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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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GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 13/2026-Hg., Puducherry, dated 22nd May 2026)

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 05th March 2012 of the Chief Secretariat (Housing), Government of Puducherry and published in Part-I of the Extraordinary Official Gazette No. 21, dated 08th March 2012, namely:—

(1) These Bye-laws and Zoning Regulations may be called as 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 as notified in the Official Gazette No. 35, dated 28th August 1984;

(ii) G.O. Ms. No. 93/85/F6, dated 08th July, 1985 as notified in the Official Gazette No. 31, dated 30th July, 1985; and

(iii) G.O. Ms. No. 68/89/F6, dated 26th July, 1989 as 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.

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

1. In the Puducherry Building Bye-laws and Zoning Regulations, 2012, in Chapter - II, after clause 8, the following clause 8-A shall be inserted, namely:—

“8-A. Limitations of building permit.— The building permit granted by the Planning Authority shall not mean responsibility or clearance of the following aspects,—

(a) Title or ownership of the site or building;

(b) Easement Rights;

(c) Structural Reports, Structural Drawings and structural aspects. The Registered Architect or Registered Engineer or Registered Structural Engineer, as the case may be, shall be responsible for defects in the design;

(d) Workmanship, soundness of structure and materials used;

(e) Quality of building services and amenities in the construction of building;

(f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.”

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

2. In the Puducherry Building Bye-laws and Zoning Regulations, 2012, after the ANNEXURE-XXVII, the following ANNEXURE-XXVIII shall be inserted, namely:—

ANNEXURE – XXVIII

LEVY OF PREMIUM CHARGES FOR GRANT OF PREMIUM OR PURCHASABLE FLOOR AREA RATIO

1. The premium Floor Area Ratio (F.A.R.) by levy of premium charges is the additional F.A.R. granted over and above the permissible F.A.R., on the basis of levy of premium charges by the Planning Authority under section 37-A of the Puducherry Town and Country Planning Act, 1969 and in the areas as specified under clause 2 below.

2. The maximum additional F.A.R. available for utilization and for development of additional area in any property by purchase of Premium F.A.R. shall not be more than the maximum extent as given in the Table below.

Sl. No.	Road Width	Premium F.A.R. (% of normally allowable F.A.R.)
(1)	(2)	(3)
1	9.0 m and above and less than 15.0 m	30%
2	15 m and above and less than 30 m	40%
3	30m and above	50%

3. The Premium F.A.R. charges shall be 25% of the Guideline value of the additional notional plot / land area in case of Tourism projects like Hotels and Resorts and shall be 40% of the Guideline value of the additional notional plot / land area in case of other buildings. In case of multiple survey numbers for a site, the weighted average of Guideline value shall be considered.

Note : The term “Additional notional plot / land area” means the additional plot / land area that would be required for the building derived from the premium F.A.R. permitted as an additional F.A.R. above the permissible F.A.R.

Illustration of calculation of Premium F.A.R.

Particulars	
Area of the building Site	1,000 sq.ft
Allowable F.A.R. (for illustration only)	250
Allowable total Built up Area	$1,000 \times 2.5 = 2,500$ sq.ft
Additional F.A.R. permitted as Premium F.A.R. (30% of the normally allowed F.A.R. of 250 - for illustration only).	75
Additional Built up Area for 1,000 sq.ft	750 sq.ft
Guideline value of the site / plot	₹ 5,000/ sq.ft
Additional (notional) plot / land area to be considered for calculating premium F.A.R.	$750/2.5 = 300$ sq.ft
Calculation of Premium F.A.R. charges	
Guidance Value of additional (notional) plot / land area.	$300 \times 5,000 = 15,00,000$
Premium F.A.R. charges at 40% of value of additional (notional) plot / land area.	$0.40 \times 15,00,000 = 6,00,000$
Premium F.A.R. charges per sq.ft	$6,00,000/ 750 = ₹ 800$

4. The Applicant shall remit the Premium F.A.R. charges in one lumpsum to the Planning Authority, before getting the Building plan permission.

5. Premium F.A.R. granted by the levy of premium charges, if left unutilized with a purchaser, due to any reason whatsoever shall not be transferred or reimbursed by the Planning Authority, which issued it.

6. The premium charges levied for the grant of Premium F.A.R. shall be non-refundable in case of cancellation / revocation of approval for the Building Plan by the Planning Authority.

7. Premium F.A.R. granted after levy of premium charges may be renewed by the Planning Authority, in case of expiry of the validity of the Planning permission, subject to payment of revised premium F.A.R. charges, as may be applicable on the date of renewal.

8. Prior approval of the Puducherry Coastal Zone Management Authority (PCZMA) is required for granting the Premium F.A.R. for the sites falling under the Coastal Regulation Zone (CRZ).

9. Set back and Coverage relaxation for utilization of Premium F.A.R. granted by levy of premium charges shall be the same, as what is applicable as per the Puducherry Building Bye-laws and Zoning Regulations, 2012 and amended from time to time.

10. The parking and requirements for utilization of Premium F.A.R. granted by levy of premium charges shall be provided as per the standards specified in the Annexure-X of the Puducherry Building Bye-laws and Zoning Regulations, 2012, as amended from time to time.

11. The Applicants shall at the time of filing their building / planning permission application, state their willingness to avail the premium F.A.R. and give an undertaking to remit the premium charges at the abovesaid rates before getting the building plan permission.

12. The premium charges collected by the grant of premium F.A.R. shall be kept in a separate corpus fund to be created by the respective Planning Authority which issues building plan permission. Such funds shall be utilized by the Planning Authority for the purpose of land acquisition, augmentations, improvements or development of public infrastructure facilities in order to ease the pressure on the infrastructure, occurred due to the F.A.R. increase and shall not be utilized *inter-alia*, for repairs, maintenance and miscellaneous works at any time.

(By order of the Lieutenant-Governor)

S. MURUGESAN,

Under Secretary to Government (Housing).