

**GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)
(G.O.Ms.No.02/2013-Hg, dated 08-01-2013)**

NOTIFICATION

In exercise of the powers conferred by section 47 of the Puducherry Town and Country Planning Act, 1969 (No.13 of 1970), the Lieutenant –Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following amendment to the Puducherry Building Bye-Laws and Zoning Regulations, 2012 issued in the Notification in G.O.Ms.No.5/2012-Hg, dated 05-03-2012 of the Chief Secretariat (Housing) and published in the Extraordinary Official Gazette No.21, dated 8th March, 2012, namely:-

1. (1) These bye-laws and regulations may be called the Puducherry Building Bye-Laws and Zoning Regulations (Amendment), 2012.

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

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

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

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

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

“(a) “Assembly Building” - 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 cinemas theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, “kalyana mandapam / marriage halls”, skating rinks, gymnasias, restaurants, eating or boarding houses, places of worship, dance hall, clubs, gymkhanas and road, railways, air, sea or other public transportation stations and recreation piers.”

(b) for the existing entries under serial number (116), the following shall be substituted, namely:-

“(116) ‘Stilt Floor’ means a part or whole of floor at ground level or the height above the ground level prescribed in these regulations where the building is on stilts. If the stilt-parking floor is to the standards exemptable for F.A.R., it will not be counted as a floor for the purpose of defining ordinary building or special building or multistoreyed building. Stilt floor meant for parking shall be excluded while calculating the height of a building;”

3. Amendment of clause 5.1 in Chapter-II. – In the said Bye Laws and Zoning Regulations, in Chapter-II, in clause 5.1-

(a) Under (A) relating to Lay-outs regarding sub -division of land, for serial number (5) and the entries relating thereto, the following shall be substituted, namely:-

“(5) Documents as per Checklist annexed to Form- I (B).”

(b) under (B) relating to residential buildings on plots other than group housing (flatted), for serial number (2) and the entries relating thereto, the following shall be substituted , namely:-

“(2) Documents as per Checklist 1-A enclosed with Appendix-1.”

(c) Under (D) relating to temporary building, for serial number (4) and the entries relating thereto, the following shall be substituted, namely:-

“4 Documents as per checklist 1-C annexed to Appendix-1”

4. Amendment of clauses in Chapter-III.- In the said Bye-Laws and Regulations, in chapter-III,

(a) in clause 28-,

under sub-clause (5), in item (i) for the existing table, the following shall be substituted, namely:-

Sl. No.	Description	Vertically (in m.)	Horizontally (in m.)
(a)	Low and Medium voltage lines and service lines	2.5	1.2
(b)	High voltage lines up to and including 11 K.V.	3.7	1.2
(c)	High voltage lines above 11 K.V. and up to and including 33 K.V.	3.7	2.0
(d)	Extra high voltage line beyond 33 K.V.	3.7 (plus 0.3 m. for every additional 33 K.V. and part thereof)	2.0 (plus 0.3 m. for every additional 33 K.V. and part thereof)

(b) in clause 30-,

for the existing entries against item (i) and (ix), the following shall respectively be substituted, namely:-

“(i) Plinth – The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall be not less than 450 mm. from the average road level on the front side of the building. In case of developing areas, the average road level of the nearest metalled road level shall be taken into account.”

“(ix) Basement – Every basement shall be in every part at least 2.40 m. in height from the floor to the underside of the roof slab or ceiling. The minimum height of ceiling of any basement shall be 0.90 m. and the maximum 1.20 m. above the average road level on the front side of the building. In case of developing areas, the average road level of the nearest metalled road level shall be taken into account.”

(c) in clause 36-,

for the existing entries against item (d) of sub-clause (3), the following shall be substituted, namely:-

“(d) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum, 1.2 m. above the average road level on the front side of the building. In case of developing areas, the average road level of nearest metalled road level shall be taken into account.”

(d) in clause 38-,

(i) for the existing entries against item (a) of sub-clause (1), the following shall be substituted, namely:-

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| “(a) (i) Residential building (dwellings) | - 1.00 m. |
| (ii) Other residential buildings eg. flats, hostels, group housing, guest houses etc. | - 1.25 m.” |

(ii) for the existing entries against sub-item (a) of item (s) of sub-clause (5), the following shall be substituted, namely:-

“(a) The circulation area on any floor including staircase shall not exceed 8 sq.m./ dwelling unit.”

(e) in clause 45-

for the existing entries, the following shall be substituted, namely:-

“45. The floor and exterior walls of such basement shall be constructed or treated as to render the basement water tight and damp proof. In addition, when buildings with basements are located on a site where ground water conditions exist or are likely to occur such as might produce any hydrostatic head against the basement walls or floors, the floors shall be constructed on porous brick fills and all walls shall be backfilled with porous material within 30 cm. of ground level and above that with relatively impermeable soil, and an adequate drainage system shall be laid which will collect the water from the bottom of all porous backfills and conduct it away from the building.”

5. Amendment of Part II – Zoning Regulations. – In the said Bye-Laws and Regulations, in Part-II-Zoning Regulation, in clause 9 relating to ‘(A) Primary Residential’,-

for the existing Note (1), the following shall be substituted, namely:-

“Note: (1) (a) Setbacks are not compulsory in the case of areas within the Boulevard where existing developments are of row housing and having a well defined building line, but the building should be re-erected so as to keep up an uniform building line. However, for erection or re-erection of building on corner plots, suitable setbacks would be required and shall be approved by the Planning Authority.

(b) For the areas situated within the French precinct i.e. on the eastern side of the Grand canal in the Boulevard town, the building parameters shall not exceed the permissible limit as prescribed in the Gazette Notification No.99, dt.30-9-1997 or as specified by the Government from time to time. But in any case, the parameters shall not exceed as stipulated in the CRZ Notification notified by Government of India from time to time.

(c) For the areas situated in the Central Business District area in the Boulevard i.e. Jawaharlal Nehru Street, Rangapillai Street and Ambalathadayarmadam Street, the building parameters shall not exceed the permissible limit as prescribed in the Gazette Notification No.99, dt.30-9-1997 or as specified by the Government from time to time.”

6. Amendment of Annexure – XI.– In the said Bye –Laws and Regulations, in Annexure-XI -

(a) under category ‘(A)’ Special Buildings’

(i) in table with caption 4(a) relating to residential / predominantly residential building in the plot area less than 500 sq.m., for the existing serial number E and the entries relating thereto, the following shall be substituted, namely:-

“E. Maximum F.A.R. – 180”.

(ii) in table with caption 5(a) relating to commercial or predominantly commercial building in plot area less than 500 sq.m., for the existing serial number E and the entries relating thereto, the following shall be substituted, namely:-

“E. Maximum F.A.R. – 180”

(iii) for the existing item number (15) and the entries relating thereto, the following shall be substituted, namely:-

“(15) In respect of special buildings exceeding 2 floors in height, a part or whole of it may be on stilts and the stilt floor shall be reserved for parking.”

(b) under category '(B) Group Development'

in table under item (3) relating to the extent of site, F.A.R., set back etc., for Group Development, for the existing serial number E and the entries relating thereto, the following shall be substituted, namely:-

"E. Maximum F.A.R. – 180"

11. Amendment of Annexure-XII.- In the said Bye-Laws and Regulations, in Annexure-XII, for the existing Note, the following shall be substituted, namely:-

"Note: Norms other than prescribed above shall be adopted as prescribed in the I.R.C.- 12, 2009 and by the Ministry of Road, Transport and Highways, Government of India.

12. Amendment of Annexure-XV.- In the said Bye-Laws and Regulations, in Annexure-XV, for the existing entries against sub-item (iv) of item (b) under serial number (10), the following shall be substituted, namely:-

"(iv) Number of meter room with required sizes shall be provided as prescribed by the Electricity Department for every multi-storeyed building. The meter room shall be provided in the ground floor."

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(P. JANAKI)

UNDER SECRETARY TO GOVT. (HOUSING)