

BY REGD A.D.

NO.1/DSTE/PCZMA/CIR/JE/2014/ 191
GOVERNMENT OF PONDICHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY
III – FLOOR, HOUSING BOARD BUILDING, ANNA NAGAR, PUDUCHERRY – 5
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Puducherry, the

8 JUL 2014

CIRCULAR

Sub: DSTE – PCZMA – Issue of planning permission and approvals for
construction projects - Reg.

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In exercise of the provisions under Section 5(x) of CRZ Notification, 2011 which read as “All developmental activities listed in this notification shall be regulated by the State Government, Union Territory Administration, the local authority or the concerned CZMA within the framework of such approved CZMPs as the case may be in accordance with provisions of this notification” the Puducherry Coastal Zone Management Authority has resolved in its 30th meeting of the Authority held on 10.06.2014 to delegate the powers to grant approval for the constructions / reconstruction / alteration of building projects in CRZ-II & III areas to the Regional Planning Authorities of Puducherry Union Territory as follows:

i) In case of commercial buildings in CRZ II (other than Beach Resorts and Hotels):

The Authority resolved to delegate powers to the Regional Planning Authorities to grant approval under CRZ Notification 2011, in their jurisdiction, for the construction / reconstruction / alteration of all commercial buildings wholly or partly falling in CRZ-II, equal to or less than 2000 sq. mts built up area, after examining and ensuring that the proposed developments conform to the CRZ Notification 2011 and as per the approved CZMPs.

ii) In case of commercial buildings in CRZ III between 200 to 500 meters from HTL (other than Beach Resorts and Hotels): The Authority resolved to delegate



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powers to the Regional Planning Authorities to grant approval under CRZ Notification 2011, in their jurisdiction, for the construction / reconstruction / alteration of 'ordinary buildings' (less than two floors and do not fall within the definition of special buildings, group development or multistoried building as defined under the Puducherry Building By-laws and Zoning Regulations, 2012), wholly or partly falling in CRZ III, which are essential for the local inhabitants (like shops), after examining and ensuring that the proposed developments conform to the CRZ Notification 2011 and as per the approved CZMPs.

iii) In case of residential buildings in CRZ II:

The Authority resolved to delegate powers to the Regional Planning Authorities to grant approval under CRZ Notification 2011, in their jurisdiction, for the construction / reconstruction / alteration of residential buildings with less than 20 dwelling units, wholly or partly falling in CRZ II, after examining and ensuring that the proposed developments conform to the CRZ Notification 2011 and as per the approved CZMPs.

iv) In case of residential buildings in CRZ III between 200 to 500 meters from HTL:

The Authority resolved to delegate powers to the Regional Planning Authorities to grant approval under CRZ Notification 2011, in their jurisdiction, for the construction / reconstruction / alteration of 'ordinary buildings' (less than two floors and do not fall within the definition of special buildings, group development or multistoried building as defined under the Puducherry Building By-laws and Zoning Regulations, 2012), wholly or partly falling in CRZ III, after examining and ensuring that the proposed developments conform to the CRZ Notification 2011 and as per the approved CZMPs.

All other proposals relating to CRZ, which are not covered above will be sent to the Puducherry Coastal Zone Management Authority for recommendations.

The following provisions of the CRZ Notification, 2011 shall be strictly adhered to by the Regional Planning Authorities while issuing such permissions in the CRZ areas:

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A. In CRZ II:

- (i) Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;
- (ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio (as on 19th February, 1991). Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road
- (iii) Reconstruction of authorized building to be permitted subject to the existing Floor Space Index or Floor Area Ratio Norms (as on 19th February, 1991) and without change in present use;

B. In CRZ III – Between 200 to 500 meter from HTL:

Construction or reconstruction of dwelling units is permissible so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9 mts with two floors (ground + one floor)

The following conditions shall be imposed from CRZ angle while issuing such approvals:


- i) There shall be no ground water extraction in CRZ areas.
- ii) There shall be no discharge of untreated waste water or dumping of solid wastes in CRZ areas.
- iii) Approval of Puducherry Pollution Control Committee shall be obtained for projects involving discharge of effluents, solid wastes, sewage and the like, prior to commencement of construction activities.

The Authority while delegating the powers as noted above, also stipulates that the Regional Planning Authorities shall be responsible for enforcing and monitoring CRZ Notification 2011, in their respective jurisdictions and to assist the Puducherry Coastal Zone Management Authority in this task.



Further the Authority resolved to request Regional Planning Authorities to send a monthly report on the details of cases dealt in CRZ-II & III areas and the decision taken, along with copy of the approval granted by them. The details shall be placed in the PCZMA meeting for perusal of the Authority.

For and on behalf of PCZMA,


(M. DWARAKANATH)
Director / MS-PCZMA

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7/7/2014

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To

1. The Member Secretary, Puducherry Planning Authority, Puducherry.
2. The Member Secretary, Karaikal Planning Authority, Karaikal.
3. The Member Secretary, Yanam Planning Authority, Yanam.
4. The Member Secretary, Mahe Planning Authority, Mahe.

Copy to:

1. The Chief Town Planner,
Town & Country Planning Board
Pondicherry.
2. Standing Guard File.

- For information

05/7/14
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