

# Launch of THE PUDUCHERRY ONE TIME REGULARIZATION SCHEME for the UNPERMITTED CONSTRUCTIONS AND DEVIATIONS 2025

(Puducherry Planning Authority)

**Town and Country Planning Department, Puducherry**  
in association with **NIC, Puducherry**

'THE PUDUCHERRY ONE TIME REGULARIZATION SCHEME for the UNPERMITTED CONSTRUCTIONS AND DEVIATIONS 2025' was launched by Hon'ble Chief Minister Shri. N. Rangasamy, Puducherry on 21.07.2025 in the presence of Hon'ble Speaker Shri. R. Selvam, Hon'ble Minister (IT) Shri. K. Lakshminarayanan, Shri. R. Baskar @ Datchanamourttty MLA, Shri. R. Kesavan IAS, Secretary (TCPD), Shri. K. Veeraselvam, Chief Town Planner and Shri. Mahesh M Halyal, SIO, NIC, Puducherry. In this event Shri. V. Bhuvaneshwaran, Member Secretary, Puducherry Planning Authority, Shri. B. Shafiulla, Director(IT) and Shri. A. Sundiramurthi, Joint Director(IT) from NIC, Puducherry, participated.



The Online Building Permission System ( <https://obps.py.gov.in> ) with the technical support (design & development) of NIC, Puducherry UT Centre was implemented in June 2021. As a step forward, the Online **Building Regularisation System** for the UNPERMITTED CONSTRUCTIONS AND DEVIATIONS has been added now with the existing OBPS application. The submitting of applications, scrutiny and processing of applications, payment of fees and issue of permissions for Building Regularisation have been made online. This will considerably reduce the time taken for according permissions, avoid human intervention and will ensure the transparency in processing the applications.

Government of Puducherry  
Town and Country Planning Department  
&  
National Informatics Centre (NIC), Puducherry

You are cordially invited for the Launching of Online System for  
"The Puducherry one Time Regularisation Scheme for the  
unpermitted constructions and deviations 2025" on 21.07.2025

Thiru. N. Rangasamy

Hon'ble Chief Minister

Thiru. R. Selvam

Hon'ble Speaker

Thiru. R. Kesavan, IAS

Secretary to Govt.(Town and Country Planning)

Thiru. K. Veeraselvam

Chief Town Planner, Town and Country Planning Department

Thiru. Mahesh M Halyal

State Informatics Officer, NIC, Puducherry

Thiru. V. Bhuvaneswaran

Member Secretary, Puducherry Planning Authority



Puducherry Planning Authority

(A statutory body under the Govt. of Puducherry)

Jawahar nagar, Boomianpet, Puducherry - 605 005



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PUDUCHERRY PLANNING AUTHORITY

Puducherry Planning Authority was established during November 1972 to exercise control over the developments in the Puducherry Planning area with power to issue permits for the construction of buildings under the provisions of the "The Puducherry Town & Country Planning Act, 1969" and to discharge duties and responsibilities conferred under the Act.

DASHBOARD (Updated Upto: 20/07/2025 00:11)

Sl. No.	Service Name	Time Limit for Disposal (in Days)	Total No. of Applications Received	Total No. of Applications Processed	Avg time taken to grant approval (in Days)	Median time taken to grant approval (in Days)	Average Fee (in ₹)
1	Building Permission	45	7131	6996	52	36	4,458
2	Plinth Approval		0	-	-	-	-
3	Occupancy Certificate		0	0	0	0	-
4	Change of Land Use	180	804	791	237	241	2,21,564
5	Plot Regularisation	-	19872	19753	14	10	-

Application Type \*

- ☐ Building Permission ☐ Plot Regularisation  
☐ Change of Land Use ☒ Building Regularisation

Login

Username \*

Email / Mobile No.

Password \*

Password

Captcha \*

Enter Captcha



SIGN IN

[New Registration](#) [Forgot Password](#)



**PRESS NOTE**

**Puducherry, 21.07.2025**

**"THE PUDUCHERRY ONE TIME REGULARIZATION SCHEME FOR THE UNPERMITTED CONSTRUCTIONS AND DEVIATIONS 2025"**

The Union Territory of Puducherry has been witnessing rapid urbanization and population growth which has led to the drastic changes in the land use pattern and development of new settlements across the Union Territory of Puducherry. Many constructions happened in deviations to the Building Bye Law. Therefore, the Government of Puducherry, notified the scheme "The Puducherry One Time Regularization scheme for the unpermitted constructions and deviations 2025" to give amnesty to the public to regularise their unauthorised constructions and buildings constructed in deviation to the sanctioned plan, as a onetime measure.

This scheme shall be applicable to all the existing buildings and buildings where structural works are completed and all roof slabs are laid, in the jurisdiction of all the Planning Authorities in the Union Territory of Puducherry, constructed from 01.05.1987 to the date of Notification of the Scheme ie.16.07.2025.

The applications for regularization shall be made only through online mode within a period of one year from the date of Notification of this Scheme along with the required fees, Plans and certificates / NOC's / Documents as per the check list appended along with the applications.

Application fees for residential building is Rs.5000/- and Rs.10,000/- for other than residential building. Non-refundable Scrutiny fees at the rate of Rs.20/- per Sqm. for residential building and Rs.50/- per Sqm for other than residential building.

The Regularization charges for unauthorised deviated construction for Residential building is Rs.500/- per Sqm; for Mixed use building and special building is Rs.750/- per Sqm.; Multi-Storeyed building will attract a regularization charge of Rs.1000/- per Sqm. Government buildings will be exempted from payment of regularization charges. However, Government Aided Schools will have to pay 50% of regularization charges of Mixed use building and special building (Rs.750/- per Sqm), or Multi-Storeyed buildings (Rs.1000/- per Sqm), as applicable.

The Regularization Scheme also specifies the details of unauthorised constructions which shall not be considered. Provision for regularization of individual flats in two stage process is also included in this scheme.

A module has also been developed in OBPS for the implementation of the Regularization Scheme. The General Public is advised to make use of this one time opportunity for regularizing their Unpermitted Constructions and Deviations, so as to avoid enforcement action, i.e., disconnecting electricity, water supply, drainage and sewerage connections, withholding registration of properties by the Registration Department, initiation of sealing/demolition process by the Planning Authority as per the Building Bye-Law provisions.

The details of the Regularization Scheme may be accessed from the website of Town and Country Planning Department, Puducherry (<https://tcpd.py.gov.in>) or in the Website of Puducherry Planning Authority, Puducherry (<https://ppa.py.gov.in>).

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