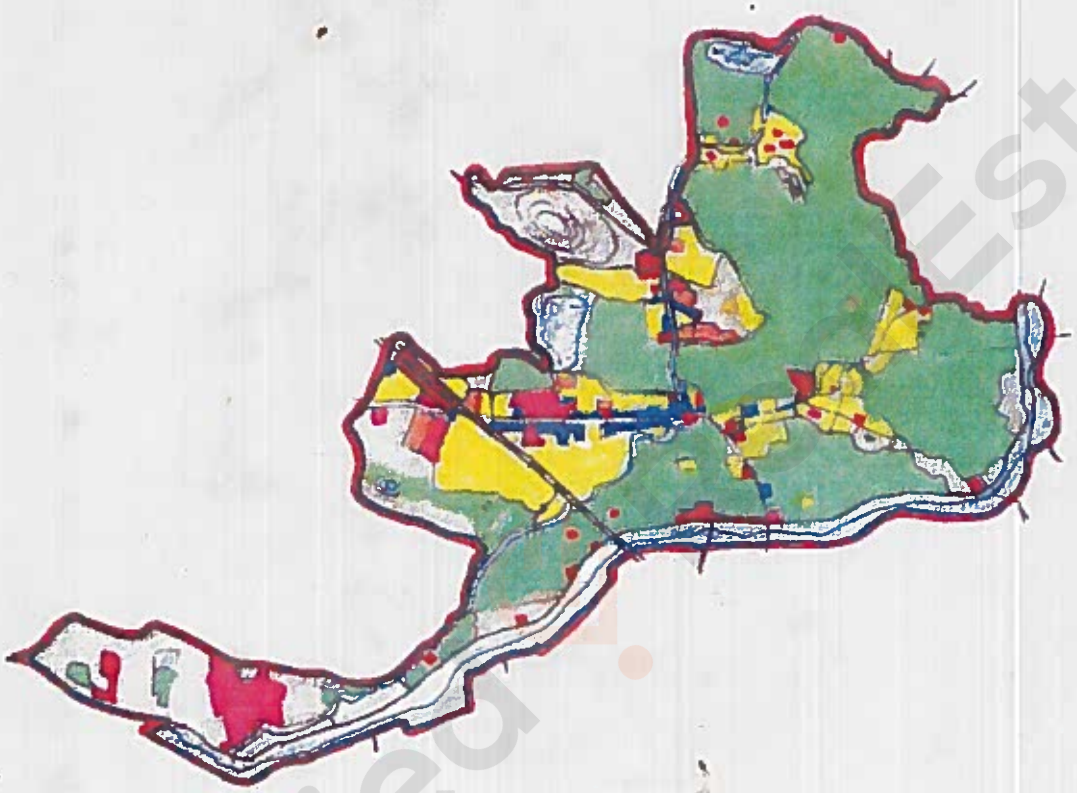
AMBASAMUDRAM

MASTER PLAN

Approval



AMBASAMUDRAM LOCAL PLANNING AUTHORITY
TIRUNELVELI DISTRICT

DTCP

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
GOVT. OF TAMIL NADU

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AMBASAMUDRAM

MASTER PLAN

Approval

Verified RealEstate™

AMBASAMUDRAM LOCAL PLANNING AUTHORITY
TIRUNELVELI DISTRICT

DTCP

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
GOVT. OF TAMIL NADU

ANNEXURE

Reference Nos	:	
L.P.A	:	386/2003
Regional Office	:	1309/2004
Directorate of Town and Country Planning	:	6826/97 MP.3

MASTER PLAN FOR AMBASAMUDRAM LOCAL PLANNING AREA

Consented in G.O.Ms.No.31 H&UD Dept. dated 07.02.2008	Submitted for Approval in resolution No.672 dt.28.02.2011 of Ambasamudram Local Planning Authority
Executive Authority Ambasamudram Local Planning Authority	Regional Deputy Director of Town and Country Planning, Tirunelveli – 2
Assistant Director of Town and Country Planning, Chennai – 2	Joint Director of Town and Country Planning, Chennai – 2
Director of Town and Country Planning, Chennai – 2	Secretary to Government Housing and Urban Development Department, Chennai-9

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AMBASAMUDRAM LOCAL PLANNING AREA MASTER PLAN

Scrutinized and Certified that

1. The boundary of the Master Plan has been marked in Red line in the Plan and area notified.

2. Reports and all the plans are authenticated.

3. The categorization in Zoning map and categorized zoning regulation are tallied and found correct.

4. All the procedures prescribed in the master Plan rules were followed.

14/3/11

Executive Authority,
Ambasamudram Local Planning,
Authority, Ambasamudram

14-3-11

18/3/11

Deputy Director of Town and
Country Planning,
Tirunelveli

18/3/11

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COMMISSIONER

13 FEB 2008

003165

ABSTRACT

Master Plan – Ambasamudram local planning area – consent of the Government to the publication of notice of preparation of master plan – Accorded.

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.Ms.No. 31 Dated: 7.2.2008

READ:

From the Commissioner of Town and Country Planning (
Letter Roc No.6826/97/MP3/dated 30.10.2007.

=======

ORDER:

The Commissioner of Town and Country Planning in his letter read above has stated that a master plan for the Ambasamudram local planning area has been prepared, taking into consideration of the current developments and also the future requirements, and requested the Government to give consent to the master plan.

2. Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu, hereby gives his consent to the Ambasamudram local planning authority, to the publication of a notice, under section 26 of the said Act, of the preparation of the master plan for the Ambasamudram local planning area.

3. The draft master plan for the Ambasamudram local planning area, as consented to by the Government under sub-section (2) of section 24 of the said Act is returned to the Commissioner of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and the Master Plan (Preparation, publication and sanction) Rules are strictly adhered to by the local planning authority before the master plan is resubmitted to the Government for approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

R.SELLAMUTHU
SECRETARY TO GOVERNMENT

To
The Commissioner of Town and Country Planning, Chennai-2.
The Regional Deputy Director, Tirunelveli Region, Tirunelveli.
Commissioner, Ambasamudram.
Copy to
The Municipal Administrative and Water Supply Department
Law Department, Chennai-9
The Senior P.A. to Minister (Information), Chennai-9
Copy for file.
SF/SC

//Forwarded by Order//

8.2.08

SECTION OFFICER.

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PROFORMA

	Name of the Region	:	TIRUNELVELI
	Name of Local Planning Authority	:	Ambasamudram
I.	**Proposals:**		
1..	Letter No. and date of municipality proposals submitted to Regional Deputy Director for notification of L.P.A.	:	
2.	Letter No. and date of Regional Deputy Director in which proposals submitted to DT & CP.	:	
3.	Letter No. and date of DT&CP in which proposals submitted to Government	:	Letter No 12780/86 MP2 dt.22.7.86
II.	**Notification:**	:	
4.	The G.O Details of preliminary notification under section 10(1)	:	G.O Ms.No.1439 H & U D Dept. dt.10.9.86.
5.	Publication details of the notification in TamilNadu Government Gazette.	:	Part II Section 2 dt.22.10.1986 page 728.
6.	Republication details in District Gazette (i) Tamil (ii) English		 18.10.1986 18.10.1986
7.	The G.O. details in which confirmation was ordered under section 10(4) of the Act.		G.O.Ms. No.153 H & U.D Dept. dated.22.02.1994.
8.	Publication details of the above said confirmation in Tamil Nadu Government Gazette.		Part II Section 2 page 272,273 dt.30.03.1994 (Roc.No .11(2)/1084/94)
III.	**Constitution:**		
9.	The G.O.details in which authority was constituted U/S 11(3) of the Act.		G.O.Ms.No.101 H & U.D dt.9.3.99

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10	Publication detailes in the Tamil Nadu Government Gazette	
IV	**CONSENT**	
11	Extnsion of time granted for the preparation of land and building use map (up to date details)with C .No. and date to be entered here.	
12	Resolutation No. and date in which LPA adopted present Land and Building use map.	
13	Resolution No & date in which LPA resolved to submitt the Master Plan to Government for consent u/s 24(2) of the Act.(The Executive Authority, RDD & DT&CP's letter No. and date in which proposal submitted to Govt. Should be noted againist this column.	Resolution No. 1. Dated 29.02.2000, E. O. Ambasamudram, Lr. No. 348/2005A1 dt. 28.03.2005. RDD Tirunelveli lr. No. 1309/2004 Tvlr.3. dt. 29.03.2005.
14	The G. O. In which Government accorded consent	
V	**Publication**	
15	Publication details of the notification in Form No.1in the Tamil Nadu Government Gazette.	Part. VI , section .1. Page 251, 252. Dated 30.07.2008.
16	Re publication details of Form No. 1 in District Gazette	Octobur 2009 suppliment
17	Date of submission of Master Plan to Various Department.	--
18	Date of submission of O & S to DT & CP's advise. (Letter No. & date)	--
20	Date in which RDD submitted O&S to DT&CP for remarks.	Roc. No. 667/09 TVLR.3 dt. 28.05.2009.
21	Letter No. & date in which DT&CP given his advise	DTCP Lr. No. 6826/97 MP. 3 dt. 10.08.2009.
22	Resoluytion No. & date in which LPA considred and approved the draft Master Plan.	Resolution No. 672 Sub.6. dated .28.02.2011

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23	The G. O. In which Govt. Accorded his Approval.	--
VI	**RE PUBLICATION**	
24	Publication details of the approval by Govt. In the Government Gazett.	
25	Republication in District Gazette.	
26 27	Publication of G. O. In the Notice board of LPA. Publication of G. O. In the Notice board of Collector concerned. Publication of G. O. In the Notice board of RDD. Tirunelveli.. .	

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28.	The Republication of 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 L.P.A.		
VII	**REVIEW:**		
30.	Review details of Master Plan ordered by the Government		
30(i)	Resolution No and date in which the LPA resolved to submit the Masterplan to Government for consent under section 24(2) of the Act. (The Commissioner RDD'S DT&CP's Letter Nos. and date in which the proposals submitted to Govt. should also be noted against this col.)		
30(ii)	The G.O details in which the Government accorded consent.		
	SUBMISSION:		
30(iii)	Publication details of this notification in Form No.1 in the TamilNadu Government Gazette.		
30(iv)	Republication details in Form No.1 in District Gazette.		
30(v)	Date of Submission of master plan to various Government Departments which letter Nos.		
30(vi)	Date of submission of O&S to DT&CT fro advice (Letter No. and date of commissioner		

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	and Regional Deputy Director in which O&S were sent to this office should be noted here)		
30(vii)	Letter No. and date in which DT&CP has given advice on O&S		
30(viii)	Resolution No. and date in which the LPA considered and approved the draft master plan.		
30(ix)	Submission of master plan to Government for final approval Letter No. and date in which u/s 20 of the act LPA, RDD andDT&CP submitted the master plan to Government for final approval).		
30(x)	The G.O details in which Government accorded its approval.		
	VARIATION:		
31	Publication details of draft variation notification proposed in the Tamil Nadu 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 reference 15 of master plan rules.		

14/3/11

Executive Authority,
Ambasamudram Local Planning,
Authority, Ambasamudram

14-3-11

18/3/11

Deputy Director of Town and
Country Planning,
Tirunelveli

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f) The improvements of major roads and streets.

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 and civic amenities and 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 storeyes and size of buildings and other structures, the size of the yards and other open spaces and 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.

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AMBASAMUDRAM 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 Ambasamudram Local Planning Area in G.O.Ms. No. 1439 Housing and Urban Development Department dt. 10-9-86 and the notification has been confirmed under section 10 (4) in G.O.Ms. No. 153 Housing and Urban Development Department dt. 22.2.1994. Ambasamudram Local Planning Area comprises the following revenue villages.

i) Village No.42 MelAmbasamudram
ii) Village No.43 KilAmbasamudram
iii) Village No.94 Urkadu

1.03. Following are the Survey numbers comprising in Ambasamudram Local Planning Area .

i) Village No. 42 Mel Ambasamudram

S.Nos. 1 to 64,69 to 71, 73 to 75, 78 to 201, 202A,202B, 203 to 206, 207A, 207B,207C, 208 to 213,221,222, 229, 232 to 238, 244 to 311, 312A,312B,313 to 334, 335A, 335B, 336,337,338A,338B,339,340, 342 to 346,348,349,369,370A, B, 371A, 371B, 372 to 382, 383A, 383B, 384 to 573.

S.Nos.65 to 68 are clubed with S.no.70

S.Nos.72,76,77,214 to 220,223 to 228 are clubed with S.No.229.

S.Nos. 230,231,239 to 243, 341,347, 350 to 368 are clubed with S.No.369.

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ii) Village No. 43 Kil Ambasamudram

S.Nos.1 to 592.

S.Nos.64,65,416 to 420 are falling in Village No. 94 Urkadu Village.

iii) Village No. 94 Urkadu.

S.Nos.1 to 173, 196 to 212.

1.04 :_ In exercising the provision made in the section 11 (1) and 11 (3) of the Act, the Govt. in G.O.Ms. No. 101 H & U.D Dept. dt. 09-03-1999 has appointed the council of Ambasamudram as the Ambasamudram Local Planning Authority.

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CHAPTER II

INTRODUCTION

LOCATION:

2.01. Ambasamudram is the head quarters of Ambasumudram taluk holding a population of 32681 according to the 2001 census. This town was constituted as panchayat in 1886 under G.O.No.122 dated 27.1.1886 and upgraded as a town panchayat in 1944.It was a selection Grade Town panchayat from 1.4.1963 with an extent of 1784 hectares. Now it is converted as municipality from 24.8.2004.This town is situated on western side of Tirunelveli District. It is located 36 Km west of Tirunelveli 8Km east of Papanasamand 20Km south of Alankulam and 2Km north of Kallidaikurichi - Kollam - Tirunelveli metre Gauge railway line passes through this town. Map No.1 shows the location of Ambasamudram local planning Area.

TOPOGRAPHY OF THE TOWN:

2.02: Ambasamudram town is surrounded by wet lands with gentle slope from west to east.

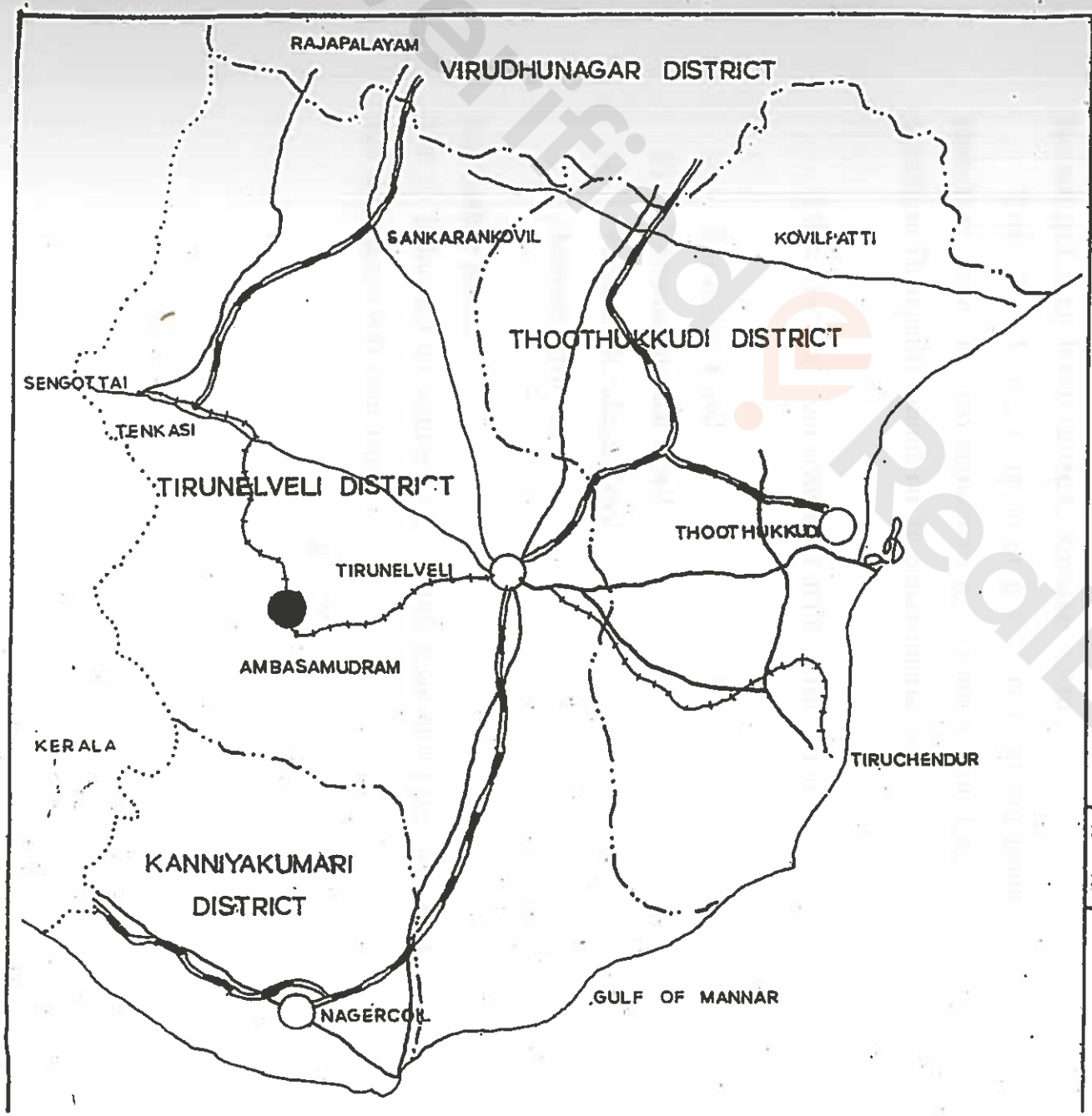
CLIMATE:

2.03 The average altitude is about +219.09M from MSL scorching heat prevailing during summer.

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MAP NO.1

LOCATION MAP



LEGEND:

- STATE BOUNDARY
- DISTRICT BOUNDARY
- NATIONAL HIGHWAY
- OTHER ROADS
- RAILWAY LINE (M.G)
- RAILWAY LINE (B.G)
- AMBASAMUDRAM

20 15 10 5 0 5 10 15 20 25 MILES

32 24 16 8 0 8 16 24 32 40 CM

N

OFFICE OF THE DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING, TIRUNELVELI REGION

RAINFALL:

2.04 Ambasamudram town receives above normal rainfall compared to the other towns. The average annual rainfall varies from 112.00 to 96.83mm during the past three years.

HISTORICAL BACK GROUND:-

2.05:. The ancient name of this town was Velakurichi and Ilangokudi. The name of Ambasamudram is born from the Goddess Valliyammai and the perennial river Thamiraparani.It was known that the town is fullfledged by water and shows as ocean or samudram. The words of Ammai and Samudram combined and termed as Ammai Samudram.Laterly it was called as Ambasamudram.

2.06:. The Villages surrounding of this town are ending with samudram such as Pavanasamudram, Vadumalaisamudram Aranga samudram,Thalapathy samudram ,Gopalasamudram etc.

2.07:. There are four sivankoils in this town,which are

i) Kasinathar Kovil
ii) Thirumalainathar Kovil
iii) Veeramarthandesar Kovil.
iv) AmmaiyapparKovil
v)

Kasinathar Kovil:

2.08 It is located on southern side of this town along the river bank.It was constructed 900 years back.

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ThirumalanatharKovil:

2.09 It is located on western side of this town.The Goddess is called Ammai Ulagammai.

Veeramarthandesar Kovil:

2.10 It was constructed before 800 years by the king Veeramarthandar. The God prayed by him was called as Veermandesar.Ammai Nithyakalyani,Theppakulam,Mandapam are the main features of this temple

Ammaiyappar Kovil:

2.11 God Thirupothudaiya Perumanar was prayed in the temple. It was constructed before 500 years.

2.12 In 19th century the king pandiyan was ruled the places Prammadesam,Ambasamudram Urkad,Mannarkovil,Kallidaikurichi. In 1807 the bungalow, now it is occupied by Vikasha school, was contructed for taking rest of British Govt Officers. This was the first constructed building in Southern area by British Govt. Southern side of this bungalow, the low lying area were gradually developed by good quality of teak trees, vegetations, scenaries etc., From this a railway line was laid in 1902, so as to connect Tuticorin port. The town started its development around the temples very earlier. After the introduction of southernrailway, Taluk head quarters Govt. offices etc. induced the physical growth of the town.

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Surrounding Tourist Places:

Pavanasam:

2.13 Arulmigu Papanasar Thirukovil is located in this town.Pavanasam is a famous pilgrim center situated at the foot of the pothigai hills.The siva temple at this place is on the river bank,amidst beautiful natural surroundings.The presiding deity is Valrasa Linga and the Goddess Logambikai.The temple comprises of ten mandapams and two prakarams.

2.14 There are five sacred falls in the pothigai hills surrounded by enchanting natural beauty and serene atmosphere. Most popular ones are the kalyana Tertham and VanaTheertham. The Pavanasam hydel project is adjacent to these falls. These spots are of great sanctity coupled with seenic beauty and as such attract a large number of pilgrims and visitors.

MUNDANTHURAI:

2.15:. It is also a picnic spot. It is located 12 km away from this town. Agasthiyar falls Panatheertha falls are popular which is attracted by tourist people.

MANIMUTHAR:

2.16:. Manimuthar falls, Annaikkattura park are important picnic spots Manimuthar is located 9 km away from this town.

MANJOLAI:

2.17 It is the tea estate area.It is located in the western ghats hills Tea factories are functioning here .Manjolai is located 13 km away from this town with an elevation of +500M above MSL.

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CHAPTER III

POPULATION AND EXISTING LAND USE

POPULATION:

3.01: The study of Population and characteristics forms the basic for any planning process. The population size is a basic yard stick for estimation of all future needs like water supply, infrastncture facilities and employment opportunities etc.

POPULATION CHARACTERISTICS :

3.02: The growth of population in Ambasamudram town is given in Table No. 1 below.

Table .1 Population growth:

Year	Population	Decade growth	Variation in %
1951	20356	------	--
1961	22447	2091	(+)10.27
1971	27709	5262	(+)23.44
1981	29761	2052	(+) 7.41
1991	33893	4132	(+)13.88
2001	32681	(-)1212	(-) 3.58

Source 1) District Census 1991
2) Statistics office, Tirunvelveli-2001

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3.03: From the table, it can be seen that the population has increased from 1951 with variations.During 1961 ,1971 the town recorded a growth rate of 23.44% followed by 7.41% during 1971 – 81 During 1981 – 91 the growth rate is 13.88% But during the year 1991 – 2001 the population growth is decreased.It may be due to achievement of family planning schemes and non – availability of employment opportunities.

SEX RATIO:

3.04: The sex ratio of the population of the Ambasamudram town is given in table No.3.2 and it is found to be decreased in 1991 than 1981.

Table No.3.2

SEX RATIO

Census Year	Female to 1000 male
1961	1066
1971	1031
1981	1050
1991	1028

Source: District census book

LITERACY

3.05: As per 1991 census the percentage of literates to the total population is 66.58%. This is on the higher side when compared to other places. The literacy of the town for male and female is given in the Table No.3.3

Table No. 3.3 Literacy :

Census year	Male literacy	Female literacy	Total Literates	Percentage to total population
1971	8879	5776	14655	52.89%
1981	10101	7088	17189	57.76%
1991	12512	10054	22566	66.58%

OCCUPATIONAL PATTERN:

3.06: The population in the age from 16 which comprises working force population. It may be divided on the basis of the economic activity as Primary Sector, secondary sector and tertiary sector. The primary sector consist of the categories of the workers namely cultivators, agricultural labours, live stock etc. The secondary sector consist of the categories of the workers namely Mining and Quarries, house hold industry and manufacturing etc. The tertiary sector consists of the categories of workers namely construction, trade and commercial, transport, communications and other services etc.

3.07: The participation rate in Ambasamudram Local Planning area for the year 1971, 1981 and 1991 are given in Table 3.4 . From the table, it may be seen that, the workers involved in the primary sector has increased from 24.77% to 31.44% which shows the increasing the potential of agricultural activities. The workers involved in the secondary sector has slightly decreased during the decade 1981 to 1991. The workers involved in the teritary sector has also slightly decreased from

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32.81% to 31.84% in the decade 1981-1991 which shows the construction and commercial activities are decreased in the sector.

TABLE 3.4 OCCUPATIONAL PATTERN –1991

Sl. No	Economic activity	As per 1971			As per 1981			As per 1991		
		persons	% to total workers	% to total populatio n	persons			persons		
1.	Primary Sector	2783	29.17	10.04	2723	24.77	9.15	4350	31.44	12.8
2	Secondary Sector	3269	34.27	11.80	4729	43.02	15.89	5080	36.72	14.9
3	Tertiary Sector	3487	36.56	12.58	3540	32.21	11.89	4403	31.84	12.9
4	Total workers	9539	100.00	34.42	10992	100.00	36.93	13833	100.00	40.8
5	Non-workers	18170	—	65.58	18769	—	63.07	20060	—	59.1
6	Total Population	27709	100.00	100.00	29761	100.00	100.00	33893	100.00	100.0

Source: District Census

HOUSES AND HOUSE HOLDS

3.08: The table No. 3.5 shows the growth of houses and households in Ambasamudram local planning area in the past three decades. From the table, it is inferred that the number of house hold per house is nearly constant in the decades.

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TABLE 3.5 GROWTH OF HOUSES AND HOUSE HOLD:

Sl. No.	Year	Population	Houses	House holds	No of house holds per house	Average family size.
01	1971	27709	6586	6686	1.02	2.41
02	1981	29761	7099	7103	1.00	2.39
03	1991	33893	8206	8215	1.00	2.42
04	2001	32681	12423	11380	0.92	2.87

Sources District census and Municipal Records:

ECONOMIC BASE:

3.09: The economic base of Ambasamudram is mainly based on household industrial and agricultural oriented activities. Now being a municipal town it provides large scope for employment through commercial estabilishment developed by surrounding villages.

LAND AND BUILDING USES:

3.10: A detailed land use survey has been taken by the Town and country planning department to prepare an existing land use map for this town the existing landuse may form a better framework for the master plan.

The survey reveals that

i) about 79.77% of land in the town is undeveloped

ii) the residential use is the predominant land use 13.91% followed by public and semi public uses (2.89%) and industrial use (2.39%)

The existing land use pattern is given in table No.3.6 Map No.2 shows the existing land use of the town.

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Table NO. 3.6 EXISTING LAND USE BREAK UP - 2005

Sl. No	Uses	Areas in hectare	% to Developed area	% to total area
I.Developed Area.				
1	Residential	248.16	68.76	13.91
2	Commercial	8.70	2.41	0.49
3	Industrial	42.58	11.80	2.39
4	Educational	9.85	2.73	0.55
5	Public & Semipublic	51.60	14.30	2.89
6	Total Developed area	360.89	100.00	20.23
II.Undeveloped Area.				
7	Dry	82.50	--	4.62
8	Wet	1005.24	--	56..35
9	Water bodies	236.84	--	13.28
10	Transportation	30.32	--	1.70
11	Hillocks	68.21		3.82
12	Total Un Developed area	1423.11	--	79.77
13	Total area	1784.00	100.00	100.00

Source : Field survey –2005 and revenue records.

From the map it can be seen that

RESIDENTIAL USE:-

3.11: It is developed mostly on the heart of the town. The density of residential buildings are more in the heart of

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Melambasamudram.The residential use also spread over Velayuthapuram R.S colony,Thilagarpuram, Subramaniapuram,Modappalam,Kovilkulam and Urkadu Natham area. It occupies 248.16 hectares which is 68.76 of the total developed area and 13.91% of the total local planning area.

COMMERCIAL USE:-

3.12: The commercial establishments consists of retail shops,wholesale trade and weekly shandy. There are 12 Nos. of wholesale shops and 435 Nos. of Trade and commercial units. This town is mostly surrounded by agricultural land, Cultivators have to be come up to this town for selling agricultural products. There are some beedi companies,Kadasal works in this town in which about 675 workers are getting employment. Commercial uses are mostly concentrated on both sides of the Papanasam – Tirunelveli main road of Melambasamudram village, Mukkudal road side and near by collage of Kilambasamudram village. It occupies 8.70 hectares of land which is 2.41% of total developed area.

INDUSTRIAL USE:-

3.13:. Due to climatic condition and availability of good transportation and water sources of this town one major industry namely Madura coats vioyalla mill is functioning. Papanasam paper mill is also located near the river. In these, more than 500 workers were employed.But now only 86 workers are employed in the premises. Some powerlooms ricemills are also there giving employment opportunities for 350 workers.Kadasal and beedi works are the main cottage industries in the town.

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Industrial uses are concentrated on southern side of the Papanasam _ Tirunelveli main road and near the water treatment unit of Melambasamudram village. It occupies 42.58 hectares of land and 11.80% of total developed area.

EDUCATIONAL USE:-

3.14:. To Cater the educational needs of the town the following kinds of institutions are located in the town.

i) Ambasamudram arts collage (Private) 1No.
ii) AVRmV higher secondary school 1No.
iii) Higher secondary school 3 No.(private)
iv) Primary schools 11Nos.(private)
v) Middle schools 3Nos.(Private)
vi) Panchayat union primary school 6 Nos.

In these, approximately 2100 students are studying 35 to 40% of students are came from surrounding villages. It is occupied 9.85 hectares of land constitutes 2.73% of total developed area.

HEALTH FACILITIES:

3.15:. There is one Government hospital with 50 beds in this town. There are 5 No. of private hospitals with 10 beds each and 2 primary health center and 11 Nos. of private clinics. There is also one ESI medical center in this town.

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PUBLIC AND SEMI PUBLIC USE:-

3.16:. The following Government and semi Government offices, are located here Viz. Taluk office, court, Police station, Post and Telegraph office, fire service station, LIC office, State Bank of India, Canara Bank, Co Operative Bank etc. Some of these offices are occupied in rented buildings. It occupies 51.60 hectares of land and constitutes 14.30% of total developed area. Most of this uses are concentrated on the Papanasam Tirunelveli main road.

TRANSPORTATION:

3.17:. The State Highway No.40 Passes through this town and connects it with Tirunelveli in East and Papanasam in west and Alangulam in North. The metre gauge railway line connects Tirunelveli on East and Tenkasi on North West. The road net work and metregauge line are very helpful for easy movement of goods and passengers.

3.18:. The present Bus stand is located on east car street near Ammaiyappan kovil. But it is inadequate to cater to the needs of the town About 140 Nos of buses enter the bus stand daily. Now the bus stand is being constructed newly with an estimate of Rs. 39 lakhs.

3.19:.The following types of streets in the town are maintained by the Municipality.

Cement road	7.782 km
Tar road	12.426 Km
Water bound Machdam road	8.40 km
Earth road	11.332 Km

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RECREATION FACILITIES:-

3.20:. There is one library which is maintained by Municipality and another one library, maintained by District library Authority at North Car Street. There are 12 Public radios and one television maintained by the municipality. There are 3 permanent Cinema theatres there is one Kalaiarangam and one Park in the town.

FESTIVAL:-

3.21:.Panguni Thiruvizha is held on March-April of every year to Arulmighu Ammaiyappar Temple.. Adithapasu Thiruvizha is held on July-August of every year in Sivankoil. These two festivals attracts large crowd from surrounding villages.

WATER SUPPLY AND DRAINAGE:-

3.22:.There is a pumping station on riverbed of Thambiraparani river in which water is treated. Protected water is stored in three OHT. One is at Subramania Puram and another one is at Urkadu. The capacity of the water tank at Subramania puram is abovt 9 lakhs litres and at Urkad tank is one lakh litre. Third one is constructed at rear side of Panchayat union office with 2 lakhs litre capacity. There are 3 Nos. of Ground level reservoirs 125 Nos. of bore wells from these water is supplied Water is distributed through 55 Public fountains and 4885 private connections.

Open drain scheme of length 20 Km is implemented in the town. There are 10 Public dry latrines, 8 pay and use toilets, and 7 urinals in the town for public use.

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LIGHTING:.

3.23:. There are 1042 Nos. of tube lights 12 Nos. of Mercury lights and 116 Nos. of sodium Vapor lights in the town and streets.

AGRICULTURAL USE:-

3.24:. The undeveloped area accounts for 1423.11 hectares, which works out 79.77% of the total planning area, of which wetland is 1005.24 hectares, works out 56.35% of the total area. The remaining areas of 417.87 hectares are under dry land, hillocks, water bodies etc.,

LAND VALUE :-

3.25:. The land value for house sites in the heart of Ambasamudramtown is high which ranging from Rs.135 to Rs.200 per square feet and the value of agricultural land varies from Rs. 1 Lakhs to Rs. 2 Lakhs per hectares.

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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 that the growth of population for different decades. In this chapter an attempt is made to analysis on the potentialities needs and limitation within which they are governed.

4.02:. The planning period for the perspective plan is taken as 20 years which is formed as the base year. As such the planning year suggested for the master plan is the period ends with the year 2021.

POPULATION FORECAST:-

4.03:. Assessment of land requirements for various urban needs is assessed based on the population projection. In the assumed planning period of 2021, the development of the town may expand beyond its present limit of developments. So to arrive at the population in 2021 the present population of the town and its growth are considered generally.

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TABLE 4.1 POPULATION VARIATION

Year	Population	Increase	Variation
1961	22447	----	----
1971	27709	5262	23.44%
1981	29761	2052	7.41%
1991	33893	4132	13.88%
2001	32681	(-)1212	3.58%
	AVERAGE	2559	12.08%

Source: District census

BY ARITHMATICAL METHOD:-

Average increase :- 2559

Population for the year 2011, 32681 + 2559 = 35210

Population for the year 2021, 35210 + 2559 = 37769

BY GEOMETRICAL METHOD:-

Average variation : 12.08%

Population for the year 2011, 32681X1.1208=36629

Population for the year 2021, 36629 X 1.1208 = 41054

BY INCREMENTAL INCREASE METHOD:-

Average incremental : 2737

Average arithmetical : 2559

Population for the year 2011, 32681 + 2737 + 2559 = 37977

Population for the year 2021, 37977+2787+2559 = 43323

TABLE 4.2 POPULATION FORECAST for 2011 and 2021:-

SL. NO.	BY THE METHOD OF	FUTURE POPULATION	
		2011	2021
01	Arithmatical method	35210	37769
02	Geomatrical method	36629	41054
03	Incremental increase	37977	43323

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4.04:. Incremental increase method gives higher value when comparing with other methods. Hence Population fore cost for year 2011 will be 38,000 for the year 2021 will be 43,000. However, exact prediction of population in future is too difficult since the travel of migration may not be uniform. Accordingly a population of 43,000 is assumed to have in Ambasamudram Local Planning area in 2021 for design purpose.

OCCUPTIONAL PATTERN:-

4.05:. Total workers participation in the three sectors of employment as per 1991 census is 13833. From the table of previous Chapter, it is observed that the employment of workers in secondary sector is a higher percentage of workers (ie) 36.72% and in respect of Primary and teritiary sectors 31.44% and 31.84% are employed respectively. This may be due to the constructional and commercial activities are increased in the town.

4.06:. In view of the above state of affairs, the workers are to be engaged in primary Secondary and tertiary sector in 2021 are assumed as 25%, 40% and 35% respectively for the future planning period. The percentage of workers to the total population during the year 1991 is 40.81%. 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 2021, about 50% of the Population will be in working force. The table 4.4 shows the anticipated workers in various sectors in 2021.

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TABLE-4.3
ANTICIPATED WORKERS IN VARIOUS SECTORS – 2021:-

Sl. No.	Sectors	Workers	% of workers to total workers	Remarks
01.	Primary Sector	5375	25	Anticipated workers as 21500.
02.	Secondary Sector	8600	40	
03	Tertiary Sector	7525	35	

LAND USE REQUIREMENTS:-

4.07:. Many recent studies conducted eminent planners different by size and characteristics revealed that a standard could be evolved for future land requirements comprising the present town of similar size and characteristics based on this. The Directorate of Town and country planning has also suggested for future land requirement for different size of towns.

4.08:. Ambasamudram Master plan is a long term development plan for the period from 2005 to 2021. The special distribution of land for various land uses are calculated taking into consideration the future size and shape of Ambasamudram.

4.09:. At present, the density of population in the developed area is about 94 persons per hectare which is normal. According to the norms, 125 persons per hectare is ideal. Hence, for 43000 population the developed area required for the planning period will be 344 hectares.

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4.10:- On the basis of guidelines given by the Directorate the urbanisible land required for various categories except agricultural for proposed land uses for Ambasamudram local planning area in 2021 are given in the table.

TABLE NO.4.4

PROPOSED REQUIREMENT OF LAND USES FOR AMBASAMUDRAM LOCAL PLANNING AREA IN 2011.

S.NO.	LAND USE	PERCENTAGE OF TOTAL URBANISED	AREA REQUIRED IN 2021 IN HECTARE
1.	RESIDENTIAL	54 TO 67%	410
2.	COMMERCIAL	3 TO 6	10
3.	INDUSTRIAL	10 TO15	55
4.	PUBLIC AND SEMI PUBLIC EDUCATION	8 TO 12	75

4.11 Usually the land area required for different land uses for future expansion on will be worked out based on future population under various occupational groups. In addition to that it is suggested that the existing land use pattern taken as a guideline for assessing the future land use is considered to be satisfaction.

4.12 In the Ambasamudram Local Planning area there is lesser extent of dry lands available. Hence, only wet lands have to be developed during the planning period.

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PROBLEMS IDENTIFIED:

4.13 Ambasamudram town is surrounded by fertile wetland. The Thamparaparani river runs close Southern boundary of the town. The Western ghats locates very close to the western side of the town. Except summer season the climate is normal. Mukkudal town, which is famous for beedi manufacturing, is located very adjoining to the town. Major industries like Madura Coats Mill and Papanasam Paper Mill are located adjoining to this town. There is no organized bus stand in this town. The local authority has informed that there is proposal to construct a Government sugar factory within Ambasamudram town area. In the object of studies so far made is to design and prepare a Master Plan while will serve as a physical frame work for regulating the future development of Ambasamudram town for the purpose of this Master Plan. The design period is takes as 2021 AD. based on the trend of growth of population. The estimated population about for the year 2021 AD ,will be 4300.

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CHAPTER : V

PROPOSALS

5.01:. Ambasamudram Local planning authority prepares a master plan for its Local Planning area to have effective control over further development.

The aim and objectives of the plan are as follows.

1. To determine 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 economy.
4. To provide adequate amenities and open space within 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 industrialisation and to improve the city conditions of one and all.
9. To stimulate the commercial and other tertiary 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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PROPOSED LAND USE ZONES:-

RESIDENTIAL USE ZONE

5.02 Residential part of Ambasamudram town has developed in a particular place (i,e) hamlets of Subramaniyapuram, Thilagapuram, Solaipuram, Kovilkulam , Gomathinagar teachers colony and Velayuthpuram. The core of the residential development in Ambasamudram has been developed with different uses mingled it one another as per the assessment the requirement of extent of land for residential use is 344 hectares. In which 248.16hect. extent of land is under residential use in existing.. Therefore the balance and extent of 92 hectares land is to be reserved for residential use. Also considering the present trend of growth and preserving the wet lands wherever dry land exist and close to the residential area the following pockets are earmarked as residential use as follows.

i) The area of Subramania puram,

ii) Periyakulam,

iii) both sides of Kaliviswanatha Swamy Kovil road

iv) rear of Salaipuram along the Mukkudal road,

v) Kovilkulam area,

vi) Velayuthapuram. All the residential area is classified under mixed residential use. The area for residential use allocated is 412.50 hectares.

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COMMERCIAL USE ZONE:-

5.03 In Ambasamudram town there is one private Weekly Market functioning on Thursday. On both sides of Tirunelveli Papanasam main road a number of shops of different kinds are studed with other development. Regulated market which deals with agricultural products is located in this town along Mukkdal road.

5.04 As explained above, most of the commercial uses have been developed on main road. Only a few commercial use buildings are located inside the residential locality. The total land required for commercial uses have been suitably distributed in all the existing development and in the proposed development where existing trend of commercial activity along the road are considered and certain percentage of additional areas reserved for commercial activities are also provided along.

(i) Both sides of Kallidai Kruichi Road.
(ii) Both sides of Mukkudal Road.
(iii) Both sides of Urkadu Road.
(iv) Near Periakulam Colony.
(v) Southern side of Subramaniapuram.

The area for Commercial uses allocated is 10.60.Hec.

INDUSTRIAL USE:-

5.05 There are two major industries namely Madura Coats Mill and Papanasam Paper Mill in this town. Beedi works, Kadasal works are also carried out by the perople in the town. Thambiraparani river and Nathiunni Channel are notified under environmental government order. Hence, no proposals for the industries are provided with a distance of 1 KM. Industrial growth is coming towards Vickramasingapuram considering the above factors proposal for controlled industries is given on the rear side of Madura Coats Mill.

Many house wives are engaged in beedi works and Kadasal works. To encourage them it is suggested that housing scheme may be implemented for local authority through societies and Tamil Nadu Housing Board. The allotted area for industrial use is 54.65 Hec.

EDUCATIONAL USE:-

5.06 In Ambasamudram there is one Arts college and two Higher Secondary Schools. From the existing availabilities it is ascertained that one Polytechnic and one more Higher Secondary School to be provided. Some area is reserved for this use along Mukkudal road to cater the needs of the people including surrounding villages. The proposed area is earmarked in the Master Plan. The allotted area for educational use is 15.40 Hec.

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PUBLIC AND SEMIPUBLIC USE:-

5.07 The area on western side of Veterinary Hospital is proposed for Public and Semi Public use since this site is reserved by TNEP.

The area on eastern side of water treatment unit is proposed for Public use since the units are extended in future by local authorities

5.08 To improve the Medical facilities the bed strength in Government hospital is to be increased and the building is to be expanded.

5.09 There is one Paddy Research Centre in the town for favour of farmers this may be expanded.

5.10 At present the existing bus stand is inadequate. It is proposed to have a bus stand with modern facilities. The allocated area for this use is 59.55 Hec.

TRANSPORTATION:-

5.11 Considering the existence of roads and traffic flow the following aspects are decided.

i) The roundana at the junction of Papanasam main road and Kallidaikurichi road, Mukkudal road and Papanasam road have to be constructed. Proper parking space should be provided for mini vans and trucks.

ii) The encroachment along the main road to be removed.

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WATER SUPPLY:

5.12 For water supply there are three overhead tanks. Due to Thampiraparani river runs southern edge of this town, water supply system for the town is satisfactory.

DRAINAGE:

5.13 Existing open drains maintained properly by taking repair works storm water drains has to be constructed in future.

AGRICULTURAL USE:

5.14 The remaining lands other than lands, additionally proposed for the above five uses are grouped under these use. Wet lands dry lands irrigated dry lands hillocks, water bodies, quarries burial ground have been included in this use.

FINAL LAND ALLOCATION:

5.14 The area required for different uses calculated based on the standard are given in Table No.4.4. The table gives the comparative statement of the percentage of individual uses to the developed area and total area .

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TABLE NO – 5.1
PROPOSED LAND USE – 2011

Use	Extent in Hectares	% to developed Area	% to total Area
1.Residential	412.50	74.63	23.13
2.Commercial	10.60	1.92	0.59
3.Industrial	54.65	9.89	3.07
4.Education	15.40	2.79	0.86
5.Public & Semi Public	59.55	10.77	3.33
Developed area	552.70	100.00	30.98
Agriculture	1231.30	—	69.02
Total	1784.00	100	100

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CHAPER VI
PROJECT PROPOSALS

Necessity for proposing bye pass road

6.01:. Ambasamudram is endowed with two important roads, one is traversing from Tirunelveli, connecting papanasam, and other is Mukkudal Road. During the Peak hours vehicle population will concentrate along these roads resulting in heavy congestion of pedestrian and vehicular traffic. With a view to maintain and disputed flow of vehicular traffic one bye pass road has been proposed in Mela Ambasamudram Village.

This bye pass road is proposed as instructed by the Additional Director of Town and Country Planning during the discussion held on February 2000 with MLA, EO and President of Ambasamudram.

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CHAPTER VII

ZONING REGULATIONS AND CONTROLLING OF DEVEOPMENT

7.01 In order to implement the proposals contained in the master plan, certain essential and important zoning regulations use have to be framed and enforced.

7.02 Every development within the area covered by the Master Plan for Ambasamudram Local Planning area shall confirm to the regulations prescribed here under.

7.03Proposed land use zones are zoned in the proposed land use map itself. The uses permissible under the various use zone are given separately in the annexure. As per G.O.Ms. No.1730 RD & LA dated 24.07.74.

7.04The uses permissible in various location and its survey numbers are also given separately given in the Annexure.

7.05 For implementation of the plan by the local planning authority Zoning regulations are absolutely essential. The already approved zoning regulations by the government in their G.O.Ms. No. 1730 RDLA dept. 24.07.74 and subsequent amendment to be made to this G.O. as given in the annexure and enclosed in this report shall apply for the local planning authority. The grant or refusal of planning permission shall be as per the above zoning regulations.

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7.06 If any notification issued under the pancharyat act / Tamilnadu District Municipalities Act 1920 defeniating areas for industrial use is in existence they may be allowed to develop as such except for the area as proposed for specific uses as contemplated in this master plan proposals for which the zoning regulations as in the appendix shall apply.

7.07 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.

7.08 Any site approval or planning permission for any development under these rules regulation shall not absorb the applicant of his responsibility to get clearance or permission under other acts, rules.

7.09 While granting permission the local planning authority may enforce such restrictions and conditions as may be necessary under the rules.

7.10. No development shall be incontravention of these rules

7.11. No land premises for building shall be changed for put into a use not inconformity with the provisions of these rules.

7.12 In the case of an area comprised in a detailed development plan consented / approved under the Town and Country Planning Act 1971 the developments to those areas shall be inconfirmity with the detailed development plan and regulations as per the provisions contained in the respective detailed development plans.

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7.13 Where for an area detailed layout plan or land development has been approved by the local planning authority with the approval of the commissioner Town and Country Planning the zone on such layout plan shall be applicable and developments in the area shall be regulated according to the rules subject to such conditions as may be described in such layout conditions.

7.14 The permission for any layout shall be granted by the local planning authority with the prior approval of the Director of his authorized officer subject to such conditions and regulations as may be stipulated by him.

7.15 The multi – storied building shall be permitted along roads abutting the roads, having a minimum of 18 m width by the Local Planning authority with the prior approval of the commissioner of Town and Country Planning subject to such conditions as may be prescribed by the Commissioner of Town and Country Planning.

7.16 The layout sub division of land for building purposes shall be carried out only in accordance with the provisions as specified in the approved layout.

DEVELOPMENT CHARGE

7.17 Every development intending to develop an area shall obtained Planning permission from Local Planning authority on payment of developing charges at the rate fixed under the act and rules.

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EXEMPTIONS:

7.18 The commissioner of Town and country planning can relax any of the provisions covered in specific cases relating to (a) set back and open space requirements in plots. (b) permit any land and building use in any of the zones delieneated or in any part of the local planning area prescribing such conditions as may be deemed necessary.

VARIATIONS

7.19 Any variations to the zoning regulations are variation to any of the classes contained in the master Plan regulation shall be effected as per the provisions under section 32 of the Town and Country Planning Act 1971.

7.20 In so far as the lands included in the master plan these shall be deemed to have been excluded from residential areas notified under section 89 of Tamilnadu District Muncipalities Act 1920 and the land and building uses shall be regulated under the Town and Country Planning Act Development plans.

7.21 The land use schedule as given in annexure is a final statement with respect to land use development irrespective of the colour indications as shown in the map which is only guidance.

Executive Authority 14/3/11
Ambasamudrum Local Planning
Authority,Ambasamudrum.

14.3.11

18/3/11
Deputy Director of Town
and Country Planning,
Tirunelveli.2.

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ANNEXURE - A

GOVERNMENT OF TAMIL NADU

ABSTRACT

TOWN PLANNING - Preparation of Zonal plans – Formulation of Draft regulations submitted by the Director of Town and Country Planning Approved.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.1730 **Dated the 24th July 1974**

Read :

1.D.O.Lr.No. 28332/MD/73-1 RD&LA dt 7-3-73

2 From the Director of Town & Country Planning Lr. No. 10989/73 SM dt. 21-3-74.

3 From the Member secretary/ Madras Metropolitan Development Authority D.O.Lr.No. 1983/74-ADI dt 19.5.74.

ORDER:

The Director Town and Country Planning submitted draft zoning regulations on use of land and buildings particulars in urban areas. These regulations list out the uses permissible in each of the use zones and the restrictions to be imposed. For the purpose of these regulations, it has been suggested that the urban areas may be divided into the following six major use zones.

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1. Residential use zone
2. Commercial use zone
3. Industrial use zone
4. Educational use zone
5. Public and semi public use zone
6. Agricultural use zone

Of these, the Residential use zone has been further sub divided into two categories, namely :

1. Primary Residential use zone and
2. Mixed residential use zone

The industrial use zone has been similarly sub-divided into three categories namely:

1. Controlled Industrial use zone
2. General Industrial use zone and
3. Special Industrial and Hazardous use zone

2. The Director has also stated that the Tamil NaduTown and Country Planning Act 1971 provides for the zoning of areas under section 17(1) and 20(2) (g) through the master plans and detailed development plans respectively. He has recommended that the draft zoning regulations may be approved and communicated to the Local Planning Authorities for adopting as part of the Master Plan for proper land use planning and control in addition to other regulatory

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measures and that as for the Madras Metropolitan area, a copy of the regulations may be sent to the Member – Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development plan with such notification as may be necessary, in consultation with him (the Director) and the Government.

3. A copy of the draft regulations was sent to the Member Secretary Madras Metropolitan Development Authority for his views. He has stated that the comprehensive land use proposals and zoning regulations for Madras Metropolitan Area are under preparation and that the suggestion of the Town Planning Directorate will be considered and incorporated to the extent as may be necessary in the final proposals.

4. The Government have examined the suggestions. They accept the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan Area and, as for other Urban areas of the state, the Government approve in principle, the draft zoning regulation submitted by the Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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5. The receipt of this order may be acknowledged by the Director of Town and Country Planning.

/By order of the Governor/

MM. RAJENDRAN

SECRETARYTO GOVERNMENT

/TRUE COPY/

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ANNUXURE – B

USE ZONE REGULATIONS

1(a) PRIMARY RESIDENTIAL USE ZONE (PR)

Uses Permitted:-

1. All residential buildings including single and multifamily dwellings, apartment dwellings and tenements together with appurtenances pertaining there to.
2. Professional consulting offices of the residents and other incidental uses there for.
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.

8 Storage of domestic cooking gas cylinders (Vide G.O.Ms.No.457H & UD Dept. Dated. 01.06.1989)

9 Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)

10 Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

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I(b) Mixed Residential use zone . (MR)

Uses Permitted

1. All uses permitted under use zone I(a) ie., Primary residential use zone.
2. Hostels and single person apartments.
3. Community halls, kalyana Mandapams, religious buildings welfare centres 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 & Telegraph offices, Fire stations and Electric sub stations.
8. Banks and Safe deposit vaults.
9. Educational Institutions excluding colleges.
10. Restaurants, residential hostels and other board and lodging houses.
11. Petrol filling and service stations.
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

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16. Cottage industries permissible in residential areas under G.O.Ms. No. 566 dated 13.3.62.

17. Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)

18. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

II. COMMERCIAL USE ZONE: –

Uses permitted

1. All uses permitted in use zone 1(a) and 1(b) (ie) residential use zones.

2. All commercial and business uses including all shops, stores, market and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to causes health hazards.

3. Business offices and other commercial and financial institutions.

4. Warehouses, repositores and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.

5. Cinemas, Theatres and other commercial entertainment.

6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards.

7. Transportation terminals including bus stands, railway stations and organised parking lots.

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8. Automobile repair shops and garages.

9. Small industries, using electric motors not exceeding 20 HP and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smokegas. noise or vibration or otherwise dangerous to public health and safety and

10. Manufacturing and service establishments and commercial uses using electric motors not exceeding 50HP for use incidental to the commercial activities permissible in the zone. (As per the letter of joint Secretary to Government Housing and Urban Development Department, Chennai Letter No.12096 UD IV (i) 93-4 dated 2.8.93 addressed to Director of Town and Country Planning, Chennai.)

11. Restaurants with or without boarding and lodging houses, star hotels and non star hotels (Vide amendment issued in Government letter No. 69759/UD IV 288/11 dated 22.6.1992).

12. Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)

13. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

III. INDUSTRIAL USE ZONE

Use zone III(a) controlled Industrial use zone (IC)

Use permitted

1. All commercial uses listed under use zone 1(a) 1(b) and 2 ie., residential and commercial use zones.

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2. Industries using electric power not exceeding 130HP (L.T maximum load) but excluding industries of abnoxious and hazardous nature by reason of odour, liquid effluent dust, smoke, gas, vibration etc, or otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas power during periods of power shortage or failure.

3. Hotels, restaurants, and clubs, places for social inter course, recreation and worship and dispensaries and clinics and

4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the promises.

5. Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)

6. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

USE ZONE III(b) GENERAL INDUSTRIAL USE ZONE:

Uses permitted

1. All commercial uses issued under use Zone 1(a) 1(b) and 2 ie. Residential and commercial use zones.
2. All industries without restrictions on the horsepower installed or type of motive power used excluding those of obnoxious hazardous nature by reason of odours 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 intercourses 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.

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5. Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)
6. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

III© SPECIAL AND HAZARDOUS INDUSTRIAL USE ZONE:-

Uses permitted:

1. All cCommercial uses listed under use zones 1 and 2 ie. Residential and commercial use zones.
2. All industries permissible in the use zone III(a) and III(b) ie. 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.
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 particulars subject to a spontaneous ignition.
6. Processing or manufacturing anything from which offensive or unwholesome smells arise.
7. Melting or processing tallow or sulpur.
8. Storing handling or processing of manure offal blood bones rags hids fish horns or skin.

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9. Washing or drying 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 sprit containing alcohol whether denatured 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 zones III(a) and III(b) ie. Controlled industrial and the general industrial use zones.

15. Hotels restaurants and clubs or places for social intercourse recreation and workship or dispensaries and clinics and

16. Residential buildings for caretakers watchman and other essential staff required to be maintained in the premises.

17. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

IV. EDUCATIONAL USE ZONE (E) -

Uses permitted

1. Schools, colleges and other higher education and training institutions and the uses connected therewith

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2. All uses permitted in use zone 1(a) ie., primary residential use zone.

3. Hostels and single person apartments.

4. Recreation clubs, libraries and reading rooms and

5. Restaurants

6. Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)

7. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

V. PUBLIC AND SEMI PUBLIC USE ZONE (P&S) Use zone

Uses permitted

1. Government and Quasi Government offices

2. Art calleries, museums, acqaris 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, stadium, zoological gardens,exhibition grounds and other public and semi public open spaces and

7. All uses permitted in the use zones 1(a) and 1(b) ie., the residential use zones.

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8. Software development and training (Vide G.O Ms. No. 260 H & UD department dated.29.10.2002.)

9. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

VI. AGRICULTURAL USE ZONE (AG)

Uses permitted

1. All agricultural uses
2. Farm houses and building for agricultural activities
3. Rural settlements with allied uses
4. Public and private parks, playfields, gardens, caravan and camping sites and other recreational uses.
5. Diary and cattle farms
6. Piggeries and Poultry farms
7. Water tanks and reservoirs
8. Sewage farms and garbage dumps
9. Airports and broad coasting installations
10. Forestry
11. Cemetries, crematoria and burning and burial grounds
12. Storing and drying of fertilisers
13. Fish curing
14. Salt manufacturing
15. Brick, tile or pottery manufacture
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying
18. Installation of Base Transreceiver Station Towers (Vide G.O.Ms. No. 302 H & UD department dated 12.12.2002).

Sd/- R.KULANDAIVEL

Director of Town and Country Planning

//True Copy//

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III (a) CONTROLLED INDUSTRIAL USE ZONE

IC.1. S.Nos.527pt, 528pt, 529pt, 530pt, 531, 532, 533, 537, 538pt of Mel Ambasamudrum Village.

IC.2. S.Nos.385pt, 386, 388pt, 395pt of Mel Ambasamudrum Village.

III (b) GENERAL INDUSTRIAL USE ZONE

-NIL-

III (c) SPECIAL AND HAZARDOUS INDUSTRIAL USE ZONE

-NIL-

IV. EDUCATIONAL USE ZONE

E.1. S.Nos. 385pt of Mel Ambasamudrum Village.

E.2. S.Nos.202Apt of Mel Ambasamudrum Village

V. PUBLIC AND SEMI PUBLIC USE ZONE

P & S.1 S.Nos.545, 546, 547, 549 of Mel Ambasamudrum Village

P & S.2 S.Nos.530pt of Mel Ambasamudrum Village

P & S.3 S.Nos.6pt,7, 8, 9, 24pt, 25, 26pt, 27pt of Mel Ambasamudrum Village

P & S.4 S.Nos.43 of Mel Ambasamudrum Village

P & S.5 S.Nos.232 of Mel Ambasamudrum Village

P & S.6 S.Nos.85, 136pt of Mel Ambasamudrum Village

P & S.7 S.Nos.92pt of Mel Ambasamudrum Village

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AMBASAMUDRAM LOCAL PLANNING AREA

DEVELOPMENT CONTROL REGULATIONS

1. **Short title :-** These regulations may be called Development Control regulations For Ambasamudram Local Planning Area,

2. **Definition :-** "Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. **Ordinary building :-**

(a) Ordinary building means a building, which does not fall within the definition of special building, group development or multi-storeyed building.

(b) For that area covered by corporation, Municipality, Town panchayat, Town ship and the MDM Act. extended area the Tamilnadu District Municipalities building rules 1972 are applicable.

(c) For that area covered by village panchayat, the Tamilnadu panchayat building rules 1997 are applicable.

(d) For Economically weaker section (EWS) the planning parameters are followed as per schedule IX.

(e) Continuous building :- Continuous building means building constructed without any side set back. Row type housing also falls in to this category.

For continuous building the planning parameters are followed as per schedule X.

4. **Regulation for Special building**

(1) "Special building" means a building with more than two floors not exceeding 4 floors inclusive of ground floor ie. not more than ground +3 floors or a building with basement / stilt floor and 4 floors or a residential building more than 4 dwelling units or a building accommodating commercial or industrial or institutional or combination of such activities exceeding a floor area of 300 square metres.

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorized ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) a. The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation :-

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 meter along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

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To cite examples :-

(a) If the general road is of width less than 9 metres. width, but only widens opposite to or nearer to the site is more than 9 metres., is not acceptable.

(b) If the road is generally of 9 metres. width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres. and the site owner merely agrees to leave enough space to have 9 metres. in front of his site only, this is not acceptable.

(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case reference in such cases may be made to Empowered Committee.

(2)b. If the site does not directly abut a public road but gains access through a private exclusive passage or though a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows :-

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwelling or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
3	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
4	when it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building.	9.0 metres

(3) Planning Parameters :- a) The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below :-

THE TABLE

Sl. No.	Description	Resi dential	Commer cial	Institutional zone Educational public and Semi public	Industrial
1	Minimum plot extent	220Sq.m.	300Sq.m.	892 Sq.m	892 Sq.m
2	Minimum plot width/ frontage	9m.	9m.	25m.	25m.
3	Minimum road width	9m.	9m.	9m.	9m.

4	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt + 4floors.	15m or G+3 (or)Stilt+4 floors	15m. Provided that water tank chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6	Maximum plot coverage	70%	65%	60%	50%
7	Front set back (Based on the road with)	NH/SH-7m (Other road up to 12m-3m 12m to 18m – 4.5m. More than 18m-6m.)	NH/SH-7m (Other road up to 12m-3m 12m to 18m – 4.5m. More than 18m-6m.)	NH/SH-7m (Other road up to 12m-3m 12m to 18m – 4.5m. More than 18m-6m.)	NH/SH-7m (Other road up to 12m-3m 12m to 18m – 4.5m. More than 18m-6m.)
8	Side set back	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher
9	Rear set back	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher
10	Open Space Reservation (OSR)	It shall be followed as per Schedule-I			
11	Parking Space	As mentioned in Schedule-II will be followed.			

Explanations :-

(i) Additional FSI of 20% will be permissible for stilt parking

(ii) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(iii) For public buildings such as theatres, Kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

(iv) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(v) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

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(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule-III.

(5) The minimum width of corridor shall be as given below :-

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.5 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, Cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as :	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges etc.	2.0 metres
	e) All other buildings	1.5 metres

(6) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(7) Rain water conservation given in Schedule – V.

(8) Solar energy capture provisions shall be provided where applicable as given below :-

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission.

a) Nursing homes / hospitals exceeding 500 square metres in the floor area.
b) Hotels and lodges exceeding 500 square metres in floor area.
c) Hostels exceeding 50 rooms and
d) Kalyanamandapams exceeding 500 square metres in floor area.

(9) Internal vehicular access way including passage if any within the site shall be clear width of 7.2 metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(10) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(11) If a Special building contains more then one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(12) Every Special building exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VII.

(13) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(14) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closed and pump room per block does not exceed 6 square metres.

(15) In cases of residential developments exceeding 100 dwelling units in primary residential use zone. commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(16) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself.

(17) Any construction with roof cover it in the terrace floor for A.C. plant/ structures shall be counted, as a floor and categorization of type of building shall be done accordingly.

(18) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square meters (1 hectare) the developer shall reserve minimum ten percent of the site are (excluding roads if any handed over to local body) or 10% of total FSI area and provide housing thereon for lower income groups with dwelling units not exceeding 45 square meters in floor area each, either within the site proposed for group development or in a location with in a radius of 5km. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings. Further, it shall be a separate block.

(19) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(20) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments which is 10 Hectares or more where link roads to a width of 18m have to be provided for connectivity to the adjoining lands/areas by the developer. The applicant shall hand over such link roads free of cost through a registered gift deed to the authority or local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(21) The space set apart for formation of a new road proposal in Master plan / Detailed Development Plan or road widening/street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact

mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(22) Basement Floor :-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(23) Display Board :- The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Group development :– (1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation :- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve of zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples :-

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorized encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(2)b. If the site does not directly abut a public road but gains access through a private exclusive passage or though a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows :-

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwelling or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
3	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
4	when it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building.	9.0 metres

(3) The extent of site, FSI, set back etc. for Group development shall be regulated according to the Table below :-

THE TABLE

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	Minimum set backs		
	(i) Front set back	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12m – 3m 12m to 18m – 4.5 m. more than 18m – 6m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12m. 3.5m. on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5m. on either side
	(iii) Rear set back	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note :(i) For public building such as theatres, Kalyana mandapams, assembly halls, exhibition halls, hospitals nursing homes, hotels, lodging houses, etc. setback all around – shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(vii) (a) The spacing between any twoblocks of G+1 buildings shall be 3.5m. for the ventilation purpose and shall not be used for any other purpose.

(b) The spacing between any two blocks of G+1 building which is used as a access way, then minimum space of 6m. shall be maintained.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule-III.

(5) The minimum width of corridor shall be as given below :-

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.5 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, Cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as :	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges etc.	2.0 metres
	e) All other buildings	1.5 metres

(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below :-

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission.

a) Nursing homes / hospitals exceeding 500 square metres in the floor area.
b) Hotels and lodges exceeding 500 square metres in floor area.
c) Hostels exceeding 50 rooms and
d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule-1.

(11) Internal vehicular access way including passage if any within the site shall be clear width of 7.2 metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more then one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block. .

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closed and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone. commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself.

(19) Any construction with roof cover it in the terrace floor for A.C. plant/ structures shall be counted, as a floor and categorization of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square meters (1 hectare) the developer shall reserve minimum ten percent of the site are (excluding roads if any handed over to local body) or 10% of total FSI area and provide housing thereon for lower income groups with dwelling units not exceeding 45 square meters in floor area each, either within the site proposed for group development or in a location with in a radius of 5km. from the site under reference. The

developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings. Further, it shall be a separate block.

(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments which is 10 Hectares or more where link roads to a width of 18m have to be provided for connectivity to the adjoining lands/areas by the developer. The applicant shall hand over such link roads free of cost through a registered gift deed to the authority or local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master plan / Detailed Development Plan or road widening/street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor :-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board :- The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

6. Multi-storeyed Building :- "Multi – storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stills, stilt floor + 4 floors) whose height is 15m. or more.

(1) (a) Site Extent :- The minimum extent of site for construction of multi – storeyed building shall not be less than 1200 square metres.

(b) Road width :- The site shall either about on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width or gain access from public road not less than 12 metres / 15 metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(e) Minimum road width of 12 metre or above shall be permissible with Multi – storeyed buildings without any further procedures. The height of Multi – storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered committee shall take a final decision.

Explanation. – Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples :-

(a) If the road over its general length is of 18 metres width, but because of some kinds in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi – storeyed Building shall be regulated according to the Table below :-

Sl. No.	Description	Category 1(a)	Category 1(b)	Category II	Category III	
A	Minimum plot extent	1200Sq.m.	1200Sq.m.	1500Sq.m.	2500 Sq.m.	
B	Minimum plot width/ frontage	25m.	25m.	25m.	40m.	
C	Minimum road width	12m.	15m.	18m.		
D	Maximum FSI	1.5	1.75	2.50	2.25	2.00

E	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F	Maximum height above Ground Level	G+6 or Stilt +7 floors subject to a max. 24m.	G+8 Stilt +9 floors subject to a max. 30m.	60 metre where the width of the abutting road is minimum 18 metre and exceeding 60 metre where the width of abutting road is minimum 30.5 metres. subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary.		
G	Minimum set back all around	Above 15m. upto 30m.		7m		
		Above 30 m.		For every increase in height of 6m. or part thereof above 30m. minimum extent of setback space to be left additionally shall be one metre.		
H	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15m. upto 30m.		7 m.		
		Above 30 m.		For every increase in height of 6m or part thereof above 30m. space to be left additionally shall be one metre.		

Note :

(i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height or power / transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space index of 0.25 is allowable over and above the normally permissible FSI.

(vi) The Floor space index for information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

(vii) If Stilt parking is provided, an additional FSI of 20% shall be permissible restricting to a FSI of 1.80 to category 1(a) and 1(b) buildings.

Explanations :-

(1) Parking and Parking facilities :- For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the Site :- Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width :- The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below :-

The Table

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.5 metres
(ii)	Assembly buildings such as Auditoriums, kalyanamandapams, Cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference.	2.0 metres
(iii)	Institutional building such as;	
	(a) Government offices	2.0 metres
	(b) Hospitals	2.4 metres
	(c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	(d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	(e) All other buildings	1.5 metres

(4) Basement Floor:-

a) The height of basement floor not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/damaged

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule –I

(6) Conformance to National Building Code of India:-

a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully confirmed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

b) Every multi-storeyed development erected shall be provided with:-

i. Lifts as prescribed in National Building Code.

ii. a stand –by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator.

iii. an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule – VIII; and

iv. at least one meter room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire Safety, detection and extinguishing system:-

a) All buildings in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him

(8) In case of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 percent of the floor area of the building at lower habitable floor levels may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified civil or structural engineer and an Architects who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provision of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display board:- The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cmX120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up- flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In case where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare) the developer shall reserve minimum ten percent of the site area (excluding roads if any handed over to local body) or 10% of total FSI area and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within in the site proposed for group development or in a location within a radius of 5km from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings. Further, it shall be a separate block.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and at least a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around in cases of large developments which is 10 Hec. are more where link roads to a width of 18m. have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost spaces through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule-V

(17) Solar energy capture provisions as prescribed below:-

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:-

a) Nursing homes / hospitals exceeding 500 square metres in the floor area.
b) Hotels and lodges exceeding 500 square metres in floor area.
c) Hostels exceeding 50 rooms; and
d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV

(20) Scrutiny of the plan:- The plan shall be scrutinized as per rule 15 of the Tamil Nadu Multi Storeyed and Public Building Rules, 1973.

7. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilizing it for infrastructure development in that area as may be decided by the Government.

8. Transferable Development Rights:- (1) In certain circumstances the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / Social housing etc., in the cases of sub-divisions / layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for:-

(i) Any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan.

(ii) Any traffic and transport infrastructure development such as bus stops / stands and related transport infrastructure.

(iii) Any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body.

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer / society / NGO. the award of Transfer of Development Rights for Floor Space Index(FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

9. Proximity to quarries and crushers:-

(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary)

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500 metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 meter from an existing residential area and vice-versa.

10. **Layout and Subdivisions**:-

(1) Layouts:- The laying out of land for building purpose shall be carried out only in accordance with the provision specified below:-

a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

b) If the proposed layout is having two public access roads of at least 7 metres width from approved layouts, then approval can be issued. These public access be properly laid on ground.

c) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area expect in group housing.

THE TABLE

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body
(b) Roads of length above 120 metres and up to 200 metres	9.0 metres	All streets and road s shall become public. The owner / developer shall form and hand over the road to the local body
(c) Roads of length above 200 metres and up to 500 metres	12.0 metres	All streets and roads shall become public The owner / developer shall form and hand over the road to the local body
(d) Roads of length above 500 metres and up to 750 metres	18.0 metres	All streets and roads shall become public The owner / developer shall form and hand over the road to the local body
(e) Roads of length above 750 metres and up to 1000 metres	24.0 metres	All streets and roads shall become public The owner / developer shall form and hand over the road to the local body
(f) Roads length more than 1000 metres	30.0 metres	All streets and roads shall become public The owner / developer shall form and hand over the road to the local body

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

d) The minimum dimension of the residential site shall be 9.0mX15.0m

e) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a)Splay:- A splay at the intersection of two or more streets / roads shall be provided as below:-

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres X 1.5 metres
Road width above 10 metres	3.0 metres X 3.0 metres

(b) Building line: - Building line shall be provided as follows:-

Road width	Building Line
Below 9 metres	1.5 metres
9m	3.0m
12m	3.0m
15m	4.5m
18m	4.5m
24m	6.0m
30m	6.0m

(c) Roads for industrial developments:-

Description	Minimum width of road	Remarks
(a) The length of road up to 150 metres	9.0 metres	The road may be private or public
(b) The length of road above 150 metres and up to 200 metres	12 metres	The road shall become public
(c) The length of road above 200 metres and up to 250 metres	15 metres	The road shall become public
(d) The length of road above 250 metres and upto 500 metres	18 metres	The road shall become public
(e)The length of road more than 500 metres	24 metres	The road shall become public

Note:-

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Developments Plan.

(iv) No plot in a layout shall be subdivided or utilized for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads:-

a. The possibility of its future extension beyond the layout area shall also be taken into consideration; and

b. Space for extension of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width up to 7.0 metres along with a green strip up to 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134 Municipal Administration and Water Supply Department, dated 20.09.2002 and G.O.Ms.No. 71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorized development. In such unauthorized development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authority for this -

(d) Community and recreational open spaces:-

i. Reservation of land for community and recreational purposes in a layout or subdivision for residential industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of Layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below

ii. In cases where the extent of the residential layout exceeds 10,000 squares metres (1 hectare) ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purposes. No conversion or amalgamation is permissible in these cases of Economically Weaker section plots.

Provided that the minimum size of the plot shall not be less than 4.0 metres in width and 8 metres in depth and the total area shall not exceed 60sqm.

iii. The cost of laying improvements to the system in respect of road water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

iv. All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:-

a) Recessed bus-bays with bus shelters alongside the road;
b) Coffee stall / milk booth;
c) Off-street parking; and
d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the authority or the local body designated by the authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv)The planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorized by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parametres, the same shall be - referred to Empowered committee. Committee may considered the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parametres may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub division and amalgamation of plots / sites:- The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road.
Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parametres contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres.	3.00metres	Passage may be private

11 Empowered Committee:- Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener

of this committee. This Empowered Committee may relax any of the planning parametres prescribed in these regulations on due consideration to merit on case to case basis. The Empowered committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee in specific issues.

12 **Transitory Provisions**:- All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parametres and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

1) The open space reservation of land for community recreational purpose such as park / play ground shall be as given below at ground level in a shape and location abutting a public road.

Extent of site		Reservation
(a)	For 2500 square meter	Nil
(b)	Above 2500 square meter	10% of the area subject to a minimum dimension of 10 metres.

2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered Committee may relax various conditions on the OSR mentioned above.

6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

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Schedule – II

Parking Standards

S. No.	Building Use	No. of Parking Spaces	
1	2	3	
1	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each.	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words.	
		Dwelling area	No. of cars
		Upto 150 square metres	1 car space
		Above 150 square metres but below 225 square metres	2 car space
		Above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking – One two wheeler parking space for every dwelling unit with floor area of 40-70 square metres. The dimension of two wheeler parking lot shall be minimum 1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note: In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2	Commercial	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and	(ii) Floor area above 50 square meter but below 100 sq.mt – 1 car space	
	(b) Shopping center	(iii) For every additional 50 sq.m or part thereof exceeding 100 sq.m – 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part there of	
	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof	
	(e) Hotels and Lodges	(1) In starred and major hotels with more than 50 rooms one space for every 4 guest rooms. (2) In unstarred and other hotels – one space for every 10 guest rooms	
	(f) Assembly Halls, Cinema and Public Halls including - Community Centers	One space for every 20 square metres of auditorium area.	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	(h) Recreation club	One car space for every 75 sq.m. of floor area or part thereof.	

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	(3) Warehouse and wholesale stores	One lorry space for every 500 sq.m. of plot area or less	
	(4) Educational Institutions	1. Floor area less than 100 Square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof
		3. For every additional 100 square metres of floor area or part thereof over 1000 square metres.	One car space
		Note: At least 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part there of. One extra area for every 100 square metres of non-bed space in the Hospital and Nursing Homes.	
	6. Industries	i) Floor area upto 100 square metres	Nil
		ii) Floor area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres for total floor every 500 sq.m of total floor area or part thereof
	7.Other uses Communications Center etc.	As may be specified by the Authority	
	PART - II		
1	Dimension	The dimension of parking stall shall be 5.0mx2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and god owns and industries the dimension of parking stall shall be 10mx3.75m with a minimum width if driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3	Head room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4	Conditions	1	The area of each stall be flat and free from kerbs and other encumbrances.

		2	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking. where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.		
		3	Type of parking	Stall size Minimum	Aisle width
			Parallel packing	2.5x6.0m Rectangular	3.5metres
			30 degree	2.5x5.0m Rectangular	3.5metres
			45 degree	2.5x5.0m Rectangular	3.5metres
			60 degree	2.5x6.0m Rectangular	3.5metres
			90 degree	2.5x5.0m Rectangular	6.0metres
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactory achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles of other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi level parking	1	No. of storey's permissible		
		2	Gradient and ramps	1 in 10 generally 1 in 8 minimum	
		3	Clear height between floors	2.10 metres minimum	
		4	Parking stall dimension	2.5metres x 5.0 metres	
		5	Inside radius of curve	7 metres minimum	
		6	Width of traffic lane, ramps and entrance	7.5 metres minimum	
		7	Gradient of slopping floors	Not steeper than 1 in 20	
		8	Loading standards	400kg/sq.m. maximum	
		9	Ramps if two way, shall be separated		

Verified Report

Schedule –III

Structure permissible in the minimum permissible front setback side setback and rear setback

1. Unless or otherwise specifically provided for elsewhere in these regulations no structure shall be constructed within the minimum prescribed set back spaces expect the following

(a) In cases of non –multi-storyed building (including ordinary buildings) Unsupported sunshade, wardrobes, balconies, and other projection from the Main walls, stated below so long as such structures do not fall within minimum Prescribed set-back spaces more than what is prescribed below:-

1	Sun- shades	0.60 metres
2	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
3	Open non- continuous balconies (above ground floor)	1.20 metres
4	Open service verandah to kitchen (above ground floor)	1.20 metres
5	Architectural projections above ground floor	1.00 metres
6	Staircase open landing projections (not affecting driveway)	1.00 metres
7	Cantilevered portico so long as it does not fall within 1.5 metres from the street alignment or boundary of the site whichever is closer	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5meters for an ordinary building and 1.50 meters for a special building / group development and for any other non-multi- storeyed building from the property boundary or street alignment whichever closer is made available ;

Provided further that if non –conditions projecting structures stated above in the setbacks exceed 50% of the side / length of the building then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. motor room of area not exceeding 2 square meter and height not exceeding 1.8 meters. Without affecting parking and driveway requirements .

(b) In case of ordinary buildings.

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 meter from the side boundary or 1 meter from the rear or front boundary of the site or street alignment.

In case of Residential in the rear set back , structure like lavatory lumber room, garbage etc., not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third pf the plot width, 6 meters from near boundary and 4 meters in height from ground level.

(c) A compound wall of height not exceeding 2.0 meters.

(d) Watchman booth not exceeding 2.5 meters x 2.5 meters in size at each gate and height not exceeding 3 meters.

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 meters atleast to a width of 3.5 meters.

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metres from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by tamilnadu electricity board.

Explanations:-(1) any wardrobe OR staircase projection stated above is countable for coverage and FSI computation.

(2) in order to minimize traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e).one entry/one exit;provided that an additional gate for every 50 meters frontage may be allowed in large sites if the frontage exceeds 50 meters.

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Schedule - IV

Special regulation for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities.(it does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 meters from building entrance.

(ii) The width of parking bay shall be minimum 3.6 meters

(iii)The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building Requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

a. Ramps slope shall not be steeper than 1 in 12;
b. Its length shall not exceed 9 meters between landings and its width shall be minimum 1.5 meters with handrails on either side;
c. Its surface shall be non slippery; and
d. Minimum size of landing shall be 1 meter x 2 meters

(ii) Among the lifts provided within the premises at least one lift shall have the facility to accommodate the wheel chair size 80cm x 150 cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

SCHEDULE –V

Rain water conservation

Water conservation :- (1) Effective measures shall be taken within each premise s for conservation of rainwater and rainwater – harvesting structure atleast to the following standards shall be provided : the same shall be shown in the plan applied for planning permission.

a) Building of height upto ground + 1 floor

Percolation pits of 30 centimeters diameter and 3 meters depth may be made and filed with broken bricks or pebbles 2.85 meters and the top covered with perforated Reinforced Concrete cement (RCC) slab .These percolation pits may be made at intervals of 3 meters centre to center along the plinth boundary . The rain water collected in the open terrace may be collected through a 150 millimeters poly vinyl chloride pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm(filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 cm height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special building, Group developments Multi-storeyed buildings, industrial and Intuitional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metre depth all around the building and filled with rounded pebbles of 5centimeter to 7.5 centimeter size. The concrete paving around the building has to be slopped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open space flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 cm , height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

2.Additional regulations for all buildings:

a) In the ground floor, floor level of water closets shall be atleast 0.9 meter above the road level to ensure free flow.

b) All centrally air conditioned building shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

c) A separate sump shall be constructed for storing portable water supplied by the local body the volume of some not exceeding 1,000 liters per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

SCHEDULE –VI

Spaces excluded from Floor Space Index and coverage computation

1. The following shall not be counted towards FSI and plot coverage computation:-

1) Areas covered by stair –case rooms and lift rooms and passages thereto above the top most storey , architectural features , chimneys, elevated tanks (Provided its height below the tank from the floor does not exceed 1.5 meters and water closet (area not exceeding 10 square meters).

(2) Staircase and lift rooms and passage thereto in the still parking floor

(3) Lift wells in all floors

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor / floor used for parking.

(6) Area of the still parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 meter and it is open on sides and used for parking)

(7) Area of structures exclusively for accommodating machineries of water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu pollution control Board.

(8) Area covered by service ducts, and garbage shaft.

(9) Area of Balcony/ Service verandah to an extent 5 percent of each dwelling unit area in case of residential buildings and 5percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 meters.

(12) The following service and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment building owners association in each block.

(b) Servant's driver's bath room and water closet (not exceeding 20 square meters) for each block in cases of special building group Development and multi storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square meters in floor area.

(d) Area covered by-

- (i) Meter room in ground floor or parking floor;
- (ii) Air –conditioning plant room in basement or ground floor:
- (iii) Electrical room (conforming to Schedule – viii) in ground floor or stilt parking floor:
- (iv) Watchman or caretaker booth / room in ground floor / stilt parking floor.
- (v) Pump room in ground floor or stilt parking floor:
- (vi) Generator room in basement floor or ground floor or stilt floor:
- (vii) Lumber room in basement floor or ground floor
- (viii) Air Handling Units in all the floors:
- (ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings group developments for separate.

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SCHEDULE-VII

Additional FSI benefits for Informatics Technology developments

The developments of land and building for the purpose of development of informatics Technology park, software and its associated computer technology, bio-informatics units shall be certified by the appropriate authority designated by the Government for the purpose to avail the concession stated below.

1.Areas:- The proposed Information Technology development is permissible in the local body area , subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority .

2. Activities :- Manufacture of hardware , development of software and its associated computer –communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith only shall be permitted No showrooms other offices residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area , guest accommodation , watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above celling of 10% each of the above incidental activities should not exceed 5% of the total floor area.

3. Road width:-

The proposed development shall either abut on a public road of not less than 12 meters in case of special building and 18 meters in case of multi-storeyed building in width or gain access from a passage of not less than 12 meters or 18 meters width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi- storeyed building

4. Site extent :-

The site extent shall not be less than 1500 square meters.

5. Height:-

(a) For non – multi – storeyed buildings it shall in conformity with the requirements prescribed in the regulations.

-

(b) For multi- storeyed building maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres and exceeding 60 metres where the width abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

6.Floor space Index:- Maximum floor space index allowable is 1.5 times of the floor spaces index ordinarily permissible.

7. Car parking standards:- The covered car parking space will be allowed upto ground +3 floors above ground level and the same shall not be included in the floor space index/ plot coverage .

8.Other parameters:- Expect for the above said specific provisions the developments shall conform to these rules in respect of all other parameters.

SCHEDULE –VIII

Tamil Nadu electricity board and fire and rescue service standards

1. Electrical rooms in special building group development and multi – storeyed building development shall conform to the following :-

(a) Tamil Nadu Electricity Board standards:-

1. Indoor space required within the premises for installing floor mounted Distribution Transformer and associated swithchgear.

a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed building s nearer the main entrance of the building . The associated switchgear shall be separated from the transformer bays by a fire –resisting wall with a fire resistance of not less than four hours.

b) The width of the approach road to the above said electrical room shall not be less than 3.0 meters

c) The electrical room with RCC roof shall have clear floor area 6m x 4m . with a vertical clearance of 2.75 m.

d) There sides of this room shall be covered with brick walls. The fourth side towards the approach road shall be covered with M.S Rolling Grill Shutter of width not less than 3 meter with locking facility.

e) The electrical room shall be fitted with 2 nos exhaust fans in the wall facing the approach road , one on either side of the shutter.

f) The electrical room shall have raised cement flooring with cable duct of 450-mm width and 750mm. depth all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm(3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one meter
The open space within the premises for installation .

A clear space of 10m x 4m or 5m x 5m open to the sky and having an approach road of width not less than 3 meters, up to the public road shall be provided within the consumer premises preferably at the main entrance.

b). Directorate of fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 liters oil shall not be allowed in the case of indoor transformer .

(iii) The indoor transformer should preferably he housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any is contained within the curb. There shall be a suitable drain with a flame-arrester.
If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a co_2 flooder of suitable capacity, depending upon the size of the transformer.

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The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor observing suitable clearances.

DCP or co2 portable fire extinguisher of a minimum capacity of 10kg shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool. The room shall have emergency and automatic lighting with independent power supply.

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Schedule –IX

The following parameters shall be adopted for EWS/LIG/Poor class area / declared as slum area by local body :-

Sl. No	Parameters	Ordinary building
1.	Minimum plot extent	32 sq.m
2.	Minimum plot width/ frontage	4.0
3.	Minimum road width	-
4.	Maximum height of the building	G+ 1 maximum height of 7.0 metres
5.	Maximum FSI	1.50
6.	Maximum plot coverage	75%
7.	Minimum front set back	1.0m
8.	Minimum side set back	Nil
9.	Minimum rear set back	1.0m
10.	OSR	It should be followed as per schedule-I
11.	Parking space	As mentioned in schedule-II
12.	Spacing between blocks	-

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~~+357~~

SCHEDULE –X

The following parameters shall be adopted in the earmarked continuous built –up area of the city :-

Sl. No	Parameters	Residential and Shop
1.	Maximum height of the building	G+1 (or) still + 2 floor subject to a maximum of 9.0 mts
2.	Maximum FSI	1.50
3.	Maximum plot coverage	75%
4.	Minimum front set back	1.3 metres
8.	Minimum side set back	Nil
9.	Minimum rear set back	Nil
10.	OSR	It should be followed as per schedule-1
11.	Parking space	As mentioned in schedule - II

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URKADU VILLAGE

CBA - 9pt, 102/1pt, 105/4, 106/4, 5, 6, 13, 14, 138/1, 194/2,

EWS - 9pt, 102/1pt,

MEL AMBASAMUDRUM VILLAGE

CBA - 65, 75/3, 90/2, 91/1B, 190/2, 3A2, 3B, 196/2, 199/1, 229/1A, 238/4, 296, 370B/1, 385/3, 385/1A2A10pt, 385/1A2A12pt, 385/1A2B2pt,

EWS - 229/1A, 385/1A2A10pt, 385/1A2A12pt, 385/1A2B2pt,

KIL AMBASAMUDRUM VILLAGE

CBA - 12/2, 175/3, 188 to 196, 222/2, 224, 225, 226, 304, 307/1, 3, 308, 344/1B2, 345, 386, 388, 389, 390/2, 498, 499, 505, 533/6, 534, 541, 542,

EWS - -- NIL --

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ANNEXURE – C

LAND USE SCHEDULE

EL AMBASAMUDRAM VILLAGE:

omprising Survey Numbers.

to 64,69 to 71,73 to 75, 78 to 201, 202A,B, 203 to 206, 207A,B,C, 208 to 213, 21l, 222, 229, 232 to 238, 244 to 311, 312A, B, 313 to 334, 335A,B, 336, 337, 38A, B, 339, 340, 342 to 346, 348, 349, 369, 370A,B, 371A,B,372 to 382, 83A,B, 384 to 573.

Nos.65 to 68 Clubbed with 70
Nos.72, 76, 77, 214 to 220, 223 to 228 Clubbed with 229
Nos.230, 231, 239 to 243, 341, 347, 350 to 368 Clubbed with 369

(a) PRIMARY RESIDENTIAL USE

- NIL –

(b) MIXED RESIDENTIAL USE

MR.1 S.Nos.550, of Mel Ambasamudram Village.

MR.2 S.Nos. 327pt., 328pt., 330pt., 331pt., 332, 333, 334, 335, 336, 337, 338A, 427, 428pt., 429pt., 430, 432, 433, 434, 435pt., 436pt., 444pt., 445pt., 446pt., 503 of Mel Ambasamudram Village.

MR.3:S.Nos.370B, 373, 374, 375, 376, 377, 378, 379, 380, 381B, 382B, 383B, 384A, 385pt., 389pt., 402pt., 403pt., 404, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415pt., 416pt., 419pt., 420, 421, 422, 423, 424, 425, of Mel Ambasamudram Village.

MR.4: Nos.233, 235, 237, 238, 342, 344, 345, 346, 349, 369pt., 370Apt., 381A, 382Apt., 383Apt., 384B of Mel Ambasamudram Village.

MR.5:Nos. 20pt., 21pt., 22pt., 27pt., 28pt., 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41pt., 42pt., 44,45pt., 46pt., 47pt., 48pt., 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 62pt., 69, 245, 246, 247, 248, 249, 250, 251pt., 254pt., 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266pt., 269, 272pt., 273, 274, 275, 276, 277, 278, 279,

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280,281,282, 283pt., 290pt., 291,292,293,294, 295,296,297,298,299,300pt., 306pt.,307,308, 309pt.,315pt.,317pt.,318,319,320,321,322,323pt.,338B,339 of Mel Ambasamudrum Village.

MR.6 S.Nos.204pt.,205pt.,206pt.,207A pt., of Mel Ambasamudrum Village.

MR.7S.Nos.78pt.,79pt., 80pt., 81pt.,83pt.,87pt.,88pt.,89pt.,90,91,92pt.,98, 113, 114pt.,115,116, 117pt., 118,119,120,121,122,123,124,132,133,134,135, 136pt.,137,138,139,159,160,161,162pt.,163pt.,164,165,166,167,168,176,177 178,179,180,181,182,183,184,185,186pt.,187pt.,188pt.,189,190,195,196,197 198,201pt.,202Apt., 207B,207C,208,209,210,211,212,213,221,222,229pt., 570,571 of Mel Ambasamudrum Village.

99(R.S changing into M.R)

MR.8 S.Nos.93,94,95, of Mel Ambasamudrum Village.

MR.9 S.Nos.71,73,74pt.,75 of Mel Ambasamudrum Village.

II. COMMERCIAL

C.1 S.Nos.394pt.,396pt.,397,398pt. of Mel Ambasamudrum Village.

C.2 S.Nos.203,204pt.,205pt., 560 of Mel Ambasamudrum Village.

C.3 S.Nos.369pt., 370Apt.,382Apt.,383Apt., of Mel Ambasamudrum Village.

C.4 S.Nos. 199,200pt.,201pt., 569 of Mel Ambasamudrum Village.

C.5 S.Nos. 369pt., of Mel Ambasamudrum Village.

C.6 S.Nos.74pt.,78pt.,79pt., 80pt.,81pt.,83pt.,84, 162pt., 163pt.,186pt.,187pt.,188pt.,229pt., of Mel Ambasamudrum Village.

C.7 S.Nos. 6pt.,26pt.,41pt.,42pt.,45pt., 46pt.,47pt., 48pt.,62pt.,64pt.,70, of Mel Ambasamudrum Village.

C.8 S.Nos.86, 87pt., 88pt., 89pt., of Mel Ambasamudrum Village.

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7 & S 8: S.Ncs.96,97 of Mel Ambasamudram Village.

7 & S.9: S.Nos.99, 100, 114pt., 117pt., of Mel Ambasamudram Village.

VI. AGRICULTURAL

AG.1 S. Nos.548, 551, 552, 553, 555, 556, 557, 558, of Mel Ambasamudram Village.

AG.2 S.Nos. 534, 535, 536, 538pt., 539, 540, 541, 542, 544, of Mel Ambasamudram Village.

AG.3 S.Nos. 518, 519, 520, 521, 522, 523, 524, 525, of Mel Ambasamudram Village.

AG.4:S.Nos. 313, 314, 324pt., 325, 326, 327pt., 329pt., 330pt., 428pt., 429pt., 435pt., 436pt., 437, 438, 439, 440, 441, 442, 443, 444pt., 445pt., 446pt., 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 498, 499, 500, 504, 506, 507, 508, 509, 510, 511, 512, 513 of Mel Ambasamudram Village.

AG.5: Nos. 388pt., 390pt., 391,392, 393, 394pt., 395pt., 396pt., 400pt., 401, 402pt., 415pt., 417, 418pt., of Mel Ambasamudram Village.

AG.6: Nos.1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20pt., 21pt., 22pt., 23pt., 251pt., 252, 253, 254pt., 267, 268, 270, 271, 284, 285, 286, 287, 288, 289, 300pt., 301, 302, 303, 304, 305, 306pt., 310pt., 311, 315pt., 316,317pt., 323pt., 572 of Mel Ambasamudram Village.

AG.7: Nos. 200pt., of Mel Ambasamudram Village.

AG.8:Nos. 125, 126, 127, 128, 129, 130, 131, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 169, 170, 171, 172, 173, 174, 175, 192, 193, 194 of Mel Ambasamudram Village.

AG.9: Nos. 101pt., 102pt., 103, 104, 105pt., 106pt., 107pt., 108, 109, 110, 111, 112pt., of Mel Ambasamudram Village

53 in

54

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Waterbodies:S.Nos.61, 63,82,191,234,236,244,312A,312B,340,343,348, 371A,371B,372A,372B,399pt.,405pt.,426,431,497,501,502,505,514, 515,516,517,526,543,554,559, of Mel Ambasamudrum Village.

Transportation:

Roads: S.Nos.5, 6pt.,114pt.,117pt.,527pt.,528pt.,529pt., of Mel Ambasamudrum Village.

Proposed Bye Pass Road: S.Nos.20 pt., 21pt., 22pt., 23pt., 24pt., 27pt., 28pt., 42pt., 251pt., 254pt., 266pt., 272pt., 283pt., 290pt., 300pt., 306pt., 309pt., 310pt., 315pt., 317pt., 323pt., 324pt., 327pt., 328pt., 329pt., 330pt., 331pt., 388pt., 389pt., 390pt., 394pt., 395pt.,396pt., 398pt., 399pt., 400pt., 402pt., 403pt., 405pt., 415pt., 416pt., 418pt., 419pt., 428pt., 429pt., 435pt., 436pt., 444pt., 445pt., 446pt., of Mel Ambasamudrum Village.

Kasinathaswamy Koil Road: S.No: 57 of Mel Ambasamudrum Village..

Main Road: S.No. 64pt., of Mel Ambasamudrum Village.

Railway Station Road: S.No.205 pt., 206pt., 207Apt.,of MelAmbasamudrum Village.

Papanasam Road: S.Nos. 202B,387,573 of Mel Ambasamudrum Village.

Bramadesam Road: S.Nos.101pt.,102pt.,105pt.,106pt.,107pt.,112pt., of Mel Ambasamudrum Village.

Railways: S.Nos.561,562,563,564,565,566,567,568 of Mel Ambasamudrum Village.

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KIL AMBASAMUDRUM VILLAGE:

Comprising Survey Numbers. 1 to 592.

I(a) PRIMARY RESIDENTIAL USE

- NIL -

I (b) MIXED RESIDENTIAL USE

MR.10 S.Nos.151 to 176,180 to196,197pt.,198pt.,199pt.,200.,201pt., 202,203,204,205,206,207,208,209pt.,211,212,213pt.,214pt.,215pt.,588pt., 589,591 of Kil Ambasamudrum Village.

MR.11 S.Nos.224pt., 225pt., 226, 227pt., 229pt., 230pt., 232pt, 233pt., of Kil Ambasamudrum Village.

MR.12:S.Nos.222pt.,235pt.,236pt.,237pt.,239,240,241,269,270,272,273,274 275,276 to 287,288pt.,290,291pt.,292 to 306,307pt., 308 to 320,322 to329, 330pt.,331pt., 332pt.,333pt., of Kil Ambasamudrum Village.

MR.13:S.Nos.336,341pt.,344pt.,345,346,347,348,349,350,351,352,353pt., 354pt.,355,356,585, of Kil Ambasamudrum Village.

MR14.S.Nos.383,384,385,386,387,388,389,390,391,392pt.,393,395,498, 499,500,501,502,503,504,505,506,520,527,528,529,530,531,532,533,534, 537,538,540,541,542, of Kil Ambasamudrum Village.

MR.15: S.Nos.64,65,119 of Kil Ambasamudrum Village.

II. COMMERCIAL

C.9:.S.Nos.197pt.,198pt.,199pt.,201pt.,209pt.,210,213pt.,214pt.,215pt.,216, 217,221,588pt., of Kil Ambasamudrum Village.

C.10. S.Nos.222pt.,223,224pt.,225pt.,227pt.,229pt.,230pt.,232pt.,233pt., 235pt.,236pt.,237pt.,288pt.,289,291pt., 307pt.,of Kil Ambasamudrum Village.

C.11. S.Nos.330pt.,331pt.,332pt.,333pt., of Kil Ambasamudrum Village.

C 12. S.Nos.341pt.,342,343pt.,344pt., of Kil Ambasamudrum Village.

C.13 S.Nos. 354pt.,353pt., of Kil Ambasamudrum Village.

III (a). CONTROLLED INDUSTRIAL USE ZONE

- Nil –

III (b). GENERAL INDUSTRIAL USE ZONE

- NIL –

III (C).SPECIAL INDUSTRIAL USE AND HAZARDOUS USE ZONE

- NIL –

IV. EDUCATIONAL USE ZONE

E.3 S.Nos.337,338 of Kil Ambasamudrum Village.

E.4 S.Nos.343pt., of Kil Ambasamudrum Village.

E 5 S.Nos.354pt., of Kil Ambasamudrum Village .

E 6 S.Nos.401,402,403,404,405,406,458,459,460,461,462,463,464, of Kil Ambasamudrum Village.

V. PUBLIC & SEMI PUBLIC USE ZONE

P & S.10: S.No 291pt., of Kil Ambasamudrum Village.

P&S.11 S.Nos.238, of Kil Ambasamudrum Village.

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VI. AGRICULTURAL

AG 10. S.Nos. 2 to 63, 67 to 89,91 to 117,121 to 150,177,178,179, 587 of Kil Ambasamudrum Village.

AG11.S.Nos.242 to 263,266,267,268,271, of Kil Ambasamudrum Village.

AG12.S.Nos.358 to 382,548 to 583, of Kil Ambasamudrum Village.

AG13. S.Nos.396 ,397,398,399,407 to 457,467,468,470 to 498, 507 to 519,521 to 526,543,544,546,590 of Kil Ambasamudrum Village.

Water Bodies:
S.Nos.1,66,90,118,120,218,228,264,265,321,335,357,469,535,536,539,545, 547,584,592, of Kil Ambasamudrum Village.

Transportation:

Roads: S.No.231 of Kil Ambasumudrum Village.

Tirunelveli Road: S.Nos.219,220 of Kil Ambasamudrum Village.

Urkadu Road: S.No 234 of Kil Ambasamudrum Village.

Mukkudal Road:S.Nos.334,339,340,392pt., 394,400,465,466,586 of Kil Ambasamudrum Village.

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URKADU VILLAGE

Comprising Survey Numbers. 1 to 173, 196 to 212

I(a) PRIMARY RESIDENTIAL USE

- NIL -

I (b) MIXED RESIDENTIAL USE

MR.16 S.Nos.68,101, 102pt.,104,106,107,108,109,112 to 116,135,141 of Urkadu Village

MR.17 S.Nos.6,7,8,9,10,11,12 of Urkadu Village.

II. COMMERCIAL USE ZONE

C.14. S.No. 102 pt., of Urkadu Village.

III (a) CONTROLLED INDUSTRIAL USE ZONE

- NIL –

III (b). GENERAL INDUSTRIAL USE ZONE

- NIL –

III (C).SPECIAL AND HAZARDOUS INDUSTRIAL USE ZONE

- NIL –

IV. EDUCATIONAL USE ZONE

E 7. S.Nos.3,4 of Urkadu Village.

V. PUBLIC & SEMI PUBLIC USE ZONE

P & S 12. S.Nos.105, of Urkadu Village.

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VI. AGRICULTURAL

AG.14. S.Nos.110,111,117,118,119,120 to 125,133,134,158 to 172, of Urkadu Village

AG 15. S.Nos.138 to 140, 142 to 154, 155 of Urkadu Village

AG 16 S.Nos.90 to 96, of Urkadu Village

AG 17 S.Nos.1,5,13 to61,64,65,69,70,71,76to88,100,196,197,198,199, 200,201,202,203,204,205,206,207,208,209,210,211,212 of Urkadu Village

Water Bodies:
S.Nos.62,63,66,67,72,73,74,75,89,97,98,99,103,156,157,173 of Urkadu Village.

Transportation:

Mukkudal Road: S.No. 2 of Urkadu Village.

Vadakkuveeravanallur Road: S.Nos.126,127,128,129,130,131,132,136, 137 of Urkadu Village.

14/3/11

Executive Authority,
Ambasamudram Local Planning,
Authority, Ambasamudram

14.3.11

15.3.11

Deputy Director of Town and
Country Planning,
Tirunelveli

18/3/11

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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 RD & LA., Dept., dt.24.7.74.
2. From the Diretor of Town and Country Planning letter Roc.No.40747/89/MP2 dated 6.11.89.
3. From the Member Secretary, Madras Metropoliton Development Authority letter 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 amendments to 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.

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AMENDMENTS

1. In the said Government Order, in the Appendix,

Under the heading "I. Residential use Zone" under the 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. Commerical 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:-

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

Yours faithfully,

sd/-

for Secretary to Government.

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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., dated 24.7.74 - issued.

Ref: 1. G.O.Ms.No.1730 RD & LA., Dept., dt.24.7.74.
2. Your letter Roc.No.18276/92 MPA1 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 than 25 workers excluding those that are abnoxious or hazardous, nature by reason of odours, effluent, dust, smoke, gas, vibration, noise etc., or otherwise like to cause danger and nuisance to public health or amenity".

sd/-

Section Officer.

/True Copy/

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Copy of :

ABSTRACT

Information Technology – Setting up of Base Transreceiver Station Towers and installation of equipment of telecommunication networks – Leasing of space in government offices on a non-exclusive basis to any licensed telecom company on certain prescribed terms and conditions –Orders-issued.

INFORMATION TECHNOLOGY DEPARTMENT

G.O.Ms.No.2 Dated: - 01.04.2002

Read:

1. G.O.Ms. No.7, information Technology department, dated 12.02.2001.
2. From Tvl. Reliance Infocom Limited, Chennai, letter Ref.No.2375/IT/2001-2002 dated 29.01.2002.

ORDER:-

In the G.O first read above, consolidated policy guidelines were issued specifying terms and conditions terms and condition for the grant of centralized permission for the use of public right of way by any private or public sector applicant that proposes to lay optic fibre cable in the National and State Highways and other roads in Tamil Nadu.

2.Tvl. Reliance Infocom Limited, who have been given centralized permission to lay optic cables in Tamil Nadu, have indicated that in order to maximize the coverage throughout the State, permission is required for rening/leasing out Government land/Government buildings for putting up Base Transreceiver Station Tower (BTS Tower) at technically feasible locations. The company has also requested the Government to grant exemption to it from observing side set back rules of Chennai Metropolitan Development Authority/ Directorate of Town and Country Planning for the BTS

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towers which are only temporary structures and to apply the rules only in the cases of construction of buildings for BTS equipment room, Diesel Generator Set room etc.,

3. The Government after careful consideration and detailed examination have decided to issue general permission to any licenced telecom company providing infocom services to the end users, on a non-exclusive basis subject to certain terms and conditions.

4. Accordingly, the Government hereby accord permission to any licensed telecom company and which is committed to the cause for Government of Tamil Nadu to install its Base Stations consisting of Tower, Equipment room and Generator room, on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu, subject to availability and technical feasibility, on a non-exclusive basis and also subject to the following terms and conditions.

i) Permission for installing towers, equipment and generator etc. on case-to-case basis will be issued by the district Collectors concerned in consultation with the district office concerned.

ii) Availability of space of 4.5 Mtrs x4.5 Mtrs.

iii) Technical feasibility –Building should be structurally strong to take a load of 3.5 MT to 6.0 MT depending on the height of tower.

iv) A Telecom company providing infocom services and is desirous of utilizing the Government premises / buildings for installing the base stations, should comply with all the regulations and stipulations including that of the Ministry

of Civil Aviation, Government of India, in installation of the Base stations, All clearness / permissions, required in the process of establishing the base stations are to be obtained by such company.

v) Permission may be given on non-exclusive basis

vi) The future extension/expansion of building /premises may be kept in mind.

vii) Permission may be granted initially for a period of 1o (ten) years.

viii) Damages caused, if such company shall rectify any, and bring back to original condition and to the satisfaction of the authorities concerned.

ix) Leasing of the premises or buildings to such company should not be detrimental to the daily routine and activities of the office or Offices concerned.

x) Appropriate rent shall be charged from such company.

xi) Exemption shall be given to the telecom companies from side set back rules of Chennai Metropolitan Development Authority/Directorate of Town and Country Planning for the BTS Towers and the said rules shall be applicable only to the construction of buildings.

5. This order issues with the concurrence of Housing & Urban development, Revenue and Public Works departments.

(BY ORDER OF THE GOVERNOR)

(Sd.) VIVEK HARINARAIN
SECRETARY TO GOVERNMENT.

Verified Copy

Copy of :-

Information Technology Department,
Secretariat, Chennai-600 009.

Letter No.237/IT/2002-7 Dated : 18/09/2002.

From

Thiru Vivek Harinarain, I.A.S.,
Secretary to Government,

To
The Reliance Infocom Limited,
17, Khader Nawaz Khan Road, Chennai-6.
The Secretary to Government,
Housing & Urban Development Department, Chennai-9
The Secretary to Government,
Revenue Department, Chennai-9
The Secretary to Government,
Public Works Department, Chennai-9.
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai-8
The Director of town & Country Planning
Anna Salai, Chennai-2.
The Chief Engineer, (Buildings) PWD,
Chepauk, Chennai-5.
All Departments of Secretariat, Chennai-9.
All District Collectors,

Sir,

Sub:- IT Department – Base Transreceiver Station Towers Installation –Exemption from side set back rules- Orders issued – amendment to paras 4 & 5 of G.O.Ms. No.2, IT Dept., dated 01.04.2002.

Ref:- 1. G.O.Ms. No.2, IT Department, dated 01.04.2002,

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2. From the reliance Infocom Limited letter No.BTS/IT/RA/1018/2001-2002, dated 04.04.2002.

3.From the Special Commissioner of Town and Country Planning letter No, 13287/2002 BAI, dated 30.05.2002 & 03.06.2002

4. From the Member Secretary, CMDA letter No.C3/18815/2000, dated 06.06.2002.

5. From the Director of Municipal Administration RoC.No.43829/2002/TPS, dated 23.07.2002.

In G.O. First cited above, Government have accorded permission to license Companies to install Base Trans receiver Station Towers, equipment room and generator room on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu subject to certain terms and conditions mentioned there in.

2. In the reference second cited M/s.Reliance Infocom Limited has requested the Government to issue necessary amendments to G.O. first cited exempting from side set back rules of Chennai Metropolitan Development Authority /Directorate of Town and Country Planning for the BTS Towers, erected or to be erected on Local bodies, Quasi Government, Public Sector Undertakings and Private Lands and buildings. The request of the above firm has been examined and the following amendments are issued to G.O. first cited above.

3. In para 4 of the G.O. first cited above, after the word Government of Tamil Nadu in the fourth line the words " Quasi Governments/Public Sector Undertaking /Local bodies/private lands and buildings" be added and after the eleventh terms and conditions mentioned in the same para at page two, the following shall be added as number twelve to sixteen:

(xii) Clearance from CRAC and Civil Aviation department for erection of towers shall have to be obtained before crection wherever required.

(xiii) The BTS room size shall not exceed 15 Sq.M. in floor area and it should not be more than 3.0 M.in height.

(xiv) The generator on plat form shall not cause noise and air pollution.

(xv) These structures, shall not be erected on any unauthoriesed or deviated part of a building or layout, agricultural land and OSR use Zones.

(xvi) These BTS structures shall be structurally sound and safe".

3. The Municipal Administration and Water Supply Department and Rural Development department are directed to issue necessary orders exempting under Tamil nadu District Municipalities Building Rules and Multistoried and public building Rules 1973, under

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4. G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms. No.2 MAWS department dated 30.1.1997 against restricting the height of the Building/ structures/BTS Towers within the Heritage Towns and under G.O.Ms.No.1730 RD&LA department dated 24.7.1974 allowing the BTS Towers in all the land use Zones.

5.This letter issues with the concurrence of Municipal Administration and Water supply, Rural Development and Housing & Urban Development Departments.

Yours faithfully,
Sd/ T.Anwer Basha,
For Secretary to Government

Copy to:
1.The Managing Director,
ELCOT, No.692, Anna Salai,
Nandanam, Chennai – 600 035.

2.The Principle Accountant General (A&E),Chennai – 18.
3.The Acountant General (Audit), Chennai – 6/35.
4.The Secretary-II to Chief Minister, Chennai.9.
5.The Senior P.A to Hon'ble Minister (law & IT), Chennai.9
6.The National Informatic Centre, Chennai.9
(for hosting in Government Website)
Sf/Scs.

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Copy of:-

GOVERNMENT OF TAMIL NADU

ABSTRACT

Land Use Zoning – Master Plan Locational restriction software units – Removal – orders – issued

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Housing and Urban Development (UD IV (2) Department

G.O.Ms.No.260 Dated the 29.10.2002

1.G.O.Ms.No.1730 Rural Development and Local Administration and acquisition Department dated. 24.7.74.

2. G.O.Ms No. 300, IMD (ME2) dated 3.11.97.

3.From the special Commissioner of Town and country Planning is order No.6336/2002/T dated 13.3.2002.

ORDER:-

In the G.O first cited read above, orders were issued prescribing the norms governing land use Zoning in respect of areas coming under Local Planning areas according to the orders issued in the above Government order,the Urban areas are divided into the following six major use zones

1. Residential Use Zone
2. Commercial Use Zone

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3. Industrial Use Zone
4. Educational Use Zone
5. Public and Semi Public Use Zone
6. Agricultural Use Zone

Of these,the Residential Use Zone has been further sub – Divided into twocategories, namely:

1. Primary Residential Use zone and
2. Mixed Residential Use Zone

The Industrial Use Zone has been further similarly sub – Divided into three categories, namely

1. Controlled Industrial Use Zone
2. General Industrial Use Zone and
3. Special Industrial and Hazardous use Zone.

2.In the G.O second read above,while announcing the information Technology industrial policy.It has been ordered that there will be no locational restriction for setting up units exclusively engaged in software Development and Training.

3.In his letter third read above, the special commissioner of Town and Country Planning has reported that software units exclusively engaged in software development and training, are considered to be non conflicting uses and therefore there will be no locational restriction for setting up of these units in any land use classified,except those lands reserved for special and

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Hazardous and agricultural land use in the Master Plan, in line with the provisions of amended Development control Rules of Chennai Metropolitan Development Authority, and that the information technology industries also should not be permitted in areas prohibited by various Acts and Rules relating to Coastal Regulation zone,Archalogical site,Heritage site,Airports,Burial ground,Quarry sites,railway properties etc.The Special commissioner of Town and Country Planning has now requested the Government to effect changes to G.O.(Ms.) No.1730 RD&LA Department dated.24.7.74 accordingly

4. The Government after careful consideration accept the request of the special Commissioner of Town and Country Planning and effect Changes to the norms laid down in G.O.(Ms)No.1730,RD&LA Dept. dated.24.07.74 to the effect that units exclusively engaged in software development and Training be permitted to all land uses. Viz. residential (Primary and Mixed residential), Commercial,Public and Semi Public,Educational,industries (Controlled and General industries) except those lands that are earmarked for special and hazardous industries and agricultural land use in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO
SECRETARY TO GOVERNMENT

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Copy of:-

GOVERNMENT OF TAMILNADU
ABSTRACT

Urban Development-Installation of the Base-Transreceiver Station Towers in all the land use, zones in the Master Plan-Permission – orders – issued.

HOUSING AND URBAN DEVELOPMENT(UD4.2) DEPARTMENT

G.O.(Ms.) No.302 Dated :- 12.12.2002

READ:-

1. G.O.(Ms)No. 1730, Rural Development and Local Administration Department, dated 24.07.1974.
2. G.O.(Ms) No. 2, Information and Technology Dept. dated 01.04.2002.
3. Government Lr.No.237/TST/2002-2, Information Technology Dept., dated 09.05.2002.
4. From the Special Commissioner of Town and Country Planning Lr.Roc.No.13287/2002/BAI, dated 03.06.2002 and 17.07.2002.
5. Government Lr.No.237/IT/2002-7, Information Technology Department dated 18.09.2002.

ORDER:

In the Government Order second read above, the Information Technology Department had issued orders permitting any licenced telecom company to install Base Transreceiver Station Towers, equipment room and generator room on roof top or on the grounds of premises and building to belonging to Government on certain terms and conditions. Orders were also issued by the Government that exemption shall be given to such telecom companies from following the

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side set back rules of Chennai Metropolitan Development Authority/Director of Town and Country Planning for installation of Base Transreceiver station Towers and applicability of the said rules only to the construction of buildings.

2. Subsequently, in the Government letter third read above, the Information Technology Department has further clarified that the exemption given in G.O.(Ms.) No.2, dated 01.04.2002 will be applicable not only for the Base Transreceiver Station Towers to be installed on roof top or on the ground of Premises and buildings belonging to Government of Tamilnadu but also for the Base Trans receiver Station Towers to be installed on private land buildings.

3. In the letter fifth read above, the information Technology Department while issuing certain amendments to paras 4 and 5 of Government Order second read above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamilnadu District Municipalities Building Rules and Multi stored and Public Buildings Rules 1973 under G.O.(Ms) No.22 Municipal Administration and Water Supply Department, dated 15.06.1991 and G.O.(Ms) No.22, Municipal Administration and Water Supply Department dated 30.01.1997 against restricting the higher of the Buildings/structures / Base Trans Receiver Station Towers within the Heritage Zone of the Heritage Towns and under G.O.(Ms) No.1730, Rural Development and Local Administration Department dated 24.07.1974 allowing the Base Trans Receiver Station Towers in all the land use Zones.

4. As regards the issue of allowing of Base Trans Receiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter

fourth read above has reported that as per the Government Order first read above only permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Trans receiver Station Towers, a separate Government order for permitting Base Trans Receiver Station Towers in all use zone in the master plan may be issued by the Government.

5. The Government after careful examination accept the proposal of the Special Commissioner of Town and Country Planning and accordingly direct that the installation of Base Transreceiver station Towers shall be permitted in all the land use zone in the master plan.

(BY ORDER OF THE GOVERNOR)

(Sd.) LAL RAWNA SAILO,
SECRETARY TO
GOVERNMENT

To
The Special Commissioner of Town and Country Planning, Chennai –2.
The Member Secretary, Chennai Metropolitan Development Authority,
All Local Planning Authorities/New Town Development Authority, (Through Special Commissioner of Town and Country Planning)
The Information Technology Department Rural Development Department/Municipal Administration and Water Supply Department, Chennai-9
The Private Secretary to Government, Chennai –9.

// TRUE COPY//

Copy of:-

GOVERNMENT OF TAMILNADU
ABSTRACT

Information Technology-Installation of Base Tranreceiver Sation Towers by Telecommunication Companies-Exemption under Tamil Nadu District Municipalities Building Rules 1972 and Multi storeyed and Public Building Rules, 1973 – Orders-Issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MAWS)DEPARTMENT

G.O.(Ms)No.177 Dated :- 17.12.2002

READ:-

1. G.O.Ms. No2, Information and Technology Department dated 01.04.2002.
2. From the Special Commissioner of Town and Country Planning Lr. Roc.No.13287/2002/BAI/dated 30.05.2002.
3. From the Director of Municipal Administration, Lr.Roc.No.43829/2002/TP-3 dated 23.07.2002.

ORDER:

In the G.O. first read above, as amended Government letter fourth read above, Government have accorded permission to licensed telecom companies to install base Trans receiver Station Towers, equipment room and generator room on rooftop or on the ground of premises and buildings belonging to Government of Tamil Nadu /Quasi Government/Public Sector Undertaking /Local Bodies/Private Lands and Buildings subject to certain terms and conditions mentioned therein.

2. The Special Commissioner of Town and Country planning sought the Clarification of Government on the exemption of BTS towers from TamilNadu District Municipalities Building Rules and Multi storied and Public

Building Rules,1973 and height restriction in respect in respect of heritage towns. The Director of Municipal Administration has also requested the Government to issue necessary orders in this regard.

3. The Government after careful examination grant exemption to BTS Towers constructed by Telecom Companies, from the Tamil Nadu District Municipalites Buildings, Rules 1972 and Multistoried and Public Building Rules, 1973, subject to the conditions imposed in the G.O. and letter first and fourth read above. However, the exemption granted above is subject to the height restrictions in heritage towns ordered in respect of the Madurai Corporation in G.O.(Ms.)No.164,MA &WS., 16.06.1994 and in respect of other heritage towns inG.O.(Ms.) No.22, MA &WS., dated 30.01.1997.

(ORDER OF THE GOVERNOR)

(Sd.)
L.N.VIJAYARAGAVAN
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration,Chennai-5
The Director of Town Panchayats, Chennai –108.
The Member Secretary, CMDA, Chennai-8
The Commissioner, Corporation of Madurai/ Coimbatore/ Trichy/ Tirunelveli/ Salem.
All Regional Directors of Municipal Administration.
All Assistant Director of Town Panchayats(Zones)
All Municipal Commissioners(Through Commissioner of Municipal Administration)
Copy to : Information Technology Department, Chennai-9
Housing and Urban Development Department, Chennai-9.

// TRUE COPY//

நகல் :

தமிழ்நாடு அரசு

சுருக்கம்

சுற்றுச்சூழல் - நீர் ஆதாரங்களின் தன்மையைப் பாதுகாத்தல் - நீரை அதிக அளவில் மாசுப்படுத்தும் தொழிற்சாலைகள் நிறுவுவதை வரன்முறைப்படுத்தல் நீர் ஆதாரங்களிலிருந்து 5 கி.மீ. தூரம் வரை தொழிற்சாலைகள் நிறுவுவதை தடை செய்தல் - ஆணைகள் வெளியிடப்படுகின்றன.

சுற்றுப்புறம் - வனத் (சுக3) துறை

அ.ஆ.நிலை.என்.127 நாள் : 8.5.98

பார்வை:

1. அரசாணை (நிலை) என்.1, சுற்றுப்புறம் - வனத்துறை, நாள் : 6.2.84
2. அரசாணை (நிலை) என்.213, சுற்றுப்புறம் - வனத்துறை, நாள் : 30.3.89

.....

ஆணை :

6.2.84ஆம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) என்.1ல் ஆறுகள், ஓடைகள் மற்றும் அணைகளிலிருந்து 1கி.மீ. தூரம் வரை எந்தவித அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகள் பற்றிய பட்டியலை அனைத்து உள்ளாட்சி நிறுவனங்களுக்கும் தெரிவிக்க வேண்டும் என தமிழ்நாடு மாசு கட்டுப்பாட்டு வாரியம் கேட்டுக் கொள்ளப்பட்டது. 31.3.1989ஆம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) என். 213ல் குறிப்பிடப்பட்ட அதிக மாசு ஏற்படுத்தும் தொழிற்சாலைகளை சில நீர் ஆதாரங்களிலிருந்து 1கி.மீ. தொலைவிற்குள் அமைக்கக்கூடாது என அரசு ஆணையிட்டுள்ளது. (அந்த நீர் ஆதாரங்களின் விவரப் பட்டியலும் அவ்வாணையில் இணைக்கப்பட்டுள்ளது.)

2. தோல் தொழிற்சாலைகள் தொடர்பாக உச்சநீதிமன்றத்தில் வேலூர் நகர மக்கள் மன்றத்தின் மூலமாக கொடுக்கப்பட்ட வழக்கில் உச்ச நீதிமன்றத்தில் வெளியிட்ட உத்தரவிற்கிணங்க அரசாணை (நிலை) என். 213, சுற்றுப்புறம் - வனத்துறை, நாள் : 31.3.89ஐ உடனடியாக தீவிரமாக கடைபிடிக்க வேண்டும் எனவும் அரசாணையில் இணைப்பில் கூறப்பட்டுள்ள தொழிற்சாலைகள் எதுவும் புதியதாக தடைசெய்யப்பட்ட பகுதியில் நிறுவக்கூடாது எனவும் மேலும் அதற்காக நிறுவப்பட்டுள்ள குழுமம் இத்தொழிற்சாலைகளைப் பற்றி ஆராய்ந்து ஏற்கனவே நிறுவப்பட்டுள்ள தொழிற்சாலைகளை ஆய்வு தேவைப்படின் வேறிடத்திற்கு மாற்றுமாறும் உத்தரவிடப்பட்டுள்ளது.

3. மக்களிடையே மாசு கட்டுப்பாடு பற்றிய விழிப்புணர்வு ஏற்படுத்துவதற்கு முன் பல தொழிற்சாலைகள் காவிரி, பெண்ணையாறு, பாலாறு, வைகை, தாமிரபரணி மற்றும் அதன் உபநதிகளின் அருகில் தொடங்கப்பட்டுவிட்டன. தொழிற்சாலைகள் வெளியேற்றம் கழிவுநீர் மற்றும் தொழிற்சாலை கழிவு நீர் ஆகியவற்றால் நிலம் மற்றும் நீரின் தன்மை வெகுவாக பாதிக்கப்பட்டுள்ளது. இதனை தடுத்து நிறுத்தாமல் தொடர்ந்து அனுமதிக்கப்படும்போது நீர்வளமும் அதன் தன்மையும், மக்கள் நலமும், பிற உயிர்வாழ் இனங்களின் நலமும் பாதிக்க வாய்ப்புள்ளது. தற்போது தொழிற்சாலைகள் பொது கழிவுநீர் சுத்திகரிப்பு நிலையம்/ தனியார் சுத்திகரிப்பு நிலையங்கள் அமைத்து செயல்படும்படி அரசினால் வற்புறுத்தப்பட்டு வருகிறது.

4. தற்போது சில தொழிற்சாலைகள் நீர் ஆதாரங்களிலிருந்து நீரை பயன்படுத்தி தொழில் வளாகங்கள் ஏற்படுத்தப்படுகின்றன. நீரின் தன்மையை சரிவர பாதுகாக்கவும், நீர் வளம், மக்கள் நலம், உயிர்வாழ் இனங்களில் நலன் ஆகியவைகளைக் கருத்திற்கொண்டும், உயர்நீதி மன்றம் மற்றும் உச்ச நீதிமன்றங்களின் தீர்ப்பின் அடிப்படையிலும், இலட்சக்கணக்கான மக்களின் நலனைக் கருத்தில் கொண்டு நீர் ஆதாரங்களின் தன்மையை பாதுகாக்கவும், அதே நேரத்தில் தொழில் வளர்ச்சி குன்றாமல் இருக்கவும் நீரை அதிக அளவில் மாசுபடுத்தும் தொழிற்சாலைகள் தொடங்கப்படுவதை வரன்முறைப்படுத்துவது பற்றி ஒரு கொள்கை முடிவு எடுக்க வேண்டிய நிலை அரசிற்கு ஏற்பட்டுள்ளது.

5. மேலே உள்ள பத்தி 4ல் கண்டுள்ள குழ்நிலைகளின் அடிப்படையில் அரசாணை (நிலை) எண் 213, சுற்றுப்புறம் - வனத்துறை, நாள் :31.3.89-ஐ சற்று விரிவுப்படுத்தி தீவிரமாக அமுல்படுத்த கீழ்க்கண்டவாறு ஆணையிடுகிறது.

1. அரசாணை (நிலை) எண்.213, சுற்றுப்புறம் - வனத்துறை, 31.3.89ஐ முழு அளவில் தீவிரமாக நடைமுறைப்படுத்தப்படல் வேண்டும்.

2. தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உபநதிகள், பென்னையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5கி.மீ. தூரத்திற்குள் நீரை அதிக அளவில் மாசுப்படுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது.

3. பிறவகை தொழிற்சாலைகளான ஆரஞ்சு மற்றும் பச்சை தொழிற்சாலைகளுக்கு நீர் ஆதாரங்களிலிருந்து நீரை எடுப்பதற்கு அனுமதி வழங்குவதற்கு முன்னரும், புதிய தொழில் வளாகங்கள் ஏற்படுத்துவதற்கு முன்னரும் முறையே பொதுப்பணித்துறை, தொழில்துறை, தொழில்துறை மற்றும் பிறதுறைகள் சுற்றுச்சூழல் மற்றும் வனத்துறையைக் கலந்து ஆலோசிக்கப்படல் வேண்டும். இனிவரும் காலங்களில் புதியதாக தொடங்கவிருக்கும் தொழிற்சாலைகளுக்கு இந்த நடைமுறை பொருந்தும்.

4. ஆரஞ்சு மற்றும் பச்சை வகை தொழிற்சாலைகள் நிறுவுவதற்கான விதிமுறைகளின் வரைமுறைகள் குறித்து, உள்ளாட்சி நிறுவனங்களுக்கு தமிழ்நாடு மாசுக்கட்டுப்பாடு வாரியம், தெளிவாக்கி நடவடிக்கை எடுக்க வேண்டும்.

(ஆளுநரின் ஆணைப்படி)

(ஓம்) கே.எஸ்.பூபதி,
அரசுச் செயலாளர்.

பெறுநர்

தலைவர், தமிழ்நாடு மாசு கட்டுப்பாடு வாரியம்,
சென்னை - 32

/ உண்மை நகல் /

நகல் :

தமிழ்நாடு அரசு
சுருக்கம்

சுற்றுச்சூழல் - நீர் ஆதாரங்களின் தன்மையைப் பாதுகாத்தல் - 8.5.98ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) என்.127க்கு திருத்தம் வெளியிடப்படுகிறது.

சுற்றுப்புறம் & வனத் (சுக3) துறை

அரசு ஆணை (1டி) என்.223 நாள் : 02.09.98

பார்வை:

1. 30.3.89ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) என்.213.
2. 8.5.98ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) என்.127

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ஆணை :

30.3.89ம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) என்.213இல் இன்ன பிறவற்றுடன், இவ்வாணையின் இணைப்பு 1இல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் இவ்வாணையின் இணைப்பு 11இல் கண்டுள்ள நீர் ஆதாரங்களிலிருந்து 1கி.மீட்டர் தூரத்திற்குள் நிறுவப்பட்டு அனுமதி அளித்தல் கூடாது என்று ஆணையிடப்பட்டது. பின்னர் 8.5.98ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது என்று ஆணையிடப்பட்டது.

2. 30.3.89ஆம் நாளிட்ட அரசாணையின் இணைப்பு 1இல் கண்டுள்ள குறிப்பாக 14 வகை தொழிற்சாலைகள் இந்த 8.5.98ஆம் நாளிட்ட அரசாணையில் கண்டுள்ள முக்கிய நீர் ஆதாரங்களிலிருந்து 5.கி.மீட்டர் தூரத்திற்குள் அமைக்க அனுமதித்தல் கூடாது என்று அரசு கருதுவதால் 8.5.98ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை நிலை என். 127க்கு கீழ்க்கண்ட திருத்தத்தை அரசு இவண் வெளியிடுகிறது.

திருத்தம்

8.5.98ஆம் நாளிட்ட சுற்றுப்புறம் மற்றும் வனத்துறை அரசாணை (நிலை) என்.127இல் பத்தி 5 துணைப்பத்தி 2இல் கண்டுள்ள சொற்றொடரான தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி, மற்றும் அதன் உபநதிகள், பெண்ணையாறு, பாலாறு, வைகை மற்றும் தாமிரபரணி ஆகிய நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள் நீரை அதிக அளவில் மாசுபடுத்தும் எந்த தொழிற்சாலையும் (சிவப்பு வகை) நிறுவப்பட அனுமதி அளித்தல் கூடாது இதற்குப் பதிலாக கீழ்கண்ட சொற்றொடரைப் படிக்கவும்.

"தமிழ்நாட்டில் முக்கிய நீர் ஆதாரங்களான காவிரி மற்றும் அதன் உபநதிகள், பெண்ணையாறு, பாலாறு வைகை மற்றும் தாமிரபரணி நதிகளிலிருந்து 5 கி.மீட்டர் தூரத்திற்குள், 30.3.89ஆம் நாளிட்ட சுற்றுச்சூழல் மற்றும் வனத்துறை அரசாணை (நிலை) என்.213இல் இணைப்பு 1இல் கண்டுள்ள 14 வகையான தொழிற்சாலைகள் நிறுவப்பட அனுமதி அளித்தல் கூடாது."

(ஆளுநரின் ஆணைப்படி)

(ஒம்) கே.எஸ்.பூபதி,
அரசுச் செயலாளர்.

"RED CATEGORY INDUSTRIES

1. Lime manufacture pen din decision on proven pollution control device and Supreme Count's Section on quarrying.
2. Ceramics.
3. Sanitary-ward.
4. Tyres and tubes
5. Refuse incineration
6. Large flour mills
7. Vegetable oils including solvent extracted oils.
8. Soap without steam boiling process and synthetic detergent formulations.
9. Steam generating plants.
10. Manufacture of machineries and machine tolls and equipment
11. Manufacture of office and house-hold equipment and appliances nvoling use fossil fuel combustion.
12. Industrial gases(only nitrogen, Oxygen and 02).
13. Miscellaneous glassware without involving use of fossil-fuel combustion.
14. Optical glass.
15. Petroleum storage and transfer facilities.
16. Surgical and medical products including prophulnotics and latex products.
17. Bakery products, biscuits and confectioneries.
18. Instant tea/coffee; coffee processing.
19. Malted food.
20. Manufacture of power driven pumps, compressors, refrigeration units, fire fighting equipment etc.
21. Acetyene (systhetic)
22. Glue and gelatine
23. Metallic Sodium.
24. Photographic fils, papers and photographic chemicals.
25. Plan nutrients(Manure)
26. Ferrous and non-ferrous metal extraction, refining casting, forging, alloy making processing etc.,
27. Dry coal processing/mineral processing industries like are sintering, beneficialtion, pelletization etc.
28. Phosphate rock processing plants.
29. Cement plants with horizontal rotary kilns.

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30. Cement plant with vertical shaft kiln technology pending certification of proven technology on pollution control.
31. Glass and goass products involving use of coal.
32. Petroleum fefinery.
33. Petrochemical industries.
34. Manufacture of lubricating oils and greases.
35. Synthetic rubber manufacture.
36. Coal, Oil, nuclear and wood based thermal power plants.
37. Vanaspati, hydrogeneated vegetable oils for industrial purposes.
38. Sugar mills(White and Kihandasari)
39. Craft paper mills.
40. Cocke oven by-products and coal-tar-distillation products.
41. Alkalies.
42. Caustic soda.
43. Potash
44. Electro-thermal products(artificial abnrasives, calcium carbide etc.)
45. Phosphorous and its compounds.
46. Acids and their salts (organic and inorganic).
47. Nitrogen compounds(cyanides, cyanamides and other nitrogen compounds).
48. Explosives(including industrial explosive detonotors and fuses).
49. Phthalic ahydride.
50. processes involving chlorinated hydrocarbon.
51. Chlorine, fluorine, aromine, iodine and their compounds.
52. Fertilizer industry.
53. Paper board and straw boards.
54. Synthetic fibres.
55. Insecticides, fungicides, herbicides and peticides (basic manufacture and formulation).
56. Basic drugs.
57. Alcohol (industrial or potable).
58. Leather industry including tanning and processing.
59. Coke making, coal liqufication and fuel gas making industries.
60. Fire glass production and processing.
61. Refractories.
62. Manufacture of pulp-wood pulp, mechanical or chemical (including dissolving pulp).
63. Pigment dyes and their intermediates.

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64. Industries carbons (including graphite electrodes, anodes, midget electrons, graphite blocks, crucibles, gas carbons, activated carbon, synthetic, diamonds, carbon black, black lamp etc.,
65. Electrochemicals (other than those covered under alkali).
66. Paints, enamels and varnishes.
67. Poly propylene.
68. Poly vinyl chloride.
69. Chlorates, perchlorates and perozides.
70. Polishes.
71. Synthetic resin and plastic products.

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"ORANGE" CATEORY INDUSTRIES

1. Electroplating.
2. Calvanizing.
3. Manufacture of mirror from sheet glass and photoframing.
4. Surgical gauges and bandages.
5. Cotton spinning and weaving.
6. Wires, pipes-extruded shapes from metals.
7. Automobile servicing and repair stations.
8. Restaurants.
9. Ice cream.
10. Mineralised water and soft drinks bottling plants.
11. Formulations of pharmaceuticals.
12. Dyeing and printing (small units).
13. Laboratory ware.
14. Wire drawing (cold process) and bailing straps.
15. Steel furniture, fasteners etc.,
16. Potassium permanganate.
17. Surface coating industries.
18. Fragrance, flavours and food additives.
19. Aerated water/soft drink.
20. Light engineering industry excluding fabrication.
21. Electroplating.
22. Small textile industry.
23. Dye industry.
24. Pharmaceuticals industry formulation.
25. Plastic industry.
26. Chemical industry.
27. Readymade garment industry.
28. Flour Mills.
29. Bieaching.
30. Degreasing.
31. Phosphating.
32. Dyeing.
33. Picking tanning.
34. Polishing.
35. Cooking of fibres, digesting.
36. Designing of fabric.

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37. Unhair, soaking, deliming and bating of hide.
38. Washing of fabric.
39. Trimiming , cutting, juicing and blanching of fruits and vegetables.
40. Washing job equipment and regular food washing using considered colling water.
41. Separated milk and whey.
42. Steeping and processing of grain.
43. Distillation of alcohol, stillage evaporation.
44. Slaughtering of animals, rendering of bones, washing of meat.
45. Juicing of sugar cane, extraction of sugar.
46. Filteration, centrifugation, distillation.
47. Pulping and fermenting of coffee beans.
48. Processing of fish.
49. DM plant exceeding 20 Kilo.
50. Pulp making, pulp processing and paper making.
51. Cooking of coal, washing coal, furnace flue gases.

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"GREEN" CATEGORY INDUSTRIES.

1. Wasting of used sand by hydraulic discharge.
2. Atta-chakkies.
3. Rice millers
4. Ice boxes
5. Dal mills
6. Ground nut decorticating (dry).
7. Chilling.
8. Tailoring and garment making.
9. Cotton and woolen hosiery.
10. Apparel, making
11. Hanloom weaving.
12. Shoe lace manufacturing.
13. Gold and silver thread and zari work.
14. Gold and silver.
15. Leather foot wear and leather products excluding tanning and hide processing.
16. Musical instruments manufacturing.
17. Sports goods.
18. Bamboo and cane products (only dry operations).
19. Card board box and paper products (paper and pulp manufacture excluded).
20. Insulatin and other coated papers (paper and pulp manufacture excluded).
21. Scientific and mathematical instruments.
22. Furniture(wooden and steel).
23. Assembly of domestic electrical appliances.
24. Radio assembling.
25. Fountain pens.
26. Polythene, plastic and P.V.C. goods through extrusion/ moulding.
27. Radio (cotton and plastic).
28. Carpet weaving.
29. Assembly of air coolers, conditioners.
30. Assembly of bicycles, baby carriage and other small non-motorized vehicles.
31. Electronics equipment (assembly).
32. Toys

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33. Candles
34. Carpentry-expelling(no hydrogenation and no refining).
35. Cold storages (small scale)
36. Oil ginning/expelling (no hydrogenation and no refining).
37. Jobbing and machining.
38. Manufacture of steel trunks and suitcases.
39. Paper pind and U-clips.
40. Block making for printing.
41. Optical frames.
42. True retreading.
43. Power looms and handlooms (without dyeing and bleaching).
44. Printing press.
45. Garments stitching , tailoring.
46. Thermometer making.
47. Foot-wear (rubber).
48. Plastic processed goods.
49. Medical and surgical instruments.
50. Electronic and electrical goods.
51. Rubber goods industry.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Environment control – Control of pollution of Water sources – Location of industries within 1 Km from the embankments of rivers, streams, and dams etc, Imposition of restrictions – orders – issued.

ENVIRONMENT AND FOREST (EC – I) DEPARTMENT

G.O.Ms.No. 213 Dated the 30th March 1989

Read:-

1. G.O.Ms. No.1 Environment Control dated 06.02.1984
2. From the Member-Secretary, Tamil Nadu Pollution Control Board Lr.BMS(1)/15878/88, dated 23.08.1988.
3. From the Chairman, Tamil Nadu Pollution Control Board, Lr.BMS(1) /44365/88 dt 03.11.1988 and letter of even No. dated 30.12.1988.

&&&&&

ORDER:-

In the Government order first read above, the Government have ordered, among other things, that no industry causing serious water pollution should be permitted within one Kilometre from the embankments of rivers, streams, dams etc., and that the Tamil Nadu pollution Control Board should furnish a list of such industries to all

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Local Bodies. It has been suggested that it is necessary have a sharper definition for water sources so that ephemeral water collection like rain, water ponds, drains, sewerages (bio-degradable) etc. may be excluded from preview of the above order. The Chairman Tamil Nadu Pollution Control Board has stated that the scope of the Government order may be restricted to reservoirs, rivers and public drinking water sources. He has also stated that there should be complete ban on location of highly polluting industries within one kilometer of certain water sources.

2.The Government has carefully examined the above examined the above suggestions. The Government impose a total ban on the setting up of the highly polluting industries maintained in Annexure – I to this order within one kilometer from the embankments of the water sources mentioned in Annexure – II to this order.

3.The Government also direct that under any circumstances if any highly polluting industry is proposed to be set up with in one kilometer from the embankments of water sources other than those mentioned in Annexure – II to this order, the TamilNadu Pollution Control Board Should examine the case and obtain the approval of the Government for it.

4.The receipt of this order may be acknowledged.

(By ORDER OF THE GOVERNOR)

Sd/----

Commissioner and Secretary to Govt.

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ANNEXURE.I

LIST OF HIGHLY POLLUTING INDUSTRIES

1. Distilleries
2. Tanneries, SAGO, sugar, Dairies and Glue
3. Fertilizer
4. Pulb & Paper (with digestor)
5. Chemical units Generating trade effluent containing such pollutions which may trend to pollute air, water and land before treatment and those chemicals which may alter the environmental quality by undergoing physical,Chemical and biological transformation.
6. Petrolium Refinery
7. Textile Dying units
8. Steel Plant (Electroplanting,Heat Treatment etc.)
9. Ceramics
10. Thermal Power Station
11. Basic Drug Manufacturing Units
12. Pesticide
13. Asbestos
14. Foundries

Sd/----------

Commissioner and Secretary to Govt.

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ANNEXURE .II

LIST OF RIVERS , RESERVOIRS ETC.

Sl. No.	River	Tanks and Reservoirs	Canals
1.	Tamiraparani	Manimuthar	North Kodamelagian Channel
2.	Karuppanathi	Karuppanathi	Nadiyunni Channel
3.	Chittar	Ramanathi	Kannadian Channel
4.	Servalar	Gatana	Kodayan Channel
5.	Manimuthar	Papanasam	Palayam Channel
		Kodama Tank	Tirunelveli Channel
		Vijanarayar	Tenkasi Channel
		Periyakulam	Vadakkal Channel
		Tenkasi Tank	Manimuthar Reservoir
			Main Channel – Gatana Reservoir
			Arasapattu Channel
			Vadakuruvaipattu Channel-Gatana Reservoirs
			Radhapuram Channel.

/Extract/

D.SUNDARESAN
COMMISSIONER & SECRETARY TO GOVERNMENT

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area – Ambasamudram Local Planning Area Notification of Local Planning Area under section 10(1) of the Tamil Nadu Town and Country Planning Act 1971 – issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1439 **Dated 10th September 1986**

Read:-

From. the Director of Town and Country Planning. Letter Roc.No.12780/86 Mp2 dt.22.07.1986

ORDER:-

It is proposed to declare the Local Planning area specified in column (3) of the table in the Notification appended to this order forming a local planning area mentioned in the corresponding entry in column (2) thereof to be a local planning area and to constitute for such local planning area, a local planning authority. The appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Tirunelveli District Gazaette.

2. The Collector of Tirunelveli is requested to republish the Notification in the District Gazette.

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3. The Tamil Development Culture (Translation) Department, Madras is requested to arrange to have the Notification translated into Tamil and forward the translation urgently to the Collector of Tirunelveli under intimation to the Director of Town and Country Planning , Madras.

4. The Collector of Tirunelveli is requested to report the Government the date of republication of the Notification in the District, Gazette.

// By Order of the Governor//

Sd/----------

COMMISSIONER & SECY. TO GOVERNMENT.

//true copy//

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section(i) of section 10 of the Tamil Nadu Town and Country Planning Act declares his intention to specify the Local areas specified in column (3) of the Table below to be a local planning area with the name specified in the corresponding entry in column (2) thereof.

Notice is hereby given that the notification will be taken into consideration again under, subsection (4) of the said section 10 after the expiry of two months from the date of the publication of this notification in the Tamil Nadu Government 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 consider by the Government of Tamil Nadu. Objection and suggestions in writing, if any, should addressed to the Commission and Secretary to Government, Housing and Urban Development Department, Fort St.George, Madras.9.

THE TABLE

Sl.No.	Name of the local Planning	Area forming the local Planning area
1.	2.	3.
1.	Ambasamudram local planning area	Town Panchayat Area Ambasamudram.

Sd/-------

Commissioner and Secretary to Government

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area Area – Ambasamudram Local Planning Area Notification of Local Planning Area under section 10(4) of the Tamil Nadu Town and Country Planning Act 1971 – issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.MS.NO.153 Dated : 22nd February 1994

Read:-

1. G.O.Ms.No.1439, Housing and Urban Development dated 10.09.1986
2. From the Director of Town and Country Planning, Madras letter Roc.No.22433/92MPA2 dated 08.10.1992 and 18.02.1993.

ORDER:-

A proposal for notifying the intention of the Government to declare the local area mentioned in column (3) of the Table, in the notification appended to this order, to be a Local planning are, with the name specified in the corresponding entry in Column (2) , thereof and to constitute for such local planning area, local planning authority, was published with the Housing and Urban Development Department notification No.II(2)HOU/7118/86 dated the 10th September 1986, at page 728 of part II Section (2) of the Tamil Nadu Government Gazette dated the 22nd October 1986 for general information as required under

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clause (b) of subsection(1)of section 10 of the Tamil Nadu Town and Country Planning Act 1971(Tamil Nadu Act 35 of 1972).No objection or suggestion having been received, the Government declare the area specified in column (3) of the Table, in the notification appended to this order, to this order, to be a local planning area, by the name specified in the corresponding entry in column (2) thereof.

3. The appended notification will be published in the Tamil Nadu Government Gazettee.

// By order of the Governor//

Sd/------

Secretary to Government.

// true copy//

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) the Governor of Tamil Nadu hereby a local Planning area, with the name specified in the previously published as required under clause (b) of sub-section (i) of section 10 of the said act.

THE TABLE

S.NO.	Name of the Local Planning area	Area
1	2	3
1.	Ambasamudram	Ambasamudram Town Panchayat

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GOVERNMENT OF TAMILNADU

ABSTRACT

Local Planning Authority - Ambasamudram Local Authority - Declaratic Ambasamudram Town Panchayat as Ambasamudram 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.101 dt.09.03.1999

1. G.O.Ms.No.651, Rural Development and Local Administration Department dated 08.04.1975.
2. G.O.Ms.No.133, Housing and Urban Development Dept., dt.22.2.94.
3. From the Commissioner of Town and Country Planning, letter Roc.No.6826/97 MP1 dated 13.10.98.

ORDER:

In the Government order second read above, orders were issued declaring the Ambasamudram Town Panchayat Area as Ambasamudram 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 Commissioner of Town and Country Planning, in his letter third read above has requested the Government to declare the Ambasamudram local authority as the Ambasamudram 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 consideration accept the above proposal of the Commissioner of Town and Country Planning. Accordingly, 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), the Governor of Tamil Nadu hereby declares the Ambasamudram Town Panchayat as the Ambasamudram local planning authority for the Ambasamudram local planning area.

(BY ORDER OF THE GOVERNOR)

N.GOVINDAN

SECRETARY TO GOVERNMENT.

To

The Commissioner of Town and Country Planning, Chennai-2.

The Deputy Director of Town and Country Planning, Tirunelveli,

(through Commissioner of Town and Country Planning)

The Collector of Tirunelveli District, Tirunelveli

The Rural Development Department, Chennai-9.

Copy to:

The Law Department, Chennai-9

The Executive Officer,

Ambasamudram Town Panchayat, Ambasamudram.

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ABSTRACT

Inspector – Appointment of Commissioner of Municipal Administration as Inspector of Third Grade Municipalities – Orders – Issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (ELECTION) DEPARTMENT

G.O.(MS) NO: 300 DATED : 24.03.2004

1. G.O.Ms.No.150, Municipal Administration and Water Supply Department, dated 31.05.1994.
2. From the Director of Town panchayats, D.O.Letter Roc.No.14158/2004/A6, dated 04.08.2004.

ORDER:-

The appended Notification shall be published in the **Tamil Nadu Government Gazette** Extraordinary dated 24.08.2004.

(BY ORDER OF THE GOVERNOR)

C.K.GARIYALI.
SECRETARY TO GOVERNMENT.

To
The Works Manager, Government Central Press, Chennai-79.
(for the publication in the Tamil Nadu Government Gazette Extraordinary and to send 100 copies to the Government).
The Commissioner of Municipal Administration ,Chennai-5.
The Director of Town Panchayats, Chennai-
The Executive Officers of Third Grade Municipalities.
The Director of Local Fund Audit, Chennai
The Accountant General, Chennai-10.
The Accountant General, Chennai-35.

Copy to:-
The Director of Rural Development, Chennai-15.
All Regional Directors of Municipal Administration.
The Rural Development Department, Chennai-9.
All Sections in Municipal Administration and Water Supply Department, Chennai-9.

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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by clause (11-B) of section 3 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920), as amended by the Tamil Nadu District Municipalities (Amendment) Act, 2004 (Tamil Nadu Act 23 of 2004), and in supersession of the Notification No.II(2)/MW/1929(e-11)/94 published at page 35 of Part II – Section 2 of Tamil Nadu Government Gazette Extraordinary dated 31st May, 1994, the Governor of Tamil Nadu hereby appoints the Commissioner of Municipal Administration to exercise and perform the powers and duties of the Inspector in respect of Third Grade Municipalities under the said Tamil Nadu Act V of 1920, as amended by the said Tamil Nadu Act 23 of 2004.

C.K. GARIYALI.
SECRETARY TO GOVERNMENT.

-/TRUE COPY/-

14/3/11

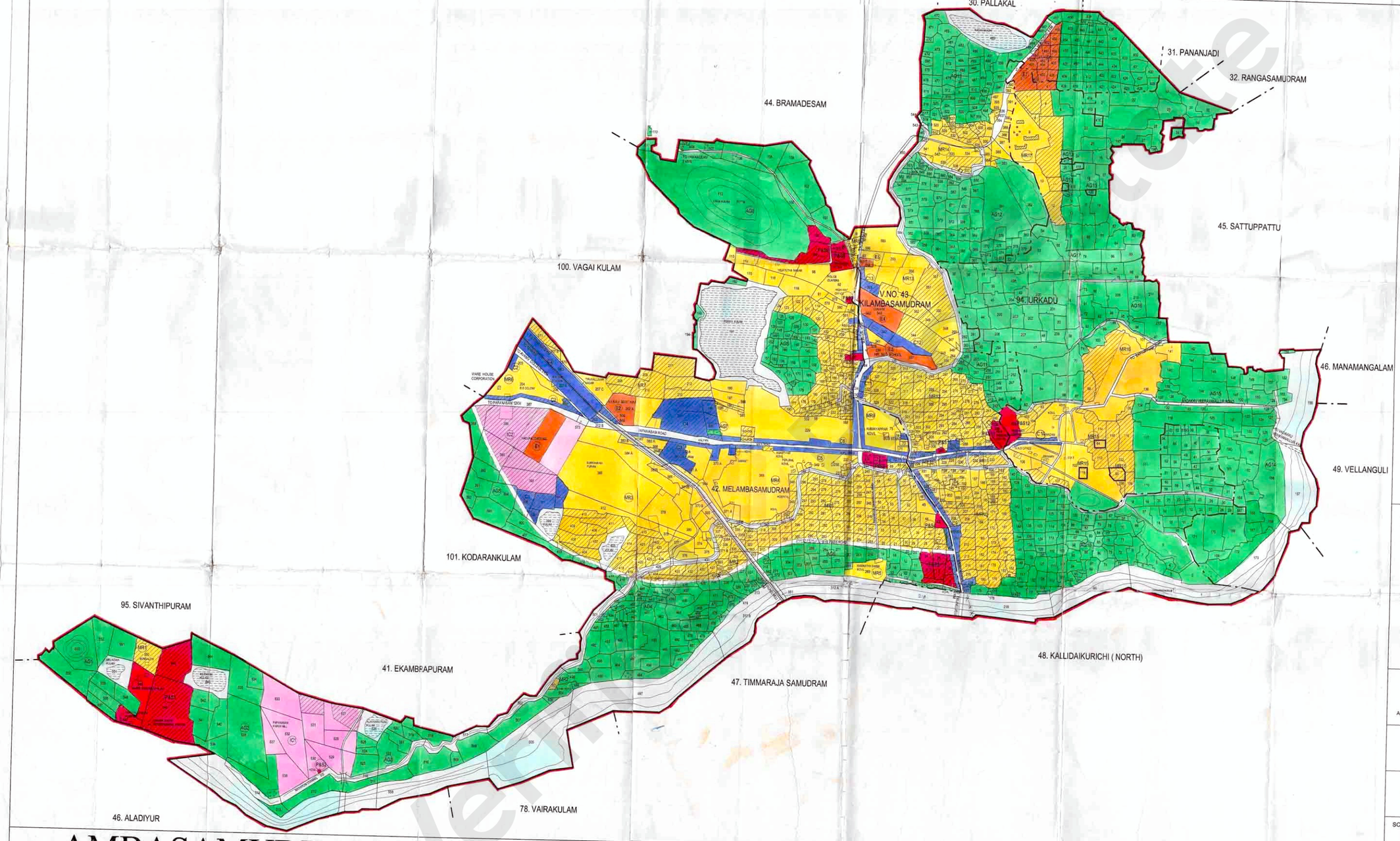
Executive Authority,
Ambasamudram Local Planning,
Authority, Ambasamudram

14-3-11

Deputy Director of Town and
Country Planning,
Tirunelveli

18/3/11

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AMBASAMUDRAM LOCAL PLANNING AREA - MASTER PLAN

PROPOSED LAND USE - 2021

LEGEND

- L.P.A. BOUNDARY
- VILLAGE BOUNDARY
- SURVEY BOUNDARY
- RAILWAY LINE METER GAUGE
- STATE HIGHWAYS
- BYE PASS ROAD
- MAJOR DISTRICT ROAD
- OTHER DISTRICT ROAD
- WATER BODIES

USE ZONE	EXISTING	PROPOSED
I. RESIDENTIAL		
a. PRIMARY RESIDENTIAL - NIL -		
b. MIXED RESIDENTIAL (MR1 TO MR17)		
II. COMMERCIAL (C1 TO C14)		
III. INDUSTRIAL		
a. CONTROLLED INDUSTRIAL (IC1 & IC2)		
b. GENERAL INDUSTRIAL - NIL -		
c. SPECIAL INDUSTRIAL AND HAZARDOUS - NIL -		
IV. EDUCATIONAL (E1 TO E7)		
V. PUBLIC AND SEMI PUBLIC (P&S1 TO P&S12)		
VI. AGRICULTURAL (AG1 TO AG17)		
PROPOSED IMPROVEMENT OF EXISTING ROADS		
PROPOSED BYE PASS ROAD		

NOTE

MELAMBASAMUDRAM VILLAGE

SURVEY NUMBERS : 65,66,67,68 ARE MERGED WITH SURVEY NUMBER 70

SURVEY NUMBERS : 72,76,77,214 TO 220,223 TO 228 ARE MERGED WITH SURVEY NUMBER 229.

SURVEY NUMBERS :230,231,239 TO 243,341,347,350 TO 368 ARE MERGED WITH SURVEY NUMBER 369

SURVEY NUMBER 110 FALLS IN BRAMADESAM VILLAGE.

KILAMBASAMUDRAM VILLAGE

SURVEY NUMBERS : 64,65,411 TO 420 OF KILAMBASAMUDRAM ARE FALLING IN URKADU VILLAGE.

EXECUTIVE AUTHORITY
AMBASAMUDRAM LOCAL PLANNING AUTHORITY
AMBASAMUDRAM

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

COMMISSIONER OF TOWN AND COUNTRY PLANNING
CHENNAI

COMMISSIONER & SECRETARY
HOUSING & URBAN DEVELOPMENT DEPT.
GOVERNMENT OF TAMILNADU

SCALE DETAILS :

0.4 0.3 0.2 0.1 0 0.1 0.2 0.3 MILES
0.6 0.4 0.3 0.2 0.1 0 0.1 0.2 0.3 0.4 KM

N

OFFICE OF THE DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

DTCP