational/Institutional/Religious buildings.			
Sl. No.	Description	Planning area, excluding the eastern side of the Grand Canal within the Boulevard of Puducherry	Mahe
A	Minimum plot extent	1000 sq.m.	1000 sq.m.
B	Minimum Plot frontage	20.0 m.	20.0 m.
C	Minimum Plot width	20.0 m.	20.0 m.
D	Minimum Road Width	15.0 m.	5.0 m. and 5.0 m. at road front as open for motorable
E	Vehicular driveway	7.0 m.	5.0 m.
F	Maximum Height	40.0 m.	40.0 m.
G	Maximum Coverage	60%	60%
H	Maximum F.A.R. (Abutting Road width)		
(i)	15.0 m. and up to 30.5 m.	300	300
(ii)	Above 30.5 m.	325	325
I	Front Setback	7.0 m.	5.0 m.
J	Rear Setback	7.0 m.	5.0 m.
K	Side Setbacks	7.0 m.	5.0 m.
L	Spacing between blocks	6.0 m.	5.0 m.

XIII Other Regulations for Ordinary buildings or Low risk Buildings: -

(1) All road width measurements shall be of the road as designed and laid and the existence of unauthorised encroachments for which no Patta has been given, shall not affect adversely the consideration that the road as originally laid was wide.

(2) For plots abutting water bodies (like River, Lake, Pond, Canal), minimum setback/buffer shall be provided as prescribed by the Competent Authority and the said water bodies shall not be encroached in any manner.

(3) The minimum width of the corridor shall be as given in clause 38 (2) of the Bye-laws.

(4) Parking spaces shall be provided within the site conforming to the regulations as given in the Regulation -X. Parking space may not be required to be provided for petty shops.

(5) Rainwater harvesting provisions as prescribed in Annexure-VII shall be provided.

(6) If, the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 2.4m and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for Floor Area Ratio (F.A.R). Stilt floor meant for parking shall be excluded while calculating the height of a building.

(7) For industries,-

(i) Structures permissible in the minimum prescribed Front; Side and Rear setbacks are given in clause 39(4).

(ii) In addition to the above incidental structures such as Gate pillars, Servant room, watchman booth, cycle stand, Generator room and toilets with height not exceeding 4.0 m. are permissible in these minimum prescribed setback spaces.

(iii) No site shall be used for the construction of a building intended for public worship or religious purposes, without the prior approval of the Planning Authority and with the clearance of District Collector, who may refuse such proposal, if, in his opinion, the proposed usage in the site and building is likely to endanger public peace and order.

XIV Other Regulations for Special Buildings or Medium Risk Buildings: -

(1) All road width measurements shall be of the road as designed and laid and the existence of unauthorised encroachments for which no Patta has been given, shall not affect adversely the consideration that the road as originally laid was wide.

(2) For plots abutting water bodies (like River, Lake, Pond, Canal), minimum setback/buffer shall be provided as prescribed by the Competent Authority and the said water bodies shall not be encroached in any manner.

(3) Structures permissible in the minimum prescribed Front setback, Side setback and Rear set back are as given in the clause 39(4) of the Chapter-III of the Building Bye-laws.

(4) The minimum width of corridor shall be as given in the clause 38(2) of the Chapter-III of the Building Bye-laws.

(5) Parking spaces shall be provided within the site conforming to the regulations as given in the Annexure-X.

(6) Rainwater harvesting provisions as prescribed in the Annexure-VII shall be provided.

(7) Special regulations for differently abled as stated in the Annexure-XVII shall be adhered to.

(8) Solar energy capture provisions as prescribed in the Annexure-XVIII shall be provided where ever applicable.

(9) The reservation of land for community recreational purposes such as park or playground shall be as required in these regulations as specified in Annexure-II.

(10) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 2.4 m. and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for Floor Area Ratio (F.A.R.). Stilt floor meant for parking shall be excluded while calculating the height of a building.

(11) Vehicular ramp in setback spaces around a special building may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 m. and a clear motorable driveway of minimum 3.5 m. in width may be made available around the building.

(12) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these regulations. However, these structures may be permitted in the prescribed set back space, provided that they do not fall in the drive way and its height does not exceed 4.0 m. Provided further that transformer and electrical rooms floor area does not exceed 15 sq.m. and Water Closet (W.C.) and Pump room per block does not exceed 6 sq.m.

(13) In cases of special building residential developments exceeding 100 Nos. in residential use zone, commercial and institutional uses not exceeding 10 percent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(14) In areas where sewage system provided by the Public Health Division, Public Works Department/Local body concerned is not available and

(i) where the number of dwelling units exceeds 75 Nos. or 3,750 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Public Health Division, Public Works Department/Pollution Control Board as the case may be on location and design;

(ii) where the number of dwelling units is less than 75 Nos. or 3750 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(15) Maximum of two service floor shall be allowed in a building. The maximum height of service floors shall be 1.5 m. from the floor to bottom of beam and shall not be counted towards height of the building and area of service floor shall not be counted towards floor area ratio.

(16) Basement Floor:

(i) The height of the basement floor shall not exceed 1.2 m. above the adjacent ground level and the headroom shall be minimum 2.4 m.

(ii) No part of the basement shall be constructed in the minimum required set backspaces, required for the movement of fire fighting vehicles/equipment.

(iii) In cases where more than one basement is proposed for parking and incidental uses, sufficient provisions for lighting and ventilation and also for protection from fire to the satisfaction of Fire Service Department in accordance with the prescribed norms, shall be made.

(iv) During the construction of the basement floor, it shall be the sole responsibility of the planning permission holder to ensure that the building/structure in the adjoining sites are not weakened/damaged.

(17) Security Deposit:

(i) The Applicant shall deposit a sum at the rate of ₹50 per sq.m. of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by the Planning Authority; if not, it shall be forfeited.

(18) Display Board:

(i) The details of the development for which planning permission has been issued, date of expiry of permit, *etc.*, shall be displayed in the format as prescribed by the Authority on a board of size of at least, 60 cm. x 120 cm.

(ii) The Applicant shall pay a sum ₹10,000 as earnest money non-interest bearing refundable deposit and the same shall be utilized for the purpose of installing the prescribed size board on the site by the Planning Authority, in the event of the Applicant not fulfilling the condition stated in (i) above.

(iii) If, the Applicant fulfils the condition (i) above, the deposit shall be refunded after production of the Building completion certificate.

XV Other Regulations for Group Development - General Conditions.-

(1) All road width measurements shall be of the road as designed and laid and the existence of unauthorised encroachments for which no patta has been given, shall not affect adversely the consideration that the road as originally laid was wide.

(2) For plots abutting water bodies (like River, Lake, Pond, Canal), minimum setback/buffer shall be provided as prescribed by the Competent Authority and the said water bodies shall not be encroached in any manner.

(3) Structures permissible in the minimum prescribed Front set back, Side set back and Rear set back are as given in the clause 39 (4) of Chapter-III.

(4) The minimum width of the corridor shall be as given in the clause 38 (2) of Chapter-III.

(5) Parking spaces shall be provided within the site conforming to the regulations as given in the Annexure-X.

(6) Rainwater harvesting provisions as prescribed in the Annexure-VII shall be provided.

(7) Special regulations for differently abled as stated in the Annexure-XVII shall be adhered to.

(8) Solar energy capture provisions as prescribed in the Annexure-XVIII shall be provided where ever applicable.

(9) The reservation of land for community recreational purposes such as park or playground shall be as specified in Annexure–II.

(10) 5% of the built-up area shall be reserved for Economically Weaker Section (EWS)/Low Income Housing (LIG) in all housing projects beyond 10,000 sq.m. built-up area or 5,000 sq.m. plot area.

(11) Internal vehicular access way including passage if any within the site shall have a clear width of 7.0 m. and such vehicular access shall be available for every building block in the site within a distance of 50.0 m. Further, it shall be clear, open to sky, and no projection of structure over it, is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 2.4 m. and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for Floor Area Ratio (F.A.R). Stilt floor meant for parking shall be excluded while calculating the height of a building.

(13) If, a Group Development contains more than one use and the permissibility of the built space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for the residential use and the equivalent floor area allowable for commercial and other uses.

(14) Vehicular ramp in setback spaces around the building blocks shall be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 m. and a clear motorable driveway of minimum 3.5 m. in width is available around the building block.

(15) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these regulations. However, these structures shall be permitted

in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4.0 m. provided further that transformer and electrical rooms floor area does not exceed 15 sq.m. and Water Closet (W.C.) and Pump room per block does not exceed 6.0 sq.m.

(16) In cases of residential developments exceeding 100 dwelling units in residential use zone, commercial and institutional uses not exceeding 10 percent of the floor area of the building at lower habitable floor levels, shall be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(17) In areas where sewage system provided by the Public Health Division, Public Works Department/Local body concerned is not available and,-

(i) where the number of dwelling units exceeds 75 Nos. or 3,750 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Public Health Division, Public Works Department [P.W.D.]/Pollution Control Board as the case may be on location and design;

(ii) where the number of dwelling units is less than 75 Nos. or 3750 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(18) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the Applicant to set apart such road spaces within the site and the Applicant shall hand over the same free of cost through a registered gift deed to the Authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(19) Maximum of two service floors shall be allowed in a building. The maximum height of service floors shall be 1.5 m. from the floor to bottom of beam and shall not be counted towards height of the building and area of service floor shall not be counted towards floor area ratio.

(20) Basement Floor:

(i) The height of the basement floor shall not exceed 1.2 m. above the adjacent ground level and the headroom shall be minimum 2.4 m.

(ii) No basement shall be permitted on an individual plot unless it has a clear set back of 2 m. from the boundary line of the plot or the required setbacks whichever is more or in the minimum required set back required for the movement of fire fighting vehicles/equipment.

(iii) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of the Fire Service Department in accordance with the prescribed norms shall be made.

(iv) During the construction of the basement floor, it shall be the sole responsibility of the planning permission holder to ensure that the building/structure in the adjoining sites are not weakened/damaged.

(21) Security Deposit:

(i) The Applicant shall deposit a sum at the rate of ₹50 per sq.m. of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by the Planning Authority; if not, it shall be forfeited.

(22) Display Board:

(i) The details of the development for which planning permission has been issued, date of expiry of permit, *etc.*, shall be displayed in the format as prescribed by the Authority on a board of size of at least, 60 cm. x 120 cm.

(ii) The Applicant shall pay a sum of ₹10,000 (Rupees ten thousand only) as earnest money non-interest bearing refundable deposit and same shall be utilized for the purpose of installing the prescribed size board on the site by the Planning Authority, in the event of the Applicant not fulfilling the conditions stated in (i) above.

(iii) If the Applicant fulfils the conditions (i) above, the deposit shall be refunded after production of the Building completion certificate.

(23) Group development exceeding 50 dwelling units or where the extent of the site on which it is proposed exceeds 1 hectare, it shall be designed and the plans signed by a qualified Architect.

(24) Notwithstanding anything stated above, Group developments for Economically Weaker Section (E.W.S.) housing, shall be approved subject to the conditions as may be stipulated by the Authority.

XVI Other Regulations for Multi-storeyed Building or High-Risk Buildings:

(1) All road width measurements shall be of the road as designed and laid and the existence of unauthorised encroachments for which no Patta has been given, shall not affect adversely the consideration that the road as originally laid was wide.

(2) For plots abutting water bodies (like River, Lake, Pond, Canal), minimum setback/buffer shall be provided as prescribed by the Competent Authority and the said water bodies shall not be encroached in any manner.

(3) Set-back spaces shall be space permanently open to sky, forming an integral part of the site and of a minimum extent as specified in this regulation, between each of the boundaries of the site and any building proposed within the site and also between the buildings and any building proposed within the site.

(4) Explanation:

(i) In cases where street alignment has been prescribed, the front setback space shall be left from the street alignment.

(a) The space specified above shall be kept open to sky and free from any erection or projection (such as sunshade/balcony) of any building other than a fence or a compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(b) A watchman or caretaker booth or kiosk or power transformer shall be permitted in the setback space at the ground level after leaving 7.0 m clear set-back from the main structure, provided its height above the ground level does not exceed 4.0 m. and the height restriction shall not apply for an open transformer.

(5) In so far as Mahe Region is concerned,-

(i) a clear motorable open space of minimum 5.0 metres width shall be provided for the building at the front side as well as at any one of its sides contiguous to the road abutting it, so as to facilitate firefighting, which shall be kept free of vehicle parking or any other erections or projections thereon other than the projections of roof or sunshade or cornices of not more than 0.75 m. width.

(ii) The minimum width of open space between the plot boundary and a high-rise building shall be 5.0 metres.

(iii) In case of group of buildings are to be constructed within any plot belonging to the same owner or by different owners of adjoining lands jointly, the area of land remaining after accounting for the mandatory front, rear and side setbacks from the boundary of the plot shall be considered as buildable area of the plot where the buildings shall be constructed, subject to the conditions regarding Floor Area Ratio (F.A.R.), coverage, access, light and ventilation, *etc.*, for the whole plot, distance between the various blocks within this area shall be a minimum of 5.0 metres.

(iv) Adequate passageway and clearances required for the fire fighting vehicles to enter the premises shall be provided at the main entrance; the width of such entrance shall be not less than 5.0 metres. If, an arch or covered gate is constructed, it shall have a clear head room of not less than 5.0 metres.

(6) Parking and Parking facilities: For the use of the occupants and of persons visiting the premises for the purpose of profession, trade, business, recreation or any other work, parking spaces and parking facilities shall be provided within the site conforming to the standards as specified in the Annexure-X.

(7) Vehicular access within the site: The vehicular access way within the site shall have a minimum width of 7.0 m. and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width, open to sky, and no projection or structure over it, is permissible.

(8) Corridor width: The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards as prescribed in clause 38(2) of the Chapter-III.

(9) Basement floor:

(i) The height of the basement floor shall not exceed 1.20 m. above the ground level and the head room shall be minimum of 2.40 m. Where the basement height exceeds 1.20 m., the same shall be included in the total floor area of the building for calculation of Floor Area Ratio (F.A.R), *etc.*

(ii) No part of the basement shall be constructed in the minimum required set back spaces.

(iii) In cases where more than one basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of the Fire Service Department shall be made.

(iv) During the construction of the basement floor, it shall be the sole responsibility of the planning permission holder to ensure that the building/structure in the adjoining site are not weakened/damaged.

(10) The reservation of land for community recreational purposes such as park or playground as required in these regulations shall be as given in the Annexure-II.

(11) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 2.4 m. and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for Floor Area Ratio (F.A.R). Stilt floor meant for parking shall be excluded while calculating the height of a building.

(12) Maximum of two service floors shall be allowed in a building. The maximum height of service floors shall be 1.5 m. from the floor to bottom of beam and shall not be counted towards height of the building and area of service floor shall not be counted towards floor area ratio.

(13) Conformance to the National Building Code of India/Bureau of Indian Standards:

(i) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned, the specifications, standards and code of practices recommended in the National Building Code of India, published from time to time, shall be fully complied with. Any breach thereof shall be deemed to be a breach of the requirements under these regulations. The design of multi-storeyed buildings for earthquake resistance shall be in conformity to the I.S. Code 4326–1976 and the I.S. Code 1893–1984; as amended from time to time.

(ii) Every multi-storied development erected shall be provided with:-

(a) lifts as prescribed in the National Building Code;

(b) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(c) an electrical room of not less than 6.0 m. by 4.5 m. in area with minimum head-room of 3.6 m. to accommodate the electric transformer in the ground floor; and

(d) Number of meter room(s) of required sizes as prescribed by the Electricity Department for every multi-storeyed building, shall be provided in the ground floor.

(14) Fire Safety, detection and extinguishing systems:-

(i) All buildings in their design and construction, shall be such as to contribute and ensure individually and collectively, to the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(ii) In buildings of such size, arrangement or occupancy, automatic fire detecting and alarming facilities shall be provided to warn occupants, of the existence of fires, so that they may escape and also to facilitate the orderly conduct of fire exit.

(iii) Fire protecting and extinguishing system shall conform to the accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, published from time to time, and to the satisfaction of the Department of Fire Services by obtaining a 'No-objection certificate' from them.

(15) The structural design of the multi storied building shall conform to the provisions as laid down in the Annexure-I.

(16) In areas where sewage system provided by the Public Health Division, Public Works Department/Local body concerned is not available, and,-

(i) where the number of dwelling units exceeds 75 Nos. or 3,750 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Public Health Division, Public Works Department [P.W.D.]/Pollution Control Board as the case may be on the location and design;

(ii) where the number of dwelling units is less than 75 Nos. or 3750 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(17) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the Applicant to set apart such road spaces within the site and the Applicant shall hand over the same free of cost through a registered gift deed to the Authority or Local body designated by it for declaring it as a public road. In such cases, set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(18) The space set apart for formation of a new road proposal in the Master Plan/Detailed Development Plan or road widening/street alignment shall be transferred to the Authority or the Agency or the Local Body designated by the Authority through a registered Gift Deed before the actual issuance of the planning permission.

(19) Rainwater harvesting provisions as prescribed in the Annexure-VII shall be provided.

(20) Special regulations for differently abled as stated in the Annexure-XVII shall be adhered to.

(21) Solar energy capture provisions as prescribed in the Annexure-XVIII shall be provided where ever applicable.

(22) Civil Aviation height and activity restrictions as stated in the National Building Code shall be adhered to. In case where helipads are proposed at the terrace of the commercial/industrial multi-storeyed buildings, clearance of the Civil Aviation Department/Airport Authority of India shall be produced.

(23) Security deposit: The Applicant shall deposit a sum at the rate of ₹100 per sq.m. of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of the development as per the approved plan as certified by the Planning Authorities, if not, it shall be forfeited.

(24) Display Board:

(i) The details of the development for which planning permission has been issued, date of expiry of permit, *etc.*, shall be displayed in the format as prescribed by the Authority on a board of size of at least, 60 cm. x 120 cm.

(ii) The Applicant shall pay a sum ₹10,000 as earnest money non-interest bearing refundable deposit and the same shall be utilized for the purpose of installing the prescribed size board on the site by the Planning Authority, in the event of the Applicant not fulfilling the condition as stated above.

(iii) If, the Applicant fulfils the conditions as stated above, the deposit shall be refunded after production of the **Building** completion certificate.

Note: Planning Permission Application is processed based on the compliance to the land use provisions in the respective development plan in force and the Puducherry Building Bye-laws and Zoning Regulations, 2012, as amended from time to time.

Compliance to the Provisions of other relevant Act and Rules with respect to construction is the responsibility of the Applicant or owner and the Planning Authority shall not be held responsible for lapse, if any:

Planning Permission for buildings is issued in accordance with the provisions of the Puducherry Town and Country Planning Act, 1969, the rules framed thereunder and the Puducherry Building Bye-laws and Zoning Regulations, 2012 made there under, with amendments thereto.

Issuance of Planning Permission by the Planning Authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the Applicant. Before issuing the Planning Permission for any development, Planning Authority in this regard, checks only the aspect of Applicant's right over the site under reference to make the development thereon based on the copies of the documents (Title deeds) furnished by the Applicant along with his/her application to prove the same. Thus, the Planning Authority primarily considers only the aspect whether the Applicant prima facie has a right to carry out the development on the site under reference, and is not responsible for deciding the title of the property.

Further, if any individual claims right (or) title over the property, he/she/they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law and the Planning Authority shall not be responsible in any manner for deciding the ownership of the property.

14. *Amendment of clause 69.* — In the said Bye-laws and Zoning Regulations, 2012, after clause 69.4, Green Buildings and Sustainability provisions, the following clause shall be inserted, namely:

69.5 Incentives for Green Buildings:

(1) An incentive of additional Floor Area Ratio of five percent for Three Star or Bronze or Silver rated building, seven percent for Four Star or Gold Rated building and ten percent for Five star or Platinum rated building, free of cost shall be permissible on submission of Green Building Certificate from the following Agencies with rating duly verified by Rating Agencies, namely:-

(a) Buildings granted Three Star or Four Star or Five Star rating by Green Rating for Integrated Habitat (GRIHA); or

(b) Buildings granted Bronze or Silver or Gold or Platinum rating by Leadership in Energy and Environmental Design (LEED); or

(c) Buildings granted Bronze or Silver or Gold or Platinum rating by Indian Green Building Council (IGBC).

However, in case the owner or Applicant fails to submit maintenance certificate after a period of every three years from the rating agencies (GRIHA/LEED/IGBC), the defaulter can be penalized equivalent to two times the guide line value of the land to the additional Floor Area Ratio availed.

15. *Amendment of ANNEXURE-XI:-* In the said Bye-laws and Zoning Regulations, 2012, the ANNEXURE-XI SPECIAL BUILDINGS AND GROUP DEVELOPMENTS shall be omitted.

16. *Amendment of ANNEXURE-XII:-* In the said Bye-laws and Zoning Regulations, 2012, for the ANNEXURE-XII, the following shall be substituted, namely:-

"(a) In cases of fuel filling stations, the buildings proposed within the premises shall not exceed two storeys and clearances of the District Magistrate, Revenue Department and the Explosive Department shall be insisted for the proposed development.

(b) The following regulations are recommended for locating the petrol pump-*cum*-service stations.

(i) Minimum distance from the road intersections.

(ii) For minor roads having less than 30.0 m. right of way 50.0 m.

(iii) For major roads having right of way 30.0 m. or more 100.0 m.

(iv) The Minimum distance of the property line of pump from the centre line of the road shall not be less than 15.0 m. on roads having less than 30.0 m. right of way. In case of roads having 30.0 m. or more right of way, the right of way of the road shall be protected.

(c) Other Regulations:

(i) Shall be approved by the Explosives/Fire Service Department.

(ii) Ground coverage shall exclude canopy area.

(iii) Wherever the plot is more than 33.0 m. x 45.0 m., development norms shall be the same as applicable to the size, *i.e.*, 33.0 m. x 45.0 m.

(d) Fuel Filling Stations

Sales-cum-Office building/Canopy for Fuel Filling Stations				
Sl. No	Description	Filling Station	Filling-cum Service Station	CNG
A	Minimum Plot Extent	30 m. x 17 m.	36 m. x 30 m. to 45 m. x 33 m.	36 m. x 30 m.
B	Minimum Plot Frontage	30 m.	36 m. to 45 m.	36 m.
C	Minimum Plot Width	30 m.	36 m. to 45 m.	36 m.
D	Minimum Road Width	9.0 m.	9.0 m.	9.0 m.
E	Maximum Height	6.0 m.	6.0 m.	6.0 m.
F	Maximum Coverage	20%	20%	20%
G	Maximum F.A.R.	40	40	40
H	Canopy (Equivalent to permissible coverage within setback line)	60%	60%	60%
I.1	Front Setback	3.0 m.	6.0 m.	6.0 m.
I.2	Side Setback	3.0 m.	3.0 m.	3.0 m.
I.3	Rear Setback	1.50 m.	1.50 m.	1.50 m.

17. *Amendment of ANNEXURE-XV:* - In the said Bye-laws and Zoning Regulations, 2012, the ANNEXURE-XV SPECIAL RULES FOR MULTI-STOREYED BUILDINGS shall be omitted.

18. *Amendment of ANNEXURE-XXIV:* - In the said Bye-laws and Zoning Regulations, 2012, for the ANNEXURE-XXIV **SPECIAL REGULATIONS FOR AFFORDABLE HOUSING PROJECTS UNDER GOVERNMENT SCHEMES**, the following shall be substituted, namely: -

"Parameters for the Affordable Housing Projects under the Schemes implemented by the Government/Government Agencies in the Union territory of Puducherry shall be as follows:

Sl. No.	Description	Parameters	
1.	Abutting road width from 6.0 m. to 15.0 m.	Coverage	60%
		FAR	330
		Height	20.0 m.
		Setback	All Round 3.0 m.
2.	Abutting road width more than 15.0 m. and having plot area of more than 1,000 sq.m.	Coverage	45%
		FAR	450
		Height	40.0 m.
		Setback	All Round 7.0 m.

Note: All other parameters shall be as prescribed in the Puducherry Building Bye-laws and Zoning Regulations, 2012, amended from time to time. The above norms for Coverage, Floor Area Ratio (FAR) and Height shall not be applicable to the areas falling in the Boulevard area in Puducherry, Aquifer Recharge area, Catchment area and areas falling under the Coastal Regulation Zone and such other areas where restrictions are imposed by any other Statute."

19. *Amendment of ANNEXURE-XXV:* - In the said Bye-laws and Zoning Regulations, 2012 for the ANNEXURE-XXV sub clause (A), the following shall be substituted, namely: -.

"(1A) Risk Based Classification of building proposals (Classification of buildings based on Risk Matrix):

Sl. No.	Risk Category	Building Category	Height of the building
1.	Low risk	Ordinary building	up to 10.5 m.
2.	Medium risk	Special building	above 10.5 m. and up to 20.0 m.
3.	High risk	Multi-Storied building	more than 20.0 m.

"

20. In the said Byc-laws and Zoning Regulations, 2012, after the ANNEXURE-XXV, the following shall be inserted, namely:-

"ANNEXURE XXVI

SCHEME FOR SELF CERTIFIED BUILDING PERMISSIONS.

Background:

The Self Certification Scheme, 2025, is being introduced to improve the "Ease of Doing Business" in the Union Territory and the Government intends to bring about a citizen-centric, participatory and objective approach to the infrastructure development in the Union territory to boost industrial, commercial, and residential real estate sectors. Therefore, the enforcement power and responsibilities of adhering to the approved building permissions are being proactively devolved to its Registered Technical Personnel (RTP) and citizens on a trust and verify basis.

1. Short title and application: -

1.1. These Guidelines shall be called as the "**Guidelines for Self-Certification Scheme, 2025 for Building Permissions."**

1.2. These shall be applicable to all Planning Authorities in the Union territory of Puducherry.

1.3. These Guidelines shall apply to all the building permissions falling in the 'ordinary buildings or low risk' residential buildings category up to Ground floor + First floor and 'ordinary or low risk' industrial buildings for which applications are submitted after publication of these Guidelines.

2. Definitions: -

In these Guidelines, unless the context otherwise requires,-

2.1. **"OBPS"** means the Online Building Permission System (OBPS) in force through which the RTP and Applicant shall apply for the Self Certified Building Plans.

2.2. **"Self-Certification"** refers to the declaration made by the Applicant, along with the Registered Technical Personnel (RTP), confirming that the ownership documents and other related documentation for the construction or reconstruction of self-certified buildings are authentic, consistent with the on-ground situation and that the information submitted online is accurate.

2.3. Words and expressions not defined in these Regulations shall have the same meaning as assigned to them in the Act, the Rules and the Bye-laws framed there under.

3. **Eligibility: -**

3.1. **Self Certification** Scheme shall apply to ordinary or low risk residential buildings up to Ground floor + First floor and ordinary or low risk industrial building plan permissions in following cases only:-

(a) Plots in approved layouts and industrial estates;

(b) Plots approved under the Scheme for regularisation of unapproved layouts and unapproved sub-division *vide* G.O.Ms. No.20/2017-Hg., dated 20-10-2017 of the Chief Secretariat (Housing), Government of Puducherry;

(c) Existing developed area/existing settlements.

3.2. The Scheme shall not be applicable to: -

(a) any other case except those mentioned in para 3.1 above;

(b) Group Development Schemes;

(c) Building proposed in the Coastal Regulation Zone (CRZ) areas, Airport Authority of India (AAI) limit, Archaeological Survey of India (ASI) limit;

(d) Building proposed in unauthorized layouts;

(e) In land uses which are not compatible with the Master plan and land uses in the Puducherry Building Bye-laws and Zoning Regulations, 2012.

4. Procedure for Self Certification. -

4.1. The Applicant shall submit the building plan applications along with relevant documents, fees through Registered Technical Personnel (RTP) in OBPS portal as per the existing procedure in vogue with the addition of a signed Self Certification Proforma.

4.2. The Self Certification *Pro forma* shall be signed by both the Applicant and RTP and uploaded in the OBPS portal.

4.3. OBPS portal shall scrutinize the submission and issue proceedings instantaneously on trust basis.

4.4. The Applicant shall commence construction from the date of obtaining the permission in the OBPS.

4.5. The RTP shall upload the **Plinth Level Inspection (PI) report** within 7 days of completion of the plinth beam duly ensuring that the site setbacks are maintained as per the self-certified approved plan. The report as per the enclosed proforma along with photographs with geo coordinates shall be submitted in the OBPS. If the RTP fails to upload the Plinth Level Inspection report within 7 days, from laying the plinth beam, it shall be considered that the Plinth Level Inspection is done by the RTP and the construction is as per the self-certified approved plan. It shall be the responsibility of the owner and RTPs to ensure that the building is constructed in accordance with the sanctioned building plan adhering to the provisions of Puducherry Building Bye-laws Zoning Regulations, 2012.

4.6. The RTP shall submit the completion certification as per the proforma in the OBPS.

5. Other conditions pertaining to Self-Certification: -

5.1. At any stage of construction of Low Risk buildings, if the RTP who uploaded and confirmed the self-certified building plan, notices that such building is being constructed in violation of such building plan, the RTP shall intimate to the Authority concerned regarding such violations and stop further supervision and the owner shall be held fully responsible for the irregularities. The RTP shall submit the complete details of the

construction along with the photographs with geo-coordinates of the building being constructed in the OBPS. Failing which, the Authority has the right to initiate action against the RTP.

5.2. The Member Secretary of the Planning Authority shall immediately issue a notice to the owner on the basis of the intimation received from the RTP to suspend further work and rectify the violations. In such cases, the owner shall not make any further additions in violation of the conditions. The owner shall, after removal of violations, engage an RTP and proceed with work as per the self-certified approved plan or obtain the revised plan as per the rules for proceeding further.

5.3. After submission of application or during the construction of building, if there is change in the owner or the RTP, both the Owner and the RTP concerned shall intimate the Member Secretary of the Planning Authority through the OBPS that he is no longer responsible for the construction project from the date of receipt of the intimation. The information shall be sent within seven days of occurrence of the change to the Member Secretary of the Planning Authority by the respective owner/RTP. The construction work shall have to be suspended until the new owner/RTP, as the case may be, undertakes the full responsibility of the project by registering in the OBPS to the project and an intimation of the same shall be automatically sent to the Member Secretary of the Planning Authority login in the OBPS intimating the same.

5.4. The Member Secretary of the Planning Authority reserves the right to check the building plans and construction at any stage, and violations, if found shall have to be rectified by the owner. In case, the owner fails to rectify the violations, the Planning Authority shall take necessary action as per the provisions of the Town and Country Planning Act and the owner shall not proceed with the construction works unless the violations are rectified and the building is restored as per the self-certified plan.

6. Responsibilities of the Owner. -

6.1. It shall be the sole responsibility of the building owner to adhere to the approved building plan.

6.2. The owner shall intimate the RTP after completion of (i) plinth beam and (ii) completion, for submission of report in the OBPS promptly.

7. Responsibilities of the RTP: -

7.1. The RTP shall ensure that they do not endorse any misrepresentation of documents or facts.

7.2. The RTP shall ensure that the Master Plan, the Puducherry Building Bye-laws and Zoning Regulations, 2012 are adhered to and no plan is approved in road alignment/road widening and areas reserved for buffer spaces, water bodies, Government lands, *etc.* and without obtaining the No Objection Certificate/Clearances from the statutory agencies, wherever required.

7.3. The RTP shall ensure that the building permissions are not issued in sites where any Court cases or litigations are under progress, unless the case is disposed of by the Hon'ble Court.

7.4. The RTP shall suo-moto verify the building plans submitted by them and also submit the reports promptly in the OBPS without delay.

7.5. The RTP's are liable for misrepresentation of Ground report.

8. Responsibilities of the Planning Authority staff. -

8.1. 10%-15% of the total applications shall be randomly assigned in the OBPS for inspection to the Planning Authority functionary logins. These files shall be verified with respect to the self-certified approved plan, submitted documents, and the on-ground construction.

8.2. As and when any irregularity is noticed in self-certification buildings (or) any complaint received through various forums/modes/individuals, they shall take action on the building as per the provisions in the Act and action against the RTP shall be as per the procedure as mentioned under these guidelines.

9. Action for Wrong Information/misrepresentations.-

9.1. If the permission accorded is found to be obtained through misrepresentation, then,-

(a) permission shall be revoked by the Member-Secretary of the Planning Authority;

(b) Construction made on such sites shall be treated as unauthorised construction; and

(c) action shall be taken as per the rules in vogue.

9.2. In case, the self-certified plan approved by the RTP is revoked, his license shall be automatically revoked for a period of five (5) years.

PRO FORMA

Form of Undertaking to be submitted by the Owner and the Registered Technical Personnel for submission of application through the Online Building Permission System under the Self Certified Building Permission Scheme.

This undertaking executed at..... on the ..... day of, ...,20.. by (a) Thiru./Tmt./Selvi..... Son/Daughter of ..... aged....., residing at ..... Aadhar No. ..... the landowner (or) Power of Attorney Holder (or) Builder (or) Promoter; and

(b)Thiru./Tmt./Selvi..... Aadhar No. ..... Registered Technical Personnel (specify) in respect of the proposed construction of ..... in the following location:-

i	R.S. No./T.S. No., Ward No. Block No.	
ii	Door No.	
iii	Plot No.	
iv	Layout Name/Nagar	
v	Street	
vi	Revenue Village	
vii	Municipality/Commune	
viii	Region	

That I am/we are engaging the services of the following Registered Technical Personnel (RTP) for preparing plans, submitting application through online on my/our behalf, as below:

Name of the Registered Technical Personnel (RTP)	
Registration Number	
Email Id	
Contact details/Mobile No.	
Address	

I/we affirm that I am/we are applying for the building permission online, for construction of..... building at the above said location/site.

I/we affirm that I am/we are aware that the building plan drawn and submitted to the Planning Authority through online in the prescribed format.

I/we affirm that the proposed site is not covered under any land Acquisition/Land Reforms proceedings and the Guideline Value (GLR value) of my site is..../sq.ft. (as on today).

I/we affirm that I/we shall not encroach any Government land/Canal/road portion adjoining or passing the plot/site, in any manner. If any such encroachment is found at later stage, the building plan sanctioned shall be deemed to be revoked and shall be liable to be dealt in accordance with law and the Planning Authority shall not be held responsible.

I/we affirm that I am/We are also jointly and severely responsible along with the Registered Technical Personnel (RTP) for the information submitted before the Planning Authority seeking approval for the building plan, supervising the construction, I/we shall carry out the construction as per the submitted plan.

I swear that I shall abide to the legal actions, if any, taken by the Planning Authority, in case of any dispute.

I/We are aware that the building permit does not grant any ownership of the property and I/we shall indemnify the Planning Authority in case of any discrepancy/dispute with regard to width of road, access linkage, plot dimension and title of the property. I/we guarantee to pay any amount or value of interest, the claim or damages or compensation amount of all kind whatsoever to the Planning Authority/Commune Panchayat/Municipality, in case any claim is made over the schedule mentioned property or in case of challenge on the ownership, site measurement, access, *etc.*

Besides, I/we include my heir, executants and administrators to hold the Planning Authority, his agents, servants, *etc.*, harmless and indemnify in respect of all claims, if any, by any parties, whomsoever.

I/we further agree to receive communication and user ID/password for the Applicant login from the Authority through this e-mail ID .... and mobile number .....

Owner(s)

&&&

That I am a Registered Technical Personnel (specify), registered with.....Planning Authority vide No.....and I have been engaged by Thiru..... (owner) of the above said property for preparing plans, execution and supervision.

I hereby certify that I am appointed as Registered Technical Personnel (...specify) to prepare the plans, sections and details as required under the provisions of the Act/Bye-laws for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction, and supervision of a Licensed Supervisor, as per the approved drawings. I am fully conversant with the provisions of the Puducherry Building Bye-laws and Zoning Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities. I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of a Licensed Supervisor, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

I certify that the proposed site is located at ..... and I have inspected the site and observed the following;

The proposed site is ..... (Vacant or building exists), abutting..... (road) on the..... measuring a width of ..... mts.

I affirm that the plot dimension/extent are as follows:

Northern Side	...m.
Southern Side	...m.
Eastern Side	...m.
Western Side	...m.
Extent	**...sq.m.**

(**Note:** The above mentioned dimensions are the minimum of document/revenue records/actual at site).

I affirm that the site is surrounded by:

Northern Side	
Southern Side	
Eastern Side	
Western Side	

The details of NOC's required are as below:

Sl. No.	Description	Yes/No	If yes, Details of NOC, obtained.
1.	Site abuts water bodies/canal/lake/channel.		
2.	Site falls in the Colour Coded Zoning Map (CCZM) limit of Airport Authority of India.		
3.	Site falls in the Coastal Zone Management Plan (CZMP) of Puducherry Coastal Zone Management Authority, Puducherry.		
4.	Site falls within the 30 mts. limit from the Railway line.		
5.	Site falls within the 300 mts. limit from the Archaeological Survey of India identified sites.		
6.	Site is abutting the HT/LT line/Tower line.		
7.	Site is abutting the National Highway (NH)/East Coast Road (ECR).		

I, ... the Registered Technical Personnel (specify) also undertake to inform the Member Secretary of the Planning Authority to the effect that the construction is in conformity with the plan approved by the Planning Authority at the various stages of construction as mentioned in the building permit.

The information furnished above is correct. If, any information furnished is found wrong, I am aware that action shall be initiated against me as per clause 24(15) of the Puducherry Building Bye-laws and Zoning Regulations, 2012.

Registered Technical Personnel

We (Owner and the Registered Technical Personnel) jointly affirm that the building permit may be revoked if the same has been obtained by furnishing any false information/statement/suppression of facts or misrepresentation of material facts in the Application on which the building permit has been issued.

DEPONENT(s):

(1) Owner(s)

(2) Registered Technical Personnel (specify) with seal"

21. In the said Bye-laws and Zoning Regulations, 2012, after the ANNEXURE-XXVI, the following Annexure shall be inserted, namely: -

"ANNEXURE XXVII

CLASSIFICATION OF BUILDINGS BASED ON OCCUPANCIES IN THE LAND USE ZONES.

Residential Zone

(i) Residential buildings including, dwelling, detached, semi-detached, tenements or flats, services apartments.

(ii) Commercial buildings not exceeding 500 sq.m. floor area and excluding storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(iii) Assembly buildings not exceeding 500 sq.m. floor area.

(iv) Educational buildings (Schools, Schools of Commerce including Tutorial Institutions, Library and reading room, Coaching Centre, Computer Training Institute, Commercial Institute).

(v) White and

(vi) Green category Industries (classified by the Puducherry Pollution Control Committee) with power requirement not exceeding 20 H.P.

(vii) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.

(viii) Religious buildings and related buildings occupying floor area not exceeding 500 sq.m.

(ix) Government and semi-government offices serving the local needs, Banks not exceeding 500 sq.m. of floor area.

(x) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.

(xi) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.

(xii) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*

(xiii) Burning, Burial grounds, Crematoria and cemeteries.

(xiv) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.

(xv) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.

(xvi) Swimming pool and Hostel attached to the above uses.

(xvii) In case of Mixed occupancy buildings, overall floor area of non-residential activities restricted to 500 sq.m.

Mixed Residential Zone

(i) Residential buildings including, dwelling, detached, semi-detached, tenements or flats, services apartments.

(ii) Commercial buildings not exceeding 750 sq.m. of floor area and excluding storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(iii) Assembly buildings not exceeding 750 sq.m. in floor area.

(iv) Education buildings.

(v) Institutional buildings not exceeding 750 sq.m. in floor area.
(vi) White and Green category Industries (classified by the Puducherry Pollution Control Committee) with power requirement not exceeding 30 H.P.
(vii) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.
(viii) Religious buildings and related buildings occupying a floor area not exceeding 750 sq.m.
(ix) Swimming pool attached to the above uses.
(x) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.
(xi) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.
(xii) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*
(xiii) Burning, Burial grounds, Crematoria and cemeteries.
(xiv) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.
(xv) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.
(xvi) Swimming pool and Hostel attached to the above uses.
(xvii) In case of Mixed occupancy buildings, overall floor area of non-residential activities shall be restricted to 750 sq.m.

Commercial Zone

(i) Residential buildings including, dwelling, detached, semi-detached, tenements or flats, services apartments.
(ii) Commercial buildings and excluding storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.
(iii) Assembly buildings.
(iv) Education buildings.
(v) Institutional buildings.
(vi) White, Green and Orange category Industries (classified by the Puducherry Pollution Control Committee) with the power requirement not exceeding 50 H.P.
(vii) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.
(viii) Religious buildings and related buildings.
(ix) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.
(x) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.
(xi) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*
(xii) Burning, Burial grounds, Crematoria and cemeteries.
(xiii) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.
(xiv) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.
(xv) Swimming pool and Hostel attached to the above uses.

Mixed Commercial Zone

(i) Residential buildings including, dwelling, detached, semi-detached, tenements or flats, services apartments.

(ii) Commercial buildings and excluding storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(iii) Assembly buildings.

(iv) Education buildings.

(v) Institutional buildings.

(vi) White, Green and Orange category Industries (classified by the Puducherry Pollution Control Committee) with power requirement not exceeding 75 H.P.

(vii) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.

(viii) Religious buildings and related buildings.

(ix) Public utility buildings like sewage pumping station, water works, fire stations, telephone exchanges.

(x) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.

(xi) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*

(xii) Burning, Burial grounds, Crematoria and cemeteries.

(xiii) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.

(xiv) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.

(xv) Swimming pool and Hostel attached to the above uses.

Industrial Zone

(i) White, Green, Orange and Red category Industries (classified by the Puducherry Pollution Control Committee) and incidental buildings such as Workers Residential Quarters, Sales buildings, ATM, Fuel filling stations and service stations, Health facilities, Government/Quasi Government Offices, Transportation, Parking, Park, Sewage Treatment Plant, Religious buildings.

(ii) Commercial Storage buildings.

(iii) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.

Mixed Industrial Zone

(i) White, Green and incidental buildings such as Workers Residential Quarters, Sales buildings, ATM, Fuel filling stations and service stations, Health facilities, Government/Quasi Government Offices, Transportation, Parking, Park, Sewage Treatment Plant, Religious buildings.

(ii) Residential buildings including, dwelling, detached, semi-detached, tenements or flats, services apartments except incidental Workers Residential Quarters.

(iii) Commercial Storage buildings and excluding storage of explosive, obnoxious products and other materials likely to cause health hazard and danger to lives.

(iv) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.

(v) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.
(vi) Religious buildings and related buildings occupying floor area not exceeding 500 sq.m.
(vii) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.
(viii) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.

Public and Semi-Public Zone

(i) Educational buildings and incidental Hostel, Residential Quarters, Shops, Government/Quasi Government Offices, Transportation, Parking, Park/Playgrounds, Sewage Treatment Plant (STP), Religious buildings.
(ii) Institutional buildings and incidental Hostel, Residential Quarters, Shops Laboratories, Government/Quasi Government Offices, Transportation, Parking, Park/Playgrounds, Sewage Treatment Plant (STP), Religious buildings.
(iii) Assembly buildings and incidental Hostel, Residential Quarters, Shops, Health facilities, Government/Quasi Government Offices, Transportation, Parking, Park/Playgrounds, Sewage Treatment Plant (STP), Religious buildings.
(iv) Commercial buildings, *viz.*, Clinic, Dispensary (without inpatient services), Doctor Consultation Room, Pharmacy (Overall Floor Area up to 500 sq.m.).
(v) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.
(vi) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.
(vii) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.
(viii) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*
(ix) Burning, Burial grounds, Crematoria and cemeteries.
(x) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.
(xi) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.
(xii) Swimming pool and Hostel attached to the above uses.

Agriculture Zone

(i) Buildings for Agriculture, Horticulture, Forestry, Dairy and Livestock Farm, Pisciculture, cattle farms and allied activities.
(ii) Agro based industries.
(iii) White, Green and Orange Category Industries (classified by the Puducherry Pollution Control Committee).
(iv) Manufacture of computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.
(v) Commercial buildings such as Storage/Cold Storage and drying of fertilizers, food grains, seeds and other agro products and incidental Retail Outlet shops.
(vi) Educational buildings and incidental Hostel, Residential Quarters, Shops, Government/ Quasi Government Offices, Transportation, Parking, Park/Playgrounds, Sewage Treatment Plant (STP), Religious buildings.

(vii) Assembly buildings: Transportation, Parking, Park/Playgrounds, Sports facilities.
(viii) Hotels and resorts buildings.
(ix) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.
(x) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.
(xi) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*
(xii) Burning, Burial grounds, Crematoria and cemeteries.
(xiii) Transport depot, Bus terminus, Railway station, Taxi stands and Car Parking including Multilevel Parking.
(xiv) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.
(xv) Religious buildings and related buildings.
(xvi) Swimming pool and Hostel attached to the above uses.

Recreational/Tourism Zone

(i) Hotels and resorts buildings.
(ii) Educational buildings.
(iii) Government and Quasi Government Institutional buildings.
(iv) Assembly buildings and incidental Hostel, Residential Quarters, Shops, Health facilities, Government/Quasi Government Offices, Transportation, Parking, Park/Playgrounds, Sewage Treatment Plant (STP), Religious buildings.
(v) Government and semi-government offices serving the local needs, Banks not exceeding 500 sq.m. of floor area.
(vi) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges.
(vii) Parks, Play-grounds, farms, gardens, nurseries, including incidental buildings thereon.
(viii) Installation of motor for pumping water, air conditioning, lifts, solar heater, dish antenna, *etc.*
(ix) Burning, Burial grounds, Crematoria and cemeteries.
(x) Transport depot, Bus terminus, Railway station, Taxi stands and car parking including multilevel parking.
(xi) Manufacture of Computer Hardware, buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.
(xii) Religious buildings and related buildings.
(xiii) Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.
(xiv) Swimming pool and Hostel attached to the above uses.

Transportation and Communication Zone

Transport depot, Bus terminus, Railway station, Airport, Harbour, bus/truck shelters, automobile workshop, Car and other automobile parking including multilevel parking and incidental uses of storage/warehouses, Shops, Public utility building like sewage pumping station, water works, fire stations, telephone exchanges. Fuel filling stations and service stations, Storage of domestic cooking gas cylinders."

22. In the said Bye-laws and Zoning Regulations, 2012, for the FORM 1(A), the following Form shall be substituted, namely: -

"FORM I(A)

{See clause-4 in Chapter II}

Form for First Application to erect, re-erect, demolish or to make material alteration in a building

To,

The Member Secretary,
---------- Planning Authority,
----------.
Sir,

I hereby give Application that I intend to erect/re-erect/demolish or to make material alteration in the building on Plot No. ---------- in R.S. No.----------, T.S. No.----------, Ward----------, Block----------, in ---------- Revenue Village, ---------- Municipality/Commune, ----------in accordance with the Puducherry Building Bye-laws and Zoning Regulations, 2012 and I enclose herewith the documents as per the checklist annexed to this Application. I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the Applicant
Name of the Applicant (in Block letters)
Address of the Applicant:

Dated:"

23. In the said Bye-laws and Zoning Regulations, 2012, for the CHECKLIST-1A, CHECKLIST-1B, CHECKLIST–1C under APPENDIX–I, the following check list shall be substituted namely: -

CHECK LIST

(1) Ownership Document (Title Deed) along with FMB sketch/proof for plot dimensions.
(2) Layout Approval.
(3) Building Plan.
(4) Specification of proposed building as per Appendix-I.
(5) Indemnity bond in case where basement is proposed to be constructed.

In addition, the following shall be submitted on case-to-case basis, wherever required: -

(1) NOC's from the Airport Authority of India, Archaeological Survey of India, Railways, Electricity Department, Local Body/Irrigation Division, Public Works Department [P.W.D.], Fire Service Department, Puducherry Coastal Zone Management Authority.
(2) For Special buildings or Medium Risk buildings and Multi-storeyed buildings or High-Risk buildings, Soil Test Report/Geo-technical Investigation Report issued by the Geo-Technical Consultants/firms and Structural Designs and drawings certified by the Registered Structural Engineer.

24. In the said Bye-laws and Zoning Regulations, 2012, for the Check List in FORM 1 (B), the following Check list shall be substituted, namely:-

CHECK LIST – Form I (B) (For layouts and sub-division of plots)

(1) Ownership Document (Title Deed) along with FMB sketch/Patta/Chitta issued by the Competent Authority.
(2) Layout Plan.
(3) Proof for approach to the proposed layout/sub division from public road.

In addition, the following shall be submitted on case-to-case basis, wherever required: -

(4) NOC's from the Archaeological Survey of India, Railways, Electricity Department, Local Body/Irrigation Division, Public Works Department [P.W.D.], Puducherry Coastal Zone Management Authority, Revenue Department.

Note: Where a parcel of land is subdivided into smaller portions and submitted for approval in phases or by different Applicants, the Planning Authority shall treat such applications as a single layout. All cumulative planning norms, including road width, open space, and park area, shall apply, accordingly. Any attempt to circumvent layout regulations through fragmentation shall render the applications invalid.

25. In the said Bye-laws and Zoning Regulations, 2012, after the Form No. 22 the following Form shall be added, namely:-

"FORM No. 23

(See Bye-law 17 (b))

Third party certification for conformity to the rules and structural safety.

(Certificate to be submitted along with the Application for occupancy certificate duly signed by the Third party Registered Technical Personnel)

I ..... (Town Planner/Registered Engineer/Licensed Supervisor/Architect/ Structural Engineer) registered with.....Planning Authority *vide* No. ....., hereby certify that the ..... building of Thiru./Tmt./Selvi ..... and designed and constructed by ..... (Registered Technical Personnel) at

i	R.S. No./T.S. No., Ward No. Block No.	
ii	Door No.	
iii	Plot No.	
iv	Layout Name/Nagar	
v	Street	
vi	Revenue Village	
vii	Municipality/Commune	
viii	Region	

has been inspected by me and I declare that the construction has been found to be in order as per the plans approved by the Planning Authority and the conditions of the building permit have been complied. The building conforms in all respect to the requirements of the provisions of the Puducherry Building Bye-laws and Zoning Regulations, 2012 in terms of structural safety, fire safety, hygienic and sanitary conditions inside and in the surroundings and is fit for occupation.

Dated: _____

Signature of the Registered Technical Personnel (Third party):

(a) Complete Address

(b) e-mail

(c) Mobile no."

(By order of the Lieutenant-Governor)

S. MURUGESAN,
Under Secretary to Government (Housing).

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