

**GOVERNMENT OF PUDUCHERRY**  
**ABSTRACT**

Town and Country Planning Department–Amendment to the “Puducherry Building Bye-Laws and Zoning Regulations, 2012” in line with Government of India’s deregulation initiatives–  
Notification – Orders - Issued.

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**CHIEF SECRETARIAT (HOUSING)**

G.O. Ms. No. 14/2026- Hg

Puducherry, dated 22/05/2026

Read : G.O.Ms.No. 5/2012-Hg, dated 05.03.2012 of the Chief Secretariat  
(Housing), Government of Puducherry.

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**ORDER:**

The following Notification shall be published in the Official Gazette of the Government of Puducherry:

**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, is hereby pleased to make 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 5<sup>th</sup> March, 2012 of the Chief Secretariat (Housing), Government of Puducherry and published in Part-I of the Extraordinary Official Gazette No. 21, dated 8<sup>th</sup> March, 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 17<sup>th</sup> August, 1984, notified in the Gazette No. 35, dated 28th August, 1984;

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

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

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## **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 XI) of clause 9, the following sub-clauses shall be substituted, namely: -

### **“ I. Residential and Mixed Residential Zones:**

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) Assembly building exceeding 1,000 square meters in floor area.
- (iii) Orange and Red category Industries (classified by the Puducherry Pollution Control Committee).
- (iv) 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 Puducherry Pollution Control Committee).
- (ii) Stone quarries and similar nature of Industries.
- (iii) Burial grounds / crematoria.

### **III. Mixed Commercial 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 Puducherry Pollution Control Committee).
- (iii) Stone quarries and similar nature of Industries.

### **IV. Industrial 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 incidental Workers Residential Quarters.
- (ii) Commercial building except incidental Sales, ATM, Fuel filling stations and service stations.
- (iii) Educational building.
- (iv) Institutional building except incidental Health facilities.
- (v) Assembly building except Government/ Quasi Government Offices, Transportation, Parking, Park/Playgrounds.

### **V. Mixed Industrial Zone**

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

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- (i) Educational building.
- (ii) Institutional building except incidental Health facilities.
- (iii) Assembly building except Government/ Quasi Government Offices, Transportation, Parking, Park/Playgrounds.

#### **VI. 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) Commercial building except incidental Hostel, Shops, Automated Teller Machine (ATM), Clinic, Dispensary (without inpatient services), Doctor Consultation Room, Pharmacy (total floor area up to 500 sq.m).
- (ii) Industrial Building except Manufacture of computer Hardware, building for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres.

#### **VII. 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.
- (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 Storage/ cold storage and drying of fertilizers, food grains, seeds and other agro products and incidental Retail Outlet shops.
- (iv) Assembly building except Transportation, Parking, Park/ Playgrounds, Sports facilities.
- (v) Commercial buildings except hotels and resorts.

#### **VIII. 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 Puducherry Pollution Control Committee).
- (iii) Industrial building.

#### **IX. 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) All buildings or premises except Transport Depot, Bus terminus, Railway Station, Airport, Harbour, Bus/Truck shelters, Automobile Workshop, Car and other Automobile parking including multi-level parking and incidental uses of storage/warehouses, Shops, Public utility building like sewage pumping

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station, water works, fire stations, telephone exchanges, Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.

**X. 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 XII to XVI shall be renumbered as sub-clauses XI to XV.

3. **Amendment of Annexure XXVII:** -In the said Bye-laws and Zoning Regulations, 2012, in the Annexure XXVII- "Classification of Buildings based on Occupancies in the Land Use Zones" shall be omitted.

**(BY ORDER OF THE LIEUTENANT GOVERNOR)**

  
**(S.MURUGESAN)**

**UNDER SECRETARY TO GOVT.(HOUSING)**

To  
The Director,  
Directorate of Stationery and Printing,  
Puducherry.

--- With a request to publish the Notification in the  
next issue of Official Gazette

**Copy to:**

1. The Chief Town Planner, Town & Country Planning Department, Puducherry.
2. The Central Record Branch, Puducherry.
3. The G.O File/Spare.