COPY OF:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Gudiyatham Local Planning Area - Approval under Section 28 of Tamil Nadu Town and Country Planning Act 1971 accorded.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.MS.No.229 Dated: 19th February, 1991

Read:

1. G.O.Ms.No.689, Housing and Urban Development Dept., dated 31.3.83
2. G.O.Ms.No.909, Housing and Urban Development Dept., dated 8.9.89
3. From the Director of Town and Country Planning, letter Roc.No.6712/89 MP1 dated 20.3.90.

. . . .

ORDER:

In G.O.Ms.No.689, Housing and Urban Development Department dated 31.3.83, the Government have accorded consent to the publication of notice of preparation of Master Plan for Gudiyatham Local Planning Area.

2. Under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Gudiyatham Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1935 days in the preparation of Master Plan and convening a meeting of the Local Planning Area is hereby condoned. Copies of the Master Plan for Gudiyatham Local Planning Area as approved by Government are communicated to the Director of Town and Country Planning.

3. The following Notification will be published in the Tamil Nadu Government Gazette:

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 read with section 20 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan of Gudiyatham Local Planning Area submitted by the Director of Town and Country Planning, in his letter Roc.No.6712/89-MP1 dated 20.3.90.

p.t.o.

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2. The Master Plan for Gudiyatham Local Plannin
Area with all its enclosures shall be kept open to the
inspection of the public in the office of the Commissi
of Gudiyatham Municipality during office hours.

(BY ORDER OF T E GOVERNOR)

L.K. TRIPATHY
SECRETARY TO GOVERNMENT

/true copy/

Office of the Director of Town
Country Planning,
Master Plan division,
807, Anna Salai, MADRAS-600 002

Endt.No.6712/85/MPA1 Dated: 11.5.91

Copy of G.O.Ms.No.229 H&UD dated 19.2.91 is communica

FOR DIRECTOR OF TOWN AND
COUNTRY PLANNING

To

The Executive Authority/Commissioner, Gudiyatham Mpt
The Deputy Director, Vellore Region
The Deputy Directors of DP and Building divisions
Additional Director/all Joint Directors
Assistant Directors of MP and DP divisions
All Supervisors of MP division
MP1, MP2, MP3, MP4,
Stock file,
Spare-10.

ANNEXURE-A.

FERENCE No: 4918/84 ಅನುಬಂಧ-4

EGIONAL OFFICE :-

IRECTORATE OF TOWN & COUNTRY PLANNING.

MASTER PLAN FOR GUDIYATHAM LOCAL PLANNING AREA.

NSENTED IN G.O.M.S. No: 689
& U.D. DEPARTMENT DATED : 31-3-83.

PROVED IN RESOLUTION No: 1.
TED 27.5.86 of the
liy..tham local planning Authority.

Approved in G.O. No.: 229
H & U.D. Dated: 19.2.91

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Regional Deputy Director
Town & Country planning.

ty Director (T & C.P)
r plan.

Joint director (T & C.P)

r of (T & C.P)
-2.

Commissioner & Secretory
Secretory to. Government

CONTENTS.

			Page
Chapter :	1	Introduction ...	1
Chapter :	2	Growth of the town and site characteristics ...	3
Chapter :	3	Population Studies ...	5
Chapter :	4	Land-use studies ...	11
Chapter :	5	Transporation Studies ...	17
Chapter :	6	Planning problems and Physical constraints affecting development ...	21
Chapter :	7	Population estimate and future working force ...	25
Chapter :	8	Assesment of land requirements ...	29
Chapter :	9	Description of Plan ...	31
Chapter :	10	Plan implementation ...	35
		— SCHEDULE — ...	39

ANNEXURES.

1. G. O. 1730 RD & LA. dt 24.2.74 ... 65
2. G. O. 650, & 651 RD & L-A dt: 8-4-75 ... 77&79
3. Consented G.O. 689 H3 & U.D. Dept dt: 31-3-83 ... 81
4. Existing and Proposed Land-use maps (WITH POCKET) ... -

CHAPTER I

INTRODUCTION

1.01 With the attainment of Independence and the consequent policy of Goverment of India to evolve national plans for the economic progress of the country, threre was a steady growth of the Industrialisation and rapid urbanisation. The implementation of many of the projects under the Five Year Plans unilaterally, without references to the repreeussion they have on physical developments in Urban and Rural Areas, has resulted in a lopsided development. They have not only failed to maximise the benifit accruing from them, but have in a certain measure caused injury to development.

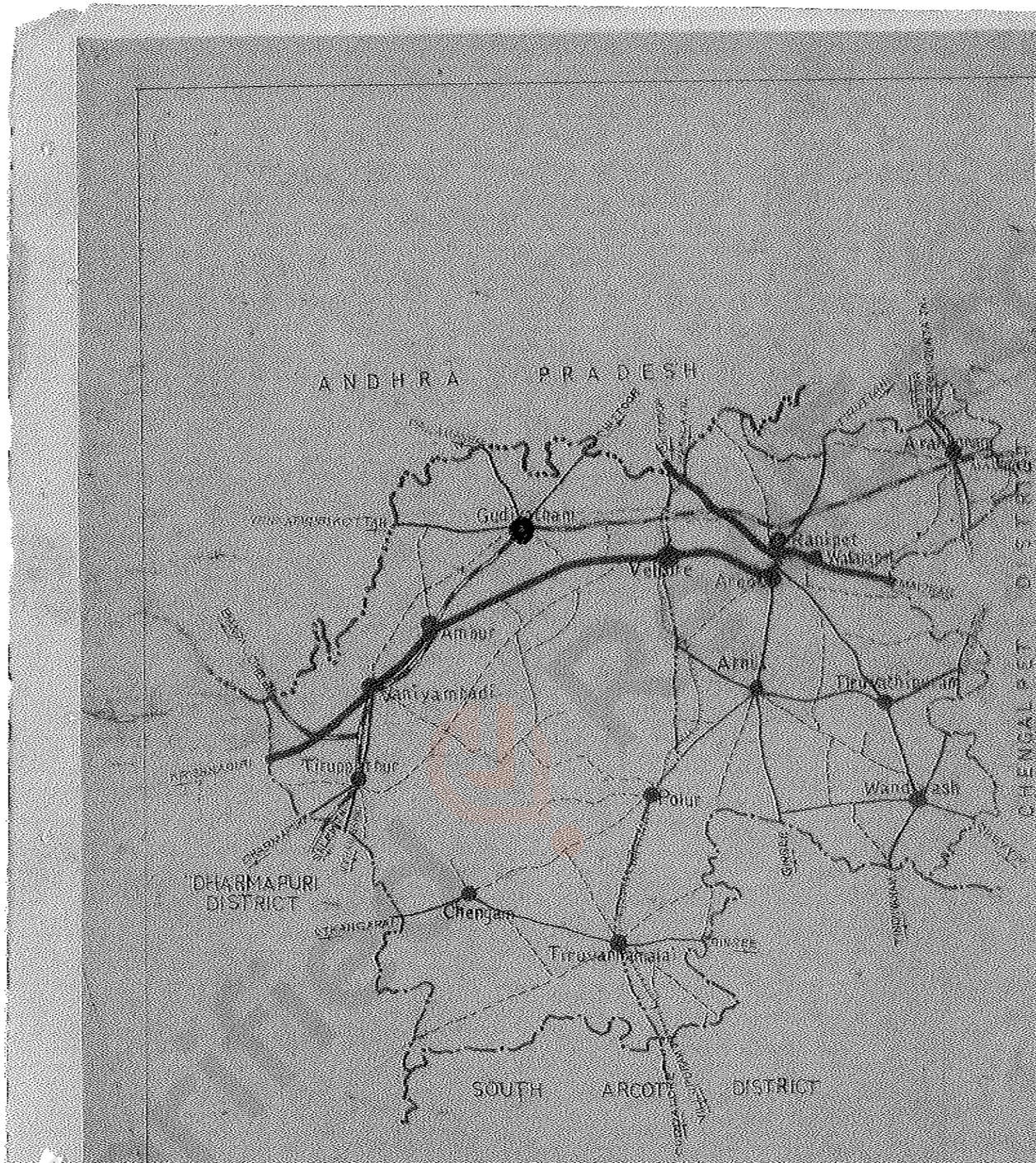
1.02 The Directorate of Town Planning and Country has evolved a programme for preparation of Master Plans for all Local Plalnning Areas in the Tamil Nadu, under Tamil Nadu Town and Country Planning act 1971.

1.03 The Master Plan will laydown in broad outline the proposals for the organised development of the Urban areas and their surroundings, showing there in the manner in which the land is to be utilised for residential, industrial, commercial and other purposes, the communication lines to be built or improved, the manner in which the population willbe distributed and the amenites and services required in the urban area.

1.04 Gudiyattam is one of the Town selected in North Arcot Region for prepration of such development plan to control and regulate its growth. This department has undertaken necessary surveys and collected data from various sources and a draft Master Plan has been prepared for the year 2001.

NORTH ARCOT DISTRICT

LOCATION MAP



LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDRY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- OTHER DISTRICT ROADS
- RAILWAY LINE BROAD GAUGE
- RAILWAY LINE METRE GAUGE

SCALE:- 1CM=10KM

Directorate of Town & Country Planning

GOVERNMENT OF TAMILNADU

CHAPTER 2

GROWTH OF THE TOWN AND SITE CHARACTERISTICS

LOCATION

2.01 Gudiyattam town is situated at 12.57' northern latitute and 78.52' eastern longitude Gudiyattam is an important urban centre next to Vellore Town in North Arcot Region The Town is at a distance of 32 K.ms west of Vellore-Chittoor Town of Andra Pradesh and is about 40 K.ms north east of Gudiyattam.

2.02 The Town is connected by Mass rapid system with Vellore, Chittoor, Madras Thiruthani etc.

2.03 There is a famous temple in the town known as "Balasathuleeswarar Temple" which is believed to have been built by later cholas in the twelth century A.D. The Town has been grown around the temple and there was a population of 18,747 with six suburbs in the year 1891.

MUNICIPAL ADMINISTRATION

2.04 Gudiyattam Municipality was constituted in the year 1806. This local body has been up graded into a first grade Municipality in the year 1973 The revenue villages included in the Municipality are pitchanur, kondasamudram and sedukkarai and the extent of the local planning Area which comprises of Municipal limit is 4.77 sq K.ms

2.05 Temperature: Being situated at 270 metres above M.S.L, Gudiyattam town has a dry and hot climate.

2.06 Raunfall: The average annual rainfall is 920 m.m in the town

2.07 Soil: The soil of the town is constituted with gravel clay mixed with sand soft rock The eastern portion of the town has soft rock and red soil There is an hillock called "Sedukkarai hill" in this portion The central portion of the town is formed mainly with gravel and sand, In the western and Southern sector, the predominatnt soil is clay mixed with sand. The northern portion of the town is fromed with hillocks and reserved forests phre sand is to be found predominant along the beds of river Kavandinya, which traverse through the centre of the town.

CHAPTER. 3.

POPULATION STUDIES :

Population Growth of the town :

3:01 The growth of population of the town for the past few decades is shown below :

Year	Population	~~Persons~~	Variation in percentages
1901	21,335		
1911	23,390	2065	9.63
1921	22,803	—587	2.08
1931	24,688	1885	8.26
1941	32,671	7983	32.33
1951	45,667	12996	39.77
1961	50,384	4717	10.32
1971	63,007	12623	25.07
1981	74,408	11401	18.07

3:02 There hasbeen wide fluctuation in the population growth during the past eight decades. The total increase of population over eight decades is 52,877 i. e., 143.78% increase from 1901 to 1981. There is found to be rapid increase in Town population since 1931. This may be due to the establishment of large numbers of small scale industries such as match works, beedi works, handlooms etc.,

Age composition :

3:03 The age wise break up of population of Gudiyatham town during the year 1971 is shown below.

Sl. No.	Age group	Total persons	%age to Total persons
1.	0-14	24,001	38.09
2.	15-19	6,186	9.81
3.	20-24	5,687	9.00
4.	25-29	4,865	7.72
5.	30-39	7,944	12.61
6.	40-49	6,499	10.23
7.	50-59	4,130	6.60
8.	60 +	3,745	5.94
	Total	63,007	100.00

It is odserved from the above that the age group of 0–14 constitute more percentage among other age-groups.

Literacy :

3.04 The literate persons in the town and their break up in decade wise are shown below :

Year	population	LITERATES						
		Total Literates	% of litrates to total population	Males	% ge of Males to total population		female	% ge of Females to total population
1951	45,667	13,555	29.68	10,037	21.98		3,528	7.70
1961	50,384	18,384	36.48	12,654	25.11		5,730	11.37
1971	63,007	31,425	49.88	20,216	32.09		11,212	17.79

3.05 It is observed from the above that there is a positive increase of percentage of literates to the total population ie., from 29.68 to 49.88 from the year 1951 to '71 respectively. Out of the total male population in 1971, the male literates works out to 59.57% where as the female literates works out to 36.09% of the total female population.

Sex Ratio :

3.06 The sex ratio of the population of Gudiyatham town is shown below and it is observed that the ratio of females to thousand males has decreased from 989 to 979 during the decades 1961 to 1981.

Year	Males	Females	Females-/1000 Males
1961	25331	25053	989
1971	31945	31062	972
1981	37594	36814	979

Contd.

Employment Structure :

3:07 The occupational break up of the working population in the year 1971 for the town is shown below :

Sl. No.	Occupation	Total workers	%ge to total workers	No. of Male workers	%ge to total population	No. of female workers	Percentage to total population
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Agriculture	1861	9.05	1278	2.03	583	0.93
2.	Mining and Quarrying	5	0.02	5	0.01	—	—
3.	Household Industries	5051	24.58	3769	5.98	1282	2.03
4.	Manufacturing other than house-hold Industry	6351	30.80	5171	8.21	1180	1.87
5.	Construction	332	1.62	317	0.50	15	0.02
6.	Trade and Commerce	3221	15.67	3077	4.89	144	0.23
7.	Transport and Communicaties	1241	6.04	1142	1.81	99	0.16
8.	Other services	2489	12.12	1949	3.09	540	0.86
	Total	20551	100.00	16708	26.52	3843	6.10

3:08 In 1971 the total working force is 20,551 out of the total population of 63,007. The participation rate is 32.62% to the total population. It is seen that the occupation under secondary sector is more predominant that primary and tertiary sectors.

3:09 The prime economic activities of the town is in secondary sector, which includes manufacturing and household industries. This is due to the concentration of match factories, beedi works and handloom weaving and textile mills. The occupation under tertiary sector such as trade and commerce, Services and transport and commication is the next predominent activity as the town is the head quarter of Gudiyatham Taluk in the North Arcot District.

3:10 Male participation is higher in all sectors of employment. The percentage of male workers is 81.39 to the total workers and the remaining 18.61% workers are females.

Population density :

3.11 The Gudiyatham town covers an extent of 477.08 hectares and out of which 237.91 hectares is the developed area. The population of the Gudiyatham town according to 1981 census is 74408. The over all and gross densities worksout to 155 and 300 persons per hectare respectively.

Sl. No.	Use	Area in hectares	Percentage to total area
2.	Commercial	13. 38	2. 80
3.	Industrial	27. 53	5. 77
4.	Education	3. 57	0. 80
5.	Public and Semi Public	19. 64	4. 10
6.	Agriculture	239. 17	50. 10
	Grand total	477. 08	100 00

Ownership of Land :-

4.05 Out of the total ~~incorporated~~ area of 477. 08 hectares, 37. 81 hectares i. e., 7. 93% of the total ~~incorporated~~ area of the town is owned by the Municipality which constitute mainly land under roads Municipal School etc., The land owned by the Goverment is 84. 76 hects i. e., 17. 76% of the total ~~incorporated~~ area which comprises of waste land and public buildings etc. The private land in the town is 354. 51 hects. i. e., 74. 31% of total incorporated area.

Sl. No.	Ownership	Area in hectaree	percentage to total area
1.	Government	84. 76	17. 76
2.	Municipal	37. 81	7. 93
3.	Private	354. 51	74. 31

Land Value :-

4.06 ~~The maximum and minimum values of land per hectare in the various revenue wards of Gudiyattam town are collected and furnished.~~

Gudiyattam Town :

(a) Residential :-

4.06 As already stated the area under residential use in the town is 173. 79 hects., which is 72% of the developed area. According to 1971 census the total housing stock of the town is 8. 732 for accomodating 12. 017 households.

4.07 The average housing density is 63 houses/hectare. The highest density of 83 houses/hectare is at ward No. 4 of the town the lowest being 25 houses/hectare.

4.08 It is observed that the family density various from 65 to 99 families per hectare which is above average.

(B) Commercial

4.09 The town's commercial activities are grouped under following three major classifications namely :-

i) Retail shops.
ii) Wholesale trading centres and
iii) Commercial offices and firms.

CHAPTER-5.

TRANSPORTATION STUDIES:-

5.01 The studies with regard to transporation would seek to establish the relative connections of this town with the rest of the hinterland on one hand and to provide facilities for internal circulation system on the other. Roads are the only transporation system available in the town. There is no railway line traversing through this town. The present Gudiyatham Railway Station is situated on Pallikonda road in Veppur village about 5-Kms east of the town, on the Madras-Cochin broad gauge line.

ROADS :-

5.02 Roads in this town may be classified under two broad heads namely :-

i. Arterial roads linking the town with the other towns viz., Major District roads and other District roads.

ii) The road networks for the circulation within the town.

5.03 Major District roads that radiate from the town are :-

a) Pernampet road
b) Palamaner road.
c) Katpadi road.
d) Chittoor road
e) Pallikonda road.

5.04 The Other District road which radiate from this town is Melpatti road.

5.05 The Pernampet road, Palamaner road, Katpadi road and Pallikonda road converged at a junction near the eastern boundary of the town. The Pernampet road radiates towards the western direction from this junction through busterminal and crosses the Kavundinya river by a bridge. The Palamaner road radiates towards north-west forming a junction with Chittoor road at the northern bouudary of the Municipal limit. The Katpadi road radiate towards north-east through Thirumagal Textile Mill. The Pallikonda road radiates towards south-east through the foot of Sedukkarai hill and the Rajeswari Textiles Mills The Melpatti road traverses the town from south and joins with Pernampet road.

5.06 These are the important main roads responsible for the general development of the town in all directions. The Central core (Dharnampet Bazaar) of the town and a stretch (Thalayatham Bazaar) is Southern portion of the town are highly congested to take heavy traffic. The general pattern of the town and the non-availability of bye-pass roads makes it difficult for through traffic to avoid passing through narrow streches and congested areas of the town.

5.07 The table below gives length of roads according to the type of roads with in the town.

Sl. No.	Classifications of roads	Length of road in K.ms
1.	Major District roads	8. 2
2.	Other District roads	0. 7
3.	Other roads maintained by the Municipality	33. 2
	Total	42. 1

5.08 The length of roads under various type of surface are shown below :-

Sl. No.	Type of surface	Length of roads in K. M.
1.	Cement concrete surface	0. 2
2.	Black topped surface	15. 9
3.	Metailed road (W. B. M.)	9. 2
4.	Unmetalled road	16. 8
	Total length of all roads	42. 1

5.09 : TRAFFIC VOLUME :- It is seen from the Traffic Survey that the intensity of traffic is relatively more Palamaner road, Katpadi road, Pallikonda road, Perumpet road, Melpatty road Hospital road, Veerabadra Maistry street, Causeway, Kosa Annamalai Street, J. K. Chetty Street and Anjuman Street.

5.10 The Cycle traffic is found to be intensive on the Katpadi road, Hospital road, Pernampet road, J. K. Chetty Street, Kosa Annamalai Street, Sniyer Street, Melpatti road and Gandhi road. Cycle is the common mode of transport just as in any other small or medium size towns.

5.11 The peak-hour traffic is between 9 and 10 A. M. daily

MASS TRANPORATION :-

5.12 As regards to the Public Passenger transport system in Gudiyatham town it is well connected with Surroundings rural areas by a number of bus transporation services. The town is also connected to various important towns such as Velloro, Ambur, Tiruppattur, Pernampet, Arni, Arcot etc., of this state and Chittoor, Palamaner of Andhrapradesh. It is seen that about 409 trips and 22,500 passengers come or pass through Gudiyatham town in a single day.

5.13 Taxis are available within the town and for travel to Gudiyatham Railway Station. In addition to these, there are other mode of Public transport like cycle-rickshaws and Jutkhas that cater to local needs of the people.

TRANSPORT :-

Transport Terminals and Parkings :-

5.14 There is one Municipal Bus Stand in Gudiyatham town on the Pernampet road, opposite to Municipal Office and the available space is very limited. There is no area reserved at present for parking taxis, lorries or jutkhas etc., and road side parking is prevelent. Thalayatham and Dharmampet Bazaar are the places of traffic congestion mainly due to non-availability of parking spaces in this area.

CHAPTER-6.

PLANNING PROBLEMS AND PHYSICAL CONTRAINTS AFFECTING DEVELOPMENT :-

Planning Problems of the Town :-

6.01 Because of unplanned physical deveplopment of the town through years of growth, the town has accumulated a number of planning problems to be rectified inorder to achieve a healthy and beautiful environment.

6.02 The details of the problems are summarised as follows :-

6.03 The existing different use zones of the towns such as residential, commercial, industrial, public and semipublic etc., have been quite haphazard and non confirming. Further there is no notified residential areas or industrial areas in the town and this encourages non confirming uses to develop in different parts of the town.

6.04 The development of the town occured mainly along the major through fares of the town. Due to this radial ribbon development it is observed that about 50% of the extent of the town is undeveloped in various pockets and in between the main roads.

6.05 It is seen that the town has been physically divided ~~in to~~ into two by the river Kavundinya traversing through the centre of the town with Major development on the northern part of the river as the main roads such has Katpadi road, Vellore road, Chittoor road and Palamaner road radiates on northern part of the town. Only a causway has been in existance to connect northern and southern part of the town for a long time and decade ago a new bridge has been constructed.

6.06 In the town the land owned by Government, Municipality and other public sectors is about 25% of the total extent of the town. These lands owned by public authorities have already been utilised for the construction of roads, public buildings etc and the land still available for development is very negligible.

6.07 The weekly shandy area located in the town is lacking in service facilities. Further there is no organised spaee for parking the bullock carts and other slow moving vehicles going over to shandy.

6.08 The precent daily market for vegetable and other consumer goods is inadequate and requires more spaces for its efficient functioning.

6.09 It is observed that match making and beedi factories are spread all over the town. As the industries are of household nature it attracts all age group including school age children. In order to discourage school age children to participate in the household industries, these industries can be grouped in a separate zone and has to be located outside the residential zone. Further the chemicals used in the match making industries are harmful tc the residents of the area.

6.10 Many public offices in the town are located in private buildings in the midst of residenial areas. Hence there is a need for organising a public building complex outside the residential areas.

6.11 The space available for the existing Government hospital is inadequate and the expansion is restricted.

6.12 There is one dispensary maintained by the E. S. I., in the town. As 54% of the working population of the town are engaged in the industrial activities both manufacturing and household sectors, there is a need for a full fledged E. S. I., hospital with bed facilities.

6.13 The Major and other District roads traverses in the town are narrow in different stretches and their scope of widening is limited.

6.14 The narrow widths of roads at Thalayatham Bazaar and Dharmapet Bazaar creates traffic bottleneck.

6.15 The space available for the existing bus terminal is inadequate and congested to accomodate the incoming and out going buses.

Physical constraints affecting Development :

6.16 Physical constraints and trend of development in the town are guiding factors in designing the development of any town. In Gudiyatham planning area they have been identified by the following factors.

(i) Topographical features such as hillocks and undulated areas, water-bodies including rivers and streams, reserved forests etc ,
(ii) Agriculturally valuable and such as land under wet crops, land under multiple crops etc.,
(iii) The present trend of development.

6.17 From the sieve map it can be concluded that the expansion in eastern direction and to certain extent in the northern direction of the town is desirable as most of the lands are under dry lands.

CHAPTER-7.

POPULATION ESTIMATE & FUTURE WORKING FORCE :—

7.01 The population has been projected for the year 2001 based on the Census data available upto the year 1981 is 1.11 lakhs and planned population is 1.00 lakh

Estimation of the working force :-

7.02 The approach to future economic Programme will be through provisions of the required Levels of employment. The economic activities of the town depends on various factors and mainly due to the existing traditional employment in the town and the suggested functional characteristics of the town depending upon the regional physical setting.

7.03 Gudiyatham is mainly cottage industrial town along with a trade centre. The cottage industries predominant in the town are matches, beedi, handloom weaving and its allied industries

7.04 The major manufacturing industries which have been established in the town are two units of textile mills which employ about 1,500 persons. Employment under services is another major activity in this town as it is a taluk head-quarter with its administrative offices located in the town It is observed that few cottage industries are located sparsely in the vicinity villages.

Assessment of the working force in 2001.

7.05 It is assumed that the present trend of activities will accelerate with the economic growth of the state under various Plan schemes and provide full employment opportunities. As per 1971 census the workable population in the age group of 15-59 forms 55.9% of the total population. But it is observed that only 32.6% of the total poopulation are now under employment. Hence there is a gap of 23.3% to be bridged up for the full employment of the entire workable age group.

7.06 In practice a portion of females and males in the workable age group will be engaged in household activities and collegiate education. They will not come under the category of working population Hence the workable population in the age group of 15-59 for the year 2001 can be safely assumed as 60% from the existing value of 32.6% providing suitable allowance for future employment, due to Five Year Plans and State Plans for economic growth of the region.

Therefore the anticipated total workers will be 40000,

Break-up of the working force :

7.07 The estimated working force of 40,000 has to be distributed among various economic activities inorder to assess the land acquirement for each functions and to provide land for the same in the Master Plan.

The anticipated break-up of working force in 2001 is given below:

Sl.No:	Economic Activity	% to the total workers		No.of workers in 2001
		Existing 1971	Anticipated 2001	
1.	Industry	57.1	60.0	24000
2.	Trabe	15.6	16.0	6400
3.	Transport	6.0	6.0	2400
4.	Services	12.2	16.0	6400
5.	Agriculture	9.1	2.0	800
	Total	100.0	100.0	40000



CHAPTER-8.

ASSESSMENT OF LAND REQUIRMENT :

8.01 Assessment of land requirement for various uses of the future Gudiyatham urban area is made based on the study of existing land-use pattern of the Local Planning Area and the future economic growth suggested for full employment of the workable population.

Residential :

8.02 The Residential area to accommodate the future population of 1.00 lakhs of the town has been worked based on average gross density of 435 persons for hectare, assuming a gross density of 400 persons per hectare and an extent of 250 hectares will be required for residential use. This includes the roads. The existing percentage of residential use in Gudiyatham is 36%. Hence for design purposes the residential use can be safely assumed as 60% of the urban uses. Thus the extent of the 300 hectares assessed for residential use is the 60% of the total extent of the urban use.

Commercial :

8.03 The commercial activity in the town at present is distributed in two distinct areas called Dharnampet Bazaar near Robinson Tank and Thalayatham Bazaar. The present land use of the town shows that 2.8% of the town is under commercial use. The above figures includes the local shop and other petty shops also. In the draft master plan proposals only major commercial use in the town of the higher level of activity in the town is normally indicated. Hence 5% of total extent of urban area is assumed for design proposes for the commercial use. Thus area under future commercial is assessed as 25 hectares.

Industrial :

8.04 The occupational breakup of the working population of the town reveals that the industrial sector is the major economic activity engaging 57.2% of the total working force in it. The present land use break-up for the industrial sector is 5.77% of the town. As regards to Gudiyattam the high percentage of 5.77% is due to the fact that the area under household and cottage industries such as match, beedi works etc., is added on to the manufacturing industries, textiles etc., and other engineering industries. Hence for the purpose of design 10% of the town can safely be assumed for the proposed industrial use of Gudiyatham Thus an extent of 50 hectares has been assessed for the future industrial use of the town.

Education :

To meet out Higher Secondary School and High Schools needs of future populations 5% of the land reserved for this purpose that is 25 hectares.

Public and Semi Public :-

8.05 The present land use breakup of the developed area of the town indicates a percentage of 4.1 for the public and semi public use of the town. However for design purpose 15% of the total extent of urban area is assumed for public and semi public uses like Hospital, Government Offices Compost yeard, sewage farm, Bus stand etc., as Gudiyatham is the head-quarter town of Gudiyatham Taluk. Thus an extent of 75 hectares is assessed for public and semi public use.

Land Use 2001 (ASSESSED)

Use	% age	Area in hectares.
Residential	60%	300
Commercial	5%	25
Industrial	10%	50
Public and Semi public	15%	75
Education	5%	25
Non Urban use	5%	25
Total	100	500

CHAPTER-9.

DISCRIPTIOT OF THE PLAN

9.01 The word "Plan" here refers to the proposed landuse plan, wherein the various landuse assessed in chapter 8 to meet the requirement of future urban area of Gudiyatham town in the year 2001 is depicted. Suitable location of various land uses of residential, industrial, commercial etc., have been examined with reference to each other and to the present corridors of expansion of the town.

9.02 The plan indicates different use zones and the manner in which the respective zones are interconnected with the object of yielding optimum benifits for its citizens. further the different use zones are inter linked by a net work of road transportation for ensuring smooth and efficient circulation.

9.03 The land required for various uses to the future Gudiyatham Local Planning Area have been assessed in chapter 8 to the total extent of 500 hectares.

9.04 For the sake of design purposes Gudiyatham urban area has been divided into fourteen planning units Each planning unit indicates the details of zoning such as residential, commercial, industrial etc.,

9.05 A proposed land use plan for the year 2001 has been prepared for the Local Planning Area for the population of about 1.00 lakhs and the majar landuse zones have been shown in map annuxed to the report. The details of land use under different heads such as residential, commercial industrial etc., and their salient features have been discussed in the succeeding paragraphs.

A) Residential :

9.06 The residential area required for entire town has been divided into 23 viable planning units to promote social cohesiveness among and to support the community facilities. Theyare primary and mixed Residential uses.

B) Commercial :—

9.07 The major business and commercial areas to serve the town level requirements are located at 12 planning unit indicated in the plan. The extent of major commercial area proposed for the urban area is 25 hectares.

C) Industrial :—

9.08 The major economic activity of the urban area should be under industrial sector which is evident from the anticipated break-up of working force in 2001 stated in chapter 6. About 30,000 persons will be engaged in industrial sector in 2001 out of the total anticipated 40,000 workers, the note-worthy industries in Gudiyatham are two textile mills only. There are number of units of household industries such as match, beedi etc., There is ample scope fo rthe development of above manufac turing and household industries in Gudiyatham. Further there is scope for establishments of agro based industries.

D) Education :—

9.09 Attached to hostel area is assigned for Higher Secondary School purooses. Other than this no fresh areas are proposed for this purpose.

E)Public and Semi Public : –

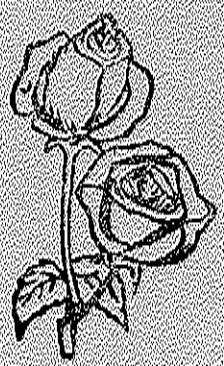
9.10 The Plan contemplate the specific identification of Public and Semi Public use zone for the town level requirements in medical and other administrative institutions. In residential areas have been set apart for the public and Semi-public use required at the neighbourhood level such as primary and secondary schools, health centres, dispensaries, community halls, cultural institutions etc., The extent of major public and semi-pubpic use provided in the plan is 75 hectares i.e., 15 % of the Gudiyatham urban area.

F) Transpoat and Communication :—

9.11 The present net work of circulation has been studied with reference to the existing flow of traffic and bottlenecks. The alignment of the arterial roads entering the town from vellore, Katpadi, Palamaner, Chittoor and Perrampet have been retained with suitable modifications. They are interlinked with ring roads and inner circulation so designed for proper and efficient functioning of the various land-uses in the Urban arer.

9.12 It is suggested to shift the existing bus stand to a more convenient place near Municipal Travelers Bunglow as the existing one is more cramped with no scope for expansion.

9.13 Anew bridge is proposed in the western end of the town on pornambet road aeross the river Kavundinya river.



CHAPTER-10

Plan Implementation:—

10.01 Implementation of the Plan involves two aspects viz "Planning Control "and"Development, The word"Planning control" here envisages the constitution of "Planning Authority" viz. Local Planning Authority which will have control over the entire Planning area viz., Gudiyatham Local Planning Area and to have control on the overall physical develpmentes contemplated in the Plan. Similarly the word "Development" here is much restricted because it refers to only the development of certain specified areas to be required by the Local Planning Authoricy.

Authority for Development :—

10.02 As stated earlier, Local Planning Authority has constituted according to the Tamil Nadu Town and country Planning Act 1971, for Gudiyatham will have statutary powers to implement the provision made in this plan, perhaps with certain modification as circumstances may demand at the time of implementattion. The Local Planning Authority shall have to prepare detailed sectoral development plans to fit within the frame-work of the Master Plan for the purpose of implemention

10.03 Zoning regulation has approved by Government in G. O. M. S. No. 1730 RD & LA department dt. 24-7-1974, enclosed in Annexure 'A' for effective control of physical development and this should be strictly adhered to. The existing land use ~~of~~ in ~~permitted to continue and reconstruction of building will be permitted to satisfy the building rules under G. O. 1009 RD and LA dt. 19-5-72 and other detailed Development plans. The Authority will also under-take the development of certain of the residential zones, commercial zones~~, widening of certain existing roads and formation of certain new roads by acquisition apart from other Departments of Industries and commerce, Highways, Public works Department and Tamil Nadu Water supply and Drainage Board.

Phasing :—

10.04 All the devlopment proposals suggested in the plan may not have the same urgentty to implement at a time as they will have relevance in the context of population growth according to the period. The implementation of various proposals of the plan has therefore been suitably phased according to tne requirement the period.

10.05 Based on the population estimate, the programme of develoment has been phased into two viz., 1st phase for the period up to the year 1991 and second phase upto the year 2001 for the plan implementation.

Phase I : 1971 to 1991

Residential —

10.06 By 1991 the population is expected to grow in full in Planning Units of the estimated population in Planning The residential areas to accommodate the anticipated population has to be deueloped during this phase.

Commercial :—

10.07 The prevailing business and commercial areas in planning unit continue and its growth will be regulated according to the Plan. In addition about 50% of major commercial area in the proposed town centre has to be developed in unit no as indicated in the phasing map to meet the future requirements of the Gudiyattam Urban area during the 1st Phase.

Industrial :—

10.08 Since Small Scale or Medium type of Industries are expected to comeup by near future no area is ~~here~~ marked for industrial purposes.

Public and Semi Public :—

10.09 Retaining the existing public office complex site except building replaced by Multy storied office complex.

Bus terminal and parking area :

10.10 The proposed new bus terminal in planning unit No. and the planning unit Pe will be taken up during this phase for development.

Road Bridge :—

10.11 The new bridge over river Kavundiya proposed at the western end of town will be costructed during this phase.

Utilities and services :—

10.12 Water Supply :— The works required to augument the water supply for the population of 1 lakh will be taken up.

Drainage :

10.13 An extent of 15 hectares is allocated for sewarge farms and rubbish depot and these areas are to be suitably selected by the Local Planning Authority outside the urban limit. The works required for proper disposal will be taken up

Phase II : 1991 to 2001

Residential :

10.14 Planning units are to be developed during this phase so as to provide for the ultimate population in the Plan.



GUDIYATTAM LOCAL PLANNING AREA

S.No.	Zoning Number	Boundary Details	Ward No.	Block No.	Comprising Town Survey Numbers
1	2	3	4	5	6
	PR_1	North:- Southern Boundary of MR_1			
		South:- Northern boundary of Ward No. 1 Block No.13	1	3	T.S.Numbers 269 to 304
		East:- Western edge of MR_1 AT and L_2		4	T.S. Numbers 305 to 396
		West:- Town Boundary.			
	PR_2	North:- Town Boundary and Southern Boundary of PR_1 and MR_2	3	12	-do- 975 to 1104
				13	-do- 1106 to 1144
		South:- Bodipet Road and Southern boundary of Ward. No.3, Block No.1		14	-do- 1145 to 1152, 1158 to 1165 and 1166 to 1179
		East:- Eastern boundary of Ward No.Block 13		15	-do- 1180 to 1270
		West:- Town Boundary			
	PR_3	North:- Northern boundary of Ward No. Block No.10	3	10	-do- 658 to 782
		South:- Goundanya River			
		East:- Eastern boundary of Ward No. Block No. 10 and Block No. 11		11	-do- 783 to 804, 806 to 809 and 822 to 975.
		West:- Eastern boundary of PR_2			
	PR_4	North:- Town Boundary			
		South:- Southern boundary of Ward No.1 Block No.8 Ward No.2, Block No. Block No.2	1	1	-do- 1 to 80
				8	-do- 731 to 905
		East:- Town Boundary and Eastern boundary of Ward No.2, Block 2.	2	1	-do- 1 to 36
				2	-do- 37 to 185.

PR_5	North: Town Boundary South: Northern Boundary of Ward No.2 Block No.5 East: Town Boundary West: PR_4	S.F.Nos. 232, 234 and 235 of Pichanoor Village
PR_6	North: Town Boundary South: Southern boundary of S.F.No.169 East: Eastern boundary of S.F.No.169 West: MR_5	S.F.No.169 of Pichanoor village.
PR_7	North: Southern Boundary of land PR_6 P_9 South: Town Boundary East: Town Boundary West: MR_5	S.F.Nos 137, 144 to 149 and 171 to 174 of Kondasamudram village S.F.Nos. 148 and 160 to 165 of Pichanoor village
PR_8	North: Southern boundary of MR_5, C_6, E_1 and Town Boundary PR_9 South: Town Boundary AT_5 East: Town Boundary West: Boundary of PR 10 and P 6	S.F.Nos. 1,2,17 (pt, 18,22, ~~80~~ ,77, 83 pt, 84 to 92, 124 to 134, ~~170~~ 93pt, 94,95 169 to 175, 197 to 214, 221 196 pt, to 239, 251 to 256, 257/1 and 257/2 of Chedukkarai village. S.F.Nos. 185, to 189, 213 and 218 to 221 of Kondasamudram village

PR_9	North: Town Boundary South: Town Boundary and I_2 PR_8 East: Town Boundary West: Town Boundary and PR_8			S.F.Nos of 5 and 10 to 12 of Chedukkarai village	
PR_{10}	North: I_6 South: Southern Boundary of Ward No3 Block 4 East: PR_8 West: Eastern boundary of MR_6	3	4	T.S.F.Nos. ~~192 (1/6 and 193 to 200~~ 196 to 197, 198 pt, 200 pt, 202	
PR_{11}	North: Northern boundary of Ward No.5 Block 9 South: Town Boundary and Northern boundary of PR_{12} East: Western boundary of I_7 and Town boundary. West: Eastern boundary of PR_{12} and MR_9	5	9	T.S.Nos. 666 to 708	
PR_{12}	North: Southern boundary of MR_9 and PR_{11}	5	11	T.S.Nos 781 to 820	
	South: Town Boundary East: Town Boundary West: Eastern boundary of MR_8 and PR_{13}	5	14	T.S.Nos. 886 to 925	

PR 13	North:-	Southern Boundary of MR 8	5	1	T.S.Nos. 1 to 73
	South:-	Town Boundary			
	East:	Eastern Boundary of Ward 5, Block No.13	5	13	T.S.Nos.841 to 885
	West:	Eastern boundary of PR 14			
PR 14	North	Southern Boundary of ward No.3, Block No.16	4	1	T.S.Nos. 1 to 10
	South:	Town Boundary		2	T.S.Nos. ~~12~~ to 95
	East:	Eastern Boundary of Block Nos.6,7 and 8 of Ward No.4		3	T.S.Nos. 96 to 212
	West:	Town Boundary		4	T.S.Nos. 213 to 239
				5	T.S.Nos.285 to 304
				6	T.S.Nos.305 to 329
				7	T.S.Nos.330 to 434
				8	T.S.Nos. 435 to 523
				10	T.S.Nos.611 to 653
				11	T.S.Nos. 654 to 758
				12	T.S.Nos.759 to 914.

MIXED RESIDENTIAL

MR_1	North:- Town Boundary South:- Southern Boundary of Ward No.1 Block No.2 East:- Eastern Boundary of Ward No.1 Block No.2 East:- Town Boundary and Eastern boundary of IR_1	1	2	T.S.Nos. 82 to 268
MR_2	North:- Southern boundary of MR_1 and I_1 South:- Southern Boundary of Ward No.1 Block No.6 East:- Eastern Boundary of Ward No.1 Block No.5 and C_1 West:- Eastern boundary of IR_1 and I_1	1	5	T.S.Nos.398 to 466 and 475 to 496
			6	T.S.Nos.501, 502, 506 to 620 and 632
MR_3	North:- Southern Boundary of IR_4 South:- Northern boundary of C_2 East:- Eastern boundary of Ward No.1 Block No.7 West:- Eastern boundary of C_2	1	7	T.S.Nos.643 to 645, 650, 651 654, 657, 659, 661 to 719
MR_4	North:- Southern boundary of MR_2 and C_4	3	2	T.S.Nos.23 to 31, 33 to 37, 40 40, to 112, 117 to 130, 131pt.
	South:- Southern boundary of Ward No.3 Block No.6		3	T.S.Nos. 148 to 176
	East:- Eastern boundary of Ward No.3, Block No.2 Block No.3, and Block No.6, C_5, C_3, and C_4		6	T.S.Nos. 304 to 452
			7	T.S.Nos. 453 to 513
	West:- Western boundary of ward No.3, Block Nos. 6, 7, 8 and 9.		8	T.S.Nos. 586 to 590 and 592
			9	T.S.Nos. 607 to 613, 615, 616 618 to 656.

MR_5	North:- Northern boundary of Ward No.2, Block Nos.3 4 and 5 South:- Southern boundary of Ward No.2, Block No.10 C11, I_5, and I_4 East:- Eastern boundary of Ward No.2 Block Nos.9 and 10 West:- Western boundary of Ward No.2, Block Nos3,7 and 8	2	3	T.S.Nos. 186 to 284
			4	T.S.Nos.285 to 409 and 1220 to 1240
			5	T.S.Nos.410 to 417, 418pt and 421 to 424
			6	T.S.Nos.425, 426, 427pt and 428 to 613
			7	T.S.Nos.614 to 680, 1319 to 1338
			8	T.S.Nos.681 to 702, 704 to 756, 759 to 821, 1339 to 1384 and 1438.
			9	T.S.Nos.838 to 966 and 1385 to 1429
			10	T.S.Nos.967 to 990, 994/1 995/1, 996/2, 999 to 1049 and 1050 pt.
MR_6	North:- Northern Boundary of Ward No.3 Block No.5 South:- Southern boundary of Ward No.3 Block No.5 East:- I_6 and MR_{10} West:- MR_4 and C_5	3	5	T.S.Nos.203 to 303
MR_7	North:- I_{10}, I_3 and I_4 South:- Southern boundary of Ward No.4 Block No.9 East:- E_5, I_3 and C_{10} West:- Western boundary of Ward No.4, Block No.9	4	9	T.S.Nos.524 to 527, 530 pt, 535pt, 540, 541pt, 542pt 805 to 812, and 821 to 912

MR_8	North:- Northern boundary of Ward No.5 Block Nos. 2 and 12 South:- Southern boundary of Ward No.5 Block Nos. 2 and 12 East:- Eastern boundary of Ward No.5, Block Nos.12 West:- Western boundary of Ward No.5, Block No.2	5	2 12	T.S.Nos. 74 to 189 T.S.Nos. ~~800~~ 821 to ~~865~~ 840
MR_9	North:- Northern boundary of Ward No.5 Block Nos. 4, 5, 6 and 8 South:- Northern boundary of MR_{12} East:- Western boundary of MR 11. West:- Eastern boundary of C_7	5	4 5 6 7 8 10	T.S.Nos.231 to 256, 259, 260 Pt and 261 Pt T.S.Nos. 265 to 417 T.S.Nos. 418 to 513 T.S.Nos. 514 to 535. T.S.Nos. 536 to 666 T.S.Nos. 713 to 779.

C O M M E R C I A L

C_1	North:- Southern boundary of MR_1 South:- Northern boundary of MR_2 East:- MR_3 West:- Eastern boundary of MR_2	1	5 6	T.S.Nos. 467 to 474 T.S.Nos. 496 to 500, 503 to 508 to 515 and 621 to 631
C_2	North:- Southern boundary of MR_3 South:- C_3 East:- Western boundary of MR_3 West:- Eastern boundary of C_1	1	7	T.S.Nos. 635 to 642, 646 to 649, 652, 653, 655, 656, 658 to 660, 720 to 725.
C_3	North:- Southern boundary of Ward No.3, Block No.1 South:- Northern boundary of C_4 East:- Western boundary of Block No.7 of Ward No.2 P_3 West:- Eastern boundary of AI_2 and MR_2	3	1	T.S.Nos. 1, 2 Pt, 3 to 17
C_4	North Southern boundary of C_3 South:- Northern boundary of MR_4 East:- Western boundary of MR_5 West: Eastern boundary of MR_4	3	2	T.S.Nos. 18 to 22, 41 to 48, 113 to 116, 131 (Pt)

C5	North: Southern boundary of MR 4 South: Northern boundary of MR 6 & P6 East: Western boundary of P4 & MR 5 West: Eastern boundary of MR 4	3	3	T.S.Nos. 132 to 147 & 177 to 189
C6	North: Southern boundary of P4 & E1 South: Northern boundary of PR 8 East: Western boundary of E1 West: PR 8	8	8	T.S.Nos. 822 to 824, 825 (pt) & 757
C7	North: Northern boundary of Block No.4 of Ward No.5 South: Southern boundary of Block No.4 Ward No. 5 East: Western boundary of MR 9 West: Western boundary of Block No.4 of Ward No. 5	5	4	T.S. Nos.211 to 224, to 230,257 258, 260pt, 262 pt, 263 & 264

C_8	North:- Northern boundary of Block No.9 of ward No.4 South:- Northern boundary of Pernambut Road East:- Eastern boundary of Block No.9 of ward No.4 West:- Eastern boundary of I_3	4	9	T.S.Nos. 537 to 539, 551, 552 and 554 to 567.
C_9	North:- Northern boundary of Block No.3 of ward No.5 South:- Southern boundary of Block No.3 of ward No.5 East:- Eastern boundary of Block No.3 of ward No.5 West:- Western boundary of Block No.3 of ward No.5	5	3	T.S.Nos. 190 to 215
C_{10}	North:- I_3, MR_7 and AI_4 South:- Northern boundary of MR_7 and Pernambut road. East:- Western boundary of Block No.3 of ward No.5 and I_3. West:- Eastern boundary of MR_7 I_3 and E_5	4	9	T.S.Nos.537, 538, 539 Pt, 568 to 576, 803 and 804 Pt
C_{11}	North:- south of R_5 South:- North of MR_5 East:- West of R_5 West:- East of E_1	2	8 10	T.S.No. 333 Pt T.S.Nos. 1015/1, 1046/1, 1046/2 1046/3, 1046/4, 1046/5 1046/6 and 1048
C_{12}	North:- south of MR_5 South:- Northern boundary of Katpadi road East:- Eastern boundary of Block No.6 of ward No.3	2	6	T.S.Nos. 427 Pt

INDUSTRIAL (CONTROLLED)

I_1	North:- Town Boundary South:- Northern edge of Katpadi road East:- Town Boundary West:- Town Boundary				S.F.Nos. 144, 146 and 147 of Pichanoor village S.F.Nos. 120 and 121 of Kondasamudram village
I_2	North:- Southern edge of Vellore road South:- Town Boundary East:- West of PR 9 West:- East of PR 9				S.F.Nos.15, 16, 17(Pt) and 23 to 25 of Sedukkarai village.
I_3	North:- South of AT_4 Gowdanya River Pernambut road. South:- Northern edge of Pernambut Road and MR_7 East:- West of C_8 and C_9 West:- East of C_{10} and MR_7		4	9	T.S.Nos.541 Pt, 542 Pt. 543 548 pt, 550, 577 to 589, 791 to 799, 804 Pt. and 813 to 820
I_4	North:- South of E_2 and MR_5 South:- Northern edge of Katpadi road East:- West of MR_5 West:- East of Palamaner road.		2	5	T.S.No. 420

E D U C A T I O N A L

E1	North : South of P5 and MR 5 South: North of PR 6and 11 C_6 East: West of C_{11} & MR 5 West : East of C_6 & P_4	2	8	T.S.Nos. 758, 825pt, 830, 831, 833 pt
E2	North : South of MR 5 South : North of I_4 East : West of MR 5 West : East of Palamaneri road	2	5	T.S.Nos. 418 (pt) 419

E_3	North:- North of Block No.8 of Ward No.3 South:- North of MR_4 East:- West of MR_4 West:- East of PR_3	3	8	T.S.Nos.591 and 593 to 606
E_4	North:- Southern boundary of Block No.10 South:- North of PR_3 East:- Western boundary of MR_4 West:- East of PR_3	3	11	T.S.Nos.805, 810 and 811 to 821
E 6	North:- South of AI_4 South:- Northern boundary of Pernambut Road East:- West of C_{10} West:- East of PR_{14}	4	9	T.S.Nos.528, 529, 530(Pt) 535(Pt) and 536
E 6	North:- PR_4 South:- PR_{14} East:- PR_{14} West:- PR_{14}	4	4	T.S.No. ~~230~~ 240

PUBLIC PURPOSE

P_1	North:- south of C_3 South:- southern Boundary of Block No.1 of ward No.3 East:- West of MR_5 West:- East of C_3	3	1	T.S.No.2 / 3
P_2	North:- south of MR_5 South:- North edge of Katpadi road East:- west of E_1 West:- East of C_5	2	8	T.S.No.703
P_3	North:- southern edge of Katpadi road South:- Vellore Road East:- Western boundary of Block No.10 of ward No.2 West:- East of MR_5	2	8	T.S.Nos.827 to 834, 835 and 837
P_4	North:- southern edge of Vellore Road. South:- North of PR_{10} East:- West of PR_8 West:- East of MR_6	3	4	T.S.Nos. 1/2 (Pt)

P 5	North:- Northern boundary of Block No.9 of Ward No.5 South:- North of PR 11 East:- Town Boundary West:- East of PR 11		5	9 T.S.Nos. 709 to 712
P 6	North:- Town Boundary South:- North of PR 9 East:- Town Boundary West:- East of PR 9			S.F.Nos.8, and 9 of Chedu karai village
P 7	North:- Town Boundary South:- Northern boundary of Katpadi road East:- Town Boundary 411 West:- East of PR 6			S.F.Nos.157, 158 and 175 of Pichanoor village
P 8	North:- South of PR 9 South:- Town Boundary East:- West of PR 8 West:- East of PR 8			S.F.Nos. 176 to 196 of Chedukkarai village.
P9	NORTH :- TOWN BOUNDARY SOUTH :- NORTHERN BOUNDARY OF KATPADI ROAD. EAST :- WEST OF I. WEST :- EAST OF PR 6.			S.F.No. 8 pt, 9 pt of KONDASAMUDRAM VILLAGE
P10	NORTH :- SOUTHERN BOUNDARY OF RING ROAD. SOUTH :- TOWN BOUNDARY EAST :- WESTERN BOUNDARY OF VALLIKONDA ROAD WEST :- EAST OF PR 8.			S.F.No. 157 pt. 158 pt, & 175 of PICHANOOR VILLAGE.

	A G R I C U L T U R A L			
A_1	North:- southern boundary of Block No.2 of ward No.1 South:- North of MR_2 East:- West of MR_2 West:- Eastern boundary of Block No.4 of Ward No.1	1	5	T.S.No.397
AI_2	North:- south of MR_2 South:- North of MR_4 East:- West of C_3 West:- East of MR_2	3	9	T.S.Nos.614 and 617
AI_3	North:- PR_2 South:- Goundanya Nadhi East:- Western boundary of Block No.12 of Ward No.3 West:- Goundanya Nadhi	3	13 14 15	T.S.No.1105 T.S.No.1153 to 1153 T.S.No.1271
AI_4	North:- Goundanya Nadhi South:- MR_7, B_5, C_{30}, and I_3 East:- I_3 West:- MR_7 and Goundanya Nadhi.	4	9	T.S.Nos.531 to 534, 535 pt 543pt, 544 to 547, 548 pt and 549.

A_{I_5}	North:- PR_8 and PR_{10} South:- Goundanya Nadhi and Town Boundary East:- Town Boundary West:- Goundanya Nadhi.	3	4	T.S.No.201 S.F.Nos.215 to 220 and 240 to 244
RIVER		3	16	(Full)

Member Secretary,
Cuddalore L.P.A. and
Municipal Commissioner,
Cuddalore M.A.

Deputy Director
Directorate of Town & Country Planning
North Arcot Region, Vellore. 632 001
N.Arcot District.

Copy of

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/73-1RD & LA dt. 7—3—1973.
2. From the Director of Town and Country Planning Lr. No. 10989/73-SM dated 21—3—1974
3. From the Member Secretary, Madras Metropolitan Development Authority, D. O. Lr. No. 1983/74-ADI dated 19—5—1974

ORDER :

The Director of 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 :

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 sup-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 Nadu Town 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 adoption Master Plan for Propper land use planning and control in addition to other regulatory measures, and that as for the Madras Metropolitan Area, a copy of the regulations may be sent to the Member Secretary, Madras Metroyolitan Development Authority for adoption as part of the Metropolitan Development Plan with such madification as may be necessary, in consultaion 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 suggestion. Theyaccept the views of the Member Secretary, Madras Metropolitan Development Authority so for as it relates to the Madras Metropolitan Area and, as for other Urban arers of the State, the Government approve in principle, the draft zoning regulation sumitted by the Director of Town and Country Planning. The Regulations to the Local Planning Authorities as soon as they are constituted.

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

(BY ORDER OF THE GOVERNOR)

M.M. RAJENDRAN
SECRETARY TO GOVERNMENT.

//true copy//

ANNEXURE I

LAND USE ZONE REGULATIONS

(as appended in G.O.Ms.1730 RD&LA dated 24-7-1974

I. RESIDENTIAL USE ZONE

a.) Primary Residential Use Zone
b.) Mixed Residential Use Zone

Use -Zone I (a) Paimary Residential Use Zone
Uses permitted :

1. All residential buildidgs including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidential uses therefor;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes news papers, 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 Play fields

Use Zone I (b) Mixed Residential Use Zone
Uses permitted

1. All uses permitted under use Zone I (a) i. e. primary Residential use Zone;
2. Hostels and single person apartments;
3. Community Halls, Kalyana Mandapams, Religious buildingg, welfare centres and Gymnasia
4. Recreation Clubs, Libraries and Reading Rooms;
5. Clinics, Dispensaries and Nursing Homes;
6. Government, Municipal and other Institutional Sup-offices;
7. Police Stations, Post and Telegraph Office, Fire Stations and Electric Sup-station;
8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges;
10. Restaurants, Residential Hotels and other Boarding and lodging Houses;
11. Petrol filling and service Stations;
12. Departmental stores or shops for the conduct of retail business;
13. Vegetabls, Fruit, Flower, Fish, Eggs and Meat shops;
14. Bakeries and Confectionaries;
15. Laundry, Tailoring and Gold Smith Shops; and
16. Cottage industries permissible in residential areas under G.O.Ms.No. 565 dated 13-3-62

II. COMMERCIAL USE ZONE—USE ZONE 2

Uses permitted

1. All uses permitted in Use Zones 1 (a) and 1 (b) i. e. Residential Use Zones;
2. All commercial and business uses idcluding 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 cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connectd with explosives or wholesale trade, but excludindg storage of explosives or products which are either obnoxious to likely to cause health hazards;
5. Cinemas, Theatres and other commercial entertainment Centres;
6. Research, Expermental and Testing laboratories not involving danger of fire, explosion or hetlth hazards;
7. Transportation terminals including bus stands, railway statians and organised parking lots
8. Automobile repair shops and garages;
9. Samll industries, using electric not exceeding 29 H.P. and/ or employing not more than 25 workers, which are not noxions or offensive due to odour, dust, smoke, gas, noise or otherwise dangerous to public heath and safety; and
10. Installation of electric motors not exceeding 20 H.P. for use incidential to the commercial activities permissible in the zone.

III. INDUSTRIAL USE ZONE—USE ZONE 3

a) Controlled Industrial Use Zone
b) General Indusarial Use Zone
c) Special Industrial and Hazardous Use Zone

Uses-Zone III a) Controlled Industrial Use Zone

Uses permitted

1. All Commercial uses listed under use zone I(a), 1(b) and 2 i. e. Residential and commercial uses zone;
2. Industries using electric power not exceeding 130 H.P. (L.T. maximum load) but excluding industries of 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 peiods of power shortage of failure;
3. Hotels, Restaurants and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics; and
4. Residential buding for caretakers, watchman andother essential staff required to be maintained in the premises.

Use Zone III (b) General Industrial Use Zone

Use permitted

1. All commercial uses listed under Use Zones 1(a), 1(b) and 2 i.e. residential and commercial uses zones;
2. All industrses without restrictions on the horse power installed or type of motive power used excluding those of obnoxious orhazardous nature by reason of odour, liquid, effluent, dust, smoke, gas, vibration etc., or otherwise likely to causedanger or nuisance to public health or amenity;
3. Hotels, restaurants and Clubs, or places for socicl inter-course, recreation and worship or for dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use-Zone III c Special Industrial and Hazradous Use Zone

Uses permitted

1. All commercial uses listed Use Zones 1 and 2 i.e. residential and commercial use zones;
2. All industries permissible in the Use Zones III (a) and III (b) i.e. the controlled and general industrial use zones.
3. All uses involving storage, handling, manufacture or proceesing 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 dvision of matter into fine particles subjects to a spontaneous ignition;
6. Processing or manufacturing anything from which offensive or unwhole some smells arise,
7. Melting or processing tallow or sulphur,
8. Storing, handling or processing of manure, offal, blood, bones, rages, hides, fish, horns or skin;
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. Manufacring of distilling sago and artificial manure;
13. Brewing beer, manufacturing by distillation arrack or spirit containig alcohal, whether denatured or not;
14. In general, any industrial porcess 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) i.e. controlled industrial and the general industrial use zones;
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics, and
16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premisses.

IV. EDUCATIONAL USE ZONE—USE ZONE 4

Uses permetted

1. Schools, colleges and other higher education and training institutions and the uses connected therewith
2. All uses permitted in Use Zone 1(a) i. e primary residenial use zone.
3. Hostels and single person apartments;
4. Recreation clubs, Libraies and Reading rooms; and Resteurants.

V. PUBLIC AND SEMI PUBLIC USE ZOZE—USE ZONE 5

Uses permitted

1. Government and Quasi Government offices;
2. Art Galleries, Museums, Acquaris and Public Libraries
3. Hospitals, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and Flying Club;
5. Organised Parking Lots and Bus and Taxi Stands;
6. Parks, playfields, Swimming pools, Stadia, Zoological Gardens, Exhibition Grounds and other Public and Semi-public Open spaces; and
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use zones.

VI. AGRICULTURAL USE ZONE—USE ZONE 6.

Uses permitted

1. All agricultural uses
2. Farm houses and buildings for agricultural activities
3. Rural settlements with allied uses
4. Public and private parks, play fields, gardens, Caravan and camping sites and other recreational uses;
5. Daily and cattle Farms;
6. Piggeries and Poultry Farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemetaries, Crematria and Burning and Burial grounds;
12. Storing and drying of fertilisers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manfacture;
16. Stone crushing and quarrying; and
17. Sand, clay and Gravel quarrying;

VII. SANCTIONED DETAILED DEVELOPMEZT PLANS—USE ZONES

In so far as the areas covered under sanctioned Detailed Development Plan areas are concerned the Rules and regulations of Detailed Development Plans alone will apply.

GOVERNMENT OF TAMILNADU

ABSTRACT

LOCAL PLANING AUTHORITIES Constitution—Notification under Section 11 (1) of Tamil Nadu Town and Country Planning Act, 1971—Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G. O. Ms. No. 650 Dated 8th April, 1975.

ORDER :

The appended notification will be published in the Tamil Nadu Government Gazette

(BY ORDER OF THE GOVERNOR)

R. BALASUBRAMANIAN,
SECRETARY TO GOVT.

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by provison 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 local authority of the local planning aress specified below to be the local planning authority for such areas.

1. Pelani
2. Periyakulam
3. Bodinayakanur
4. Theni Allinagaram
5. Cumbum
6. Kodaikannan
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet
11. Sathyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Turaiyur
16. Karur
17. Tiruvallur
18. Chingleput
19. Arkonam
20. Gudiyatham
21. Vaniyambadi
22. Tiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Anubur
28. Tirupattur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Ponruti
33. Vridhchalam
34. Chindabaram
35. Mayurm
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali
41. Pudukottai
42. Attur
43. Rastpuram
44. Tiruchongode
45. Idapadi
46. Namakkal
47. Mettur
48. Yercaud
49. Colachel
50. Kuzhitturai
51. Padmanabhapuram
52. Kaniyakumari
53. Dharmapuri
54. Krishnagiri
55. Kotagiri
56. Ootacammund
57. Coonoor
58. Virudhunagar
59. Srivilliputhur
60. Rajapalhyam
61. Sivakasi
62. Suttur
63. Karaikudi
64. Arupukottai
65. Devakottai
66. Paramakudi
67. Ramanathapuram
68. Sivaganga
69. Rameswram
70. Kadayanallur
71. Kovilpatti
72. Puliangudi
73. Sankarankoil
74. Shencottah
75. Thenkasi
76. Courtallam
77. Tirunelveli.

//True copy//

sd/-Section officer.

//True copy//

GOVERNMENT OF TAMILNADU

ARSTRACT

LOCAL PLANNING AUTHCRITIES : Composition of Local Planning Authorities which comprises of single local authority-ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G. O. Ms. No. 651 Deted 8th April 1975.

Read :

G. O Ms. No. 650 RD & LA, dated 8—4—1975

ORDER :

In the G.O. read above, Government have constituted local planning authorities under the provise to section 11 (1) of the Tamil Nadu Town and Country Flanning Act, 1971 in respect of local planning areas declared under section 10 of the said Act.

2. According to the provise to sup-section (1) of section 11 of the Tamil Nadu Town and Country Plenning Act, 1971 (Tamil Nadu Act 35 of 1972) in case where the local planning area consists of the area under the Jurisdicion of a single local authority the Government may declare such authority as the local planning authority for that area Sub-section (3) of the said section 11 provides for appointment of the Chairman Members and Member-Secretary for the local authority, which has been declared as the local planning authority under the said sub-section (1).

3. The Government clarify that on the declaration by the Government of the single local authority as local planning authority under the provise to section 11 (1) of the Act, the Chairmans members and executive of the local authority shall automatically become the Chairman, members and the executive authority of the local planning authority concerned.

4. A list of single local authorities which have been declared as local planning authoritie under the Act is appended to this order.

5. The Director of Stationery and Printing is requested to publish this order in the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

BALASUBRAMANIAN,
SECRETARY TO GOVERNMENT.

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List of single local authorities which have been declared as local planning authorities under the porvise to sup-section (1) of section 11 of Tamil Nadu Town and Country Planning Act, 1971.

LIST

Sl. No.	Name of the Local Authority	Name of the Local planning Authority
1. to 18	xxxxxx	xxxxxx
North Arcot District		
19.	Arkonam Municipelity	Arkonam
20.	Gudiyatham municipality	Gudiyatham
21. to 77	xxxxx	xxxxxx

COVERNMSNT OF TAMTINADU
ABSTRACT

Master Plan—Gudiyatham local Planning Area - Consent unper section24(2) of Town and Country Planning Act 1971–Accorded – Orders iesned.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.689 Dated:31-3-83
Read:

1. G.O.Ms.No,672, RDLA, dated 16-3-74
2. G.O.Ms.No 651 RDLA, dated 8-4-75
3. From the DTCP, lr.Roc.No. 32406/80.MP, dated 17-11-82

ORDER

The Director of Town and Country Planninghas forwarded the resolution of the Gudiyathen Local Planning Authority, resolving to request the Gevernment to accord concent to the publication of a notice of the preparation of master plan for Gudiyatham Local Planning Area, under sup-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act. 1971. (Tamil Nadu Act 35 of 1972). The Director of Town and Country Planning has reconmonded that consent under and-section (2) of section 24 of the said Act may be accorded to the publication of notice of the preparation of master plan for Gudiyatham Local Plannidg Area by the Government, to the Gudiyatham Locl Planning Authority.

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

3. The master plan for Gudiyatham Local Planning Area is returned herewith. The Member Secretaty, Gudiyatham Local Plenning Authority is requested to acknowledge the receipt of the master plan for Gudiyatham Local Planning Area.

(BY ORDER OF THE GOVERNOR)
C.RAMACRANDRAN
COMMISSIONER AND SECRETARY TO GOVERNMENT

To
The Mamber Secretary,
Gudiyathan Local Plannig Authority, Gudiyatham through DTCP, Madras-2
Copy to: The Direcotor of Town and Country Planning, Madras-2. Law Department, Madras-9.
/forwarded by ordsr/

Sd/ x.x.x.x
Section Office

G.S/16.5. //True Copy//

நகர் வரைமைப்பு இயக்கம்,
சென்னை 2.

உ.மு.க. 2406/89 மு.சி. நாள். 13-5-83
நகல் அனுப்பப்படுகிறது

மம.....
இயக்குநருக்காக

பெறுநர்
உறுப்பினர், செயலர், குடியாத்தம் உளவுர் திட்டப்பகுதி
குடியாத்தம் வேராட்சி
நகல்
துணை இயக்குநர் வேலூர்,
துணை இயக்குநர் முழுமைததிட்டம்,
உதவி இயக்குநர் முழுமைததிட்டம்,
மேற்பார்வையாளர்கள் முழுமைதத்திட்டம்,

Thiruvelluvar Achagam Gudiyattam.