



1. *Short title, commencement and application.*— (1) These Regulations shall be called as the ‘Puducherry Change of land use (Amendment) Regulations, 2026’.

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

(3) These regulations shall apply to the entire Union territory of Puducherry.

2. *Amendment of short title.*— In the Puducherry Change of Land Use Regulations, 2022, for the sub-clause (1) in clause (1), the following shall be substituted, namely:—

“1.(1) These Regulations shall be called the “The Puducherry Dynamic Master Plan Regulations, 2026.”

3. *Amendment of clause (4).*— In the Puducherry Change of Land Use Regulations, 2022, which is renamed as “The Puducherry Dynamic Master Plan Regulations, 2026”, for the clause (4) the following shall be substituted, namely:—

“4. *Processing of Partial Modification through Land Use Conversion in the Approved Master Plans.*— (i) Any person having land parcel(s) classified under a specific land use category in the approved Master Plan is permitted to modify the earmarked land use to any of the following categories on payment of the applicable Land Use Conversion Charge, notified by the Government from time to time to the Planning Authority, subject to the land parcel(s) having unimpeded approach from the existing public road in terms of the requirement of the ‘Puducherry Building Bye-laws and Zoning Regulations, 2012 applicable to the particular category of land use:—

- (a) Residential – Construction of House with plot area less than 1,000 square meters.
- (b) Industrial – Development of any Industry listed under the ‘White’ and ‘Green’ Categories, including Establishment of Private Industrial, IT and Fin Tech Estates.
- (c) Residential and Mixed Residential, Commercial and Mixed Commercial – Construction of (i) Educational Buildings and (ii) Institutional Buildings as defined in the Puducherry Building Bye-laws and Zoning Regulations, 2012 amended from time to time.

The Applicant shall remit the prescribed Land Use Conversion Charges to the respective Planning Authority having territorial jurisdiction of the area and region in which the land parcel is located and the approval shall be automatic through online mode, subject to uploading of the required documents along with the application form. In case of any false declaration coming to notice through verification at a later date, the Land Use Conversion Charges shall be forfeited and approval shall stand withdrawn with requisite legal action shall be initiated.

(ii) If any person is desirous of developing his land parcel for the purposes of residential township or colony layout or any other purpose other than the land use(s) mentioned in sub-clause (i), the Application shall be submitted through online mode to the respective Planning Authorities.

(iii) On receipt of the online Application for modification of the Master Plan through change of the specified land use, the Planning Authority shall call for any missing details or particulars required from the Applicant within five (5) working days from the date of receipt of the online Application.

(iv) The Planning Authority shall inspect the site / land within fifteen working days from the date of receipt of the online Application.

(v) After the field verification, if the land is found to be located in the middle of some other predominant land use as against the indicated land use, it shall be recommended for modification as proposed.

(vi) The proposed modification of the Master Plan through the conversion of the land use shall be published widely, inviting specific public objections and suggestions, if any. The time period for filing such public objections and suggestions shall be fifteen (15) days from the date of publication of the proposed change in Master Plan.

(vii) The objections or suggestions shall be examined by the Member-Secretary of the Planning Authority concerned and a Report prepared on the submitted online Application(s) within fifteen (15) working days from the last date of filing of objections / suggestions.

(viii) In respect of any land parcel having area up to 10,000 sq.mts., the Member-Secretary of the Planning Authority shall submit the requisite report to the next scheduled meeting of the Town and Country Planning Board and the decision of the Town and Country Planning Board shall be communicated to the Applicant within five (5) working days from the date of consideration of the Board. If approved, the Member-Secretary shall issue the Land Use Conversion Certificate in partial modification of the Master Plan immediately on payment of the notified Land Use conversion charges through online mode, as determined by the Government from time to time.

(ix) In respect of land parcel having area more than 10,000 sq.mts., the report of the Member-Secretary, Planning Authority shall be placed before the next scheduled meeting of the Town and Country Planning Board and the decision of Board shall be submitted for the approval of the Government. The approval of the Government shall be communicated to the Applicant within five (5) working days from the date of receipt of the approval from the Government. If approved, the Member-Secretary shall issue the Land Use Conversion Certificate in partial modification of the Master Plan immediately on payment of the notified Land Use conversion charges through online mode, as determined by the Government from time to time.

(x) The change of land use shall not be considered under the following circumstances, namely:—

- (a) Any change of land use (except cartographic errors) within two years of approval of the Master Plan.
- (b) Lands coming in the alignment of existing / proposed roads of Master Plan.
- (c) Parks / Open Space Area(s) and common area(s) in the layouts.
- (d) Sites falling within road and railway margins, buffer areas of High-Tension lines, rivers, irrigation channels, tanks, lakes and land parcels within the Coastal Regulation Zones.

- (e) Sites in vicinity of heritage monuments / areas, land fill sites, protective and undeveloped use zones and such similar activities with prohibitions and restriction imposed on surrounding developments as prescribed by the Competent Authorities.
- (f) Properties which are not having unimpeded approach from the existing public roads with the prescribed width for the respective category of land use as given in the Puducherry Building Bye-laws and Zoning Regulations, 2012.
- (xi) The existing rates as prescribed in clause (5) of the Puducherry Change of Land Use Regulations, 2022 shall continue to be charged for partial modifications of the Master Plan, till the Notification of the revised land use conversion charges, as determined by the Government from time to time.
- (xii) The approved Master Plan modifications shall be updated in the Geographic Information System (GIS) based Master Plan immediately by the Planning Authority concerned and the same shall be sent to the Revenue Department to update the revenue record for updating the Guideline value register automatically.
- (xiii) The permitted and approved modifications of Master Plan through land use changes shall come into operation from the date of issue of land use Conversion Certificate and the amendments to the Master Plan shall be published in the Official Gazette once in every six months”.

(By order of the Lieutenant-Governor)

**S. MURUGESAN,**

Under Secretary to Government (Housing).