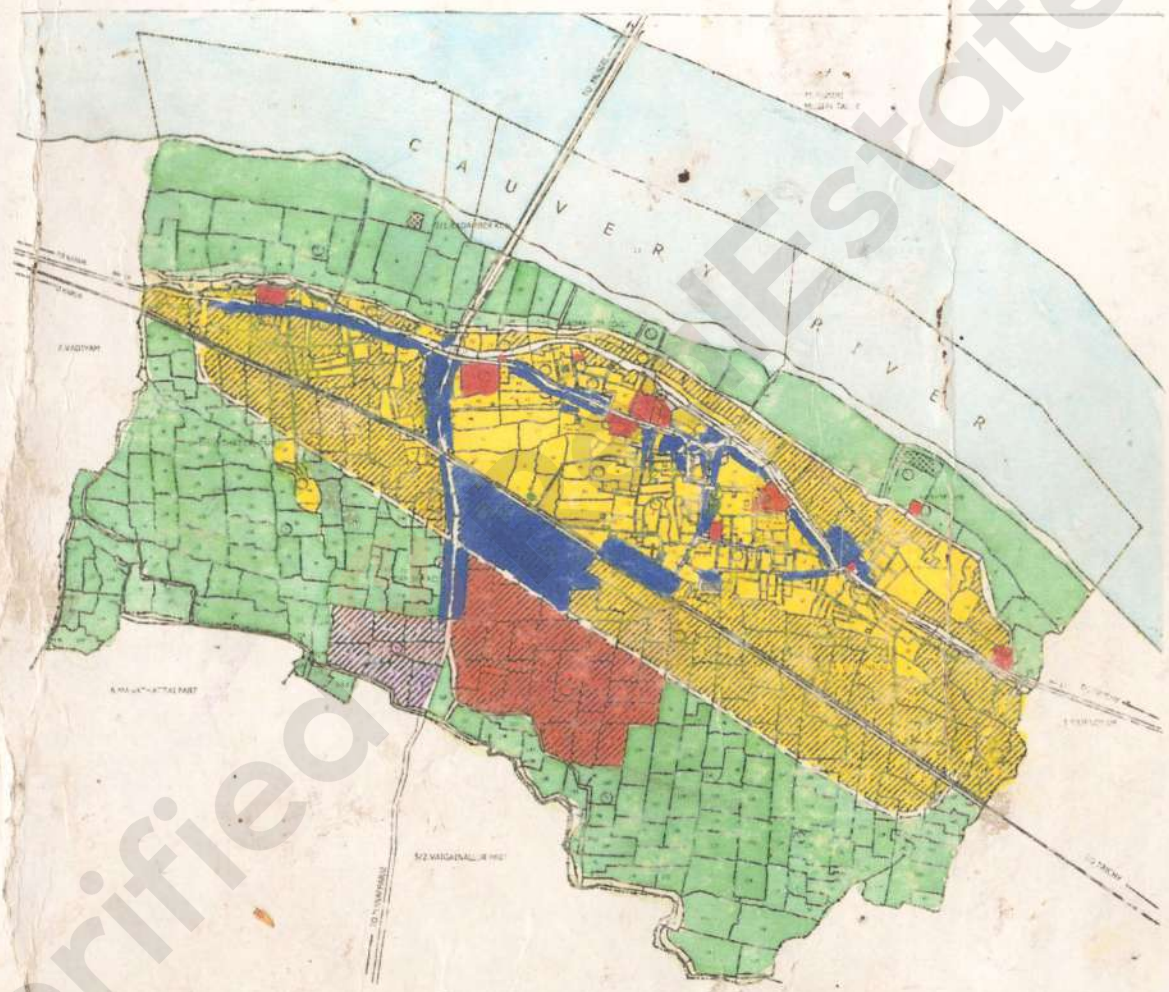
APPROVED G.O. M.S. No. 269, H&UD Dt. 22.08.07

KULITHALAI

MASTER PLAN



KULITHALAI LOCAL PLANNING AUTHORITY
KARUR DISTRICT

Tiruchirappalli Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu

D T C P

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KULITHALAI

MASTER PLAN



KULITHALAI LOCAL PLANNING AUTHORITY
KARUR DISTRICT

Tiruchirappalli Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu

DTCP

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COMMISSIONER
6 SEP 2007

ABSTRACT **018525**

Local planning area – master plan for Kulithalai local planning area – Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 – Accorded.

27459/04

Housing & Urban Development (UD.4 (2)) Department

G.O.Ms.No. 269 Dated:22.8.07

consent 2004

Read:

1. G.O.Ms.No. 146, Housing & Urban Development Department, dated 04.06.2004. (Consented) G O
2. From the Director of Town and Country Planning, Letter ROC. No. 27459 / 04 / MP3, dated 21.02.2007.

ORDER:

In the Government Order first read above, the Government have accorded consent to the publication of a notice or preparation of the master plan for the Kulithalai local planning area. The Director of Town and Country Planning, in his letter second read above, has sent the Kulithalai master plan for the Kulithalai local planning area and requested the Government to accord approval to it under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to above, have approves the master plan for the Kulithalai local planning area, as modified by the Director of Town and Country Planning. Accordingly under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the master plan for the kulithalai local planning area. The copies of the said master plan for the Kulithalai local planning area, as approved by the Government, are sent to the Director of Town and Country Planning.

3. The following notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the notification is republished in the manner prescribed

LP to

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in rules 12 to 15 of the master plan (Preparation, Publication and Sanction) Rules.

652810

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the master plan for the Kulithalai local planning area submitted by the Director of Town and Country Planning.

2. The master plan for the Kulithalai local planning area with all its enclosures shall be kept open to the inspection of the public in the office of the Kulithalai Municipality during Office hours.

(BY ORDER OF THE GOVERNOR)

R. SELLA MUTHU
SECRETARY TO GOVERNMENT

To
The Works Manager, Government Central Press, Chennai - 79.(for publication of notification in the Tamil Nadu Government Gazette)
The Commissioner of Town and Country Planning, 807, Anna salai, Chennai-2.
The Deputy Director, Town and Country Planning, Tiruchirapallai Region, Tiruchirapalli.
The Member Secretary / Commissioner, Kulithalai Local Planning Authority / Municipality, Kulithalai.
The Commissioner of Municipal Administration, Chennai -- 5.
The Law Department, Chennai – 9.
SF / SC Copy for file.

/ Forwarded / By Order /

B. [illegible] 31.10.2
SECTION OFFICER.

Ver 31.8.2

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KULITHALAI MASTER PLAN

L.P.A. Reference	:	Roc.No.
Regional Deputy Director Reference No	:	2052/2004 TR-1
Director of Town and Country Planning's Reference No.	:	Roc.No.
Regional Office	:	Tiruchirapalli Region Directorate of Town and Country Planning
Master Plan for	:	Kulithalai Local Planning Area
Master Plan Approved in Resolution No. dated of Kulithalai Local Planning Authority		Approved in G.O.Ms.No. 269 Housing and Urban Development Department, dated 22/8/07

Member Secretary
Kulithalai Local Planning
Authority, Kulithalai

Regional Deputy Director of Town and Country Planning,
Tiruchirapalli Region

JOINT Director of Town and Country Planning, Master Plan Division, Chennai

Additional Director of Town and Country Planning, Chennai

Director of Town and Country Planning,
Chennai

Commissioner and Secretary to Government,
Housing and Urban Development Department,
Government of Tamilnadu

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Chapter – II	Location Minerals and Soils, Climate, Rainfall, Flora
Chapter – III	Population and Land use
Chapter – IV	Analysis and Assessment
Chapter – V	Master Plan – Proposals
Chapter – VI	Zoning Regulations

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Administrative Setup

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CHAPTER – I

MASTER PLAN – THE LEGAL FRAME WORK

1.01

Under the powers vested in section 10 (1) (b) of Tamil Nadu Town and Country Planning Act 1971, the Government may notify any area as Local Planning area under section 10 (4) the Government may confirm this notification, section 11 (3) of the Act provides for the constitution of a 'Local Planning Authority' for this area. Every Local Planning Authority constituted under this act shall prepare and submit a plan, called the 'Master plan' for the Local Planning Area. The Master Plan may propose or provide for all or any of the following matters, namely:-

a) The manner in which the land in the planning area shall be used
b) The allotment or reservation of lands for residential, commercial, industrial and agricultural purposes and for parks, playfields and open spaces.
c) The allotment or reservation of land for public buildings, institutions and for civic amenities.
d) The meeting of provision for National Highways arterial roads, ring roads, major streets lines of communication including Railways, Airways, Ports and Canals.
e) The traffic and transportation pattern and traffic circulation pattern.
f) The improvements of major roads and streets

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g) The area reserved for future development, expansion and for new housing

h) The provision for the improvement of areas of bad layout or obsolete development and slum areas and for relocation of population.

i) The amenities, services and utilities

j) The provision for detailed development of specific areas for housing, shopping, industries civic amenities, educational and cultural facilities

k) The control of architectural features, elevation and frontage of buildings and structures

l) The provision for regulating the zone, the location, height, number of storeys and size of buildings other structures, the size of the yards & other open spaces, the use of the building structures and land

m) The stages by which the Master Plan shall be carried out and

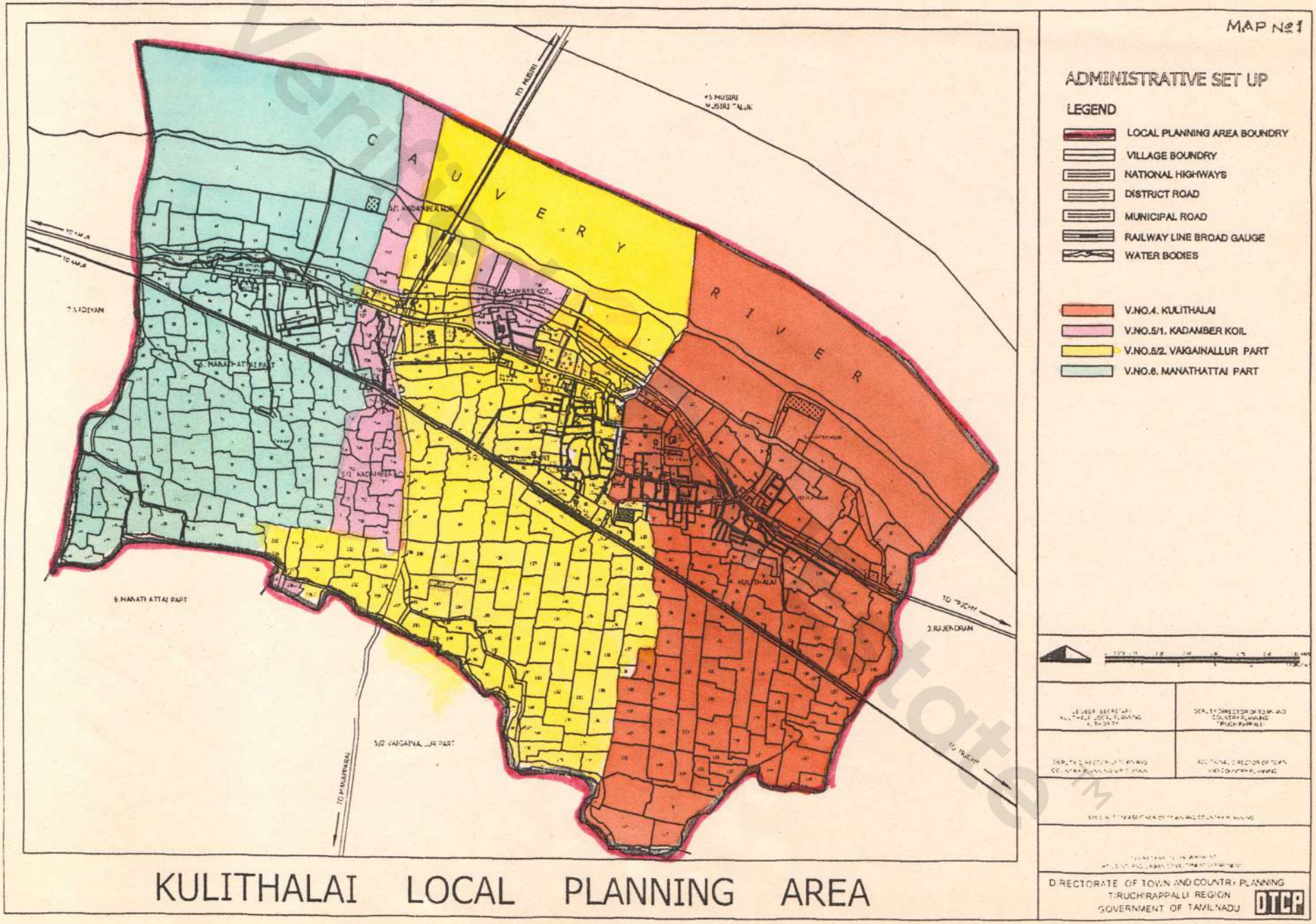
n) Such other matters as may be prescribed.

KULITHALAI LOCAL PLANNING AREA

1.02

In exercising the powers under section 10 (1) (b of the Act, the government had published the intension of declaring Kulithalai Local Planning Area in G.O.Ms. NO. 275 Housing and Urban Development Department dated 15.7.1998 (Annexure A) and the notification had been confirmed under section 10 (4) in G.O. Ms. No. 100 Housing and Urban Development department dated 9.3.99 (Annexure B)

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KULITHALAI LOCAL PLANNING AREA

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1.03

Kulithalai Municipality is constituted in G.O.Ms. No. 127 Municipal Administration and Water Supply Department dated 17.5.94 and municipal limit by itself had been declared as Kulithalai Local Planning Area which comprises the following revenue villages.

i) Village No. 4, Kulithalai
ii) Village NO.5/1, Kadambarkoil
iii) Village NO.5/2, Vaigainallur (part)
iv) Village No.6, Manathattai (part)

The survey numbers comprised in Kulithalai Local Planning area and listed in Table No. 1.1.

The administrative set-up with the village boundaries is shown in Map No. 1.

1.04

In exercising the provision made in the section 11 (1) and 11 (3) of the Act, the Government in G.O. Ms. No. 498 Housing and Urban Development Department dated 07.12.2002 (Annexure C) has appointed the Kulithalai 'Municipal Council' as the 'Kulithalai Local Planning Authority'. For single Local planning Authority, the Chairman of the 'Municipal Council' and the Commissioner of the Municipality as the 'Member Secretary' of the Local Planning Authority.

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1.05

The Local Planning authority had prepared the Master plan for Kulithalai Local Planning area under section 16 of the Act showing the present use of land and building and adopted in Local Planning Authority resolution No. 1 dated 26.9.2002.

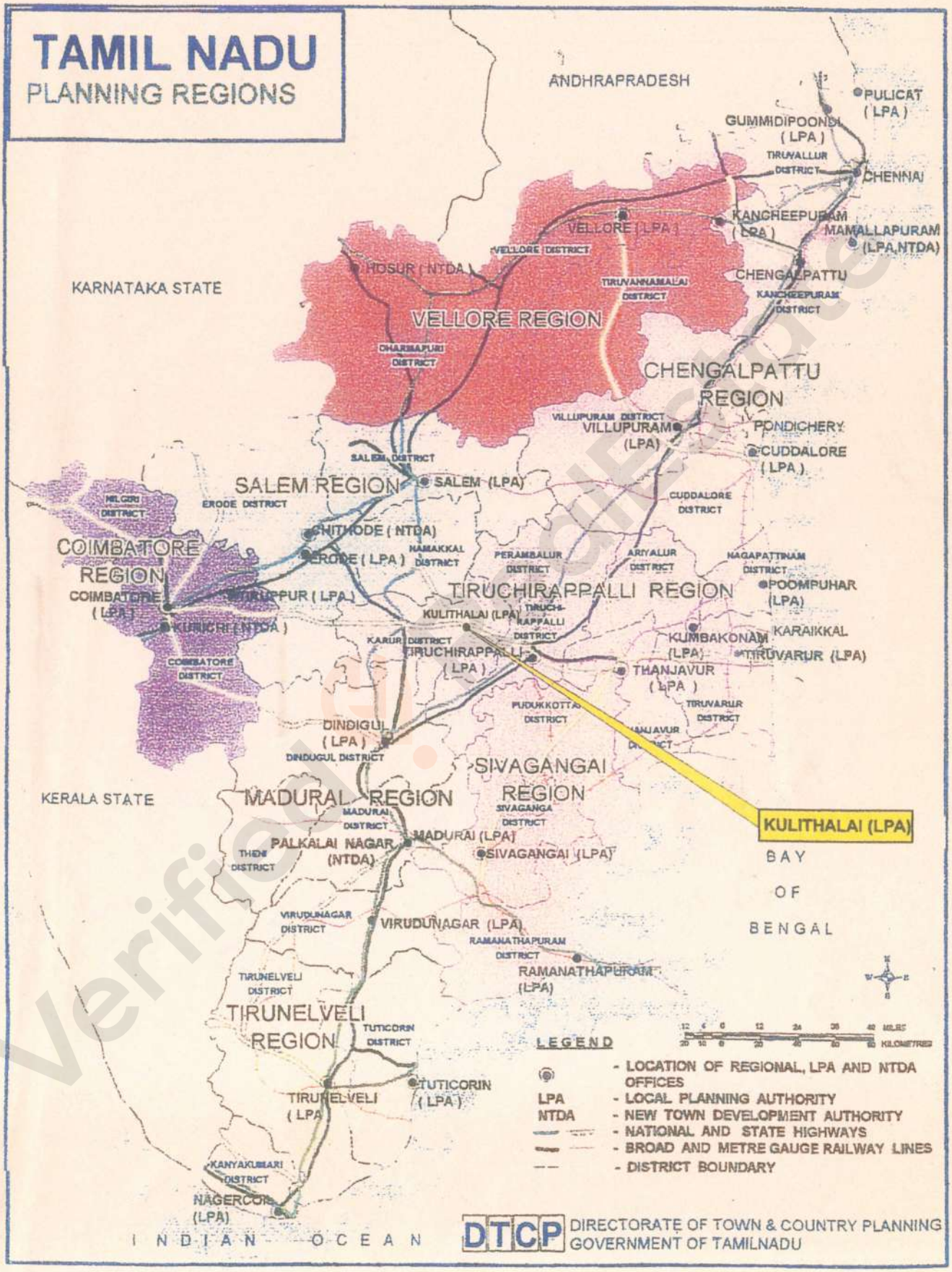
The same have been consented by the Government of Tamilnadu in their G.O.Ms.No. 146 of Housing and Urban Development Department dated 4.6.2004 (Annexure 'D')

Table 1.1

List of Revenue Villages included in the Kulithalai Local Planning Area

Village No.	Name of Revenue Village	Revenue Survey Nos.
4	Kulithalai	Full village (SF Nos.1 to 166)
5/1	Kadambar Koil	SF No.2,9,23 to 25, 32A, 32B, 36, 185/2, 218, 228/1, 689, 690, 711 to 760
5/2	Vaigainallur (Part)	1/2, 4 to 8, 10 to 22, 26 to 31, 33 to 35, 37 to 184, 185/1, 186 to 202, 207 to 217, 228/2, 229 to 232
6	Manathattai (Part)	1 to 134, 143 to 147, and 186, 187

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TAMIL NADU
PLANNING REGIONS
ANDHRAPRADESH
KARNATAKA STATE
KERALA STATE
PULICAT (LPA)
GUMMIDIPOONDI (LPA)
TIRUVALLUR DISTRICT
CHENNAI
KANCHEEPURAM (LPA)
MAMALLAPURAM (LPA,NTDA)
CHENGALPATTU
KANCHEEPURAM DISTRICT
VELLORE (LPA)
VELLORE DISTRICT
HOSUR (NTDA)
TIRUVANNAMALAI DISTRICT
VELLORE REGION
DHARMAPURI DISTRICT
CHENGALPATTU REGION
VILLUPURAM DISTRICT
VILLUPURAM (LPA)
PONDICHERY
CUDDALORE (LPA)
CUDDALORE DISTRICT
SALEM DISTRICT
SALEM REGION
SALEM (LPA)
NILGIRI DISTRICT
ERODE DISTRICT
CHITHODE (NTDA)
ERODE (LPA)
NAMAKKAL DISTRICT
COIMBATORE REGION
COIMBATORE (LPA)
TIRUPPUR (LPA)
KARUR (LPA)
COIMBATORE DISTRICT
PERAMBALUR DISTRICT
ARIYALUR DISTRICT
NAGAPATTINAM DISTRICT
POOMPUHAR (LPA)
TIRUCHIRAPPALLI REGION
KULITHALAI (LPA)
TIRUCHIRAPPALLI DISTRICT
KUMBAKONAM (LPA)
KARAIKKAL
TIRUVARUR (LPA)
TIRUCHIRAPPALLI (LPA)
THANJAVUR (LPA)
PUDUKKOTTAI DISTRICT
TIRUVARUR DISTRICT
DINDIGUL (LPA)
DINDUGUL DISTRICT
SIVAGANGAI REGION
SIVAGANGA DISTRICT
MADURAI REGION
MADURAI DISTRICT
MADURAI (LPA)
SIVAGANGAI (LPA)
PALKALAI NAGAR (NTDA)
THENI DISTRICT
VIRUDUNAGAR DISTRICT
VIRUDUNAGAR (LPA)
RAMANATHAPURAM DISTRICT
RAMANATHAPURAM (LPA)
TIRUNELVELI DISTRICT
TIRUNELVELI REGION
TUTICORIN DISTRICT
TUTICORIN (LPA)
TIRUNELVELI (LPA)
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NAGERCOIL (LPA)
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- LOCATION OF REGIONAL, LPA AND NTDA OFFICES
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NTDA - NEW TOWN DEVELOPMENT AUTHORITY
- NATIONAL AND STATE HIGHWAYS
- BROAD AND METRE GAUGE RAILWAY LINES
- DISTRICT BOUNDARY
KILOMETRES
DTCP DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

CHAPTER – II

LOCATION

2.01

Kulithalai, a second grade municipal town in Tamil Nadu is located 37 km, west of Tiruchirappalli and 39 km east of Karur, the District headquarters towns. The strategic location of this town to nearby towns could be seen from the Map No.2. the town is well connected with the nearby urban centers either by National Highways which was recently declared of NH 67 Road from major District road. The town is also linked with railway line from Tiruchirappalli to Karur. Kulithalai Town location is mentioned in Map NO.2.

2.02

Kulithalai town is situated at 40° 49' north latitude and 78° 42' east. The town is located on the bank of cauvery river on north and the Kattuvari on south and mostly developed along the National Highways road on either side. The town population as per 1991 census is 32,633 constitutes 16,300 males and 16,333 females and extends to an area of 11.16 sq.km.

MINERALS AND SOILS

2.03

Commercially exploitable mineral resources are not found in the town. The predominant soil of the town is alluvial and red sand with the advent of the Cauvery river in north and a canal running through the middle of the town, the lands on both sides of these rivers become rich in fertile yielding more agricultural outputs. Paddy, plantain and coconut are the predominant crops cultivated in these areas.

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CLIMATE:

2.04

The climate of the town has a high temperature and a low degree of humidity. The climate is hot and dry in many parts of the year eventhough not subjected to extremes of climate. The summer months are quite hot. The difference between maximum and minimum temperature is only moderate and the variation in temperature from day to night is little and does not give any relief from the sweltering heat. The year can be divided into 4 seasons as follows:-

Cool months	-	December to February
Hot months	-	March to May
Windy months	-	June to August
Rainy months	-	September to November

The first 2 months of the year are very pleasant with warm days and cool nights. But by the close of February, the climate becomes very sultry as the temperature shoots up and the mercury is found to be at its peak by the close of May and early June. During this period, the towns are subjected to dry and virulent winds which are uncomfortable and the occasional rains that occur during this period does not affect the temperature. The auuual mean maximum temperature is 32.7°c and the annual mean minimum temperature is 24°. The highest temperature of 39.3°c occurs in the month of april and the lowest temperature of 16.7° c occurs in the month of February.

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RAIN FALL

2.05

The average rainfall for the town is about 27 cms., the bulk of which is collected during the norlth-west monsoon period (i.e) from October to December. The total number of rainy days in a year ranges from 35 to 40 days on an average. There are rain during summer also (March to may) buty such occasions of rainfall are few and far in between.

FLORA

2.06

The plantain and the coconut trees are the predominant in kulithalai and the surroundings. The soil is rich in alluvium and the principal crops grown are paddy and sugarcane.

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CHAPTER – III

POPULATION AND LANDUSE

3.01

Tamil Nadu State stands second in rank having high percentage of urban population amongst other States in India. Kulithalai is one of the urban centers in Karur District containing a population of 32633 as per 1991 census. A comparative study decadal population variation of Tiruchirapalli District urban population and Kulithalai town population covering from the year 1941 to 1991 is given in Table No. 3.1.

TABLE No. 3.1

Percentage of decadal variation of population

Decade	Tiruchirapalli District	Kulithalai Town
1941 – 1951	13.48	21.65
1951 – 1961	8.36	38.66
1961 – 1971	20.65	19.51
1971 – 1981	13.16	13.60
1981 – 1991	13.89	15.83

The gross population density of Kulithalai town in 1981 and 1991 are 2569 persons and 3052 persons respectively.

3.02

The population of Kulithalai town which was only 9242 in 1941 has risen to 32633 in 1991 means it is triple folded in 50 years of period. After independence a steady and high

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percentage increase prevailed that may be due to the provision of economic, social and recreational facilities which have attracted many rural population.

3.03

The population increase of Kulithalai town from 1941 to 1991 is given in Table No. 3.2

TABLE No. 3.2

Population Increase

Year	Population	Decade growth	Percentage variation
1941	9242	--	--
1951	11796	2554	27.63
1961	19232	7436	63.03
1971	23894	4662	24.24
1981	27465	3571	14.94
1991	32633	5168	18.81

3.04

SEX RATIO

The sex ratio of the population of the Kulithalai town is given in the table No. 3.3 and it is found to be normal.

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TABLE No. 3.3

Sex Ratio

Census Year	Male	Female	Females for 1000 males
1941	4630	4612	996
1951	5978	5818	973
1961	9809	9423	961
1971	11994	11900	992
1981	13812	13653	988
1991	16300	16333	1002

Source : Census book – 1991

LITERACY:

3.05

As per 1991 census, the percentage of literates to the total population is 71.73%. This is on the higher side when compared to that of state or Region where it ranges to 40% only.

The literacy of the town for male and female is given in the Table No. 3.4

TABLE NO. 3.4 Literacy (1961,1971,1981 and 1991

Census Year	Total Population	Male Literates	Female Literates	Total Literatures	Percentage to total population
1961	19232	5715	2773	8488	44.13
1971	23894	7484	4072	11556	48.36
1981	27465	9069	6378	15447	56.24
1991	32633	13382	10027	23409	71.73

FUNCTIONS AND OCCUPATIONAL PATTERN

3.06

Main functions of the kulithalai town are agriculture and allied activities household industries, trade and commerce and other services.

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TABLE No. 3.5

Occupational pattern for Kulithalai town (1981 and 1991)

S. No.	Occupation	1981			1991		
		No. of workers	Percentage to Total workers	Percentage of total population	No. of workers	Percentage to Total workers	Percentage of total population
1.	Primary	1645	27.30	20.75	6412	53.58	19.64
2.	Secondary	347	5.76	15.51	3211	26.82	9.84
3.	Territory	4024	66.94	50.42	2345	19.60	7.19

ECONOMIC BASE

3.07

Economy of kulithalai town is mainly based on agriculture and allied industries trade, commerce and household industries (Gem cutting).

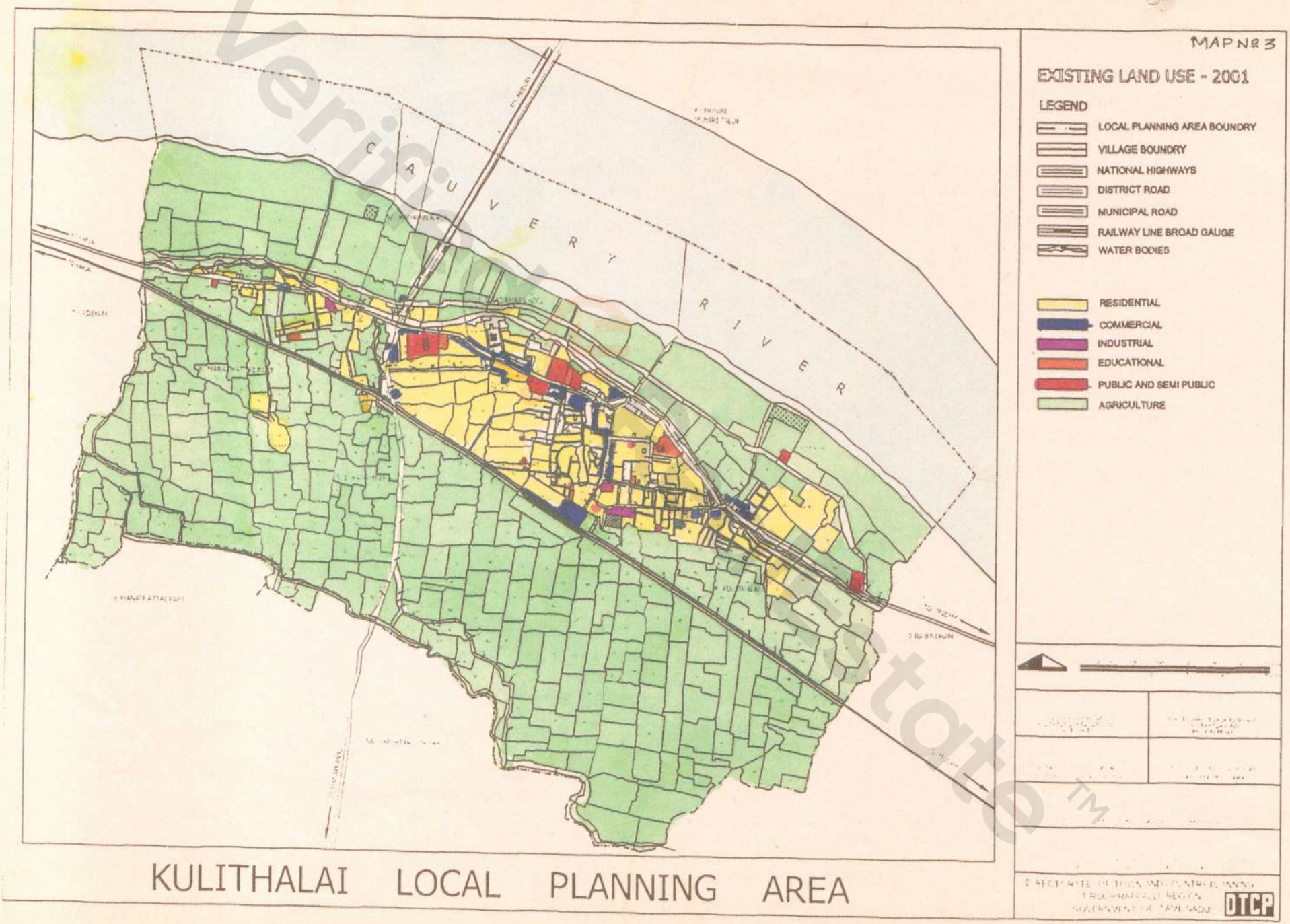
Agriculture and allied activities according to 1991 ccensus 19.64 percentage of the workers in the town are engaged in agriculture and allied actitivites like cultivation of paddy, plantain and sugarcane. Household industries 9.84 percentage to the total workers engaged such as Gem cutting, pot making etc.,

LAND AND BUILDING USES:

3.08

Kulithalai local planning area which is the municipal area itself extends over an area of 1116.05.5 Hectare (11.16 sq.km) Out of this, developed area is 159. 66.0 hectares and works out to 14.9% to the total area. The remaining 85.1% of the area remains undeveloped and comprises of lands such as wet lands,

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KULITHALAI LOCAL PLANNING AREA

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water bodies etc., Table no. 3.6 gives the extend of all major land uses and within the local planning area and the map no. 3 shows the existing land uses.

TABLE No. 3.6

Existing land use – kulithalai local planning area

S.No.	Land uses	Extent in hectares	Percentage to developed area	Percentage to total local planning area
	Developed Area			
1.	Residential	159.66.0	86.14	14.31
2.	Commercial	13.37.0	7.21	1.20
3.	Industrial	1.95.0	1.05	0.17
4.	Public and Semi Public	5.46.5	2.95	0.49
5.	Educational	4.91.0	2.65	0.44
	Total	**185.35.5**		
	Undeveloped Area			
6.	Agriculture	664.31.0	--	59.52
7.	Land under water	266.39.0	--	23.87
	Total	**930.70.0**		--
	Total Extent	**1116.05.5**	--	**100.00**

RESIDENTIAL USE

3.09

The residential use including roads occupies 159.66.0 hectares, which is 86.14% of the total developed area and 14.31% of the local planning area. The present growth of the town is along both sides of Trichy road. There are 21 slums within Kulithalai town limit.

COMMERCIAL USE

3.10

The commercial use which constitutes shops, cinema theatres and banks etc., occupy 13.37 hectares which is 7.21% of total developed area and 1.20% of local planning area. The

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commercial use is mainly concentrated along Trichy – Karur road and market road. There are 3 cinema theatres available. There is no notified daily market or weekly shandy within the municipal limit. But the above function is mainly organized along the road sides. There are 7 banks, namely State Bank, Canara Bank, Indian Bank, Indian Overseas Bank, District Co-Operative Banks, Karur Vysya Bank etc.,

INDUSTRIAL USE

3.11

There exists rice mills, oil mills and coir manufacturing industries along New court street and Manapparai road. There is no major industries in the town only some agro-based industries like rice mills, coir manufacturing etc., are in existence. Only 1.95 hectares of total land is utilized for industry which works out 1.05% the developed area and 0.17% of the total area. No other industry is worth mentioning in the town

PUBLIC AND SEMI PUBLIC OFFICES:

3.12

Municipal Office, Government offices, court, government hospitals, bus stand, water supply, drainage, electricity and telephone departments constitute the public and semi-public use which occupies 5.46 hectares works out to 2.95% and 0.49% to total developed area and local planning area.

WATER SUPPLY

3.13

Protected water supply is available for the town. The drinking water is pumped from the Cauvery river and distributed

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to all parts of the town. At present, 70 litres per capita per day is supplied to the town. Totally 15 lakhs is supplied to the town both in the morning and in evening. Length of water mains is 19.5 km and 1050 house tap connections 49 public tap and another 204 public taps with hand pump are in existence.

Table No. 3.7

Details of Tap Connections in Kulithalai

S.NO.	Details of Connections	Total Nos.
1.	House connections	1050
2.	Public taps	49
3.	Hand pumps	204

Source: Municipal records

SEWERAGE:

3.14.

No underground drainage system is available in this town. Only open drainage system is in existence.

VITAL STATISTICS AND MEDICAL INSTITUTIONS

3.15

The details of number of births and deaths in Kiulithalai town is given in Table No. 3.8

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Table No. 3.8

Details of Births and Deaths

Year	Total birth	Total death
1988	--	--
1989	--	--
1990	1619	207
1991	1661	141
1992	1614	210
1993	1576	221
1994	1693	244
1995	1798	187
1996	1864	194
1997	1941	216
1998	1977	207

Source: Municipal records

3.16

There are one Government hospital, five Maternity child welfare centers, six nursing homes and twenty consulting clinics which cater the needs of the present population. There is also one veterinary hospital in the town. The details are given in Table No. 3.9

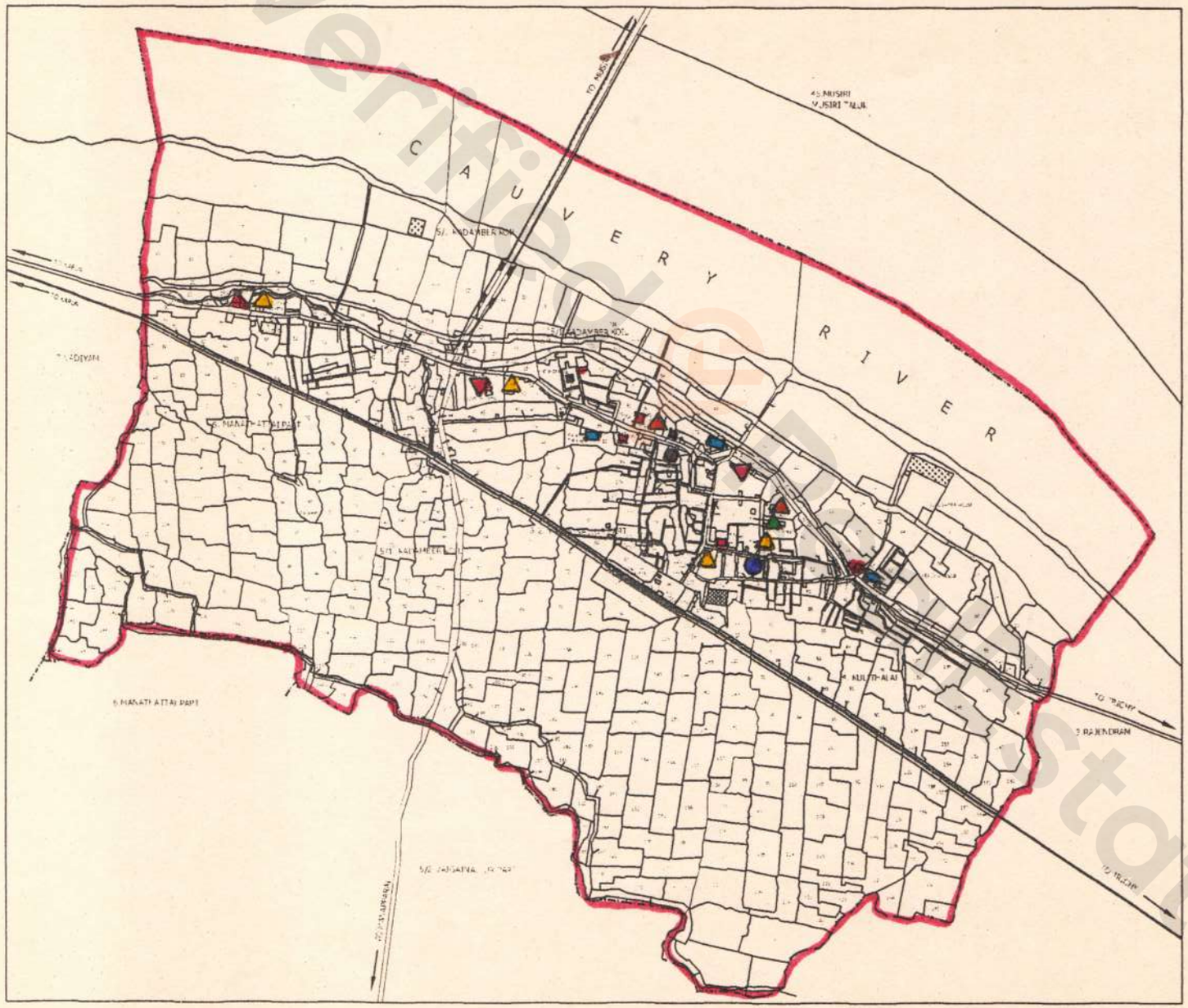
Table No. 3.9

Medical Institutions in Kulithalai

S.No.	Type of Medical Institution	No.	Bed Strength
1.	Government Hospital	1	54
2.	Maternity and Child Welfare Centres	5	52
3.	Nursing Home	6	39
4.	Counsilling clinics	20	--

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MAP No. 4



IMPORTANT PUBLIC INSTITUTIONS

LEGEND

- LOCAL PLANNING AREA BOUNDRY
- VILLAGE BOUNDRY
- NATIONAL HIGHWAYS
- DISTRICT ROAD
- MUNICIPAL ROAD
- RAILWAY LINE BROAD GAUGE
- WATER BODIES
- HIGHER SECONDRY SCHOOL
- HIGH SCHOOL
- MIDDLE SCHOOL
- HOSPITAL AND DISPENSARY
- MARKET
- CINEMA THEATRE
- BUS STAND
- PUBLIC OFFICES

KULITHALAI LOCAL PLANNING AREA

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUCHIRAPPALLI REGION
GOVERNMENT OF TAMILNADU
DTCP

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EDUCATION

3.17

The education use mainly consists of Elementary school, High school and Higher secondary school accounts for 4.91 hectares which works out to 2.65% of the total developed area and 0.44% of the Local Planning Area. Table No. 3.10 shows the details of Educational Institutions in Kulithalai.

TABLE No.3.10

Educational Institutions in Kulithalai

S.No.	Type of Institution	Total Nos.	Students		
			Boys	Girls	Total
1.	Primary School	15	884	764	1648
2.	Middle school	4	851	773	1624
3.	High school	1	362	235	597
4.	Higher secondary school	2	1625	1670	3295
5.	Industrial Training Inst.	1	60	--	60

AGRICULTURE USE

3.18

The undeveloped area accounts for 930.70 hectares which works out to 83.39% the total area of which wet land is 664.31 hectares which works out to 59.52% of total area. The remaining 266.39 hectares is land under water which works out to 23.87 of total area.

LAND VALUE

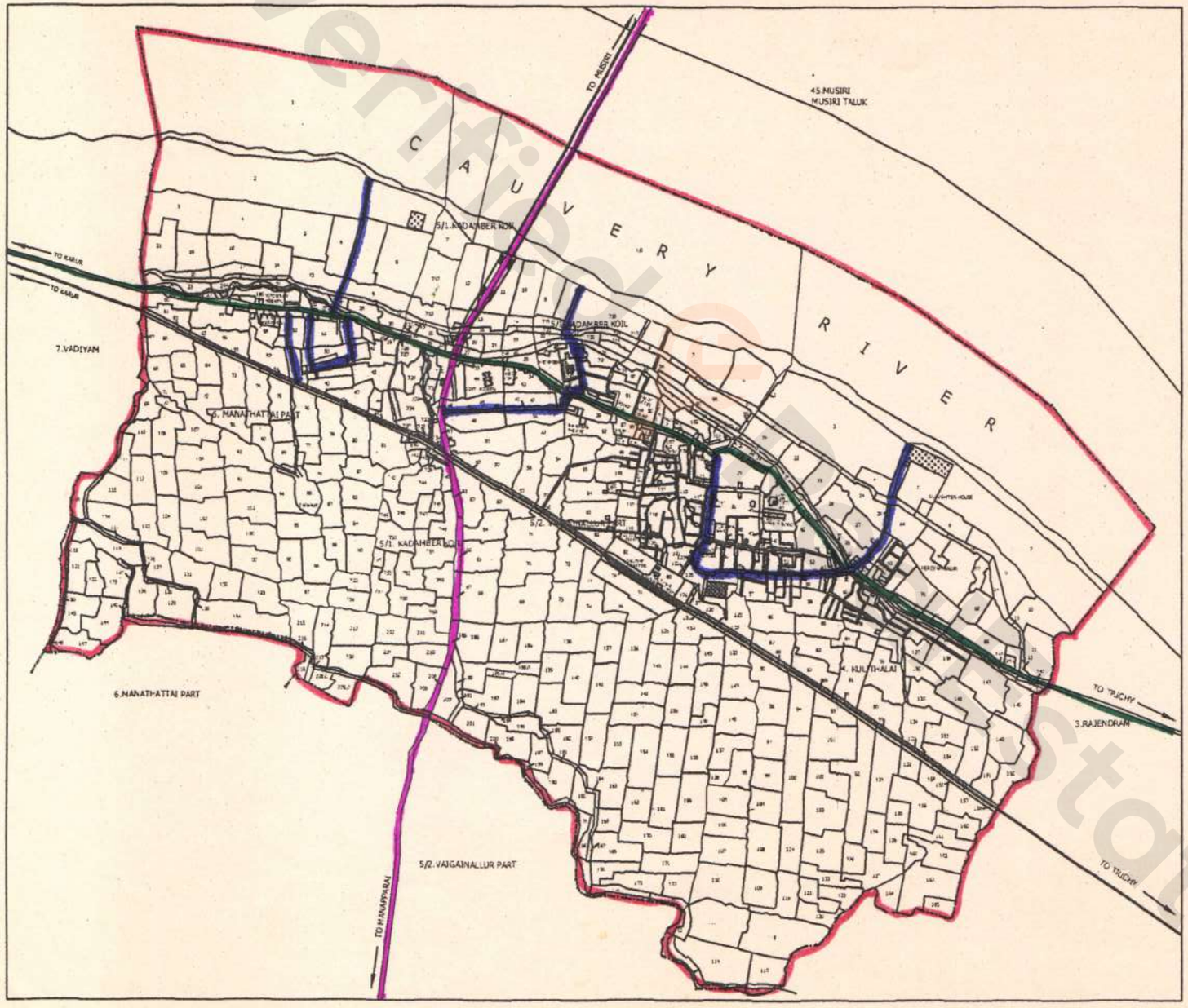
3.19

The land value for house sites in the heart of Kulithalai town is high which ranging from Rs.500 to Rs.750/- per sqm

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MAP NO 5

STREET NET WORK



LEGEND

- LOCAL PLANNING AREA BOUNDRY
- VILLAGE BOUNDRY
- NATIONAL HIGHWAYS
- DISTRICT ROAD
- MUNICIPAL ROAD
- RAILWAY LINE BROAD GAUGE
- WATER BODIES

MEMBER SECRETARY KULITHALAI LOCAL PLANNING AUTHORITY	DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING TIRUCHIRAPPALLI
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING M.P. DIVISION	ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING
SPECIAL COMMISSIONER OF TOWN AND COUNTRY PLANNING	
SECRETARY TO GOVERNMENT HOUSING AND URBAN DEVELOPMENT DEPARTMENT	

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUCHIRAPPALLI REGION
GOVERNMENT OF TAMILNADU
DTCP

KULITHALAI LOCAL PLANNING AREA

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and the value of agriculture land varies from 3 lakhs to 4 lakhs per hectare.

TRANSPORT AND COMMUNICATION:

3.20

Tiruchy – Karur road which has been recently upgraded as NH 67 (from Nagapattinam to Gudalur) passes through Kulithalai town. A major District road connecting Musiri and Manapparai passes through Kulithalai. Tiruchy – Erode Railway line (Broad gauge) passes through Kulithalai and also has a Railway station in Kulithalai located in the heart of the town. The neighbouring towns are well-connected by road net work.

The total length of roads and streets maintained by Kulithalai Muncipality is 27.921 kms and the surface details are as follows:-

1. National Highway	-	4.10 km
2. Major District Roads	-	2.56 km
3. Cement concrete road	-	2.225 km
4. B.T. road	-	15.255 km
5. W.B.M. Road	-	3.944 km
6. Gravel Road	-	6.497 km

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CHAPTER – IV

ANALYSIS AND ASSESSMENT

4.01

The previous chapters have shown the growth potentials in existence and land utilization with functions of the town. It also reveals the growth of population for different decades. In this chapter, an attempt is made to analyse on the potentialities, needs and limitations within which they are governed.

4.02

The planning period for the prospective plan is taken as 20 years from 1991 which form the base year, the last census year. As such the planning year suggested for this Master Plan, is the period ends with the year 2011.

4.03

The function and economic base of Kulithalai local planning area will continue to be agriculture and allied activities Trade and commerce and other services.

4.04

The population figures and decade variation for Kulithalai town for previous decades since 1941 is given in Table 4.1. The population predictions for successive two decades by statistical methods are worked out and the expected population for the year 2001 and 2011 are tabulated in the Table No. 4.1

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Table No. 4.1

Projected Population

Method	2001	2011
1. Arithmetical increase method	37100	41567
2. Linear Method	36750	41140
3. Exponential curve method	38847	45847

4.05

The population forecast by the exponential curve method is higher value when comparing to other methods. However, exact prediction of population in future is too difficult since the travel of migration may not be uniform.

Accordingly, a population of 50,000 is assumed to have in Kulithalai local planning area in 2011 for design.

4.06

Total workers of the Kulithalai local planning area is 2381 in 1981. The percentage of workers to the total workers engaged in different categories in 1981 is given in Table No.4.2.

Table No. 4.2

Percentage of Workers to the Total Workers Engaged in Different Activities During 1981

S.No.	Sector	Workers	Percentage to total workers
1.	Primary	570	23.95
2.	Secondary	426	17.89
3.	Territory	1385	58.16
	Total workers	**2381**	**100.00**

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From the above table, it is observed that the employment is secondary and territory sector accrues to 76.05% and the activities of these sectors are visibly seen in respect of Trade, commerce and Transportation along Tiruchy – Karur road, Manapparai road, Periapal street, Kaveri Nagar Main road etc., and industries along old market road. These activities to continue dominate. In addition to the above household industries and other services are the next important activities which will also have better prospects in future because of the location of the town. Hence the total workers engaged in secondary sector and territory sector will be on increase than that of the existing 76.05%. The primary sector activity mainly depend upon the cultivation of wet lands.

4.07

In view of the above, in 2011 the workers engaged in primary, secondary and territory sectors are assumed as 10%, 30% and 60% of workers respectively for the future planning period. The percentage of workers to the total population during 1981 is 21.92%.

4.08

Total workers participation in the three sectors of employment as 1981 census are 6626. The percentage of workers to the total workers engaged in different activities during the year 1981 is indicated in the Table No.4.3.

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Table No. 4.3

Percentage of Workers to the Total workers engaged in Different Activities during 1981

S.No.	Sector	Workers employed	Percentage to total workers
1.	Primary	1645	24.83
2.	Secondary	947	14.29
3.	Territory	4034	60.88

4.09

From the above table, it is observed that the employment of workers in Territory sector is a higher percentage of workers i.e., 60.88% and in respect of Primary and Secondary sectors 24.83% and 14.29% are employed respectively. This may be due to the industrial activities of the town.

4.10

In view of the above state of affairs, the workers engaged in primary sector, secondary sector and territory sector in 2011, are assumed as 10%, 30%, 60% respectively for the future planning period. The percentage of workers to the total population during the year 1981 is 21.92%. Due to the locations of the activities in the various sectors and changing the social set up, it is anticipated that in the planning period 2011, above 40% of the population will be in working force. The table 4.4 shows the anticipated workers in various sectors in 2011.

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Table No. 4.4

Anticipated workers in various sectors in 2011

S. No	Sectors	Workers	Percentage of workers to total workers	Remarks
1	Primary	2000	10%	Anticipated workers
2	Secondary	6000	30%	20,000
3	Tertiary	12000	60%	

LAND USE REQUIREMENTS

4.11

Many recent studies conducted by eminent planners – different size and characteristics revealed that a standard can be evolved for future land requirements comprising the present town of similar size and characteristics based on this Directorate of Town and Country Planning has suggested for future land requirements for different size of towns.

4.12

Kulithalai Master plan is a long term development plan for the period from 2001 to 2011. The special distribution of land for various land uses are calculated taking into consideration the future size and shape of Kulithalai.

4.13.

For assessing the spatial requirements of land for the designed population 50,000 in 2011 the criteria adopted is 65% of the developed area would be for residential use and the remaining 35% for other uses.

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4.14

At present, the density of population in the developed area is about 205 persons per hectare which is very heavy according to the norms 125 persons per hectare is ideal. Hence for 50,000 population the developed area required for the planning period will be 400 hectares.

4.15

Based on the guidelines given by the Directorate, the urbanisible land required for various categories for proposed land uses for Kulithalai Local Planning Area in 2011 are given in the table.

Table No.4.5

Proposed requirement of land uses for Kulithalai Local Planning Area in 2011

S.No.	Land use	Percentage to total urbanized area		Area required in 2011 in hectare
			Proposed	
1.	Residential (including transportation)	60 – 65	65	260
2.	Commercial	3 to 6	6	24
3.	Industrial	10 to 15	6	24
4.	Public and Semi public }			
5.	Education }	8 to 11	11	
6.	Agriculture			450
7.	Land under water			266

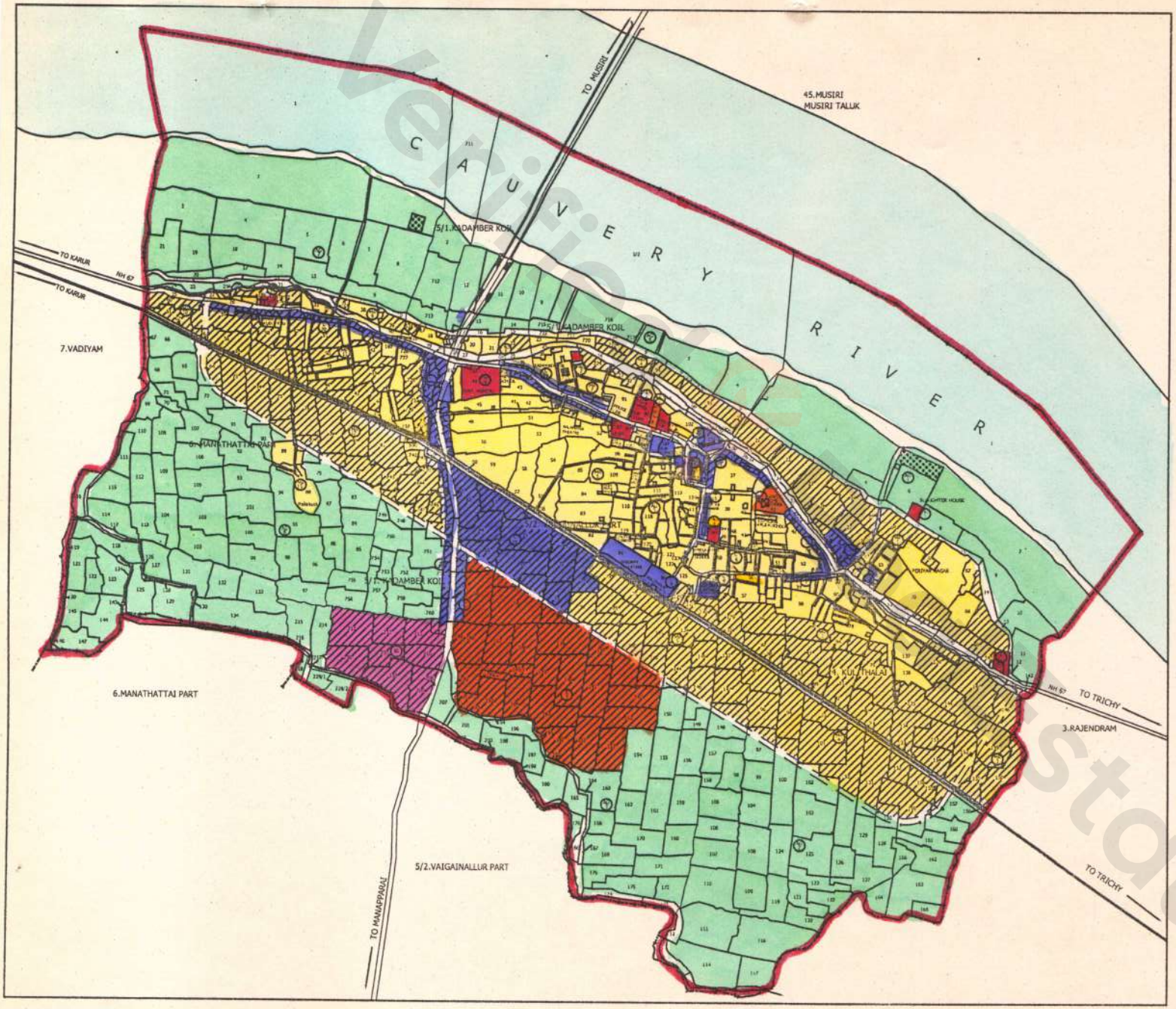
4.16

From the table 3.6 it is observed that the developed land covers 16.61% of the local planning area. The remaining

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MAP No. 6

PROPOSED LAND USE - 2011



LEGEND

- LOCAL PLANNING AREA BOUNDRY
- VILLAGE BOUNDRY
- NATIONAL HIGHWAYS
- DISTRICT ROAD
- MUNICIPAL ROAD
- RAILWAY LINE BROAD GAUGE
- WATER BODIES

EXISTING	PROPOSED
RESIDENTIAL	
COMMERCIAL	
INDUSTRIAL	
EDUCATIONAL	
PUBLIC AND SEMI PUBLIC	
AGRICULTURE	
PROPOSED BYE PASS ROAD (100' WIDE)	

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undeveloped area the agricultural uses and water bodies cover 59.52% and 23.87% respectively. The undeveloped area covers 930.70 hectares comprising of wet lands and waterbodies 664.31.0 hectares and 266.39.0 hectares respectively.

In the Kulithalai Local Planning area, there is no dry lands available. Hence only wet lands have to be developed during the planning period.

4.17

Proposed land use pattern for Kulithalai Local Planning area for the planning period 2011 is shown in the Table No. 4.6. Map No. 5 showing the pattern of proposed land use in 2011 and its spatial distribution. Map No.6 is showing the pattern of proposed land use 2011.

Table No.4.6

Proposed Land use Pattern – Kulithalai LPA 2011

S.No	Land use	Extent in hectares	% to total area	% to developed area
1	Residential (including roads)	339.00.5	30.38	74.13
2	Commercial	47.03.5	4.21	10.29
3	Industrial	16.15.0	1.45	3.53
4	Public & Semipublic	6.50.5	0.58	1.42
5	Educational	48.62.5	4.36	10.63
6	Agriculture and land under water	658.73.5	59.02	
	Total	**1116.05.5**	**100**	

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CHAPTER – V

MASTER PLAN – PROPOSALS

5.01

Kulithalai town had grown without proper planning control. To have effective control over further development Kulithalai Local Planning Authority prepares a master Plan for its local planning area. The aim and objectives of the plan is as follows:-

1. To designate appropriate and viable functional units distinguished but complementary to one another.
2. To utilize the every bit of the land for the optimum benefit of the people depending upon.
3. To provide necessary facilities and urban infrastructures to cater the needs of all the persons, keeping an eye on economy.
4. To provide adequate amenities and open space within the limits of economy.
5. To create a healthy, comfortable and safe environment to live.
6. to improve the existing circulation pattern and transportation system and provide safe and efficient transportation network.
7. To conserve the agricultural lands to the possible extent
8. To create a climate for more industrialization and improve the city conditions of one and all.
9. To stimulate the commercial and other territory activities to create more employment opportunities and improve the earning capacity of one and all.
10. To make the town functionally efficient and economically viable.

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5.02

Kulithalai, a taluk head quarter town having a population of 32,633 in 1991. Due to its central location and well-connected transportation networks to other nearby towns and villages, the town may get importance in administrative set up in near future. There are possibilities for setting up of public offices in this town. The commercial and industrial activities may get further strengthened. The trend of migration may go up in future years.

5.03

Having in mind the expected increase in population which will be migrating to this town and to avoid any haphazard growth the allocation of land for different uses like Residential, Commercial, Industrial Educational and Public and Semi-Pubic uses and their locations were duly considered and the Master Plan proposals were drawn to have a compromise land use without any conflict.

5.04

The proposed land use is shown in Map No.6 and the land required for the proposed uses and the standard requirements are tabulated in the Table No.5.1

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Table No.5.1

Proposed Land Uses

Uses	Requirements as per standard in hectares	Land provided in hectares
1. Residential	260	339.00.5
2. Commercial	24	47.03.5
3. Industrial	24	16.15.0
4. Public and Semi-public	24	6.50.5
5. Educational	20	48.62.5

RESIDENTIAL:

5.05

Considering the present trend of development and land character, the lands are demarcated for the purpose of residential use. The vacant lands within the developed area, lands in between Tiruchy road and railway line. The lands adjacent to Periyar Nagar on eastern side and the lands enclosed by Karur road, Manapparai road and railway and line are some areas which are drawn for residential use zone. The total land proposed under this use zone is 339.00.5 hectares.

5.06

The proposed residential uses which are newly developing nearby the layout area in the outskirt, are zoned as primary residential and the other vacant lands within the developed area are zoned as mixed residential. The uses permissible in these zones are given in zoning regulations.

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COMMERCIAL

5.07

The main commercial activities along the highway roads are contemplated under commercial use zones. The main commercial activities which are now functioning near by the bus stand area will continue to have the central activities. Commercial use zones with provision for market area also provided along the Manapparai road with the consideration of the present trend of commercial activities. At present, a temporary bus stand is functioning in temple land in the heart of the town abutting Trichy Karur road. Due to heavy traffic and congestion, the above bus stand has to be shifted. Hence, the bus stand will be proposed at the junction of the bye-pass road and Manapparai road. An extent of 47.03.5 hectares are proposed for the commercial use.

INDUSTRIAL

5.08

Some rice mills at Vaiyapuri Nagar and gem-cutting centre abutting the Karur road are the only industries worth mentioning in the town. A total land of 1.95.0 hectares only is now used for industrial use in the entire town. For accelerating industrial activities within the town, 16.15.0 hectares of land at Manapparai road near by Southern Boundary of the Towns are earmarked for industrial use. This industrial use zone is proposed for promoting agro-based industries such as Food Processing Industries, modern rice mill etc., for which raw materials are available at kolli Hills which is 60 KM away. This will help to solve the unemployment problem of this town and the future population.

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EDUCATIONAL

5.09

The present educational institutions will contiune to have its functions and there is no open lands available near these schools for its expansion. There is no Arts and Technical colleges available in the nunicipal limit and at present, the students are going for their higher studies to Tiruchirapalli or Karur towns which are at a distance of 40 KM from kulithalai. Hence, an extent of 48.62.5 hectares is proposed abutting the proposed bye-pass road and Manapparai road in Vaigainallur village for the use of educational purpose so as to provide a college in this town.

PUBLIC AND SEMI-PUBLIC

5.10

Public use zones are demarcated in the existing area itself where public function like public offices and hospitals are located.

5.11

The Bore Commission has recommended 2 beds for 1000 population. At present, there are 54 beds available in Government hospital and there are 50 beds available in private nursing homes. Hence no additional area has been earmarked for medical purpose.

AGRICULTURAL USE

5.12

The rest of the areas where the land are good agricultural (wet) are grouped under agriculoture use zone. The Cauvery river and the canal occupies an area of 266.39.0 hectares and

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the remaining agricultural wet lands have an extent of 392.34.5 hectares are retained for agricultural use.

TRANSPORTATION

5.13

There is two main roads viz., Tiruchy – karur (NH 67) road and Musiri – Manapparai MDR roads are passing through the town. No other important roads which radiates from this town. The existing Tiruchy – Karur (NH 67) road is over-crowded. To avoid the congestion along this road a ring road to a width of 100'0" is proposed on the southern area of the town connecting the existing NH road near the eastern and western boundary of the town.

The map indicating the circulation pattern of roads and the proposed bye-pass road are shown in the Map No. 5.

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CHAPTER – VI

ZONING REGULATIONS

In order to implement the proposals contained in the Master Plan certain essential and important zoning regulations will have to be framed and enforced. Such zoning regulations will vest essential powers with the competent authority for the enforcement of the Plan. It has to be however noted that the zoning regulations contemplated in this chapter are independent of the rules and regulations that have to be framed for the purpose of developing any zone or part thereof, within the Local Planning area. What is provided for in this chapter are therefore, regulations which are general in character and applicable universally within the Local Planning area. Every development within the area covered by the Master Plan shall confirm to the regulations prescribed hereunder and also with the proposals shown in the land use zoning map. These regulations shall guide the grant of refusal of permissions and shall be enforceable.

The zoning for the kulithalai planning area is showing in the Map No. 7. The uses that are permissible in the natural course are described hereunder.

Use Zone Regulations:

I. RESIDENTIAL USE ZONE

(a) Primary Residential use zone

(b) Mixed Residential use zone

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Use Zone I (a) Primary Residential use zone – uses permitted

1. All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidental uses therefore
3. Petty shops, dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers milk – kiosks, cycle repair shops and single person tailoring shops.
4. Hair dressing saloons and beauty parlours
5. Nursery and primary schools
6. Taxi and Auto – rickshaw stands, and
7. Parks and Playfields.

Use Zone I (b) <u>Mixed Residential use zone – Uses permitted</u>

1. All uses permitted under use Zone I (a) i.e. Primary Residential use zone
2. Hostels and single person apartments
3. Community Halls, Kalyana Mandapams, Religious buildings, welfare centers and Gymnasia;
4. Recreation clubs, Libraries and Reading rooms;
5. Clinics, dispensaries and Nursing Homes
6. Government, Municipal and other Institutional sub-offices;
7. Police stations, Post and Telegraph offices, Fire Stations and Electric sub-stations;
8. Banks and Safe deposit vaults
9. Educational Institutions excluding colleges
10. Restaurants, Residential Hotels and other Board and lodging houses
11. Petrol filling and service stations

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12. Departmental stores or stores or shops for the conduct of retail business
13. Vegetable, Fruit, flower, fish, eggs and meat shops
14. Bakeries and confectionaries;
15. Laundry, Tailoring and Goldsmith shops, and
16. Cottage industries permissible in residential areas under G.O. Ms. No. 566 dated 13.03.1962

II. COMMERCIAL USE ZONE – USE ZONE 2

User permitted

1. All uses permitted in use zone 1 (a) and 1(b) i.e. residential use zones:
2. All commercial and business uses including all shops, stores, market and uses connected with the display of marchandise, either wholesale or retail rent excluding exptoscres, obnoxious product and other materials like the eause health hazards.
3. Business offices and other commercial and financial institutions
4. Warehouses, repositories and other uses connected with storage (or) wholesale trade, but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards;
5. Cinemas theatres and other commercial entertainment centers
6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards
7. transportation terminals including bus stands, railway station and organized parking lots;
8. Automobile repair shops and garages;

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9. Small industries, using electric motors not exceeding 50 H.P and or employing not more than 25 workers which are not noxious or offensive due to odour, dust smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and
10. Installation of electric motors not exceeding 30 H.P for use incidental to the commercial activities permissible in the zone

III. Industrial Use Zone – Use Zone 3

(a) Controlled Industrial use zone

(b) General Industrial use zone

(c) Special industrial and Hazardous use zone

USE ZONE III (A) CONTROLLED INDUSTRIAL USE ZONE USES PERMITTED

1. All commercial uses listed under use zone 1 (a) 1 (b) and 2 i.e., residential and commercial use zones;
2. Industries using electric power not exceeding 130 HP (LT maximum load) but excluding industries of obnoxious and hazardous nature by reasons of odour, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;
3. Hotels, Restaurants and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

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Use zone III (b) General Industrial Use zone uses permitted

1. All commercial uses listed under use zone 1 (a), 1 (b) and 2 i.e., residential and commercial use zones;
2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason of odlur, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;
3. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or for dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (c) Special Industrial and Hazardous use Zone uses permitted

1. All commercial uses listed under use Zone I and II i.e., residential and commercial use zone
2. All industries permissible in the use zone III (a) and III (b) ie., the controlled and general industrial use zones;
3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may produce poisonous fumes or explosion;
4. All uses involving storage; handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids, or other liquids or chemicals producing flames, fumes and explosive, poisonous, irritant or corrosive gases;

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5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to a spontaneous ignition;
6. Processing or manufacturing anything from which offensive or unwholesome smells arise;
7. Molting or processing tallow or sulphur;
8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, fish, horns or skin;
9. Washing or driving wool or hair;
10. Making fish oil
11. Making soap, boiling or pressing oil, burning bricks tiles, pottery or lime;
12. Manufacturing or distilling sago and artificial manure;
13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denature or not;
14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the use Zone III (a) and III (b) i.e., controlled industrial and the general industrial and the general industrial use zones;
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics; and
16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

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IV. EDUCATIONAL USE ZONE – USE ZONE 4

Uses Permitted

1. Schools, Colleges and other higher education and training institutions and the uses connected herewith,
2. All uses permitted in use Zone 1 (a) i.e., Primary Residential use zone;
3. Hostels and single person apartments;
4. Recreation clubs, libraries and reading rooms; and
5. Restaurants

V. PUBLIC AND SEMI-PUBLIC USE ZONE USE ZONE– 5

Uses Permitted

1. Government and Quasi government Offices
2. Art Galleries, Museums, Acquiries and Public Libraries
3. Hospitals, Sanitories and other medical and public health institutions;
4. Harbour, Airport and Flying Club
5. Organised parking lots and bus and taxi stands;
6. Parks, playfields, swimming pools, stadia, zoological gardens, exhibition grounds and other public and semi-public open spaces; and
7. All uses permitted in the use zone 1 (a) and 1 (b) ie., the residential use zones.

VI. AGRICULTURAL USE ZONE USE ZONE - 6

Uses Permitted

1. All agricultural uses;
2. Farm houses and building for agricultural activities
3. Rural settlements with allied uses;

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4. Public and private parks, playfields, gardens, caravan and camping sites and other recreational uses;
5. Diary and cattle farms
6. Water tanks and reservoirs
7. Sewage farms and garbage dumps
8. Airports and broadcasting installations
9. forestry
10. Cemetaries, crematoria and burning and burial grounds
11. Storing and drying of fertilizers
12. Fish curing
13. Salt manufacturing
14. Brick, tile or pottery manufacture
15. Stone crushing and quarrying and
16. Sand, clay and gravel quarrying
17. Piggeries and Poultry Farms

OTHER REGULATIONS:

1. No person shall carry out any development as defined in section 2 (13) of the Town and Country planning Act 1971 without the written permission of the Local Planning Authority.
2. Any site approval or planning permission for any development under these rules / regulations shall not allow the applicant of his responsibility to get clearance or permission under other Acts, Rules
3. While granting permission, the Local Planning Authority may impose such restrictions and conditions as may be necessary under these rules.
4. i. No development shall be in contravention of these rules,

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ii. No land, premises or building shall be changed or put to a use not in conformity with the provisions of these rules.

5. In the case of an area comprised in a Detailed Development plan consented / approved under the town and country planning act, 1971, the developments in those area shall be in conformity with the Detailed Development Plan and regulated as per the provisions contained in the respective detailed development plan.
6. Where for an area, a detailed layout plan or land development has been approved by the Local Planning Authority with the approval of Director the zoning shown on such layout plan shall be applicable and the developments in the area shall be regulated according to these rules subject to such notifications as may be prescribed in such layout conditions.
7. The permission for any layout shall be granted by LPA with prior approval of Director or his authorized officer, subject to such conditions and regulations as may be stipulated by him.
8. The proposed rights of way for all major roads together with set back lines for them shall be in accordance with the rules and regulations.
9. The multi-storeyed buildings shall be permitted only along roads abutting the roads having a minimum of 18 mts. Width by the Local Planning Authority with the prior approval of Director subject to such conditions as may be prescribed by the Director.
10. The layout and sub-division of land for building purpose shall be carried out only accordance with the provisions.

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a. The development of lands as residential / industrial, commercial etc., by laying out and sub-division of lands shall be carried out only in accordance with the zoning regulations specified in the Master Plan.
b. Reservation land for community and recreational purpose in a layout or sub-division (involving introduction of new street or road) shall be as follows:

DEVELOPMENT CHARGES:

Every development intending to develop any area shall obtain planning permission from Local Planning Authority on payment of development charges at the rate fixed under the Act and Rules. The rates for institution of residential land is fixed at Rs..... per hectare and for residential building at Rs..... per sq.m.

DETAILED DEVELOPMENT PLANS

In respect of the areas covered under Detailed Development plans for which consent or approval has been given by the Director, the land and building uses, the set back requirements, plot coverage, density and zoning regulations in the respective Detailed development plans shall be applicable and regulated as such instead of the corresponding provisions contained in the Master Plan for the area.

EXEMPTION

The Director of Town and Country planning can relax any of the provisions concerned in specific cases relating to,

a. set back and open space requirements in plots

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b. Permit any land and building use in any of the zones delineated or in any part of the Local Planning Area prescribing such conditions as may be deemed necessary.

VARIATION

Any variation to the zoning regulations or variations to any of the clauses contained in the Master plan regulations shall be effected as per the provision under section 32 of the town and country planning act 1971.

In so far, as the lands included in this Master plan, they shall be deemed to have been excluded from residential areas notified under section 89 of the Tamil Nadu Public Health Act 1939 and also from the Industrial areas notified under section 193 of Tamil Nadu District Municipalities Act and the land and building uses shall be regulated under the Town and country Planning Act.

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Copy of Letter No. 69759/UDIV (2)/89/11 dated 22.6.92 from the Secretary to Government, Housing and Urban Development Department, Madras-9 addressed to the Director of Town and Country Planning, Madras-2.

Sir,

Sub: Town Planning – Preparation of Zonal Plans – Regulation approved – Amendments – Issued

Ref.: 1.G.O.Ms. No. 1730, Rural Development and Local Administration, dated 24.07.74.
2. From the Director of Town and country planning, Lr.ROC No. 40747/89/MP2 dt. 06.11.1989
3. From the Member Secretary, Madras Metropolitan Development Authority, Lr. No. CCC/1345/90 dated 7.9.90

In the Government order first cited, the Government approved in principle the draft zoning regulations submitted by the Director of Town and Country Planning. In his letter second cited, the Director of Town and Country Planning has suggested certain changes to the use zones and requested that suitable amendment accept the suggestion of the Director.

2. The following amendments are issued to G.O.Ms.No. 1730, Rural Development and Local Administration, dated 24.7.74.

AMENDMENTS

In the said Government Order, in the Appendix:-

1) Under the heading "I. Residential use zone" under sub-heading "Use-zone I. (b) Mixed Residential use zone", under the item "Uses permitted" in item 10 for the expression Restaurants, Residential Hotels and other board and Lodging Houses" the expression "Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants" shall be substituted.
2) Under the heading II, Commercial use zone-use zone 2" under the item "Uses permitted" after item 10 and the entries relating thereto, the following item and the corresponding entries shall be added, namely:-

11. "Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels".

Yours faithfully,
Sd/-
For Secretary to Government

/ true copy /

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Copy of government letter No.12096/UD IV(1)93-4,dated 2.8.93 from the joint secretary to government, Housing and urban development department Madras-9, addressed to the Director of Town and Country Planning, Madras-2.

Sub : Town Planning – Master Plan – permitting installations upto 50 H.P. in Commercial use zones – Amendment to G.O.Ms.No.1730 RD & LA. Dept., dt.24.7.74- issued.

Ref : 1. G.O.Ms.No.1730, RD&LA.,Dept.,dt.24.7.74.
2. Your letter Roc.No.18276/92MPA1,dt.20.5.92.

I am directed to state that the following amendment is issued to the G.O.first cited:

AMENDMENT.

For the words "10. Installation of electric motors not exceeding 20 H.P for use incidental to the commercial activities permissible in the zone" the following may be substituted:

"Manufacturing and service establishments and commercial uses using electric motors and or not exceeding 50 H.P and /or employing not more then 25 workers excluding those that are obnoxious or hazardous, nature by reason of edours, effluent, dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger or nuisance to public health or amenity".

/true copy/

Sd/-
Section Officers .

/ true copy/

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List of Cottage Industries as per G.O.Ms.No.565, Local Administration dated 13.3.1962.

1. Industry relating to the production of bakery, biscuits and cakes.
2. Manufacturing candle-sticks.
3. Manufacturing clips.
4. Coffee roasting and grinding.
5. Industry relating to the production of confectionery sweets.
6. Decorticating shell by hand –grinding.
7. Enameling.
8. Manufacture of fountain pens.
9. industry relating to jaggery manufacture, gur-making from sugarcane, date-palm or palmyrah and coconut tree, handmade sugar and sugar-candy.
10. Industry relating to making hand-made paper and pulp, paper cutting and paper fans.
11. Industry relating to manufacture of ornaments and jewelry (including bangles and combs).
12. Soap making.
13. Manufacturing toys.
14. Making of agarbathi.
15. Industry relating to Aloe fibre extraction-palmyrah, coconut fibbers.
16. Appalam manufacture.
17. Manufacture of apparel and ready-made clothing (including sarees and dhotis)
18. Arecanut cutting.
19. Making artificial flowers.
20. Banian manufacture.
22. Manufacture of "Blanco cakes".
23. Blanket weaving.
24. Block engraving for cloth printing.
25. Braiding cord.
26. Brush manufacture.
27. Button making out of mother-of-pearl homes, brass tins.
28. Calico printing.
29. Manufacture on cane furniture-also cane basketware, making
30. Canvas shoes manufacture.
31. Manufacture of cardboard and card board boxes.
32. Cementware works.
33. Clay modeling, paper-mache works.
34. Industry relating to making of coir and coir rope.
35. Crayons manufacture.
36. Industry relating to dehydrating of fruit and vegetables dried fruits and dried vegetables.
37. Embroidery knitting crochet and needle work.
38. Engraving on metal.
39. Manufacture of fibre and fibre products.
40. Industry relating to fruit canning.
41. Hosiery manufacture (with hand and power)
42. Manufacture of icons.
43. Manufacture of inks, inkpads (for rubber stamps)
44. Industry relating to manufacture of Jam, Jellies and preserves.
45. Industry relating to manufacture of Korai-mats, baskets, hand-bags window screen.
46. Lapidary work.
47. Laundry and cleaning clothes.
48. Leather goods making, boots, shoes, chappals, slippers.
49. Match sticks manufacture (manufacture of splints with wood only)
50. Minor radio parts manufacture.
51. Manufacture of musical instruments-stringed or reed.
52. Manufacture of ornamental leather-craft, money-purses, hand-bags.

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53. Painting of planks and glass.
54. Palmyrah fibre brush making.
55. Palmyrah leaf-fancy and utility articles, midribs, manufacture.
56. Palmyrah rafters and stums-furniture and cots manufacture.
57. Manufacture of perfumery-essential oils and scents.
58. Pith works-manufacture of pith hat, garlands, flower.
59. Industry relating to ply shuttle looms making.
60. Printing and allied trade – Book binding, block making.
61. Ribbon manufacture.
62. Spinning cotton and wool in charkas.
63. Storing of articles in frigidarie.
64. Manufacture of syrups aerated waters and ice making.
65. Tailoring.
66. Twisting and throwing of silk and cotton yarn.
67. Twisting and winding of silk thread cotton thread and artificial yarn.
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving-cotton, woolen, tusser, jute, mats, silk.
71. Wood turners industry.
72. Wood clipping and grading.
73. Manufacture of woolen fabrics and woolen goods.

/true copy/

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List of cottage Industries as per G.O.Ms.No.566 Local Administrati on dated 13.3.62.

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee keeping(agriculture)honey and bees was.
4. Bakery biscuits, cakes.
5. "Balance cakes".
6. Confectionery sweets.
7. Coffee roasting and grinding.
8. Dehydrated fruits and vegetable, dried fruits and dried vegetables.
9. Fruit canning.
10. Jaggery manufacture, gur-making from sugarcane, datepalm or palmyrah and coconut treats hand made sugar, sugar candy.
11. Jam, Jellies and preserves.
12. syrups, aerated water ince-making.
13. Vermicelli manufacture.
14. apparel and ready-made clothing (including sarees, dhotis)
15. Artificial flowers.
16. Aloe fibre extraction-palmyrah, coconut fibres.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.
21. Button-making out of mother-of-pearl, horns, brass and tin.
22. Calico printing.
23. Canvas shoes manufacture.
24. Embroidery , knitting, cochet and needle work.
25. Hosiery (with hand and power)
26. Laundry and cleaning clothes.
27. Leather goods making shoes, chapels, slippers, bed-straps.
28. Ornaments and jewelry (including bangles, combs)
29. Ornamental leather craft, money-purse, handbags.
30. Weaving-cotton, wool, tusser, jutre, marka, silk.
31. Spinning – cotton, wool in charkas.
32. Tailoring.
33. Woolen fabrics and Woolen goods.
34. Wool clipping and grading.
35. Fly shuttle looms making.
36. Ribbon manufacture.
37. cane furniture (also can and basket ware, matting).
38. Camentware works.
39. Coir, coir-making.
40. candle stricks manufacture.
41. Agarbathi making.
42. Manufacture of card-board and card-board boxes.
43. Clay modeling, papier mache works.
44. Crayons.
45. Engraving on metals.
46. Enameling.
47. handmade paper and pulp, paper, cutting and paper fans.
48. Inks, ink pads (for rubber stamps).
49. Lapidary work.
50. Musical instruments-stringed or reed.
51. Painting on planks and glass.

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52. perfumery-essential oils and scents.
53. Pith works-pity hat, garlands, flower.
54. Printing and allied trade-book binding, block making.
55. Soap –making.
56. Koraomats, plates, baskets, hand-bags, window –screen.
57. Palmyrah leaf-fancy and utility articles, midribs.
58. Palmyrah fibre-brush making.
59. palmyrah rafters and stems-furniture, cots, weaving of cots and seating from stem strips.
60. Wood turners industry, other wood works.
61. Fibre and fibre products.
62. Icons.
63. Match-stick manufacture (manufacture of splints with wood only)
64. Fountain pen manufacture.
65. Minor radio parts manufacture.
66. braided cord manufacture.
67. Storing of articles in frigidaires.
68. Toys.
69. Clips.
70. Decorticating dhall by hand – grinding.
71. Twisting and throwing of silk and cotton yarn.
72. Twisting and winding of silk thread, cotton thread and artificial yarn.
73. Wax coating on paper and cloth.

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SCHEDULE

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Kulithalai Master Plan

V.No.4, Kulithalai Village

Comprising S.F.No 1 to 166 (SF.No. 145 clubbed with S.F.No.143)

Use Zone		S.F.Nos
Residential		
	MR1	23, 24, 27pt, 28, 29pt, 64, 65pt, 66 to 68, 69pt, 70, 71
	MR2	37pt, 39pt, 41pt, 42pt, 46, 48pt, 50pt, 51pt, 52pt, 56, 57, 63pt
	MR3	--
	MR4	92pt, 93 to 96, 97pt, 100pt, 101pt, 102pt, 130pt, 131pt, 132, 157pt, 158, 159pt
Commercial		
	C1	21, 22, 27pt, 29pt
	C2	63pt, 65pt
	C3	36pt, 37pt
	C4	41pt, 42pt, 43pt, 52pt
	C5	39pt, 48pt
	C6	50pt, 51pt
	C7	---
Industrial		Nil
Educational		
	E1	41pt

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Public and Semi Public

P & S1	6pt
P & S2	63pt
P & S3	69pt
P & S4	48pt

Agriculture

AG1	3, 4, 6pt, 7 to 11
AG2	92pt, 97pt, 98, 99, 100pt, 102pt, 103 to 111, 114pt, 117 to 128, 129, 130pt, 131pt, 157pt, 159pt, 160pt, 161 to 166

Water Bodies 1, 31 to 35, 112, 113, 114pt, 115, 116

Transportation

Road	2, 5, 25, 26, 30, 36/1A, 38, 40, 41/1A, 42/1A, 43pt, 44, 45, 47, 49, 53 to 55, 62, 72, 74, 140 to 142
PWD Bund	12 to 20
Railway line	88 to 91, 133, 155, 156
Proposed 100' Road	92pt, 97pt, 100pt, 101pt, 102pt, 130pt, 131pt, 157pt, 159pt, 160pt
D.D. Plan No.3 (CONSENT)	58 to 61, 75, 76, 78 to 87
D.D. Plan No.4 (CONSENT)	73, 77, 134 to 139, 143, 144, 146 to 154

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V.No.5/1, Kadamber Kovil Village

Comprising SF.No. 2, 9, 23, 24, 25, 32A, 32B, 36, 185/2, 218, 228/1, 689, 690, 711 to 760

Use Zone		S.F.Nos
Residential		
	MR7	36, 724, 725pt
	MR8	23, 719, 720
	MR11	32A, 690
	MR12	738pt, 740pt, 741 to 745, 746pt, 747pt, 748pt
Commercial		
	C12	725pt
	C17	746pt, 751pt, 759pt, 760pt
	C18	738pt, 740pt, 746pt
	C19	32B
Industrial		
	IG	760pt
Educational		
	E3	185/2
Public and Semi-Public		
	P & S7	725pt
Agriculture		
	AG6	9, 715, 716
	AG7	2pt, 712, 713
	AG8	218, 228/1, 746pt, 747pt, 748pt, 749, 750, 751pt, 752 to 758, 759pt, 760pt
Water Bodies		2pt, 24, 25, 711, 739
Transportation		
Road		717, 723, 726,
PWD Bund		714, 718, 721, 722
Railway line		689
Proposed 100' Road		746pt, 747pt, 748pt
D.D. Plan No.1(Part) (CONSENT)		727 to 737

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V.No.5/2, Vaigainallur Village (Part)

Comprising SF.Nos 1/2, 4 to 8, 10 to 22, 26 to 31, 33 to 35, 37 to 184, 185/1, 186 to 202, 207 to 217, 228/2, 229 to 232

Use Zone		SF No
Residential		
	MR5	75, 76, 133 to 135, 136pt, 137pt, 138pt, 143pt, 144pt, 145, 146pt, 147, 148pt, 150pt
	MR6	39pt, 42, 43pt, 44pt, 45pt, 49pt, 50pt, 51, 52pt, 53 to 55, 58, 59pt, 81 to 85, 86pt, 88pt, 105pt, 107pt, 108 to 110, 111pt, 112pt, 116pt, 117, 118, 119pt, 120pt, 121pt, 123pt, 125, 126, 128pt, 129, 130
	MR7	35pt, 91, 92, 101pt, 102pt
	MR8	19pt, 20 to 22, 94 to 96
	MR9	17, 18, 19pt
Commercial		
	C8	128pt
	C9	79, 80, 119pt, 120pt, 121pt, 123pt
	C10	86pt, 88pt, 105pt, 107pt, 112pt, 116pt
	C11	101pt, 102pt
	C12	13/1E1, 1D1, 19pt, 28pt, 35pt
	C13	39pt, 43pt, 52pt
	C14	44pt, 45pt, 49pt, 50pt, 59pt
	C15	--
	C16	--
	C19	--

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Industrial		
	IG	209 to 213, 230 to 232
Educational		
	E2	90pt
	E3	136pt, 137pt, 138pt, 139 to 142, 143pt, 151 to 153, 182 to 184, 185/1, 186 to 188, 192
Public and Semi-Public		
	P & S 5	87
	P & S 6	90pt
	P & S 7	--
	P & S 8	35pt
	P & S 9	44pt
Agriculture		
	AG3	144pt, 146pt, 148pt, 149pt, 150pt, 154 to 163, 165, 166, 168 to 172, 175, 176, 180, 196 to 198, 201, 207
	AG4	105pt
	AG5	111pt
	AG6	4, 7, 10, 11pt, 13/1F2, 1G2, 1H2, 1I, 1J, 1K, 2A, 2B, 14
	AG7	11pt, 12pt, 13/1A, 1B, 1C1
	AG8	214, 215, 228/2
Water Bodies		1/2, 26, 27, 28pt, 29, 93, 97, 98, 127, 128pt, 173, 174, 177, 178, 179, 190, 191, 199, 200, 202, 216, 217, 229
Transportation		
Road		11pt, 12pt, 13/1C2, 19pt, 28pt, 30, 31, 33, 34, 37, 38, 40, 41, 46, 47, 61, 66, 67, 89, 99, 100, 101pt, 103, 104, 106, 113 to 115, 122, 124, 189, 208
PWD Bund		5, 6, 8, 15, 16, 164, 167, 181, 193 to 195
Railway line		56, 57, 60, 78, 131, 132
Proposed 100' road		136pt, 137pt, 138pt, 143pt, 144pt, 146pt, 148pt, 149pt, 150pt
D.D. Plan No.1 (Part) (CONSENT)		48
D.D. Plan No.2 (CONSENT)		62 to 65, 68 to 74, 77

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V.No.6, Manathattai Village (Part)

Comprising S.F.No. 1 to 134, 143 to 147, 186, 187

Use Zone		SF Nos
Residential		
	MR9	27, 33pt, 37 to 39, 186pt, 187pt
	MR10	60, 61
	MR11	--
	MR12	64pt, 72pt, 73pt, 74pt, 75, 76, 77pt, 78pt, 79pt, 80, 81, 82pt, 83pt, 89pt
	MR13	88, 89pt
Commercial		
	C20	33pt, 187pt
Industrial		Nil
Educational		Nil
Public and Semi-Public		
	P & S 10	186pt
Agriculture		
	AG7	2 to 9, 13, 14, 17 to 21, 23, 29A, 31
	AG8	65, 66, 68, 69pt, 70, 71, 72pt, 73pt, 74pt, 77pt, 78pt, 79pt, 82pt, 83pt, 84 to 87, 90pt, 91pt, 92 to 116, 118, 121 to 123, 125, 127, 129, 131 to 134, 144, 145, 147
Water Bodies		1, 24, 28, 29B, 30, 32, 36, 40, 67, 69pt, 117, 119, 120, 124, 126, 128, 130, 143, 146
Transportation		
Road		25, 26, 34, 35, 41
PWD Bund		10 to 12, 15, 16, 22
Railway line		45, 46, 54, 55, 62, 63
Proposed 100' road		64pt, 72pt, 73pt, 74pt, 77pt, 78pt, 79pt, 82pt, 83pt, 89pt, 90pt, 91pt
D.D. Plan No.1 (Part) (CONSENT)		42 to 44, 47 to 53, 56 to 59

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ANNEXURES

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ANNEXURE – A

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area – Kulithalai – Karur District – Declaration of Local Planning Area under section 10 (1) of the Town and Country Planning Act 1971 – Preliminary Notification – issued

---

HOUSING AND URBAN DEVELOPMENT (UD.4.2) DEPARTMENT

G.O.Ms. No. 275 Dated 15.07.98

Read

From the Director of Town and Country Planning
Chennai Lr. ROC No. 38063/97 dated 09.07.98

ORDER:

It is proposed to declare the local area comprising in Kulithalai Municipality to be a local planning area and to constitute for such local planning area a Local Planning Authority. The appendix notification will be published in English in the Tamil Nadu Government Gazette and republished both in English and Tamil in the Karur District Gazette.

2. The Collector of Karur District is requested to republish the notification in the District Gazette

3. The Director of Translations, Chennai is requested to arrange to have the Notification translated into Tamil and forward the translation urgently to the collector of the said District.

4. The collector of Karur District is requested to report to the Government the date of republication of the Notification in the District Gazette.

(By order of the Governor)
P. BASKARADOSS
Secretary to Government

To
The Works Manager,
Government Central Press, Chennai – 79.
(for publication of the Notification in the Tamil Nadu Government Gazette)
The District Collector of Karur District, Karur.
The Commissioner of Town and Country Planning, Chennai-2.
The Deputy Director of Town and Country Planning, Trichy
The Commissioner, Kulithalai Municipality, Kulithalai, Karur Dt.
The Commissioner of Municipal Administration, Chennai-5.
The Tamil Development and Culture Department, Chennai-9.

/ Forwarded / by order
(Sd.)....
Section Officer

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APPENDIX

NOTIFICATION

The following draft of a Notification, which it is proposed to be made in exercise of the powers conferred by clause (b) of Sub-section (1) of section of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) is hereby published for general information of the public as required under sub-section (3) of section 10 of the said Act.

2. Notice is hereby given that the draft Notification will be taken into consideration under sub-section (4) of section 10 of the said Act on or after the expiry of two months from the date of the publication of this Notification in the TAMIL NADU GOVERNMENT GAZETTE and that any objections or suggestions which may be received from any inhabitant or any local authority or institution in the said local area with respect thereto, before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections or suggestions in writing if any, should be addressed to the Secretary to Government of Tamil nadu, Housing and Urban Development Department, Fort Saint George, Chennai 600 009.

DRAFT NOTIFICATION

In exercise of the powers conferred by Clause (b) of sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) the governor of Tamil nadu hereby declares her intention to specify the Kulithalai Municipal area, to be the Kulithalai local planning area.

/ true copy /

(Sd.)...
Section Officer

/ true copy /

Verified e Portal

ANNEXURE – B

GOVERNMENT OF TAMIL NADU

ABSTRAACT

Local planning area – Kulithalai Local planning area – Notified under section 10 (1) of the Tamil Nadu Town and country planning, Act 1971 – confirmation under section 10 (4) of the said Act orders – issued

Housing and Urban Development (UD4.2) Department

G.O.Ms.No.100 Dated: 09.03.99

1. G.O.Ms. No. 275, Housing and Urban Development Department dated 15.07.98
2. From the commissioner of Town and Country Planning, Letter Roc No. 38063/97 MP1, dated 11.11.98

ORDER:

A proposals declaring the intention of the Government to notify the Local Area comprising in Kulithalai Municipality to be a local planning area was published in the Housing and Urban Development Department Notification No. II (2)/Hou/1569/98 at Page 324 of Part II Section 2 of the Tamil Nadu Government Gazette dated the 5th August 1998 for general information as required under sub-section (1) of section 10 of the Tamil Nadu Town and country Planning Act 1971 (Tamil nadu Act 35 of 1972). Objection or suggestion have not been received from the public in this matter. The Government therefore, declare the area specified in the notification appended to this order, to be the Kulithalai local planning area.

2. The appended Notification will be published in the next issue of the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

N. GOVINDAN
Secretary to Government

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To

The Works Manager,
Government Central Press, Chennai-79.
(for publication of the Notification in the Tamil Nadu Government Gazette)
The District Collector of Karur District, Karur.
The Commissioner of Town and Country Planning, Chennai-2
The Dy. Director of Town and Country Planning, Trichy
The Commissioner, Kulithalai Municipality, Kulithalai, Karur District.
The Commissioner of Municipal Administration, Chennai-5.
The Tamil nadu Development and Culture Department, Chennai-9.
The Sr. P.A. to Minister (Housing)
O/o the Minister (Housing), Chennai – 9.
The Law Department, Chennai – 9.
The Revenue Department, Chennai – 9.
Sf/sc

Forwarded / By Order

(Sd.) xx
Section Officer

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil nadu Act 35 of 1972) and after previous publication of the declaration under sub-section (1) of section 10 thereof, the Governor of Tamil Nadu hereby declares the area comprising Kulithalai Municipality to be the Kulithalai local planning area.

N. GOVINDAN
Secretary to Government

/ true copy /

(Sd.) xx
Section Officer

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ANNEXURE - C

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Authority – Kulithalai local authority – Declaration of Kulithalai Municipal Council as Kullithalai local planning authority under proviso to sub-section (1) of section 11 of Tamil Nadu Town and Country Planning Act, 1971 – orders – issued

---

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

G.O.(Ms.)No. 498 Dated: 07.12.2000

READ:

1. G.O.Ms. No. 275, Housing and Urban Development Department, dated 15.07.98
2. G.O.MS. No. 100, Housing and Urban Development Department, dated 09.03.99 READ ALSO:
3. From the Special Commissioner of Town and Country Planning, Letter Roc No. 38063/97 MP3, dated 08.06.99, 07.09.99, 31.07.2000 and 26.09.2000

ORDER:

In the Government order second read above, orders were issued declaring the Kulithalai Municipal areas as the Kulithalai local planning area, under sub-section (4) of section 10 of the Tamil nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

2. The Special Commissioner of Town and Country Planning in his letter third read above, has requested the Government to declare the Kulithalai local authority as the Kulithalai local planning authority under the proviso to sub-section (1) of section 11 of the Tamil Nadu Town and country planning act, 1971 (Tamil Nadu Act 35 of 1972).

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3. The Government after careful examination, accept the above proposal of the Special Commissioner of Town and Country Planning. Accordingly, under the proviso to subsection (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the governor of Tamil Nadu hereby declares the Kulithalai Municipal council as the Kulithalai local planning authority for the Kulithalai local planning area.

(BY ORDER OF THE GOVERNOR)

AJAY BHATTACHARYA
SECRETARY TO GOVERNMENT

To

The Special Commissioner of Town and Country Planning, Chennai-2
The Regional Deputy Director of Town and Country Planning, Tiruchirappalli (through Spl. Commissioner of Town and Country Planning)
The District Collector, Karur.
The Revenue Department, Chennai – 9.

Copy to:

The Law Department, Chennai-9
The Commissioner, Kulithalai Municipality, Karur District

Forwarded / By Order

Sd..
Section Officer

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ANNEXURE – D
GOVERNMENT OF TAMILNADU
ABSTRACT

Master Plan – Kulithalai Local Planning Area – Consent of the Government to the publication of notice – Preparation of Master Plan – Accorded

---

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

G.O.Ms.No. 146 Dated: 04.06.2004

READ:

1) G.O.Ms.No.100, Housing and Urban Development Department, dated 9.3.99
2) From the Director of Town and Country Planning, Letter No. 36810/2000 MP3 dated 30.07.2003

ORDER

Under sub section (2) of section 24 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972), the Governor of Tamilnadu hereby gives his consent to the Kulithalai Local Planning Authority to the publication of a notice under section 26 of the said Act for the preparation of the master plan for the Kulithalai Local Planning Area

2. The draft master plan for Kulithalai as consented by the Government under sub-section (2) of section 24 of the said Act is returned to the Director of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Director of Town and Country Planning is requested to ensure that the various requirements specified in the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972) and the Master Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the said Local Planning Authority before the master paln is resubmitted to Government for final approval, under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO
SECRETARY TO GOVERNMENT

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To

The Commissioner of Town and Country Planning, Chennai-2
The Commissioner, Kulithalai Municipality

Copy to

The Collector, Tiruchirapalli
The Commissioner of Municipal Administration, Chennai-5
The Member Secretary, Kulithalai Local Planning Authority (through DTCP)
The Law Department, Chennai-9

/FORWARDED / BY ORDER /

SECTION OFFICER

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CERTIFICATE

Scrutinised and Certified that

(i) The boundary of the Master Plan has been marked in red line in the plan and the area correspond to the Planning Area notified,

(ii) The reports and all the plans have been authenticated

(iii) a) The categorization in zoning map and the categorization in zoning regulation are tallied and found correct.

b) The S.Nos. and boundary description have been specified corresponding to the delineations made in the corresponding maps for zoning and Development control regulations and designated uses are tallied.

(iv) All the procedures prescribed in Master Plan (preparation, Publication and Sanction) Rules.

11.12.2006.

Member Secretary
Kulithalai Local Planning Authority,
Kulithalai.

11.12.06.

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14/12/06

Deputy Director of Town & Country Planning,
Tiruchirappalli Region I/c

14.12.06

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சான்று

குளித்தலை உள்ளூர் திட்டப்பகுதிக்கான ஒப்புதல் முழுமை திட்ட அறிக்கை, அட்டவணை மற்றும் வரைபடம் தற்கால நகர வளர்ச்சி தேவையின் அடிப்படையிலும் குளித்தலை உள்ளூர் திட்டப்பகுதிக்கான இணக்கம் அளிக்கப்பட்ட முழுமை திட்டத்திற்கு பின்பு பெறப்பட்ட ஆலோசனை மற்றும் ஆட்சேபனை பட்டியலின் நகர் ஊரமைப்பு இயக்குநரின் கருத்துறுவின் அடிப்படையிலும் நகர் ஊரமைப்பு இயக்குநரது சுற்றறிக்கை அடிப்படையிலும் தயாரித்து அட்டவணையிலுள்ள நகரளவு எண்கள்/நில அளவு எண்கள் நில உபயோக வாரியாக சரிபார்க்கப்பட்டும் திட்ட அறிக்கை சரிபார்க்கப்பட்டுள்ளது என சான்றளிக்கப்படுகிறது.

நகர் ஊரமைப்பு துணை இயக்குநர், 1/c
திருச்சிராப்பள்ளி மண்டலம்

18/12.06

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PROFORMA

Name of the Region : **TRICHIRAPALLI** **Name of L.P.A : KULITHALAI**

I	**PROPOSAL**	
	1. Lr. No. and date of municipality in which proposals submitted to Regional Deputy	Resolution No. 672 dt 17.7.97
	2. Director for notification of L.P.A. Lr. No. and date of Regional Deputy	Roc. No. 1008/97 TR4 dt 2.12.97
	3. Director in which proposals submitted to DT & CP. Lr.No. and date of DT&CP. In which proposals Submitted to Govt	Roc.No. 38063/97 dt 9.7.98 of DT&CP, Chennai
II	**NOTIFICATION**	
	4. The G.O details of preliminary notification under section 10(1)	G.O.Ms.No. 275 H&UD dated 15.7.98
	5. Publication details of the notification in Tamilnadu Government Gazette	Part II Sec II Page No.324 on 5.8.98
	6. Republication details in district gazette i. Tamil ii. English	Karur District Gazette
	7. The G.O details in which confirmation as ordered under section 10(4) of the Act	G.O.Ms.No.100 H&UD dated 9.3.99
	8. Publication details of the above said confirmation in TamilNadu Government Gazette	Part II Sec II Page No.220 dt 7.4.99
III	**CONSTITUTION**	
	9. The G.O. details in which authority was Constituted U/S 11/1 (3) of the Act.	G.O.Ms.No.498 H&UD dated 7.12.2000
	10. Publication details in the TamilNadu Government Gazette	
IV.	**CONSENT**	
	11. Extension of time granted for the preparation of present land and building use map (up to date details) with C.No. and date to be entered here.	DTCP Lr.No.6705/2002 MP1 dt 15.2.2002
	12. Resolution No. and Date in which the L.P.A adopted the present Land and Building use map	Resolution No.1 dated 26.9.2002
	13. Resolution No and Date in which the L.P.A resolved to submit the master plan to DT& CP' S Lr. Nos. and date in which the proposals submitted to Govt. should also be noted against this col.)	Resolution No.1 dated 26.9.2002 DTCP Lr.No.36810/2000 MP3 dt 30.7.2003
	14. The G.O. details in which the Government accorded consent.	G.O.Ms.No. 146 H&UD Dept dated 4.6.2004

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V SUBMISSION

15. Publication details of this notification in from no.1 in the Tamil Nadu Government Gazette.	Part VI, Sec 1 Page No. 439, 440 dated 22.12.2004
16. Republication details in form No.1 in District Gazette.	Karur District Gazette dt 15.2.2005
17. Date of submission of master plan to various Government Departments with letter Nos.	Roc No.180/2000/B2 dt 16.3.2005
18. Date of submission of O& S to DT & CP for advice (Lr.No. and date of commissioner and Regional Deputy Director in which O & S where sent to this office should be noted here)	Roc No. 180/2000/B2 dt 15.6.2005 RDD Lr.No. 2052/2004 TR1 dt 14.7.2005
19. Lr.No.and date in which DT& CP has given advice on O & S	Roc. No. 27459/2004 MP3 dt 28.9.2005
20. Resolution No. and date in which the L.P.A.considered and approved the Draft Master plan	Resolution No. dt
21. Submission of Master Plan to Government for final approval (Lr. No. and date in which u/s28 of the Act the L.P.A, R.D.D and DT &CP submitted the Master Plan to Government for final approval.	
22. The G.O. details in which Government accorded its approval	

VI PUBLICATION

23. The republication details of the approval G.O.in the Tamil Nadu Government Gazette	
24. The Republication details of the approval G.O. in the District Gazette	
25. The Republication of the approval G.O. in the notice board of the office of the LPA	
26. The Republication of the approval G.O. on the notice board of the office of the Regional Collector concerned.	
27. The Republication of the approval G.O. on the notice board of the office of the Regional Deputy Director	
28. The Republication of the approval G.O. on the notice board of the Local Authorities Compared in the area.	
29. The Republication of the approval G.O. in one or more leading daily newspapers circulating in the LPA.	

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VII. REVIEW

30. Review details of Master Plan ordered by the government.

i. Resolution No and date in which the resolved to submit the Master Plan to Government for consent under section 24(2) of the Act.

The commissioner RDD's, DT&CP's lr's and date in which the proposals submitted to Govt should also be noted against this col.)

ii. The G.O. details in which the Government accorded consent.

SUBMISSION

iii. Publication details of this notification in Form No. 1 in the TamilNadu Government Gazette.

iv. Republication details in Form No.1 in District Gazette.

v. Date of submission of master plan to various Government Departments with letter Nos.

vi. Date of submission of O&S to DT&CP advice (Lr.No. and date of Commissioner and Regional Deputy Director in which O&S were sent to this office should be noted here)

vii. Lr. No. and Date in which DT & CP has given advice on O & S

viii. Resolution No. and date in which the LPA considered and approved the draft master plan

ix. Submission of master plan to Government for final approval Lr. No. & date in which u/s 28 of the act the LPA, RDD and DT&CP submitted the master plan to Government for final approval)

x. The G.O. details in which Government accorded its approval.

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VARIATION

31. Publication details of draft variation notification proposed in the TamilNadu Government Gazette.
32. Publication details of draft variation notification proposed in the District Gazette.
33. Republication details by the local planning authority as prescribed under reference15 of master plan rules.

14/12/06

DEPUTY DIRECTOR OF /I/c

TOWN AND COUNTRY PLANNING

TRICHIRAPALLI REGION

18.12.06

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PROPOSED LAND USE - 2011

LEGEND

- LOCAL PLANNING AREA BOUNDRY
- VILLAGE BOUNDRY
- NATIONAL HIGHWAYS
- DISTRICT ROAD
- MUNICIPAL ROAD
- RAILWAY LINE BROAD GAUGE
- WATER BODIES
- DETAILED DEVELOPMENT PLAN AREA

EXISTING		PROPOSED
	RESIDENTIAL	
	COMMERCIAL	
	INDUSTRIAL	
	EDUCATIONAL	
	PUBLIC AND SEMI PUBLIC	
	AGRICULTURE	
	PROPOSED BYE PASS ROAD (100' WIDE)	

0 0.075 0.15 0.30 0.45 0.60 0.75 0.90 1.05 KMS
0 1 2 3 4 5 FURLONG

MEMBER SECRETARY
KULITHALAI LOCAL PLANNING AUTHORITY

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING I/C
TIRUCHIRAPPALLI

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING M.P. DIVISION

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUCHIRAPPALLI REGION
GOVERNMENT OF TAMILNADU
DTCP

KULITHALAI LOCAL PLANNING AREA

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