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புதுச்சேரி மாநில அரசிதழ்

La Gazette de L'État de Poudouchéry

The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

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அதிகாரம் பெற்ற
வெளியீடு

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No. }	Puducherry	Thursday	13th	August	2026

GOVERNMENT OF PUDUCHERRY CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 23/2026-Hg., Puducherry, dated 07th August 2026)

NOTIFICATION

In exercise of the powers conferred under section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry, is hereby pleased to make the following Amendments to the Puducherry Building Bye-laws and Zoning Regulations, 2012 issued *vide* G.O. Ms. No. 5/2012-Hg., dated 05-03-2012 of the Chief Secretariat (Housing), Government of Puducherry and published *vide* Part-I of the Extraordinary Gazette No. 21, dated 08-03-2012. namely:—

1. (1) These Bye-laws and Zoning Regulations may be called “the Puducherry Building Bye-laws and Zoning (Amendment) Regulations, 2026”.

(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 Official Gazette No. 35, dated 28th August, 1984;

(ii) G.O. Ms. No. 93/85/F6, dated 8th July, 1985, notified in the Official Gazette No. 31, dated 30th July, 1985; and

(iii) G.O. Ms. No. 68/89/F6, dated 26th July, 1989, notified in the Official Gazette No. 83, dated 31st July, 1989 of the Housing Secretariat, Government of Puducherry and such other areas in the Union territory of Puducherry as 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.

2. Amendment of Part-II-Zoning Regulations.

1. *Amendment of clause 9* :— In the Puducherry Building Bye-laws and Zoning Regulations, 2012, in Part-II-Zoning Regulations (hereinafter referred to as the said Bye-laws and Zoning Regulations, 2012) for the sub-clauses (I to X) of clause 9, the following sub-clauses shall be substituted, namely:—

“I. Residential Zone and Mixed Residential Zone :

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

- (i) Storage of explosive and inflammable products.
- (ii) Orange and Red category Industries (classified by the Pollution Control Committee).
- (iii) Stone quarries and similar nature of Industries.

II. Commercial Zone :

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

- (i) Red category Industries (classified by the Pollution Control Committee).
- (ii) Burial grounds / crematoria.

III. Mixed Commercial Zone and Mixed Industrial Zone :

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

- (i) Storage of explosive and inflammable products.
- (ii) Red category Industries (classified by the Pollution Control Committee).

IV. Industrial Zone :

In this Zone, no activity is prohibited.

V. 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) Red and Orange Category Industries.

VI. 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 except on land for which patta issued by Revenue Department for residential purpose.
- (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 buildings used for Agriculture, Fisheries, Food Processing Industries used for storage / retail outlets, hotels and resorts.
- (iv) Assembly building except Transportation, Parking, Park / Playgrounds, Sports facilities.

VII. Recreational / Tourism Zone :

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

- (i) Storage of explosive and inflammable products.
- (ii) Red category Industries (classified by the Pollution Control Committee).

VIII. 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) Residential buildings, except staff accommodation incidental to the permitted use.
- (ii) Red Category Industries (as classified by the Puducherry Pollution Control Committee).
- (iii) Stone quarries and similar nature of industries.
- (iv) Storage of hazardous, explosive and inflammable substances, except where incidental to transportation and logistics activities are permitted.

IX. 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 way of Notification / Order.”

2. In the said Bye-Laws and Zoning Regulations, 2012, in the said clause 9, the existing sub-clauses XI to XV shall be renumbered as sub-clauses X to XIV.

(By order of the Lieutenant-Governor)

S. MURUGESAN,

Under Secretary to Government (Housing).
