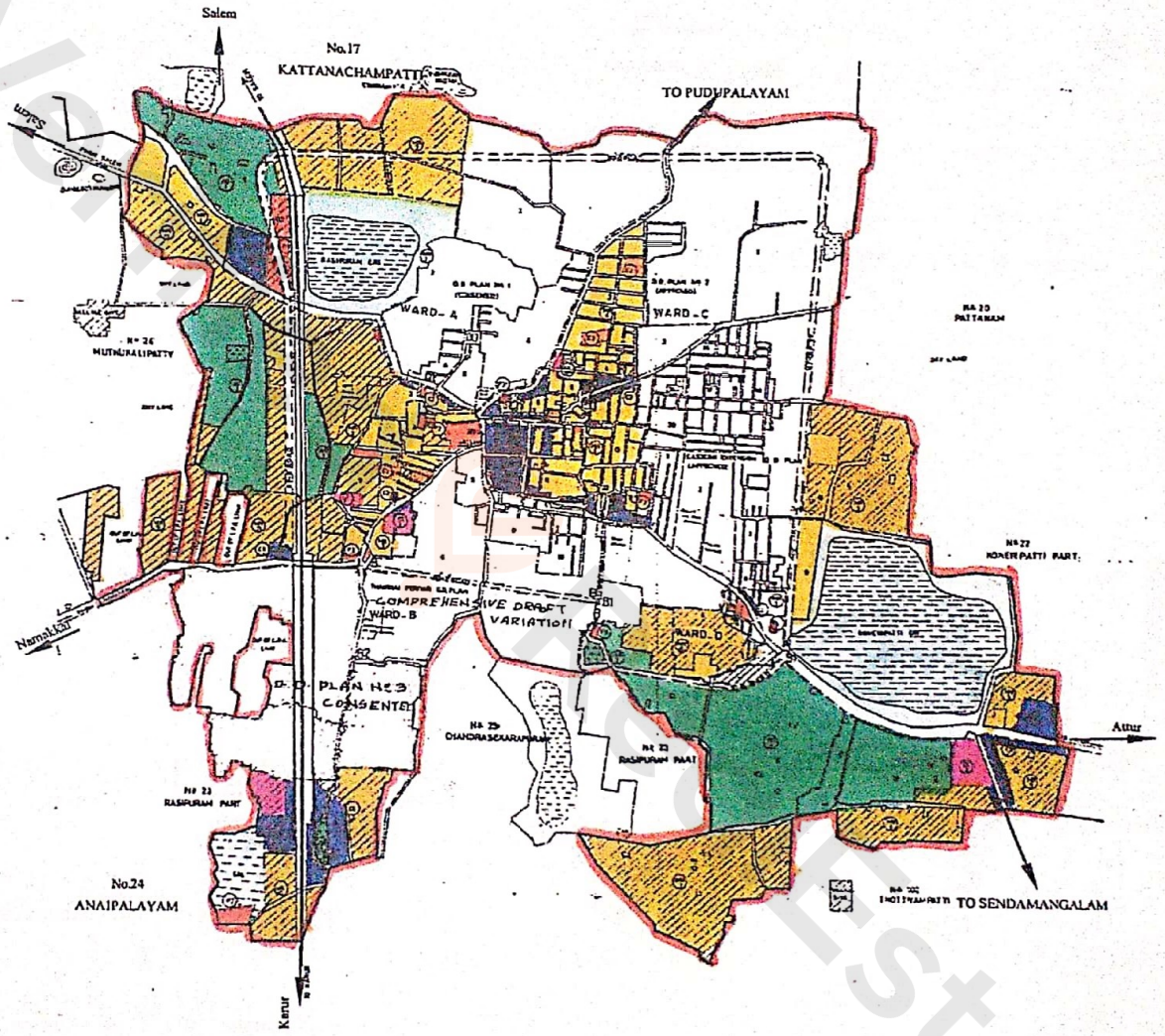
RASIPURAM

MASTER PLAN

(Modified)



RASIPURAM LOCAL PLANNING AUTHORITY

NAMAKKAL DISTRICT.

Salem Region

DTCP

DIRECTORATE OF

TOWN AND COUNTRY PLANNING

Government of Tamilnadu

Vera Real Estate ™

ABSTRACT

Local Planning Area – Master Plan for Rasipuram local planning area – Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) – Accorded.

==========

HOUSING AND URBAN DEVELOPMENT (UD 4-2) DEPARTMENT

G.O. Ms. No.223 Dated:13.10.2010

Read:

1. G.O.(Ms).No.186, Housing and Urban Development Department, dated.24.05.2005

Read also:

2. From the Director of Town and Country Planning, letter Roc. No.6659/2008 MP3, dated.24.02.2010.

= = = = = =

ORDER:-

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

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in paragraph 1 above, have decided to approve the modified master plan for the Rasipuram local planning area. Accordingly under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the modified master plan for the Rasipuram local planning area. The copies of the modified master plan for the Rasipuram local planning area as approved by the Government are communicated to the Director of Town and Country Planning.

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the notification is republished in the manner prescribed in rules 12 and 15 of the master plan (Preparation, Publication and Sanction) Rules.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under

section 28 of the said Act for the modified master plan for the Rasipuram local planning area submitted by the Director of Town and Country Planning.

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

(By Order of the Governor)

Ashok Dongre,
Secretary to Government.

To
The Works Manager, Government Central Press, Chennai -79.
(for Publication of Notification in the Tamil Nadu Government Gazette)
The Director of Town and Country Planning, Chennai-2.
The Commissioner, Rasipuram Municipality, Rasipuram-637408.
The Member Secretary, Local Planning Authority, Rasipuram-637408.
(Through the Director of Town and Country Planning, Chennai-2)
The Regional Deputy Director, Town and Country Planning, Salem Region.
(Through the Director of Town and Country Planning, Chennai-2)
The Commissioner, Municipal Administration, Chennai-5.
The Law Department, Chennai-9.
The Municipal Administration and Water Supply Department, Chennai-9.
SF/SC.

Forwarded / By Order

G. Shanthi
Section Officer.

Verified on RealEstate

Reference No. :

Local Planning Authority : 3895/1982 F-1

Salem Region. : 2975/2001 SR-3

Directorate of Town and
Country Planning, Chennai :

RASIPURAM MASTER PLAN (MODIFIED)

Approved in Resolution
No.1148 Dt.29.07.2009
of Rasipuram Local Planning Authority.

Member Secretary,
Rasipuram Local Planning Authority,

Approved in G.O.Ms.No.
H & UD Dept., Dt.

Deputy Director of Town and
Country Planning (I/c),
Salem Region.

ASSISTANT ~~Deputy~~ Director of
Town and Country Planning,
Master plan Division, Chennai.

Joint Director of
Town and Country Planning,
Chennai.

Additional Director of Town & Country Planning,

DIRECTOR ~~Commissioner~~ of Town and Country Planning,
Chennai.

Secretary to Government,
Housing and Urban Development Department,
Government of Tamil nadu.

Verified RealEstate™

RASIPURAM MASTER PLAN (MODIFIED)

CONTENTS

Sl. No		Description	Page.No.
1.		Introduction	1
2.	**CHAPTER I**	**Existing Features**	5
		Location	5
		Physiography	5
		Climate & temperature	6
		Rain fall	6
		Soil	6
		Town status	6
		Local Planning Area	7
		Town character	8
		Population	8
		Density	9
		Sex ratio	9
		Literacy	10
		Economic and function of the town	10
		Occupational pattern	11
		Industries	11
		Commercial	14
		Land and building uses	14
		Residential use	15
		Commercial use	16
		Industrial use	18
		Public & Semi Public use	18
		Educational use	19
		Agriculture	21
		Ownership of Land	22
		Land value	22
		Water supply	23
		Drainage & sewage	25
		Transport and Communication	25
		Traffic survey	26
		Volume count	27

Verified RealEstate ™

Sl. No		Description	Page.No.
		Origin and destination survey	28
		Parking survey	28
		Encroachment	30
		Pedestrian Traffic	30
		Intersection survey	32
		Recreation	34
		Detailed development plan	34
3.	**CHAPTER II**	**PROPOSED DEVELOPMENTS**	37
		Assessment of population and land needs	37
		Population projection	37
		Occupation pattern	39
		Spatial requirement of land for varies uses	39
		Residential and Housing	44
		Commercial	45
		Industrial	46
		Public and Semi Public	46
		Medical Institution	46
		Educational Institution	47
		Agriculture	47
		Water supply	48
		Solid waste management	50
		Compost yard	50
		Burial ground	51
4.	**CHAPTER III**	**PROJECTS AND IMPLEMENTATION**	52
		Housing	52
		Road Network	52
		Additional Bus stand	53
		Stadium	54
		Office complex	54
		Traffic and road network	55
		Salem – Rasipuram road	56
		Rasipuram – Attur road	57
		Major road intersection	58
		Namakkal road intersection	58

Verified RealEstate™

Sl. No		Description	Page.No.
		Salem road intersection	59
		Other traffic elements	60
		Bus stand	60
		Local Planning Authority's Function	61
5.	CHAPTER IV	**DEVELOPMENT REGULATIONS &ZONE**	62
		Use Zones and Uses Permitted	62
		Use Zones regulations	64
		Use Zones T.S.Nos comprised in use zone	78

Verified RealEstate™

LIST OF TABLES

Table No	Description	Page No
1.01	Soil Distribution in Rasipuram Taluk	6
1.02	Growth of Population	8
1.03	Sex – ratio Rasipuram Town	9
1.04	Literacy 1991-2001	10
1.05	Occupational Pattern 1981 – 2001	12
1.06	Existing land use – Rasipuram Local Planning Area	15
1.07	List of Cinema Theaters in Rasipuram Town	16
1.08	List of Kalyanamandabams in Rasipuram Town	17
1.09	Details of Medical Institutions in Rasipuram Local Planning Area	19
1.10	Details of Educational facilities in Rasipuram Town	20
1.11	Ownership of land in Rasipuram Local Planning Area	22
1.12	Land value in Rasipuram Local Planning Area	23
1.13	Details of tap connection and public fountain in Rasipuram Town	25
1.14	Volume of peak hour traffic for major roads between 1999 – 2001	27
1.15	Parking details on selected locations – Rasipuram	29
1.16	Pedestrian Volume	30
1.17	Peak hour traffic volume in PCU at Namakkal road intersection	33
1.18	Peak hour traffic volume in PCU at Salem road intersection	33
1.19	Details of Detailed Development Plan Area and extent	35
2.01	Population projection 2011 & 2021	38
2.02	Percentage of workers to total workers engaged in different activities during 2001	39
2.03	Proposed land use in 2021 – Rasipuram Local Planning Area	41
2.04	Additional area proposed for Rasipuram Local Planning Area during the planning period 2021	43
2.05	Proposed land use pattern for Rasipuram Local Planning Area during the planning period 2021	43
2.06	Summery of recommendation of Expert Committee	48
3.01	Rough cost estimate for the road projects	53
3.02	Abstract estimate of projects proposed and to be implemented in Rasipuram Local Planning Area during the plan period	55

Verified Real Estate ™

LIST OF MAPS

1. Location map
2. Existing land use 2002
3. Proposed land use 2021

Verified RealEstate™

ANNEXURES

ANNEXURE – A

Annexure A 1: G.O.Ms.No.2009 Rural Development and Local Administration Department dated 20.09.1973.

Tamilnadu Government Gazette Notification of G.O.Ms.No.2009 Rural Development and Local Administration Department dated 20.09.1973.

Annexure A 2: G.O.Ms.No.633 Rural Development and Local Administration Department dated 16.03.1974.

Tamilnadu Government Gazette Notification of G.O.Ms.No.633 Rural Development and Local Administration Department dated 16.03.1974.

Lr.Roc.No.10022 / 84 – MP – 1 dated 30.05.1984 of DT & CP.

Annexure A 3: Salem District Gazette Notification of G.O.Ms.No.428,Housing and Urban Development Department dated 11.05.1990.

Annexure A 4: G.O.Ms.No.650 Rural Development and Local Administration Department dated 08.04.1975.

Annexure A 5: G.O.Ms.No.651 Rural Development and Local Administration Department dated 08.04.1975.

Annexure A 6: G.O.Ms.No.1170 Housing and Urban Development Department dated 19.12.1989.

Tamilnadu Government Gazette Notification of G.O.Ms.No.1170 Housing and Urban Development Department dated 19.12.1989

Annexure A 7: Tamilnadu Government Gazette Notification of G.O.Ms.No.257 Municipal Administration and Water Supply Department dated 05.10.1994.

Verified by RealEstate™

Annexure A 8: Tamil Nadu Government Gazette Notification of G.O.Ms.No.497 Housing and Urban Development Department, dated 20.09.1985.

Annexure A 9: G.O.Ms.No.565 Local Administration Department, dated 13.03.1962

Annexure A 10: G.O.Ms.No.566 Local Administration Department, dated 13.03.1962

Annexure A 11: G.O.Ms.No.64 Housing and Urban Development (UD IV) Department dated 01.04.1992.

Annexure A 12: G.O.Ms.No. 936 Housing and Urban Development (UD IV) Department, dated 15.11.1993.

Annexure A 13: G.O.Ms.No.2 IT Department, dated 01.04.2002.

Annexure A 14: Letter No.237/IT/2002 – 7 dated 18.09.2002 of Secretary to Government I.T. Department.

Annexure A 15: G.O.Ms.No.260 Housing and Urban Development (UD IV) Department dated 29.10.2002.

Annexure A 16: G.O.Ms.No.302 Housing and Urban Development (UD IV) Department dated 12.12.2002.

Annexure A 17: G.O.Ms.No.177 Municipal Administration & Water Supply Department dated 17.12.2002.

Annexure A 18: Letter No.12096/UDIV/(1)/93-4, dated 02.08.1993 from the Joint Secretary to Government, Housing and Urban Development (UD IV) Department.

Annexure A19: G.O.Ms.No.186 Housing and Urban Development (UD 4-2) Department dated 24.5.2005.

Verified RealEstate™

RASIPURAM MASTER PLAN

(Reviewed as on August 2002)

INTRODUCTION

Master Plan is a development plan prepared to take care of impran in the existing infrastructure provision and also future needs of town. The Master Plan should act as a catalyst for a balance development of the town coordinating the various activities to harmonise with each other. It also provides basic policy frame for guiding the development of Town. The success of Master Plan lies in the inter sectoral co-operation of various departments, particularly those engaged in the Urban Development sector.

The Tamilnadu Town and Country Planning Act 1971 empowers the Local Planning Authority to prepare a Master Plan for the Local Planning Area concerned under section 17 of the said Act which may contain the allotment or reservation of land for different uses, provision of effective transport and communication system, provision of infrastructural facilities for the town and zoning regulations.

Rasipuram is a single Local Planning Authority constituted under section 11(1) of Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu ACT 35 of 1972) in G.O. Ms.No.650 RD & LA Dept., dated 8.4.1975 (Annexure A 4) with the jurisdiction over the present Municipal limit. Rasipuram Local Planning Area was notified and confirmed by Govt. under section 10(4) of the said Act in G.O.Ms.No.633 RD & LA Dept., dated 16/3/1974 which consists of the revenue villages of No.22 Koneripatty and No.23 Rasipuram (Part). Again Government has issued amendment to this area in G.O.Ms.428 Housing and Urban Development Department, dated 11/5/1990 that the Rasipuram Local Planning area consists of Rasipuram Municipal Area (Annexure A 2, A 3)

Verified Real Estate ™

Rasipuram is the First Grade Municipality in Namakkal District. The Master Plan already prepared for Rasipuram Local Planning Area was approved by Govt. under section 28 of Town and Country Planning Act 1971 in G.O.Ms.No.1170 H & UD Dept. dated 19/12/1989 (Annexure A 6) and published in Tamil Nadu Government Gazette Part-II Section 2 Page No.34 dated 24/1/1990.

In the Tamil Nadu Town and Country Planning Act 1971, under section 32(2), the Local Planning Authority and if so directed by the Govt. after carrying out fresh surveys as may be considered necessary to review the approved Master Plan prepare and submit a modified Master Plan to Govt. for approval. Rasipuram Master Plan, had been approved in the year 1989 and the developments have been taking place in the adjacent years. The land use in the urban areas of the town changes rapidly. It is the opt. time to review the Master Plan after carrying out fresh land and building use surveys and incorporate in the existing land use map for effecting suitable proposals in the proposed land use map and to submit the modified Master Plan for approval of the Govt. The modified Master Plan is prepared based on the land and building use surveys conducted during August 2002.

A checking was made with the proposed land use plan approved in the year 1989 with the latest 2002 land use plan. The following discrepancies are noted.

1) **Salem road**

In the Rasipuram Eri along Salem road, Stadium had beed proposed in the approved Master Plan. But such development has not taken place since the area was encroached by the public and agriculture use is in existing, contrary to approved Master Plan.

Verified RealEstate™

Similarly in the Southern side of Salem road, lands adjacent to the existing burial ground has been earmarked for expansion of burial ground for the future need. But so far such development has not been taken place and it has been retained as it is in agriculture land.

2) Attur road

The area on both sides of Attur road near Koneripatti Eri, Public & Semi Public and Commercial uses proposed in the Master Plan. But no such developments are taken place so for and it is used as agricultural land.

Similarly on both sides of Attur road and Sendamangalam road, Industrial use proposed in the Master Plan. But such development has not taken place and it is developed as commercial and agriculture use except the present industry.

2) Near Bus stand

In the approved Master Plan, the lands nearer to the Bus stand has been earmarked as Industrial, Commercial and Public & Semi Public uses. But such developments have not been taken place and residential developments and agricultural lands are at present, contrary to Master Plan proposals.

3) Namakkal road

On both sides of the Namakkal road industrial use had earmarked in the approved Master Plan. These areas were declared as industrial area, since it comes under growth centre / service centre as per G.O.Ms.No.754 RD & LA Dept., dated

Verified RealEstate ™

7/5/1979. But no such developments has been taken place for the past 20 years, contrary to approved Master Plan.

Verified RealEstate ™

RASIPURAM MASTER PLAN

(MODIFIED)

CHAPTER – I

EXISTING FEATURES

Location

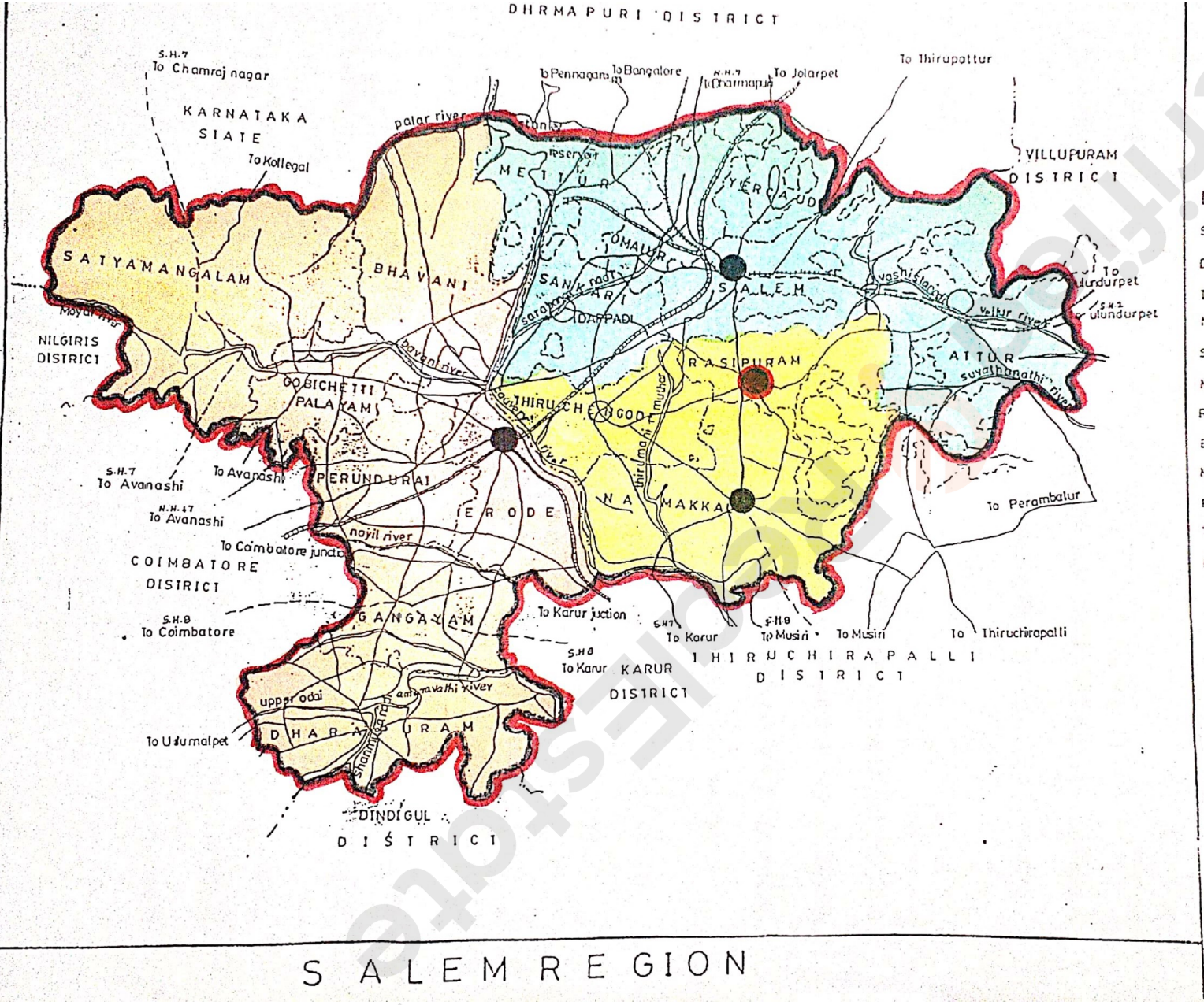
1.01 Rasipuram Town is situated on the Northern side of Namakkal District which was newly bifurcated from Salem District in the year 1997. The town is located between 11 degree 20 minutes of North Latitude and between 78 degree 10 minutes and 78 degree 20 minutes of East Longitude. It is located at a distance of 26 Km from Namakkal town and a distance of 4 Km to the East of N.H.No.7. The near by Kolli Hills water falls, Namakkal Anjaneyar Temple and Tiruchengode Arthanareeswarar Temple a Pilgrim centre, both attract people and tourist all the year round.

1.02 The town situated at a distance of 26 Kms from Namakkal, the Head quarters of Namakkal District linked with N.H.7. The nearest Railway Station is Salem at a Distance of 30 Kms. The town is also linked with Salem, Attur, Sendamangalam and Tiruchengode towns with District roads. The nearest Airport is located at Salem 42 Kms away. Map No.1. shows the location of Rasipuram in Salem Region.

Physiography:

1.03 The general topography of the town is flat.

Verified Real Estate ™



LOCATION MAP

LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- RESERVED FOREST BOUNDARY
- BROAD GAUGE RAILWAY LINE
- METRE GAUGE RAILWAY LINE
- RIVERS AND TANKS
- SALEM LOCAL PLANNING AREA
- DISTRICT HEAD QUARTERS

N

DIRECTORATE OF TOWN AND
COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

SALEM REGION

Climate & Temperature:

1.04 Since the town is situated close to the Kolli Hills, the temperature here is moderate throughout the year except during summer when the mercury shoots up. The prevailing winds are from South-west and East. The highest and lowest mean velocities occurring in the months of July and November respectively.

Rain fall:

1.05 The town gets its rainfall both from the North-East and South-west monsoons. Most of the rainfall occurs between in the months of August and November.

Soil:

1.06 The soil found in Rasipuram and its environs are black and red soil. The percentage distribution of various type of soils in Rasipuram Taluk is given in Table No.1.01. The sub soil condition of Rasipuram town and its immediate surroundings are good from the points of view of building construction.

Table No.1.01.

Soil Distribution in Rasipuram Taluk

Name of Taluk	Regar of Black soil Percentage of			Red soil Percentage of	
	Clay	Loam	Sand	Loam	Sand
Rasipuram	2	8	3	23	64

Town Status:

1.07 Rasipuram is a class III Town as per census population and also the Head Quarters for Rasipuram Taluk in Namakkal District. The town was upgraded

Verified RealEstate™

as third grade Municipality from the status of Town Panchayat on 1/10/1948 and subsequently raised as second grade Municipality on 14/6/1971 as per G.O.Ms.No.1410 RD & LA Dept., dated 14/6/1971. Now it is functioning as First grade Municipality as per G.O.Ms.No.85 MAWS Dept., dated 22/5/1998. The municipality includes V.No.22 Koneripatti (S.F.No.1 to 91) and V.No.23 Rasipuram (Estate S.F.No.75/2, 85, 334, 336 to 360) Revenue villages and having an extent of 8.17.10 sq.kms. The population as per 2001 census is 46,370. The town is divided into 27 election wards.

Local Planning Area:

1.08 Rasipuram is the single Local Planning Area comprising of entire Municipal area notified under section 10(1) of Town and Country Planning Act 1971 by the Govemment in G.O.Ms.No.2009 RD & LA Dept., dated 20/9/1973 (Annexure A1) and the same was confirmed under section 10(4) of the said Act in G.O.Ms.No.633 RD & LA Dept., dated 16/3/1974 (Annexure A2). Further the Govt. has issued amendment to the above G.O. that the Rasipuram Local Planning Area will be the Rasipuram Municipal area in G.O.Ms.No.428 H & UD Dept., dated 11/5/1990 (Annexure A3). The Local Planning Authority for Rasipuram Local Planning Area has been constituted under section 11(1) of Town and Country Planning Act 1971 by the Govt. in G.O.Ms.No.650 RD & LA Dept., dated 8/4/1975 (Annexure A4) and the chairman and Member Secretary for the Local Planning Authority has been appointed in G.O.Ms.No.651 RD & LA, dated 8/4/1975 (Annexure - 5)

Verified RealEstate ™

Town character:

Population:

1.09 The population of Rasipuram Town as per 2001 census is 46,370 having male population of 23,490 and female population of 22,880. The growth of population and percentage variation since the year 1941 are given in Table No.1.02.

Table No.1.02

Growth of Population

Sl. No.	Census Year	Population	Variation	%age to decade variation
1	1941	17,764	-	-
2	1951	23,125	5,361	30.18
3	1961	23,871	741	3.23
4	1971	28,492	4,621	19.35
5	1981	33,625	5,133	18.01
6	1991	39,386	5,761	17.13
7	2001	46,370	6,984	17.73

Source : Census Publication

1.10 In 1941-51, the increase is due to urbanisation which was felt throughout the country after the war. During the decade 1991-2001 the population has grown at the rate of 1.77% per annum and is more or less equal to the growth rate of the previous decade. The mean growth rate for the past six decade is 17.61%.

Verified RealEstate ™

Density:

1.11 The overall population density of Rasipuram Local Planning Area in 1991 and 2001 are 2512 and 2944 persons per Sq.km respectively. The extent of the town as per Municipal records is 8.171 sq.kms. But the data from the adangal by the Survey & Land Records shows the town as 7.98 sq.kms. In the approved Master Plan it shown the extent as 7.83 sq.kms. The town is recently resurveyed and hence the extent furnished by the Survey and Land Records is taken into consideration for this modified Master Plan.

Sex ratio:

1.12 The sex ratio of the population of Rasipuram town is given in Table No. 1.03 and it is found to be normal.

Table No.1.03

Sex-Ratio Rasipuram Town

SL No.	Census Year	Male	Female	Total	Females per 1000 Males
1	1941	9124	8640	17764	947
2	1951	11762	11363	23125	966
3	1961	12021	11850	23871	986
4	1971	14410	14882	28492	977
5	1981	17134	16491	33625	962
6	1991	20044	19342	39386	965
7	2001	23490	22880	46370	974

Source : Census Publication

Verified RealEstate TM

Literacy:

1.13 According to 2001 census 33703 persons were literates to total population of 46370 as against 24580, literates to 1991 census population of 39386 which works out to 72.68% in 2001 and 62.41% in 1991. Among them, 18668 were male literates and 15035 were female literates, which works out to 55.39% and 44.61% to total literates respectively as per 2001 census. Even though there has been a steady increase in the percentage of literates of the town from 62.41% in 1991 to 72.68% in 2001, the male literates are decreased and female literates are increased to total literates during the period 1991 to 2001. The details are given in Table No.1.04.

Table No.1.04

Literacy 1991-2001

Sl. No.	Census Year	Literates			Percentage to total population	Percentage to total literates	
		Total	Male	Female		Male	Female
1	1981	19543	11803	7740	58.12	60.40	39.60
2	1991	24580	14244	10336	62.41	57.95	42.05
3	2001	33703	18668	15035	72.68	55.39	44.61

Source : Census Publication

Economic and Function of the town

1.14 The main functions of Rasipuram town are house hold industry, trade and commerce, manufacturing industries and other services. There are no major industries within the town. Few workshops, rice and oil mills, power looms, saw mills and other service industries are existing in the town.

Verified RealEstate™

Occupational pattern :

1.15 The Occupational pattern of Rasipuram Town as per 1981,1991 and 2001 census as given in the Table No. 1.05. The Percentage of Workers to total Population is 41.59 in 1981 40.99 in 1991 and 38.85 in 2001 census. Among the total workers male workers consists of 12039 (59.33%) and 13382 (74.03%) and female workers 82.53 (40.63%) and 46.22 (25.66%) in 1991 and 2001 Census respectively. Since the town is a Trade & Commence, Transport & Communication and other service Industrial based town, Tertiary sector will comes with as 69.39% in 1981 census. The primary and secondary sector consists of 2.54% and 6.72% to total workers respectively as per 2001 Census.

1.16 From the Table No.1.05 it is observed that the employment in secondary and tertiary sectors put together is 47.46% and the activities of tertiary sector are in the areas of household Industries and manufacturing. These activities will continue to demonstrate in future decades.

Industries :

1.17 As per 2001 Census 6.72% of total workers are engaged in manufacturing and household Industries. Small Scale Industries supporting agriculture activities are coming up.

Verified G RealEstate ™

Table No.1.05

Occupational pattern 1998-2001

Sl. No	Occupation	1981			1991			2001		
		No.of workers	% to Total workers	% to No.of population	No of workers	% to total workers	% to total population	No of workers	% to total workers	% to total population
I	PRIMARY SECTOR									
	Main Workers (S.I No.1 to 10)	13.698	97.95	40.74	-	-	-	17560	90.73	37.87
1	Cultivators	444	3.18	1.32	713	-	-	318	1.77	0.68
2	Agriculture labours	614	4.38	1.83	1558	-	-	598	3.32	1.29
3	Livestock, forest & fisheries	-	-	-	-	-	-	-	-	-
4	Mining and quarry	-	-	-	-	-	-	-	-	-
	Total	**1058**	**7.56**	**3.15**	**2271**			**916**	**5.09**	
II	SECONDARY SECTOR									
5	Manufacturing household Industries processing , Servicing & Repairs	2937	21	8.73	5658	2.89	3.5	2422	13.45	5.22
6	Other than household Industries	-	-	-	-	-	-	-	-	-
7	Construction	-	-	-	-	-	-	-	-	-

Verified Peoplestate TM

Sl. No	Occupation	1981			1991			2001		
		No.of workers	% to Total workers	% to No.of population	No of workers	% to total workers	% to total population	No of workers	% to total workers	% to total population
	Total	**2937**	**21**	**8.73**	**6447**	**2.89**	**3.5**	**2422**	**13.45**	**5.22**
III	**TERTIARY SECTOR**									
8	Trade and Commerce	-	-	-	3421	-	-	-	-	-
9	Transport, storage & Communication	-	-	-	1399	-	-	-	-	-
10	Other Services	9703	69.39	28.86	2608	-	-	14676	81.47	31.65
	Total	9703	69.39	28.86	26.8	-	-	14676	81.47	31.65
11	Marginal Workers	286	2.05	0.85	592	1.23	1.5	454	2.52	0.98
	Total Workers	13984	100	41.59	16144	-	-	18014	100	77.69
	Non Workers	19641	-	58.41	23242	-	-	28356	-	-
	Total Population	**33625**	**-**	**100**	**39386**	**-**	**-**	**46370**	**-**	**-**

Source : Census Publication

Verified Realestate TM

Commercial :

1.18 The major commercial activity is concentrated in the middle of the town. Most of the shops are located along Rasipuram to Attur road and Rasipuram to Pattanam road. Daily Market is located at Rasipuram to Pattanam road and weekly shandy is located near bus stand which is also located in the heart of the town along Rasipuram-Attur road.

Land and building uses :

1.19 The Rasipuram town extends over an area of 8.24 SqKms as per Survey & Land Records data. In this, developed area which includes Residential, Commercial, Industrial, Educational and Public & Semi Public use occupies 301.36 Hectares and works out to 36.58% of total area of town. The remaining area of 522.55 Hectares constitutes undeveloped area consists of land under water, wet and dry agriculture lands. The Table No.1.06 gives the extent of all major land uses in the planning area and Map No.2 shows the existing land use in Rasipuram Local Planning Area.

Verified RealEstate ™

Table No.1.06

Existing land use – Rasipuram Local Planning Area

Sl. No	Uses	Extent in Hectares	% to developed area	% to total area
I	**Developed Area**			
1	Residential (includes road also)	175.38 46.42	73.60	26.92
2.	Commercial	20.12	6.68	2.44
3.	Industrial	16.61	5.51	2.44
4.	Public & Semi Public	28.19	9.35	3.42
5.	Educational	14.64	4.86	1.78
	Total Developed area	**301.36**	**100.00**	**36.58**
II	**Undeveloped Area**			
1.	Land under water	99.89	-	12.12
2.	**Agriculture land** a) Wet land b) Dry land	163.73 258.93	- -	19.87 31.43
	Total Undeveloped Area	522.55	-	63.42
	Net total	**823.91**	-	**100.00**

Source : Survey conducted by the Regional Directorate of Town and Country planning Salem.

Residential use :

1.20 The development is concentrated on northern side of the town along Pattanam and Pudupalayam roads

Verified RealEstate ™

1.21 The residential use including road occupies 221.80 Hectares which works out to 73.60% of the developed area and 26.92% to the total area of the town respectively.

Commercial use :

1.22 The commercial activities are mainly functioned in between old bus-stand and new bus-stand area and also along the Pattanam and Pudupalayam road. The Weekly Shandy is near the new bus stand along Thattankuttai road. Uzhavar santhai also situated near the new bus stand.

1.23 The Commercial use which constitute bus stand, daily market, Weekly Shandy, whole sale, retail shop, kalyanamandabam and cinema theatre occupies nearly 20.12 Hectares and it works out to 6.68% to total developed area of the existing land use area and 2.44% to total area of the town respectively. At present 4 Nos. of pucca cinema theatres and 20 Nos. of kalayanamandabam are exist in the Town. The list of Cinema theatres and kalyanamandabam with in the Town are given in Table No.1.07 & 1.08

Table No.1.07

List of Cinema theatres in Rasipuram Town.

Sl.No	Name of the Cinema Theatre	Location
1.	Sri Devi Theatre	Namakkal Road
2.	Sri Bala Subramania Theatre	Namakkal Road
3.	Sri VijayaLakshmi Theatre	Pattanam Road
4.	Shamundi Theatre	Pattanam Road

Source: Survey conducted by Regional Directorate of Town & Country planning Salem-7

Verified @ RealEstate ™

Table No: 1.08

List of kalyanamandabams in Rasipuram Town

Sl.No	Name of the kalayanamandabam	Location
1.	Arima thirumana mandabam	Jagir Hussain road
2.	Prakash thirumana mandabam	No.2 Ellappa street
3.	Subbaraya Asari, Somammal thirumana mandabam	Marappan thottam
4.	Adhi Sintha	Marappan thottam
5.	Lakshmi thirumana mandabam	Marappan thottam
6.	Kandasamy Sivakami thirumana mandabam	Annamar street
7.	V.K.R Arangam thirumana mandabam	Vinithi Krishnana lane
8.	Sri Vasavi Mahal thirumana mandabam	South Cutcheri street
9.	Krishnappa Chettiar thirumana mandabam	Thiruvalluvar street
10.	Kongu Arakkattalai Mandabam	Chinna Agraharam
11.	Dharma Sivachcharia thirumana mandabam	Chinna Agraharam
12.	Rathinam chettiar thirumanamandabam	Kattur road
13.	Sri Vasavi kalyanamandabam	Kattur road
14.	Devangar kalyanamandabam	Anna salai
15.	Sri Ramalinga Sowdeswari amman Trust Community Hall	Kunju Mariamman koil street
16.	Poovayammal thirumanamandabam	V.Nagar road No.11
17.	Sri Devi thirumanamandabam	Anna salai
18.	Konku Velalar thirumanamandabam	Block No.1 North of Eri
19.	Kannada Sainkar kalyanamandabam	Dasa street
20.	Rasipuram Arulmigu Angala Parameshwari Seva Sanga kalyanamandabam.	Chekkar street

Source: Rasipuram Municipal records

Verified Real Estate ™

Industrial use :

1.24 Industrial activities in Rasipuram Town is very negligible comparing to other similar town. Only a few rice & flour mills, oil mills, saw mills, spinning mill and other Industries are found in the Local Planning Area. The existing Industrial use occupies only 16.61 Hectares and it works out to 5.51% of the developed area and 2.02% of the total area of the town, The lands along Namakkal road and Sendamangalam road had been notified as Industrial area. But residential developments are taken place in the above notified area.

Public & semi public use :

1.25 Government office, medical institution and religious center are the main components of public and semi public use and they occupied 28.19 Hectares i.e, 9.35% to developed area and 3.42% to total area of the town respectively.

1.26 There are one Govt. hospital and two Municipal Maternity and Child Welfare Center functioning in the town. In addition, there are 7 private hospitals with a total bed strength of 118 and 20 private clinics with a bed strength of 15 and 5 dispensaries with 10 beds are available in this town. The details of medical institution available in Rasipuram Local Planning Area is given Table No.1.09

Verified RealEstate ™

Table No.1.09

Details of medical institutions in Rasipuram Local Planning Area

Sl.No	Type of Medical Institution	No	No of Beds
1.	Govt Hospital	1	NA
2.	Municipal Maternity & Child Welfare Centre	2	16
3.	Private clinics	20	15
4.	Dispensaries	5	10
5.	Private hospitals		
	i) Surya hospitals	1	20
	ii) Manickam hospital	1	20
	iii) Shiva hospital	1	25
	iv) M.R.Santhi hospital	1	25
	v) Mallika hospital	1	10
	vi) NS hospital	1	8
	Vii) MR hospital	1	20
	Total	**35**	**159**

Source: Survey conducted by the Regional Directorate of Town & Country Planning Salem - 7

Educational use :

1.27 The educational use which mainly consists of higher secondary schools, high schools, middle schools and elementry schools occupies 14.64.00 Hectares. which works out to 4.86% to total developed area and 1.78% to total area of the town.

1.28 In Rasipuram Town there are 8 higher secondary schools of which 2 are functioned by government and others are by private owners. In

Verified RealEstate™

addition to there are 10 middle and elementry schools running by Municipality and privately in the Town. The available educational facilities are shown in Table No.1.10

Table No.1.10

Details of Educational facilities in Rasipuram Town

Sl. No	Type of educational Institution	No of school maintained by			Students strength	
	Higher secondary school	**Govt**	**Mpty**	**Private**	**Boys**	**girls**
1.	Govt higher secondary school (Anna Salai)	1	-	-	900	850
2.	Govt higher secondary school (Swamy Sivananda salai)	1	-	-	800	750
3.	S.R.V higher secondary school (Salem Road)	-	-	1	1150	1100
4.	Vidyamandir (kattur road)	-	-	1	800	850
5.	Sri Vasavi Vidyalaya (kattur road)	-	-	1	420	326
6.	Vidya Nivedham – Swamy Sivanandam salai	-	-	1	380	209
7.	National Government higher secondary school (Nammakkal road)	-	-	1	-	70
8.	Shasurate higher secondary school (Swamy Sivananda salai)	-	-	-	425	480
	Middle & Primary Schools					
9.	Thiruvenkata vilas middle school (Gandhi road)	-	-	1	274	252
10.	Bharathi dasan middle school	-	-	1	140	116

Verified RealEstate™

Sl. No	Type of educational Institution	No of school maintained by			Students strength	
	Primary Schools	Govt	Mpty	Private	Boys	girls
11.	Muththamil Aided elementary school	-	-	1	247	248
12.	Konevipatti elementary school(Anna salai)	-	-	1	85	88
13.	Elementry school (Subbaraya street)	-	-	1	68	72
14.	Ward no.13. primary School	-	-	1	49	43
15.	Kattur primary school	-	-	1	52	56
16.	Primary school (Semmalai street)	-	-	1	92	102
17.	V.Nagar primary school (Pari street)	-	-	1	137	177
18.	Agaram Vellanchettiar elementary school(Bazaar street)	-	-	1	267	254
	Total	**2**	**1**	**9**	**60.45**	**6681**

Source : Survey conducted by the Regional Directorate of Town & Country Planning, Salem - 7

Agriculture :

1.29 The area under this use consists of parks, burial grounds, compost yard, dryland, wetland and land under water which accounts for 522.55.00 Hectares which works out to 63.42% of the Local Planning Area. In this agricultural use, wet lands and land under water alone occurs 19.87% and 12.12% of the total area of the town respectively.

Verified RealEstate ™

Ownership of land :

1.30 Out of the total corporated area of Rasipuram town nearly 78.66% of lands under private ownership while the Municipality and Govt accounts for 21.34%. The pattern of ownership of land in Rasipuram Local Planning area is shown in Table.No.1.11

Table No.1.11

Ownership of land in Rasipuram Local Planning Area

Sl.No	Ownership	Area in Hectares	% to total area
1.	Private	1296.2426.0	78.66
2.	Municipal	7.0510.0	00.44
3.	Government	344.5174.0	20.90
	Total	**1647.8110.0**	**100%**

Source: Rasipuram Town Adangal

Land value :

1.31 The land values are higher in the Town. The Table No.1.12 shows the maximum and minimum land value and their location in Rasipuram Local Planning Area.

Verified RealEstate™

Table No.1.12

Land value in Rasipuram Local Planning Area

Sl. No	Area	Maximum value		Minimum value	
		House site Rs. / Sqft.	Agricultural Land Rs. / acre.	House site Rs. / Sqft.	Agricultural Land Rs. / acre.
1.	Pudupalayam road (Swami Sivanandha salai)	250	--	160	—
2.	Namakkal road	270	—	80	—
3.	Salem road	350	—	100	—
4.	Attur road	500	7,00,000	200	5,00,000
5.	Kattur, Kattukottai (Ward – B)	100	5,00,000	60	4,00,000
6.	Marappan thottam (Ward – C)	200	6,00,000	80	5,00,000

Source: Registration Department.

Water supply :

1.32 Rasipuram Town enjoys protected water supply system since 1968. The source of water supply is Panamarathupatti Eri, which belongs to Salem Corporation. Since the town was developed fastly, the above scheme was not sufficient to meet out the demand of the existing population. Hence a new water supply scheme Poolampatty – Rasipuram water supply scheme was implemented from the year 1999, which consists of Idappadi, Rasipuram, 8 town Panchayats and 155 wayside villages. The source of water is river Cauvery. The distance between Rasipuram and Idappadi is 57Km. The cost of the above scheme is 21 crores and the proportional cost of Rasipuram

Verified RealEstate ™

municipality is 5.48 crores. The scheme maintained by the TWAD Board at a basis of Rs 3.50 per thousand liters. The tariff for domestic connection is Rs 5/- per thousand liters and a minimum of Rs 50/- per month and Rs 10/- per thousand liters and a minimum of Rs 100/- per month for non-domestic connection. The deposit amount for domestic and non-domestic connection are Rs 2000 and Rs 5000/- respectively. There are 3 nos of service reservoirs in the town at a capacity of 5, 9 and 10 lakhs liters. From the above reservoirs, the distributing system is divided into 9 zones. The average pumping quantity of water is 25 to 30 lakhs liters per day. The percaptia supply is 65 LPCD. The water is supplied once in 4 days and duration of supply is 2 hours. The length of distribution main is 55 km. Total number of house service connection is 5212. In addition to the above water supply scheme, 73nos of hand pumps and 20nos of power pumps are functioning in Bore wells.

1.33 A part from, the District Collector Namakkal has sanctioned Rs.7.5 lakhs under calamity relief fund for the year 2002 – 2003 to create additional drinking sources by means of 15 bore wells in various places of entire town. All works are completed and put into use. There are about 88 public fountains in the town. The details of the tap connection and public fountains in Rasipuram town are given in Table No.1.13.

Verified RealEstate ™

Tables No.1.13

Details of tap connection and public fountain in Rasipuram Town

Sl.No	Type of Connection	Nos
1.	No of public fountain	88
2.	No of house connection	5212
3.	No of bore well with hand pump	88
4.	No of bore wells fitted with power pump	20

Source: Rasipuram Municipal records.

Drainage & sewage :

1.34 There is no under ground drainage system in Rasipuram Town. Some of the main street has been provided with open surface drain while the rest only katcha drain. There is no sewage system for the Town.

Transport and communication :

1.35 Rasipuram is well connected with Namakkal, the District Head Quarters and other towns Salem, Attur, Erode by road transport facilities. At present there are no rail way facilities for this town. But there is a proposal of formation of Railway line connecting Salem and Karur Junction passing through this town. The land was already acquired in the town and there is also a proposal for formation of railway station in Rasipuram Town. The National Highway Bangalore Kanyakumari road passes at a distance of 4KM from the Town.

1.36 The total length of roads and streets maintained by Rasipuram Municipality is 47.789 Kms and the surface conditions of them are as follows.

Verified Real Estate ™

i)	Concrete roads	9.635 Km
ii)	Black top roads	33.034 Km
ii)	Water Bound Macadam roads	1.469 Km
iv)	Earthern roads	3.651 Km
	Total	**47.789 Km**

1.37 The main mode of mass transportation in and outside the town is buses operated both by the Govt Transport Corporation and Private transport owners. The town buses from Rasipuram links Salem, Namakkal, Sendamangalam, Pudupatti, Namagiripettai, and Vennandur.

Traffic survey :

1.38 The following types of Traffic Survey was conducted by the Centre for Human Settlements, Anna University, Chennai as Consultant in Rasipuram Town.

1) Volume count
2) Origination and Destination survey(O.D. Surveys)
3) Parking survey
4) Encroachment survey
5) Pedestrians survey
6) Volume count at intersection

Verified RealEstate™

Volume Count

1.39 After ascertaining the volume on the major roads from Highways Department, the volume count survey was held at four places namely; on Namakkal road near LIC office, Salem road near petrol bunk, Attur road, opposite to Union office, on Pattanam road at the road junction between Pattanam road link to Puduppalayam. The volume count for peak hour traffic for major roads are given in Table No.1.14

Table No - 1.14

Volume of Peak hour Traffic for major roads between 1999 & 2001.

Sl. No.	Name of the road	Time	Fast Moving Vehicle (FMV)	Slow moving vehicle (SMV)	Fast Moving Vehicle (FMV)	Slow moving vehicle (SMV)
			1999		2001	
1	Attur-Rasipuram (ODR)	8 – 9	472	255	659	228
		9 – 10	622	192	707	221
		10 – 11	464	153	571	190
2	Salem-Rasipuram (Sinkaravel petrol bunk)	8 – 9	496	114	461	164
		9 – 10	496	56	507	160
		10 – 11	415	45	550	135
3	Namakkal-Rasipuram (opp. LIC office)	8 – 9	475	296	433	93
		9 – 10	531	313	549	66
		10 – 11	471	168	647	60

Verified RealEstate™

4	Rasipuram-Patnam road	8 – 9	--	--	228	229
		9 – 10	--	--	222	165
		10 – 11	--	--	181	142

Source : Highways Department, 1999 & Field survey by the Consultants, 2001.

Origin & Destination Survey (OD Survey)

1.40 The O.D survey is conducted mainly on major roads i.e, between Attur- Namakkal road and vice versa, as the traffic found for these two places have to pass through Rasipuram town as there is no other link between Attur and Namakkal. Therefore, the only road expected to carry by-pass traffic is the Attur-Namakkal route.

Parking survey

1.41 Parking survey was done on main roads where the parking will act as a hindrance to the free flow of traffic i.e, Taxi stand near Govt. Hospital, Van stand near Union office, Auto stand near bus stand. In order to assess the parking demand a survey was carried out and results are given in Table 1.15. In all the locations, cycles and two wheelers are predominant modes.

Verified Real Estate ™

Table No. 1.15

Parking details on selected locations – Rasipuram

Location	Direction	Time 5.00 – 5.30						Time 5.30 – 6.00						Time 6.00 – 6.30				
		Cycle	Motor Cycle	Car	Jeep	Auto	Van	Cycle	Motor Cycle	Car	Jeep	Auto	Van	Cycle	Motor Cycle	Car	Jeep	Auto
GH to Vinayakar Koil junction	E	51	35	4	--	13	--	30	39	4	--	12	--	37	34	8	--	12
	W	6	6	21	4	--	--	14	5	19	1	--	--	13	4	18	1	--
Vinayakar koil to Angalamman koil or Kottor road	E	15	3	--	--	--	--	9	5	--	--	--	--	14	2	--	--	--
	W	19	13	--	1	--	--	16	8	--	--	--	--	23	16	--	1	--
Kottur road / Angalamman koil to New bus stand	39/n Opp to bus stand side 54/s on bus stand side	26	2	2	--	--	72	40	1/18	1	1	--	--	66	47	1	1	1
		46	2/4	--	--	--	76	46	1/19	--	1	1	48	37	1/1	--	--	--

Encroachment

1.42 There are few projections/extensions of shops into shoulder portion of Rasipuram – Attur road, it is mainly because road width is adequate, and pressure on road is less. On other sides vanstand is exisitance,along with few bullock cartes..Further encroachments of smaller magnitude is found along Salem – Rasipuram road.

Pedestrian traffic

1.43 Pedestrian volume count survey was conducted on the following locations where pedestrian movement is more in the town.

a. Near Government hospital

b. Near Taluk Office

c. Near New Bus stand

Table No.1.16 depicts the flow of pedestrians in all the three locations.

Table No.1.16

Pedestrian Volume

Location : GH Rasipuram

S. No.	Time	Total volume of pedestrian movement directions		Total
		Towards Salem	Towards Rasipuram	
1	4.30 – 4.45	144	175	319
2	4.45 – 5.00	152	192	344
3	5.00 – 5.15	240	217	457
4	5.15 – 5.30	420	275	695
5	5.30 – 5.45	166	202	368
6	5.45 – 6.00	228	263	491

Verified RealEstate™

7	6.00 – 6.15	177	200	377
8	6.15 – 6.30	283	304	587
	Total	**1810**	**1828**	**3638**

Location : Between New Bus stand and Municipal Office (Vinayagar Koil)

S. No.	Time	Total volume of pedestrian movement directions		Total
		Towards Salem	Towards Bus stand	
1	4.30 – 4.45	42	53	95
2	4.45 – 5.00	71	92	163
3	5.00 – 5.15	79	95	174
4	5.15 – 5.30	92	96	188
5	5.30 – 5.45	81	100	181
6	5.45 – 6.00	85	105	190
7	6.00 – 6.15	223	314	537
8	6.15 – 6.30	181	205	386
	Total	**854**	**1060**	**1914**

Location : PM Hospital

Verified RealEstate ™

S. No.	Time	Total volume of pedestrian movement directions		Total
		Towards Attur	Towards Bus stand	
1	4.30 – 4.45	45	48	93
2	4.45 – 5.00	27	99	126
3	5.00 – 5.15	67	45	112
4	5.15 – 5.30	42	75	117
5	5.30 – 5.45	42	79	121
6	5.45 – 6.00	60	60	120
7	6.00 – 6.15	122	88	210
8	6.15 – 6.30	163	146	309
	Total	**568**	**540**	**1208**

Intersection survey

1.44 In the town there are 5 intersections. Out of the five only two are critical junctions requiring immediate attention and they are Namakkal road junction and old bus stand junction. The peak hour traffic volume at the intersection is given in Table No. 1.17 & 1.18

Verified eRealEstate™

Table – 1.17

Peak hour traffic volume in PCU Namakkal road intersection

S.No	From	To	Straight	Left	Right	Total
1.	Namakkal	New Busstand	-	300	219	519
2.	New Bus Stand	Namakkal	334	402	-	736
3.	Old Bus Stand	Namakkal	306	-	298	604
		Total	**640**	**702**	**517**	**1859**

Table 1.18

Peak hour traffic volume in PCU at Salem road intersection

S.No	From	To	Straight	Left	Right	Total
1.	Salem	Pattanam road	-	191	-	191
		Theradi	133	-	-	133
		New Bus stand	-	-	152	152
2.	New Bus Stand	Pattanam road	386	-	-	396
		Salem	-	330	69	399
		Theradi	-	-	-	-
3.	Pattanam	New Bus stand	69	-	-	69
		Salem	-	-	75	75
		Theradi	-	-	70	70
4.	Theradi	New Bus stand	-	79	-	79
		Salem	231	-	-	231
		Pattanam	-	-	43	43
		Total	**829**	**600**	**409**	**1838**

Source : Volume Count Survey 2001.

Verified Real Estate ™

Recreation :

1.45 There are only 2 Municipal parks i.e, Thiru. Vi. Ka. Park and Vela park maintained by the Municipality. In these parks reading room and library are provided by the Salem District Library Authority. At present the town is not provided with any major public play ground or play field or stadium. The play ground is attached to the Govt. higher secondary school provides good playspace. The Government. of Tamilnadu has notified 15 parks 5 play fields under section 3(2) of Tamil Nadu park, play fields & open spaces (preservation and regulation) Act 1959 in G.O.Ms No. 257 Housing and Urban Development Department dated: 5.10.94 and the same has been annexed in Annexure A 7. The available recreation facility is only cinema theatre. There are four pucca permanent cinema theatres in the town. The present recreational facilities are in adequate.

Detailed Development Plan:

1.46 The Rasipuram Local Planning Authority has notified 5 Detailed Development Plans in the Town under Tamilnadu Town & Country placing Act 1971. The details of detailed development plan area and its extent are shown in Table No.1.19

Verified Real Estate ™

Table No.1.19

Details of Detailed Development Plan Area and extent

S. No.	Name of the Detailed Developmernt Plan	Comprising T.S.Nos.	Extent in Hect.	Stage
1	Detailed Developmernt Plan No.1	Ward-A Block-2 T.S.Nos. 6 to 18 Block-3 T.S.Nos. 8 to 14 Block-4 T.S.Nos. 1 to 118 Block-5 T.S.Nos. 1 to 122 Block-6 T.S.Nos. 1 to 168	76.86	Consent
2	Detailed Developmernt Plan No.2	Ward-C Block-1 T.S.Nos. 1 to 23 Block-2 T.S.Nos. 1 to 46 Block-3 T.S.Nos. 60, 61, 91 to 116. Block-15 T.S.No.1 Block-16 T.S.No.1	66.78	Sanctioned
3	Detailed Developmernt Plan No.3	Ward-B Block-10 T.S.Nos.22, 23, 25 to 28, 32 to 35, 38 to 48 Block-11 T.S.Nos. 1 to 56	58.76	Consent
4	East Extension Detailed Developmernt Plan	Ward-C Block-1 T.S.Nos.24, 25 Block-15 T.S.Nos.2 to 138 Block-16 T.S.Nos.2 to 208 Block-17 T.S.Nos.1 to 140 Block-18 T.S.Nos.1 to 178 Block-19 T.S.Nos.1 to 89 Block-20 T.S.Nos.2 to 15, 17 to 108, 110 to 129 Block-21 T.S.Nos.69 to 77	75.01	Sanctioned

Verified eRealEstate™

		Ward-D Block-1 T.S.Nos. 1 to 103 Block-2 T.S.Nos. 1 to 145 Block-3 T.S.Nos. 1 to 94 Block-4 T.S.Nos. 1, 2, 3,4pt, 5 Block-6 T.S.Nos. 1 to 26, 28/1,2A, 29 to 53, 55/1,2A, 73pt, 74 to 106. Block-5 T.S .Nos. 1P,2P,3P Block-8 T.S.Nos. 1 to 103 Block-9 T.S.No. 1, 2/1.		
5	Thanthai Periyar Detailed Developmernt Plan	Ward-B Block-5 T.S.Nos. 1 to 26 Block-6 T.S.Nos. 1 to 88 Ward-C Block-9 T.S.Nos. 1 to 280 Block-10 T.S.Nos. 1 to 297	58.64	Comprehensive Draft Variation

Source: Regional Directorate of Town & Country Planning, Salem.

Verified RealEstate™

CHAPTER – II

PROPOSED DEVELOPMENTS

2.01 Rasipuram is a medium sized town with agricultural hinter land on all sides. It is one of the Taluk head quarters in Namakkal District. It is one of the very old settlements of Tamilnadu. The town has developed along the highways road on northern side, where dry lands area available. On other sides development of town is very slow due to wet agricultural lands.

Assessment of population and land needs

2.02 The modified Master Plan has to be prepared based on the following aspects.

i) The ultimate population for which the Master Plan should be designed for the year 2021.

ii) Determination of space standards of all uses.

iii) Determination of total amount of land required to accommodate all the ultimate needs of the population.

iv) Arrangement of all land uses and transport system.

v) Selection of lands for urban use in order to accommodate all additional area required.

vi) Designing and programming the plan.

Population projection

2.03 Population size gives an estimate of the overall space needs for various categories of uses. The future trend of population growth is estimated in order to assess the future space needs. The population of Rasipuram based on the

Verified RealEstate™

past growth trends and is estimated for future decades by straight line method, arithmetic increase method, incremental increase method and geometrical increase method and they are given in the Table No.2.01.

Table No. 2.01

Population Projection 2011 & 2021

Sl. No.	Method	Existing Population in 2001	Anticipated population in	
			2011	2021
1.	Straight line method	46370	52000	58000
2.	Arithmetical increase method	46370	52700	59200
3.	Incremental increase method	46370	56000	65500
4.	Geometrical increase method	46370	54500	64000

Source : Compiled by Regional Deputy Directorate, Salem.

2.04 In the approved Master Plan, the population anticipated in the decades 1991, 2001 and 2011 are 39000, 45000 and 54000 respectively. Accordingly, the population has been growth and reached the same figures in 1991 and 2001. i.e., 39386 and 46370 respectively.

2.05 The population forecast by the incremental method and geometrical increase method gives higher figures, whereas the straight line method and arithmetical increase method gives modest figures. Since, the growth of the population is normal, the population is estimated as 55000 and 60000 for the year 2011 and 2021 respectively. The plan period taken as 2001-2021 and the population during the period shall be adopted as 60000 for arriving at the proposals of this modified Master Plan.

Verified RealEstate ™

Occupational pattern

2.06 The assessment of the working force that would be engaged in various economic activities is an important factor in planning as this estimation is required to assess the land required for under the several categories of land uses. This town consists of 18468 workers as per 2001 census. The percentage of workers to the total workers engaged in different activities during the year 2001 is indicated in the Table No.2.02.

Table No.2.02

Percentage of workers to total workers engaged in different activities during 2001.

Sl.No.	Occupation	No. of workers	% to Total workers
1.	Primary Sector	916	4.96
2.	Secondary Sector	17098	92.58
3.	Tertiary Sector	454	2.46
	Total	18468	100.00

Spatial requirement of land for various uses

2.07 The spatial distributions of land for various uses are calculated taking into consideration of the needs of the future population.

2.08 The density of population varies from 200 to 250 persons per Hectare. In most of the Towns with 40 to 50% the developed area occupied by residential use. At present the residential density of population is 209 persons per Hectare. Assuming an average density of 250 persons per Hectare the residential area required for Rasipuram Local Planning Area for the anticipated population of 60000 in the planning period 2021 shall be 240

Verified by RealEstate™

Hectares. This proposed development area is only 29.13% of the total Local Planning Area. For the comprehensive development a total area of 600 Hectares of land adjoining the existing developed area has been proposed and it works out to 72.82% of the Local Planning Area.

2.09 For assessing the spatial requirement of land for the proposed population of 55000 in 2011 and 60000 in 2021 of the town respectively the criteria adopted is as follows.

2.10 For allocating the land for various other uses following factors were considered.

i) Guidelines issued by the Master Plan Division.

ii) Land uses allocated in the approved Master Plan.

iii) Land uses proposed in the five-Detailed Development Plan.

iv) Trend in development.

2.11 In the approved Master Plan 345 Hectares has been allocated for various uses for seeing phenomenal increase in the sectors viz., Residential, Commercial, Educational and Industrial. But the developments have been occurred only 301.36 Hectares as against expected 345 Hectares in 2001.

2.12 The urbanisable area requires at the end of the plan period of 2021 is 600 Hectares. Certain land uses prescribed in the 5 Detailed Development Plans have to be retained as it is in the modified Master Plan for the same purpose.

2.13 Upon observation on the trend of development, it is found that the development is taking place on the northern side of the town along the Pattanam road and Pudupalayam road, which are adjacent Town Panchayat areas.

2.14 Considering all the factors the urbanisable area anticipated for the plan period of 2000-2021 is about 600 hectares. The land allocated for various

Verified RealEstate ™

uses in the proposed land use for Rasipuram Local Planning Area in 2021 is given in the Table No. 2.03

Table No. 2.03

Proposed land use in 2021 – Rasipuram Local Planning Area.

Sl.No.	Land use	Percentage of Total urbanisable area		Area required in 2021 (Hectare)	Existing area (Hectare)	Additional area required in 2021 (Hectare)
		Standard proposed				
1.	Residential (Included road also)	40 – 50	70	420	221.80	198.20
2.	Commercial	3 – 6	7	42	20.12	21.88
3.	Industrial	10 – 15	7	42	16.61	25.39
4.	Public & Semi – Public	8 – 11	10	60	28.19	31.81
5.	Education	-	6	36	14.64	21.36
	Total urbanisable area		**100**	**600.00**	**301.36**	**298.64**
6.	Land under water	-	-	91.85	99.89	-
7.	Agriculture Land (wet & dry)	-	-	132.06	422.66	-
	Total non-Urbanisable area			**223.91**	**522.55**	**-**
	Total area of the Local Planning Area.	**-**	**-**	**823.91**	**823.91**	**-**

Verified e Real Estate ™

2.15 From the Table No. 1.06 it is observed that the developed land covers 36.58% of the total area of the Local planning Area. In the remaining undeveloped area the land under water and agricultural uses i.e. wet and dry land occupy 12.12% and 51.30% respectively.

2.16 The undeveloped area extents to 522.55 Hectares consisting of wet lands, dry land and land under water as found in Table No. 1.06. At present even though no ayacut area has been in existence from the Rasipuram Eri, it has been decided to retain the Eri as it is for harvesting rain water and to keep the water table in the adjacent wells. An extent of 6.36.00 Hectares has been taken from Rasipuram Eri for construction of bus stand, office complex and stadium and remaining area of land under water kept as it is in future. In the remaining undeveloped area i.e. wet and dry land to an extent of 298.64 Hectares has been taken from the wet and dry land for development during the plan period 2021. The above extent of 298.64 Hectares have been spatially distributed among the following five categories of uses namely, residential, commercial, industrial, public & semi public and education for catering to the needs of the proposed population as shown in the following Table No. 2.04.

Verified RealEstate ™

Table No.2.04

Additional area proposed for Rasipuram Local Planning Area during the planning period 2021.

Sl.No.	Land use	Extent in Hectares.	Remarks
1.	Residential	198.20.00	
2.	Commercial	21.88.00	
3.	Industrial	25.39.00	It includes roads and railways also.
4.	Public & semi Public	31.81.00	
5.	Educational	21.36.00	
	Net Additional Area	**298.64.00**	

2.17 The proposed land use pattern for Rasipuram Local Planning Area which has been actually provided for the period 2021 is shown in Table No. 2.05 and Map No.3 showing the pattern of proposed land use in 2021 and its spatial distribution.

Table No.2.05

Proposed land use pattern for Rasipuram Local Planning Area during the planning period 2021.

Sl.No.	Land use	Extent in Hectares.	Percentage to total area
1.	Residential *	420.00	50.98
2.	Commercial	42.00	5.10
3.	Industrial	42.00	5.10
4.	Public & semi Public	60.00	7.28
5.	Educational	36.00	4.37
		600.00	**72.83**

Verified RealEstate™

6.	Agriculture use	132.06	16.03
7.	Land under water	91.85	11.14
	Grand Total	**823.91**	**100.00**

- *Includes road and railway also.*

Residential and housing

2.18 The land under this use at present is 221.80.00 Hectares. To accommodated population in 2021, the land under this use has been increased to 420.00.00 Hectares.

2.19 The number of households and houses in Rasipuram Local Planning Area as per 2001 census are 10175 and 9543 respectively. Assuming one house for each household, the present shortage of houses works out to 632 houses. The average family size is 4.56. Assuming the size of the family as 5 in future, the number of houses required in 2021 is as follows.

2001

a) Existing number of households 10175

b) Existing number of houses 9543

c) Existing shortage (assuming one dwelling Unit for one household) 632

d) Dwelling units to be rebuilt (assuming as 20% of the total building) 2035

e) Immediate need (c+d) 2667

2021

f) Projected household in 2021 at 5 persons per household. 12000

g) Increase in household from 2001 to 2021 (f-a) 1825

h) Total units required to built (e+g) 4492

Verified by RealEstate™

2.20 As estimated above, the number of houses required in 2021, to accommodate the anticipated population of Local Planning Area is about 4492. At present the shortage of the houses in the Local Planning Area is 632 only. More over the house stock should be raised to 4492 before 2021 to meet the need for anticipated population.

2.21 At present Tamil Nadu Housing Board have executed one Neighbourhood scheme in Rasipuram town. There is no proposal in Tamil Nadu Housing Board for taking new schemes in and around the Rasipuram Town. Additional units of 4492 houses required for the plan period would be taken care of private developers. Adequate residential areas have been provided in the proposed land use.

Commercial

2.22 The commercial use which includes daily markets, wholesale shops, retail shops, weekly shandy, bus stand and cinema theatres, those occupying an area about 20.12.00 Hectares. Now it has been increased to 42.00.00 Hectares during the plan period 2001-2021. The commercial uses allocated in approved Master Plan along the Pattanam, Pudupalayam road and in the middle of the town, and commercial areas proposed in Detailed Development Plans have been retained for same use for the anticipated population, the existing bus stand is not sufficient and hence an extent of 2.83.00 Hectares of land is ermarked in the western side of the Rasipuram Eri along Salem road for additional bus stand. In the northern side of the Rasipuram Eri and western side of the Koneripatti Eri anticipated land use has not come up and hence these area are now reallocated in the Master Plan. Considering these

Verified RealEstate ™

factors, 42.00.00 Hectares have been provided in the proposed Master Plan and 30 meter depth on both sides of the Pattanam, Pudupalayam, Sendamangalam and Attur road is earmarked for commercial use.

Industrial

2.23 Industrial activities in Rasipuram town is negligible compared to the other similar town. Only few rice & flourmill, power looms, saw mills, oil mill and other service industries are found in the Local Planning Area. The area occupied by this category is only 16.61 Hectares. In the approved Master Plan to promote industrial activities in the town the lands along the Namakkal road had been notified as industrial area in the year 1982. But so far no industrial developments are taken place in the above-notified areas as anticipated. Considering the above facts now it has been earmarked to 42.00.00 hectares for industrial uses during the plan period 2021. In these area only controlled industries are allowed.

Public and Semi public

2.24 An extent of 60.00.00 Hectares is reserved for public and semi public uses. This area will accommodate public offices, medical institutions and stadium. An extent of 1.20.00 Hectares of land has been earmarked in the western side of Rasipuram Eri for construction of public office complex and 2.00.00 Hectares for construction of stadium.

Medical institutions

2.25 There are altogether 35 medical institutions including Government Hospital in Rasipuram Local Planning Area with a total bed strength of 159 catering to the needs of the present population. The Bhore commission recommended 2

Verified RealEstate ™

beds for 1000 population while the Health committee recommended 1 bed for 1000 population. Assuming the higher standard of 2 beds for 1000 population, the number of beds required in 2021 will be 120. But already 159 beds are available in the Local Planning Area.

Educational institutions

2.26 As regards the needs relating to educational use more high schools and higher secondary schools are required. The standard adopted is one high school for 10000 to 15000 populations in urban area. There are eight higher secondary schools are located in the Local Planning Area, two by Government and other by Private management. There is no Government Arts College in Rasipuram Local Planning Area. But Government Arts College is available at about 4 km away on Rasipuram – Namakkal road. There is no Polytechnic or I.T.I. in Rasipuram town.

2.27 Assuming one High school for 15000 population, the required number of high school or Higher secondary school during the plan period will be 4 numbers. At present eight higher secondary schools in the town and hence additional area for this use is not ermarked in the proposed plan. Even though 36 Hectares of land needs for this use, it will be permitted in the Mixed Residential use.

Agriculture

2.28 An extent of 132.06.00 Hectares of land reserved for agricultural purpose. This area includes parks, compost yards, open spaces and burial grounds. The land under water 91.85.00 Hectares has been retained as it is.

Verified RealEstate ™

Water supply

2.29 The one of the basic requirement for any settlement to grow is the availability of water in sufficient quantity. The Rasipuram Local Planning Area is expected to accommodate a population of 60,000 during the year 2021 and for this population a comprehensive plan for the provision of water supply. The present water supply is Panamarathupatty Eri and river Cauvery. The future requirement of water for 2021 is detailed below.

2.30 The quantum of water required is decided as per the recommendation of the Expert Committees of water supply regarding the per capita requirement. The recommendation of the Expert Committee is given in Table No. 2.06.

Table No.2.06

Summary of recommendation of Expert Committee

Sl.No.	Recommending Organisation	Standard in GPCD.	Remarks
1.	Environmental Hygienic Allowance Committee.	45	Included a minimum for Industry & Commercial.
2.	Ministry of Health and Govt. of India.	45	-
3.	Engineering Research Institute, Nagpur.	46 to 60	-
4.	Bombay Corporation report	60	-
5.	World Health Organisation report, Calcutta Metropolitan.	50 to 60	-

Source : Madras Metropolitan Plan 1971 RD & LA Dept., Govt. of Tamil Nadu.

2.31 At present water is distributed at a rate of 65 litres per captia per day. The water is supplied once in 4 days and the duration of supply is 2 hours.

Verified Real Estate ™

Assuming an average of 120 litres per captia per day, the water required for the plan period of 2021 is 7.2 million litre per day. The Tamil Nadu Water Supply and Drainage Board has an additional proposal for adequate water supply by means of construction 10 lakhs capacity water tank near Govt. Higher Secondary School. The local body has a proposal in Panamarathupatti Eri, the existing five wells are desilted and dewatering so that an alternative source of pumping more water supply to the town and also desilting Municipal Theppakulam and construction of rain water harvesting in the Rasipuram Eri to an extent of 91.85.00 Hectares for the purpose of raising ground water level to the wells in the town.

2.32 The important roads in the Local Planning area are Rasipuram-Salem road, Rasipuram-Namakkal road, Rasipuram-Attur road and Rasipuram-Sendamangalam road. Pattanam and Pudupalayam roads are branches out from Rasipuram-Salem road. The traffic intensity in these roads are less when comparing with Salem, Attur and Namakkal road where commercial activity on both sides of the road has developed which has resulted in the formation of byepass road.

2.33 To prevent congestion in the heart of the town a bye pass road has been proposed in the Master Plan to connect Namakkal road and Attur road. The 60 feet road in the Sanctioned Thanthai Periyar Detailed Development Plan has been taken in the first phase to connect Namakkal road at Telephone Exchange and the existing bus stand in the Thattankuttai road. In the second phase the 60 feet road proposed in the Sanctioned Eastern Extension Detailed Development Plan may be shifted in the southern side which has not

Verified RealEstate ™

been formed as it is since there are thickly developments in the alignment of the road, to connect Attur road near the Koneripatti Eri.

2.34 Apart from this bye pass road, a ring road proposed in the approved Master Plan has been retained as it is to a width of 80' which is essential for this town for the future developments. The Railway Station which will come to the town, the existing cart track branches from Namakkal road to be widened to a width of 60 feet upto Railway Station for anticipating the future traffic to the Railway Station.

Solid waste management:

2.35 Conservancy service and management of urban waste disposal remains the primary function of all urban local bodies suffer a contractual obligation in lieu of property times they collect from the public. In this regard Rasipuram Municipality has one Lorry and 3 Nos. Mini lorries and 9 Nos. carts in Sanitary section to collect solid waste from dust bins provided throughout the town.

Compost yard:

2.36 The garbages collected through the vehicles are disposed in the Municipal Compost yard situated in Thattankuttai road near the present bus stand. The extent of the compost yard is only 2.5 acres. Total solid waste generated per year is approximately 1300 metric tones. There is a proposal to acquire 6.76 acres land for compost yard in the adjascent village Chandrasekarapuram which is situated approximately 2 km. from Municipal boundary. Among the

Verified RealEstate™

6.76 acres of land 3.54 acres has already been purchased in S.F.No.546/5 and 7 and remaining 3.22 acres in S.F.No.546/4A, 6 to be purchased.

Burial ground:

2.37 The number of deaths during the period of 2000-2001 is 392 in Rasipuram Local Planning Area. There are 5 Nos. of burial and burning grounds available in this town. The local body has constructed room, providing water facilities and construction of compound wall in the V.Nagar burial ground in the year 2000-2001. Considering the No. of deaths, the existing burial and burning ground is enough for the projected population.

Verified RealEstate ™

CHAPTER – III

PROJECTS AND IMPLEMENTATIONS

Housing:

3.01 To provide one house for one household, there is a need of 4492 houses to get over the housing shortage during the plan period. The Tamil Nadu Housing Board may take care in this subject and it will be possible to take Site and Services Scheme in the town so as to cater need of housing requirements. Housing by private agencies are also expected to play a vital role to get over the housing shortage.

Road network:

3.02 To avoid traffic congestions and to reduce traffic density in the heart of the town a ring road has been proposed ('AA' road) in the Master Plan to a width of 80 feet. The location of the road is indicated in the proposed land use map of this Master Plan.

3.03 In addition to the above ring road, the following roads are to be formed newly and the existing road lead to Railway Station, to be widened and strengthened, metalled and to be topped with tar surface. The rough cost estimates for the above roads are given in Table No.3.01.

a) 60 feet AA road in the sanctioned Thanthai Periyar Detailed Development Plan ('BB' road in Master Plan) connecting Namakkal road and existing bus strand.

Verified by RealEstate™

b) 60 feet road ('B1B1' road in Master Plan) connecting existing bus stand and Attur road in the sanctioned Eastern Extension Detailed Development Plan.

c) Existing road connecting Mamakkal road and proposed Railway Station ('B2B2 road in Master Plan) in the sanctioned Thanthai Periyar Detailed Development Plan and in Detailed Development Plan No.3 to be widened to a width of 60 feet.

Table No.3.01.

(Rough cost estimate for the road projects)

Sl. No.	Name of the project	Approximate cost Rs. In lakhs	Remarks
1	Land acquisition and formation of 60 feet road length in the sanctioned Thanthai Periyar D.D.Plan area.	252.00	To be under taken by the Local Planning Authority.
2	Land acquisition and formation of 60 feet road of length in the sanctioned Eastern Extension D.D.Plan area.	350.00	- do -
3	Improving the existing road leading to the railway station	80.00	- do -
	Total	682.00	

Additional Bus stand:

3.04 It is expected that the present bus stand will not be sufficient to serve the future population and passenger buses in 2021 also would be creating heavy

Verified RealEstate ™

congestion. Hence it is desirable to construct additional bus stand in Rasipuram Eri, on the Salem road. The extent of the area shall be about 2.83.00 Hectares with a cost of Rs.80 lakhs approximately for the construction of infrastructure facilities without acquiring the land since it is already in the position of Municipality. This project shall be executed by the Rasipuram Local Planning Authority.

Stadium:

3.05 At present there is no large extent of open space in the town. It is proposed to construct a stadium in the Rasipuram Eri to an extent of 2.00.00 Hectares with a total cost of Rs.25 lakhs approximately. Since, the land belongs to Rasipuram Municipality, there is no necessity for land acquisition. This project may be executed by the District Sports Authority of Namakkal District.

Office complex:

3.06 Most of the Govt. offices are functioning in the private buildings and inadequate places. It is now proposed to construct one public office complex with necessary infrastructure facilities, an extent of 1.20.00 Hectares is reserved in the Rasipuram Eri with a total cost of Rs.120 lakhs approximately. This project may be executed by the Local Planning Authority.

3.07 The abstract estimate for the proposed projects in Rasipuram Local Planning Area is given in Table No.3.02.

Verified AI RealEstate ™

Table No.3.02.

Abstract estimate of projects proposed and to be implemented in Rasipuram Local Planning Area during the plan period.

Sl. No.	Name of the Project	Approximate extimate cost Rs.in Lakhs
1	Formation and improvements of roads.	682.00
2	Construction of additional bus stand	80.00
3	Construction of stadium	25.00
4	Construction of public office complex	120.00
	Total	907.00

Traffic and Road Network:

3.08 As already discussed in the previous Chapter, the Consultant of Anna University had prepared Traffic Operation and Management Plan for Rasipuram Town. The Consultants have conducting traffic surveys on various aspects and identifying the problems in the town, they proposed the following proposals for the town.

Rasipuram – Namakkal road (near Municipal office to Andalur gate side upto town limit).

3.09 It is one of the important road connecting Rasipuram with its District Head Quarters, Buses, lorries and other vehicles ply on this road. The length of the road within the town is 1.5 Km. Road width varies with hindrances. On this particular road, as there is not much commercial activities, no road side parking is taking place. But near Municipal office, there is a town as well as intercity bus stops, this creates traffic problem in the intersection as there is an encroachment here.

Verified RealEstate™

Proposals:

3.10 1. It is proposed to develop a properly planned road intersection at the junction of Attur – Namakkal road.

2. Only incoming buses will be permitted to stop and for out going buses separate proposals is spelt out, by providing link road from New bus stand to Salem – Namakkal road.

3. The temple and shops shall be shifted to other place.

4. The drains may be covered and put to use foot path for pedestrians.

Salem – Rasipuram road:

3.11 The Rasipuram – Salem road is one of the important road linking Rasipuram with Salem. It is maintained by Highways Department. Intercity and Intracity buses fly on this road. The length of the road in the town is about 1.7 Km.

Road width:

3.12 This road due to its inherent nature as it was earlier village road and taken over and maintained by Highways, the original width is retained without going for any widening. The widening is not possible now as the properties on both sides of the road are developed without any setback.

Proposals:

3.13 Car parking in front of Government Hospital requires shifting to other places. The local people are not using the taxis much and only the floating population use it,

Verified CJ RealEstate ™

thus it can be either located near new bus stand or near the Anjanayer Temple just near Rasipuram Eri on Salem road.

3.14 There are small temple structures on Salem – Attur road, near bus stand, acting as hindrance to the free and smooth flow of vehicular movement. Therefore, the two temples required shifting to a better location, where people can also safely pray the God in a tranquil atmosphere.

3.15 Though the road between New bus stand and old bus stand is one way, many times, the car, van, handcart and bullock cart did not follow the one way regulation, thus causing the reduction in the speed of the permitted vehicles. As the footpaths are absent on both sides of this road the pedestrians are in the constant damages of being hit by vehicles. Though, this does not warrants physical solution, as a long term; if possible (a) the road can be widened, (b) as alternative road far out going / incoming buses from Salem & Namakkal road could be developed.

Rasipuram – Attur Road:

3.16 This is one of the important road linking Attur, Kolli Hills with Rasipuram. The length of the road stretch between New Bus stand and upto Municipal limits, just after Koneripatty Eri is about 1.2 Km. Among all the roads in the town limit it is the widest road. In front of School, T.B. & Block Development Office, the road width is about 120 feet, the carriage way is 7 metres, remaining area accounts for drains and shoulders on both sides.

Verified RealEstate ™

Proposals:

3.17 Provision of road markings.

Regulation of traffic near bus stand and in front of Municipal Park.

As a long term solution a link road connecting bus stand with Namakkal and Salem road.

Major road Intersection:

3.18 As already discussed in the town there are 5 intersections. Out of the five only two are critical junctions requiring immediate attention and they are Namakkal road junction and old bus stand junction.

Namakkal Road Intersection:

3.19 This is a major traffic intersection holding adequate volume of traffic. It is almost right angle intersection and there are pucca structures on both sides of the road thus the vehicles have to come at low speed for negotiating the intersection.

Proposals:

3.20 One of the important proposal is shifting of temple and the shops. The Local body will discuss with the shop owners, if required offer economic incentives to entice them to move to new place. Regarding temple, the opinion of people to be mobilized with support of elected members and steps are to be taken to religiously shift the temple to other location; possible place the Anjaneyar koil on Salem road.

Verified RealEstate ™

- Once this is done, the existing bus shelter may also be shifted. After executing these three projects there will be an effective road width of 40 feet after making provision for existing drains which also to be covered.
- Provision of road markings and foot path on one side of the road.

Salem Road Intersection:

3.21 This is a four armed intersection in which the bus, lorry, car traffic is negligible in one of the arm.

Issues:

3.22 i) Though peak hour volume of traffic on all the four arms is less than their capacities, the major problem on all the three arms; criss cross each other causing delays and at times accidents.

ii) The two huts encroached on the road, parking and stopping of moffusile and town buses on new bus stand arm and Pattanam arm have reduced the effective carriage way and thus the speed of vehicles at this intersection is very low about 10 Km/hour.

Proposal:

3.23 i) All the temporary and semi-pucca encroachments on all the three arms are to be removed.

ii) On street parking on the eastern side of the road is proposed only for two wheelers and cycles.

Verified eRealEstate™

iii) Zebra crossings is proposed to be marked in all the three arms near the intersection, for orderly crossing of road.

iv) The temple car may be shifted to some other location.

v) The taxi stand as mentioned in the study in road section analysis, may be shifted to alternative locations either with in the proposed lorry terminal on Rasipuram near bus stand site.

Other Traffic Elements:

Existing Bus stand:

3.24 The existing bus stand recently developed over an area of 3.89 acres is developed under IDSMT on Attur road. Both town buses and intercity buses operate from this bus stand. As of now, the bays are quite adequate to accommodate buses even during the peak hours.

i) There are two temples, located on the road itself due to which the carriage way is reduced at this location. Taking advantage of this the bus also stops for a while here to pick up and dropping the passengers, which cause delays.

ii) On the existing in access road to the bus stand few taxis are parked, which also disrupts the flow of buses.

iii) Hence it is proposed to shift the two temple to Salem road temple complex. This proposal is acceptable both for the Municipality and general public.

Verified RealEstate ™

Local Planning Authority's function:

3.25 The Local Planning Authority should control and regulate the developments in the Local Planning Area as per uses provided in the Master Plan. The Local Planning Authority shall give planning permission as per section 49 of Town and Country Planning Act 1971 in conformity with uses proposed in the Master Plan and no such developments shall take place without obtaining the said permission.

3.26 The Local Planning Authority shall carry out or cause to carryout all projects in this plan.

3.27 For the purpose of implementing the projects mentioned in the plan and also for general urban planning and development and for implementing such planned development, the Local Planning Authority shall avail loans and grants from the Govt. of India, Govt. of Tamil Nadu and Govt. recognized bodies such as TUFIDCO, TUFISIL, HUDCO and shall implement the projects and works either by itself or through recognized respective agencies.

Verified @ RealEstate ™

CHAPTER – IV

DEVELOPMENT REGULATIONS AND ZONE

4.01 In order to implement the proposals contained in the Master Plan, certain essential zoning regulations will have to be framed and enforced. Accordingly it has to be enforced by Local Planning Authority while granting planning permissions under section 49 of Town and Country Planning Act, 1971. The Local Planning Area have to be divided into the following use zones as directed by Government in G.O.Ms.No.1730 R.D. & L.A. Department, dated 24/7/74.

1. Residential use zone
2. Commercial use zone
3. Industrial use zone
4. Educational use zone
5. Public & Semi Public use zone
6. Agricultural use zone

USE ZONES AND USES PERMITTED

4.02 The use zones and uses permitted are given in G.O.Ms.No.1730 R.D & L.A. Department, dated 24/7/74 and the Town Survey Numbers comprised in the use zones are given below.

4.03 The zoning regulations have been prescribed a part of this Master Plan and all the developments within the Planning Area shall be inconformity with the zoning

Verified RealEstate ™

regulations and the planning permissions shall also be regulated accordingly by the Local Planning Authority.

4.04 In respect of area covered under Detailed Development Plans either consented or sanctioned by the Director of Town & Country Planning the land and building use, the set back requirements, plot coverage, density, zoning regulations etc., shall be in accordance with the provisions of the concerned Detailed Development Plans

4.05 Any buildings adjacent to the Water Bodies, Burial Grounds, Railway line will be permissible subject to the provision of the building rules and regulations.

Verified RealEstate ™

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.Letter No.28332/MD/73-1, R.D.& L.A., dated 17.3.73.
2. From the Director of Town and Country Planning letter No.109890/73 SM/ dated 21.3.74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP /dated 19.5.74.

ORDER:

The Director of Town and Country Planning submitted draft zoning regulations on use of land and buildings particularly in urban area. 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 zones
2. Commercial use zones
3. Industrial use zones
4. Educational use zones
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:-

Verified RealEstate ™

i) Controlled Industrial use zone

ii) General Industrial use zone and

iii) Special Industrial and Hazardous use zone.

2) The Director has also stated that the Tamil Nadu Town and Country Planning Act, 1971provides for the zoning of areas under sections 17(1) and 20(2)(g) through the Master Plans and Detailed Developments respectively. He has recommended that the draft zoning regulations may be approved and communicated to the Local Planning Authorities for adoption as part of the Master Plan for proper 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 Metropolitan Development Authority for adoption as part of the Metropolitan Development Plan with such modifications 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 has examined the suggestion. They accepted 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 regulations submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

Verified RealEstate TM

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.

To

1. The Director of Town and Country Planning, Madras-1.
2. The Member Secretary, Madras Metropolitan Development Authority, Madras-10.

Copy to:

3. Commissioner, Corporation of Madras through the Special Officer and others.

/True copy/Forwarded/By order/

Sd/xxxxxxx
Section Officer.

/True copy/

Verified RealEstate™

USE ZONE REGULATIONS

I. RESIDENTIAL USE ZONE

a. Primary Residential Use Zone

b. Mixed Residential Use Zone

USE ZONE I(a) PRIMARY RESIDENTIAL USE ZONE

USES PERMITTED

1. All residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto:
2. Professional consulting offices of the residents and other incidential uses therefore;
3. Petty shops dealing with daily essentials including retail provisons, 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 Play fields.
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.

USE ZONE 1 (b) MIXED RESIDENTIAL USE ZONE

USES PERMITTED

1. All uses permitted under Use zone (a) i.e. Primary Residential Use Zone:
2. Hostels and single person apartments;
3. Community Halls, Kalyana Mandapams, Religious buildings, welfare centers and Gymnasia;
4. Recreation clubs, Libraries and Reading Rooms;
5. Clinics, Dispensaries and Nursing Homes;

Verified RealEstate™

6. Government, Municipal and other instituitional 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 , without Residential accommodation and catering house and lodging house for less than 20 occupants. (Vide amendment issued in Govt. letter No.69759/UD IV(2)89/11 dated 22.6.1992).
11. Petrol filling and Service Stations.
12. Departmental 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 Gold Smith shops;
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dated 13.3.1962.
17. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
18. Installation of Base Transreceiver Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

II. COMMERCIAL USE ZONE – USE ZONE 2

USES PERMITTED

1. All uses permitted in Use Zones 1(a) and 1(b) and i.e. Residential Use Zones.
2. All Commercial and business uses including all shops, stores, market and uses, connected with the display of merchandise, either wholesale or retail rent excluding explosures, obnoxious products and other materilals likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards;

Verified RealEstate ™

5. Cinema theatres and other commercial entertainment centers;

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

7. Transportation terminals including bus-stands, railway stations and organized parking lots;

8. Automobile repair shops and garages;

9. Small industries, using electric motors not exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or other wise dangerous to public health and safety;

10. Installation of electric motors not exceeding 50 H.P. for the use incidental to the commercial activities permissible in the Zone vide amendment issued in Govt. letter No.12096/UD IV(b)/93-4 dated 2.8.1993.

11. Restaurants with or without boarding and lodging houses, Star hotels and non star hotels vide amendment issued in Govt. 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 and

13. Installation of Base transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

III. INDUSTRIAL USE ZONE –USE ZONE 3

a. Controlled Industrial Use Zone

b. General Industrial Use Zone and

c. Special Industrial and Hazardous Use Zone.

Use Zone III(a) CONTROLLED INDUSTRIAL USE ZONE

USES PERMITTED

Verified RealEstate™

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

2. Industries using electric power not exceeding 130 H.P.(L.T. Maximum Load) but excluding industries of obnoxious 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 intercourse, recreation and worship and dispensaries and clinics;

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

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

6. Installation of Base Transreciever 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 listed under Use Zone 1(a), 1(b) and 2 i.e. residential and commercial use zones;

2. All industries without restrictions on the horse power installed or type of motive powers used excluding those of obnoxious or hazardous nature by reason of odour, liquid

Verified by RealEstate™

effluent, dust smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenities.

3. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics.

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

5. Software development and training vide G.O.Ms.260 H&UD department dated 29.10.2002 and

6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

Use Zone III(c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE

USES PERMITTED

1. All commercial uses listed under 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 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 obnoxious alkalies, acids or other liquids or chemicals producting flames, fumes and explosive, poinonous, irritant or corrosive gases;

Verified RealEstate ™

5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to a spontaneous ignition;

6. Processing or manufacturing anything from anything from which offensive or unwholesale smells arise;

7. Melting or processing tallow or sulphur;

8. Storing, handling or processing of manure, offal, blood, bones, rags, hides, fish, horns, or skin;

9. Washing or driving wool or hair;

10. Making fish oil;

11. Making soap, boiling or pressing oil, burning bricks, tiles, pottery or lime;

12. Manufacturing or distilling sago and artificial manure;

13. Brewing beer, manufacturing by distillation arrack or spirit containing alchohol, 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) i.e. Controlled industrial and the general industrial use zones;

15. Hotels, restaurants and clubs, or places for special intercourse, recreation and worship or dispensaries and clinics; and

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

17. Installation of Base Transreclever Station Towers vide G.O.Ms.No.302 H&UD

Verified RealEstate ™

department dated 12.12.2002.

IV. EDUCATIONAL USE ZONE – USE ZONE 4

USES PERMITTED

1. Schools, Colleges and other higher education and training institutions and the uses connected herewith;
2. All uses permitted in Use Zone 1(a) i.e. primary residential use zone;
3. Hostels and single person apartments;
4. Recreation Clubs, Libraries and Reading rooms;
5. Restaurants;
6. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
7. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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

USES PERMITTED

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Acquaria and Public Libraries;
3. Hospitals, Sanitoriam and other medical and Public Health institutions;
4. Harbour, Airport and Flying club;
5. Organised parking lots and bus and taxi stands;

Verified RealEstate ™

6. Parks, Playfields, swimming pools, Stadia, Zoological Gardens, Exhibition Grounds and other Public and Semi Public open spaces;

7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use Zones.

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

9. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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 use;

4. Public and Private Parks, Playfields, gardens, caravan and camping sites and other recreational uses;

5. Dairy and Cattle Farms;

6. Fisheries and Poultry Farms;

7. Water tanks and reservoirs;

8. Sewage farms and garbage dumps;

9. Airports and broadcasting installations;

Verified by RealEstate ™

10. Forestry;

11. Cemeteries, Crematoria and Burning and Burial grounds;

12. Storing and drying of fertilizers;

13. Fish curing;

14. Salt manufacturing;

15. Brick, tile or pottery manufacture;

16. Stone crushing and quarrying;

17. Sand, clay and Gravel quarrying; and

18. Installation of Base Transreciever 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//

Verified by RealEstate ™

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

Sir,

Sub : Town Planning - Preparation of Zonal plans - Regulation approved - Amendments - Issued.

Ref : 1. G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74

2. From the Director of Town and Country Planning, Lr. Roc. No. 40747 / 89 / MP2, dt. 6.11.89

3. From the Member Secretary, Madras Metropolitan Development Authority, Lr. No. CCC / 1345 / 90 dated 7.9.90.

⊕⊕⊕

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

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

AMENDMENTS

In the said Government Order, in the Appendix,

1) Under the heading "I. Residential use zone" under 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

Verified RealEstate ™

Board and Lodging Houses" the expression "Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants" shall be substituted.

2) Under the heading "II. Commercial use zone- Use zone 2" under the item "Uses permitted" after item 10 and the entries relating there to, the following item and the corresponding entries shall be added, namely:-

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

Yours faithfully,

Sd /-
for Secretary to Government.

/ true copy /

Verified RealEstate ™

USE ZONES – RASIPURAM LOCAL PLANNING AREA

(Town Survey Numbers Comprised in Use Zone)

RASIPURAM MUNICIPAL AREA

WARD - A

BLOCK - 1 (T.S.Nos. 1 to 24)

MIXED RESIDENTIAL USE

MR-1

T.S.Nos.: 1/2, 2/1P, 2/2, 2/6P, 2/7, 2/8, 2/9P, 3/1, 3/2, 3/3, 3/4, 3/7 5, 7, 15/1, 16/1A, 16/1B, 16/5, 17/1, 18/1 to 4, 18/8, 21/1B, 21/4A, 21/4C, 21/5A, 21/5C, 21/6A, 21/7 to 10, 21/11A, 21/12, 21/13A, 21/15, 22/2BP, 22/3, 22/4, 22/5P, 22/6, 22/7

MR-2

T.S.Nos.: 23/1, 23/2, 24/1P, 24/2P, 24/3P, 24/4, 24/5, 24/6P, 24/7P, 24/8 to11, 24/13 to 16, 24/17P, 24/18, 24/19, 24/21P, 24/22, 24/23.

MR-11

T.S.Nos.: 9/2 to 6, 10/1 to 3, 10/5 to 8, 13/2 to 13.

AGRICULTURAL USE

AG-1

T.S.Nos.: 1/1, 3, 2/1P, 2/3, 2/4, 2/5, 2/6P, 2/9P, 3/5, 3/6, 15/2P, 16/2P, 16/4P,17/2A, 17/2B,17/3, 17/4, 17/5P, 17/6, 17/7, 18/5 to 7, 18/9, 19/1, 19/2AP, 20/1P, 20/2 to 4.

Verified RealEstate ™

PROPOSED ROAD-AA

T.S.Nos.:15/2P, 16/2P, 16/4P, 17/5P, 19/2AP, 20/1P, 22/1B, 22/2BP, 22/5P, 24/1P, 24/2P, 24/3P, 24/6P, 24/7P, 24/12, 24/17P, 24/20P, 24/21P.

PROPOSED RAILWAY LINE

T.S.Nos.:19/2B, 21/1A, 21/1C, 21/2, 21/3, 21/4B, 21/5B, 21/6B, 21/11B, 21/13B, 21/14, 22/1A, 22/2A.

EXISTING ROAD

T.S.Nos. :1/4, 2/10, 6, 8, 11, 12, 13/1, 16/3, 22/8, 22/9, 23/3, 23/5

WATER BODIES

T.S.Nos.: 4, 9/1, 9/7, 10/4, 14, 23/4, 24/20P.

BLOCK – 2 **(T.S.Nos. 1 to 18)**

MIXED RESIDENTIAL USE

MR-2

(T.S.NOS.6 TO18 INCLUDED IN D.D.P.NO. 1 CONSENTED)

T.S.Nos.: 1, 2/1P, 2/2, 2/3P, 3/1, 3/2P, 4/1P, 4/2 to 6, 5/1P, 5/2P, 5/3P.

PROPOSED ROAD

T.S.Nos.: 2/1P, 2/3P, 2/5P, 2/6P, 3/2P, 4/1P, 5/1P, 5/2P, 5/3P.

EXISTING ROAD

T.S.Nos.: 2/4, 2/5P, 2/6P, 3/3, 5/4.

Verified RealEstate™

BLOCK –3 **(T.S.Nos. 1 to 14)**

MIXED RESIDENTIAL USE

MR-2

(T.S.NOS.8TO14 INCLUDED IN D.D.P.NO. 1 CONSENTED)

T.S.Nos.: 1/2A, 1/2B, 1/2C, 1/3A, 1/3B, 1/3C, 1/3D.

COMMERCIAL USE

C-1 (Bus stand)

T.S.Nos.: 1/1p.

PUBLIC AND SEMI PUBLIC USE

P-1 (Office complex and Stadium)

T.S.Nos.: 1/1p.

PROPOSED ROAD - AA

T.S.Nos.: 1/1P.

PROPOSED RAILWAY LINE

T.S.Nos.: 1/1P.

EXISTING ROAD

T.S.Nos.: 2 to 7.

BLOCK –4 **(T.S.Nos. 1 to 118)**

(INCLUDED IN D.D. PLAN NO. 1 CONSENTED.)

BLOCK –5 **(T.S.Nos. 1 to 122)**

(INCLUDED IN D.D. PLAN NO. 1 CONSENTED.)

BLOCK –6 **(T.S.Nos. 1 to 168)**

(INCLUDED IN D.D. PLAN NO. 1 CONSENTED.)

Verified RealEstate ™

WARD-B
BLOCK-1

(T.S.Nos.1 to 32)

MIXED RESIDENTIAL USE

MR-3

T.S.Nos. 26/1, 26/2, 26/4, 27, 28, 29/1, 29/3 to 5, 30, 31/1 to 3, 31/7, 31/ 8, 32/1, 32/3 to 6.

MR-11

T.S.Nos. 1, 3/1 to 4, 4/1 to 3, 4/4AP, 4/4CP, 5/2P, 5/3P, 5/4C, 7/2, 7/3, 9/2, 10/1, 12/1 to 5, 12/8 to 10, 13/1 to 3, 13/5 to 8, 18/2P, 18/3P, 18/4, 18/5P, 20/1P, 20/2P, 20/3AP, 21/2P, 22/1AP.

PUBLIC AND SEMI PUBLIC USE

P-2

T.S.No. 31/6.

AGRICULTURAL USE

AG-2

T.S.Nos. 19/1, 19/3, 23/2 to 5, 24/2, 25/1, 25/2A, 25/2C.

AG-5

T.S.Nos. 5/2P, 5/3P, 5/4AP, 6/1, 6/4 to 6, 7/1, 7/4, 7/5, 9/3, 9/6,7, 9/9, 9/11, 10/2 to 8, 14 to 17, 18/1, 18/2P, 18/3P, 18/5P, 20/1P, 20/2P, 20/3AP, 21/1, 21/2P, 22/1AP, 22/2A, 22/3A, 22/4A, 22/4C, 23/1A.

BURIAL GROUND

T.S.No. 8.

PROPOSED ROAD

T.S.Nos. 4/4AP, 4/4CP, 5/3P, 5/4AP, 18/5P, 20/3AP, 22/1AP.

Verified @ RealEstate ™

PROPOSED RAILWAY LINE

T.S.Nos.: 4/4B, 5/4B, 18/5P, 19/2, 20/3B, 22/1B, 22/2B, 22/3B, 22/4B, 23/1B, 25/2B.

EXISTING ROAD

T.S.Nos.: 2, 6/2, 9/1, 9/4, 9/5, 9/8, 9/10, 10/9, 11, 12/6, 12/7, 13/4.

WATER BODIES

T.S.Nos.: 3/5, 4/5, 5/1, 6/3, 7/6, 12/11, 13/9, 23/6, 24/1, 24/3, 26/3, 26/5, 29/2, 31/4, 31/5, 32/2.

BLOCK– 2 **(T.S.Nos. 1 to 59)**

MIXED RESIDENTIAL USE

MR-3

T.S.Nos.: 5 to 16, 18, 20 to 25, 29, 39 to 56.

COMMERCIAL USE

C-2

T.S.Nos.: 26 to 28, 30, 32 to 38.

PUBLIC AND SEMI PUBLIC USE

P-2

T.S.Nos.: 31, 58, 59.

EXISTING ROAD

T.S.Nos.: 1 to 4, 17, 19, 57.

Verified RealEstate

BLOCK – 3 **(T.S.Nos. 1 to 174)**

MIXED RESIDENTIAL USE

MR-3

T.S.Nos.: 2 to 10, 12 to 23, 25 to 30, 32 to 40, 42 to 55, 57 to 68, 70 to 81, 83 to 117, 119 to128, 130 to 135, 137 to 147, 149, 150, 152 to154, 156 to 163, 165 to 168.

PUBLIC AND SEMI PUBLIC USE

P-2

T.S.Nos.: 148, 170 to 173.

EXISTING ROAD

T.S.Nos.1, 11, 24, 31, 41, 56, 69, 82, 118, 129, 136,151, 155, 164, 169, 174.

BLOCK – 4 **(T.S.Nos. 1 to 90)**

MIXED RESIDENTIAL USE

MR-3

T.S.Nos.: 2 to 16, 18 to 44, 46, 50 to 85.

EDUCATIONAL USE

E-1

T.S.No.: 86.

PUBLIC AND SEMI PUBLIC USE

P-2

T.S.Nos.: 1, 47 to 49, 87 to 90

EXISTING ROAD

T.S.Nos.17, 45.

Verified @ RealEstate™

BLOCK-5 (T.S.Nos. 1 to 26)
(INCLUDED IN THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN COMPREHENSIVE DRAFT VARIATION)

BLOCK-6 (T.S. Nos. 1 to 88)
(INCLUDED IN THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN COMPREHENSIVE DRAFT VARIATION)

BLOCK-7 (T.S.Nos. 1 to 234)

MIXED RESIDENTIAL USE

MR-3

T.S.Nos. 2 to 12, 14 to 20, 22 to 25, 27 to 30, 32 to 55, 57 to 100, 103 to 112, 114, 115, 117, 120 to 153, 155 to 157, 159, 162 to 167, 169 to 196, 198/1,2,3A2,3B, 199, 200, 202 to 208, 210 to 222, 224 to 228, 230 to 232, 234.

COMMERCIAL USE

C-2

T.S.No. 233.

EDUCATIONAL USE

E-1

T.S.Nos. 198/3A1, 229.

PUBLIC AND SEMI PUBLIC USE

P-2

T.S.Nos. 101, 118, 160.

EXISTING ROAD

T.S.Nos.1, 13, 21, 26, 31, 56, 102, 113, 116, 119, 154, 158, 161, 168, 197, 201, 209, 223.

Verified by RealEstate™

BLOCK – 8 (T.S.Nos. 1 to 186)

MIXED RESIDENTIAL USE

(T.S.NOS.163 TO171,182,185 186 INCLUDED IN THANTHAI PERIYAR D.D.P.NO. APPROVED)

MR-3

T.S.Nos.: 2 to 15, 17, 19 to 24, 26 to 35, 37 to 40, 42 to 56, 58 to 62, 64 to 73, 75 to 78, 80 to 87, 91 to 97, 99 to 106, 108 to 113, 115 to 125, 127 to 130, 132 to 136, 138 to 141, 143 to 148, 150 to 162.

COMMERCIAL USE

C-2

T.S.No: 172.

CONTROLLED INDUSTRIAL USE

CI-1

T.S.No.: 173 to 181.

EXISTING ROAD

T.S.Nos.1, 16, 18, 25, 36, 41, 57, 63, 74, 79, 88, 89, 90, 98, 107, 114,126, 131, 137, 142, 149, 183.

LAND UNDER WATER

T.S.Nos. 184.

BLOCK – 9 (T.S.Nos. 1 to 56)

MIXED RESIDENTIAL USE

MR-3

T.S.Nos.: 1 to 3, 5, 6, 8 to 10, 11/1, 12 to 15, 17 to 22, 25 to 41, 43 to 54, 55/1A, 55/1C, 55/2B to 2G, 55/2H1, 55/2H2.

CONTROLLED INDUSTRIAL USE

CI - 1

T.S.Nos: 11/2, 24.

Verified RealEstate ™

PUBLIC AND SEMI PUBLIC USE

P-2

T.S.Nos. 4, 56.

EXISTING ROAD

T.S. Nos. 7, 16, 23, 42, 55/1B, 55/2A.

BLOCK-10 (T.S. Nos. 1 to 48)

(T.S. Nos. 2, 3, 9, 11, 13, 14, 24, 29, 30, 31 are non L.P.A. limit)

MIXED RESIDENTIAL USE

MR-3

T.S.Nos. 17/1, 17/2A, 17/2c, 17/3.

MR-11

T.S.Nos.1/2 to 1/5, 8/2, 8/3, 10/2, 10/3, 12, 15/1 to 15/4, 16/1, 16/2, 16/3, 16/4AP, 16/7P.

CONSENTED DETAILED DEVELOPMENT PLAN NO.3

T.S. Nos. 22, 23, 25 to 28, 32 to 35, 38 to 46, 47pt, 48.

COMPREHENSIVE DRAFT VARIATION –

THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN

T.s.No. 47pt.

Verified RealEstate™

COMMERCIAL USE

C-8

T.S.Nos. 16/8, 16/10P, 16/11P.

AGRICULTURAL USE

AG-5

T.S. Nos. 16/5AP, 16/6P

PROPOSED ROAD

T.S.Nos.16/4AP, 16/5Apt, 16/6P, 16/7P, 16/10P, 16/11P.

PROPOSED RAILWAY LINE

T.S.Nos.16/4B, 16/5B, 17/2B.

EXISTING ROAD

T.S.Nos. 1/1, 4 to 7, 8/1, 10/1, 18 to 21, 36, 37.

Verified by RealEstate™

WATER BODIES

T.S.Nos.15/5, 16/9.

BLOCK – 11 (T.S.Nos. 1 to 71)

MIXED RESIDENTIAL USE

MR-9

T.S.Nos. 70/1,2,3P,4P, 71/1P,2,3P

MR-10

T.S.Nos. 64/1, 2, 3, 4A, 5A, 6A, 7B, 8A, 9A, 10A, 10C, 65/1, 2A, 2C, 2D, 3A, 3C.

COMMERCIAL USE

C-6

T.S.Nos. 70/3P, 4P, 71/1P, 3P.

C-7

T.S.Nos. 57, 66, 67/1A, 2B, 3A, 3C, 4A, 4C, 6A, 9B, 68/1A, 1C, 2A, 2C, 4A, 4C, 5, 6, 7A, 7C, 10B, 11B, 12, 13, 14, 15.

INDUSTRIAL USE

CI-4

T.S.No. 59.

PUBLIC AND SEMI PUBLIC USE

P-6

T.S.Nos. 63/3

AGRICULTURAL USE

BURIAL GROUND

AG-4

CONSENTED DETAILED DEVELOPMENT PLAN NO.3

T.S.Nos. 1pt, 2 to 56.

COMPREHENSIVE DRAFT VARIATION –
THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN

T.S.No. 1pt.

Verified by RealEstate ™

T.S.No. 67/10.

PROPOSED RAILWAY LINE

T.S.Nos. 64/4B, 5B, 6B, 7A, 8B, 9B, 10B, 65/2B, 3B, 67/1B, 2A, 3B, 4B, 5B, 6B, 7, 8, 9A, 68/1B, 2B, 3, 4B, 7B, 8, 9, 10A, 11A.

EXISTING ROAD

T.S.Nos. 67/5A, 67/5C, 69, 71/4.

WATER BODIES

T.S.Nos. 58, 60, 61, 62, 63/1, 2.

WARD-C

BLOCK-1 (T.S.Nos. 1 to 23)

(INCLUDED IN DETAILED DEVELOPMENT PLAN NO.2 APPROVED)

BLOCK-2 (T.S.Nos. 1 to 263)

T.S.Nos. 1 to 46 (INCLUDED IN D.D. PLAN NO.2 APPROVED)

MIXED RESIDENTIAL USE ZONE

MR-4

T.S.Nos. 48to 55, 57 to 65, 67 to 74, 77 to 83, 85 to 89, 92 to 95, 97 to 115, 117 to 125, 127 to 130, 132 to 142, 143/2, 144, 145/2, 145/3, 146 to 152, 154, 156 to 163, 165 to 169, 171 to 195, 198 to 202, 204 to 209, 211 to 215, 217, 220 to 243, 245 to 254, 255/1, 257 to 262.

EDUCATIONAL USE

E-2

T.S.Nos. 90, 210, 219.

Verified RealEstate™

EXISTING ROAD

T.S.Nos.: 47, 56, 66, 75, 76, 84, 91, 96, 116, 126, 131, 143/1,3,4, 145/1, 153, 155, 164, 170, 196, 197, 203, 216, 218, 244, 255/2, 256, 263.

BLOCK – 3 **(T.S.Nos. 1 to 116)**

(T.S.NOs. 60, 61, 91 TO 116, INCLUDED IN DETAILED DEVELOPMENT PLAN NO.2 – APPROVED)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. 1 to 25, 27 to 36, 38 to 58.

COMMERCIAL USE

C-3

T.S.Nos: 63 to 68, 70 to 76, 78 to 90.

EXISTING ROAD

T.S.Nos.: 26, 37, 59, 62, 69, 77.

BLOCK – 4 **(T.S.Nos. 1 to 187)**

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 4 to18,20 to24,26 to32, 34, 35, 37to 40,42,43,45 to 49, 51 to 60, 62 to 65, 67 to 73, 75 to 77, 79 to 84, 86 to 90, 92 to 95, 97, 98, 100 to 102, 104 to 107,109 to 121, 123 to 141, 143 to 162, 164 to 185.

INDUSTRIAL USE

CI-2

T.S.Nos: 2

EXISTING ROAD

Verified RealEstate ™

T.S.Nos.: 1, 3, 19, 25, 33, 36, 41, 44, 50, 61, 66, 74, 78, 85, 91, 96, 99, 103, 108, 122, 142, 163, 186, 187.

BLOCK - 5 **(T.S.Nos. 1 to 384)**

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 2 to 40, 71 to 104, 106 to 113,115 to 118, 120 to 123, 125 to 141, 143 to 153, 155 to 180, 182 to 192, 195 to 197, 199 to 214, 233 to 242, 245 to 254, 267 to 273, 275 to 283, 284/1, 286 to 301, 303 to 307,309 to 318,321 to 327,330 to 332,345,346, 348 to 350, 352 to 356, 358 to 381, 383.

COMMERCIAL USE

C-3

T.S.Nos. : 42 to 49, 51 to 69, 193, 194, 215 to 231, 243, 244, 255, 256, 258 to 266, 328, 329, 333 to 344.

EDUCATIONAL USE

E-2

T.S.Nos. : 232.

PUBLIC AND SEMI-PUBLIC USE

P-3

T.S.Nos. : 384.

EXISTING ROAD

T.S.Nos..: 1, 41, 50, 70, 105, 114, 119, 124, 142, 154, 181, 198, 257, 274, 284/2, 285, 302, 308, 319, 320, 347, 351, 357, 382

Verified by RealEstate™

BLOCK – 6 **(T.S.Nos. 1 to 280)**

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 38 to 40,42P,46,47,49,50,64,65,66,70,71, 72, 74 to 77, 97, 99 to 110, 146 to 161, 182 to 189, 191 to 193, 195 to 200, 236 to 251.

COMMERCIAL USE

C-3

T.S.Nos. : 2 to 5, 7 to 26, 28, 29, 31 to 34, 36, 41, 42P, 43 to 45, 51, 52, 54 to 57, 59 to 63, 68, 69, 79 to 92, 94 to 96, 111 to 120, 122 to 128, 130 to 145, 162 to 169, 171 to 173, 175 to 181, 202 to 235, 252 to 261, 263 to 278.

PUBLIC AND SEMI-PUBLIC USE

P-3

T.S.Nos. : 37.

EXISTING ROAD

T.S.Nos. : 1, 6, 27, 30, 35, 48, 53, 58, 67, 73, 78, 93, 98, 121, 129, 170, 174, 190, 194, 201, 262, 279, 280.

BLOCK – 7 **(T.S.Nos. 1 to 201)**

COMMERCIAL USE

C-3

T.S.Nos. : 2 to 37,39 to 44,46 to 85,87 to 94,96 to115, 117 to 127, 129, 130, 131/2, 131/3, 132 to 199.

EXISTING ROAD

T.S.Nos. : 1, 38, 45, 86, 95, 116, 128, 131/1, 200, 201.

Verified RealEstate ™

BLOCK-8 (T.S.Nos. 1 to 237)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos.235P, 236P.

COMMERCIAL USE

C-3

T.S.Nos. 2 to 12, 14 to 33, 35 to 43, 45 to 52, 54 to 62, 64 to 68, 70 to 90, 92 to 111, 113 to 132, 134 to 144, 146 to 234, 235P, 236P.

PUBLIC SEMI PUBLIC USE

P-3

T.S.No.34.

EXISTING ROAD

T.S.Nos. 1, 13, 44, 53, 63, 69, 91, 112, 133, 145, 237.

BLOCK-9 (T.S. Nos. 1 to 280)

(INCLUDED IN THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN COMPREHENSIVE DRAFT VARIATION)

BLOCK-10 (T.S.Nos. 1 to 297)

(T.S.Nos.64 to 297 (INCLUDED IN THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN COMPREHENSIVE DRAFT VARIATION)

COMMERCIAL USE

C-3

T.S.Nos. 1 to 17, 19 to 25, 27 to 63.

EXISTING ROAD

T.S.Nos. 18, 26.

Verified JR RealEstate ™

BLOCK - 11 (T.S.Nos. 1 to 369)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 2/2,2/3, 2/4,4P, 5,6P,7P,8,9P,10P, 11,12P,13,14 to 20, 21P, 22P, 23, 24, 30P, 31P, 32, 33, 35 to 40, 42 to 47, 49 to 54, 56 to 71, 73 to 87, 89 to 92, 94 to 111, 113 to 135, 137 to 151, 152P, 154P, 156P, 157P, 161P, 173P, 174P, 175P, 177P, 178P, 179P, 180P, 181P, 192P, 193P, 196P, 197P, 198P, 199, 201, 202P, 204P, 205P, 207P, 209P, 213P, 225 to 230, 232 to 254, 256 to 270, 272 to 283, 285 to 296, 298 to 312, 315 to 332, 334, 335, 337 to 350, 352 to 357, 359 to 367, 369.

COMMERCIAL USE

C-3

T.S.Nos. : 2/1A1, 2/1A2, 3, 4P, 6P, 7P, 9P, 10P, 12P, 21P, 22P, 25 to 29, 30P, 31P, 34, 152P, 153, 154P, 155/1,2,4, 156P, 157P, 158, 159, 160, 161P, 162 to 172, 173P, 174P 175P, 177P, 178P, 179P, 180P, 181P, 182 to 191, 192P, 193P, 194, 195, 196P, 197P, 198P 202P, 203, 204P, 205P, 206, 207P, 209P, 210 to 212, 213P, 214 to 223.

PUBLIC AND SEMI-PUBLIC USE

P-3

T.S.Nos. : 48.

EXISTING ROAD

T.S.Nos.: 1, 21, 41, 55, 72, 88, 93, 112, 136, 155/3, 176, 200, 208, 224, 231, 255, 271, 284, 297, 313, 314, 333, 336, 351, 358, 368.

Verified by RealEstate™

BLOCK - 12 (T.S.Nos. 1 to 297)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 10P, 13P, 14P, 17P, 21P, 22P, 23P, 25P, 26P, 30P, 33P, 36P, 39P, 41P, 42P, 43P, 44P, 45P, 47P, 49P, 50P, 51P, 52P, 53P, 55P,58P,60P,66P,67P,69P,73P,74P,78P,79 to 81, 83 to 89, 92P, 99P, 100P, 101P, 103P, 113 to 146, 148 to 159, 162 to 167, 169 to 192,193/1,194, 195,196,198 to205, 207 to 218, 220 to 227, 229 to 249, 251 to 257, 259 to 267, 269 to 296.

COMMERCIAL USE

C-3

T.S.Nos. : 2 to 9, 10P, 11, 12, 13P, 14P, 15, 16, 17P, 18 to 20, 21P, 22P, 23P, 24, 25P, 26P, 27 to 29, 30P, 31, 32, 33P, 34, 36P, 37, 38, 39P, 40, 41P, 42P, 43P, 44P, 45P, 46, 47P, 48, 49P, 50P, 51P, 52P, 53P, 55P, 56, 57, 58P, 59, 60P, 61 to 65, 66P, 67P, 68, 69P, 70 to 72, 73P, 74P, 75 to 77, 78P, 90, 91, 92P, 93 to 98, 99P, 100P, 101P, 102, 103P, 104 to 112.

PUBLIC AND SEMI-PUBLIC USE

P-3

T.S.Nos. : 35, 161.

EXISTING ROAD

T.S.Nos. : 1, 54, 82, 147, 160, 168, 193/2, 197, 206, 219, 228, 250, 258, 268, 297.

Verified RealEstate™

BLOCK – 13 (T.S.Nos. 1 to 209)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. 5 to 18, 20 to 42, 44 to 58, 61 to 72, 74 to 90, 92 to 116, 118 to 166, 168 to 179, 181 to 190, 192 to 208.

COMMERCIAL USE

C-3

T.S.Nos. : 2, 3.

EXISTING ROAD

T.S.Nos.: 1, 4, 19, 43, 59, 60, 73, 91, 117, 167, 180, 191, 209.

BLOCK – 14 (T.S.Nos. 1 to 262)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 48 to 54, 56 to 75, 103 to 133, 144 to 179, 181, 183 to 194, 196 to 198, 200 to 211, 241 to 262.

COMMERCIAL USE

C-3

T.S.Nos: 2 to 30, 32 to 37, 40 to 43, 45 to 47,76 to102,135 to 143, 213, 214, 215, 217 to 240.

EXISTING ROAD

T.S.Nos. : 1, 31, 38, 39, 44, 55, 134, 180, 182, 195, 199, 212, 216.

BLOCK – 15 (T.S.Nos. 1 to 138)

(INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

Verified RealEstate ™

BLOCK – 16 (T.S.Nos. 1 to 228
(INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK – 17 (T.S.Nos. 1 to 140)
(INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK – 18 (T.S.Nos. 1 to 178)
(INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK – 19 (T.S.Nos. 1 to 89)
(INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK-20 (T.S.Nos. 1 to 130)
T.S.Nos. 2 to 15, 17 to 108, 110 to 129
(INCLUDED IN EASTERN EXTENSION DETAILED DEVELOPMENT PLAN APPROVED)
EXISTING ROAD - T.S.Nos. 1, 16, 109, 130.

BLOCK – 21 (T.S.Nos. 1 to 169)
(T.S.Nos. : 69 to 77, INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)
MIXED RESIDENTIAL USE
MR-4
T.S.Nos. : 2 to 22, 24 to 49, 51 to 67, 79 to 95, 110 / 1, 111 / 1, 113 to 117, 119 to 128, 130 to 143, 161 to 167.
COMMERCIAL USE
C-3
T.S.Nos. : 96 to 100, 102 to 109, 144 to 160.
PUBLIC AND SEMI-PUBLIC USE
P-3
T.S.Nos. : 118.

Verified @ RealEstate ™

EXISTING ROAD

T.S.Nos. : 1, 23, 50, 68, 78, 101, 110/2, 111/2, 112, 129, 168, 169.

BLOCK – 22 (T.S.Nos. 1 to 181)

MIXED RESIDENTIAL USE

MR-4

T.S.Nos. : 1 to 46, 48 to 73, 116 to 128, 130 to 143, 145 to 156, 158 to 164, 166 to 181.

COMMERCIAL USE

C-3

T.S.Nos. : 75 to 98, 100 to 113.

EXISTING ROAD

T.S.Nos. : 47, 74, 99, 114, 115, 129, 144, 157, 165.

BLOCK – 23 (T.S.Nos. 1 to 81)

(INCLUDED IN THANTHAI PERIYAR DETAILED DEVELOPMENT PLAN - APPROVED)

Verified @ RealEstate ™

WARD - D

BLOCK – 1 **(T.S.Nos. 1 to 103)**

(INCLUDED IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK – 2 **(T.S.Nos. 1 to 145)**

(INCLUDED IN EASTERN EXTENSION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK – 3 **(T.S.Nos. 1 to 94)**

(INCLUDED IN EASTERN EXTENSION DETAILED DEVELOPMENT PLAN - APPROVED)

BLOCK – 4 **(T.S.Nos. 1 to 17)**

(T.S.Nos. 1, 2, 3, 4P, 5 INCLUDED IN EASTERN EXTENSION DETAILED DEVELOPMENT PLAN - APPROVED)

MIXED RESIDENTIAL USE

MR-5

T.S.Nos. : 4P, 7, 8, 9, 10/2, 10/3, 14/1 to 7, 14/9 to 15, 15, 16, 17.

EXISTING ROAD

T.S.Nos. : 6, 10/1.

WATER BODIES

T.S.Nos. : 11, 12, 13, 14/8.

BLOCK – 5 **(T.S.Nos. 1 to 16)**

(T.S.NOs. 1P, 2P, 3P INCLUDED IN EASTERN EXTENSION DETAILED DEVELOPMENT PLAN APPROVED)

MIXED RESIDENTIAL USE

MR-5

Verified @ RealEstate

T.S.Nos. 2P, 3P, 14, 15/1, 15/2.

COMMERCIAL USE

C-4

T.S.Nos. 15/4, 15/5, 15/6, 15/7.

PUBLIC AND SEMI PUBLIC USE

P-4

T.S. No. 5.

PROPOSED ROAD

T.S.Nos. 1P, 2P, 3P, 8P.

EXISTING ROAD

T.S.Nos. 6, 7, 9, 10, 11, 12, 13, 15/3, 15/8, 16.

WATER BODIES

T.S.Nos. 4, 8P.

BLOCK – 6 **(T.S.Nos. 1 to 109)**

(T.S.NOs.1 TO 26,28/1,28/2A, 29 TO 53,55/1,55/2A, 73P, 74 TO 106 INCLUDED IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

MIXED RESIDENTIAL USE

MR-5

T.S.Nos. : 54, 55/2B, 56, 57, 58, 65 to 72, 107, 108, 109.

COMMERCIAL USE

C-4

T.S.Nos. : 27, 28/2B, 28/3, 28/4, 59 to 63.

EXISTING ROAD

T.S.Nos.: 64,73P.

Verified @ RealEstate ™

BLOCK – 7 **(T.S.Nos. 1 to 128)**

MIXED RESIDENTIAL USE

MR-8

T.S.Nos. : 2 to 6, 8 to 18, 20 to 25, 29 to 33, 35, 36, 38 to 57, 60 to 66, 68 to70,72 to 77,79 to 84,86 to 98,100 to115,118 to 128.

PUBLIC AND SEMI-PUBLIC USE

P-5

T.S.Nos. : 26, 27, 28, 34, 59.

EXISTING ROAD

T.S.Nos. : 1/1, 7, 19, 37, 58, 67, 71, 78, 85, 99, 116.

WATER BODIES

T.S.Nos.: 1 /2,117.

BLOCK – 8 **(T.S.Nos. 1 to 172)**

(T.S.NOs.1 TO 103 INCLUDED IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN - APPROVED)

MIXED RESIDENTIAL USE

MR-8

T.S.Nos. : 104 to 119, 121 to 136, 138 to 143, 145 to 147, 150, 151, 153 to 170, 172.

EXISTING ROAD

T.S.Nos. : 120, 137, 144, 149, 152, 171.

WATER BODIES

T.S.Nos. : 148.

Verified © RealEstate

BLOCK – 9 (T.S.Nos. 1 to 36)

(T.S.NOs. 1,2/1 INCLUDE IN EASTERN EXTENTION DETAILED DEVELOPMENT PLAN APPROVED)

MIXED RESIDENTIAL USE

MR-7

T.S.Nos. : 30, 32, 33, 34, 35/1 to 13, 35/15 to 18, 36.

MR-8

T.S.Nos. : 3/3, 3/4, 3/5, 3/6P, 4/1 to 14, 4/15P, 4/17P, 10P.

PUBLIC & SEMI PUBLIC USE

P-5

T.S.Nos. : 3/1

AGRICULTURAL USE

AG-9

T.S.Nos. : 3/2P, 3 /6P, 4/16P, 4/17P, 5 to 7, 10P, 11P, 12 to 21, 23 to 27.

BURIAL GROUND

T,S.Nos. : 2/2P, 2/3P.

PROPOSED ROAD

T.S.Nos. : 2/2P, 2/3P, 3/2P, 3/6P, 4/15P, 4/16P, 4/17P, 9P, 10P, 11P.

EXISTING ROAD

T.S.Nos. : 2/4, 2/5, 28, 29, 31, 35/14.

WATER BODIES

T.S.Nos. : 8, 9P, 22.

Verified RealEstate ™

BLOCK – 10 **(T.S.Nos. 1 to 21)**

MIXED RESIDENTIAL USE

MR-6

T.S.Nos. : 8/3, 8/4, 8/5, 9/1 to 7, 9/9, 12/2P, 12/3P, 12/4P, 12/5P, 12/6P, 13/1P, 13/2P, 13/3P, 13/4P, 13/5P, 13/6P, 13/7P, 13/8P, 13/9P, 14/5 to 13, 20, 21.

COMMERCIAL USE

C-5

T.S.Nos. : 9/8, 12/1, 12/2P, 12/3P, 12/4P, 12/5P, 12/6P, 13/1P, 13/2P, 13 / 3P, 13 / 4P, 13 / 5P, 13 / 6P, 13 / 7P, 13 / 8P, 13 / 9P, 14 / 1 to 4.

INDUSTRIAL USE

CI-3

T.S.Nos. : 10.

Verified RealEstate ™

AGRICULTURAL USE

AG-3

T.S.Nos. : 1/1, 1/2, 1/4, 2/1, 2/2, 2/3, 2/5, 3, 4/2 to 7, 5 to7, 8/1, 8/2.

EXISTING ROAD

T.S.Nos. : 1/3, 2/4, 4/1, 11, 15, 16, 17, 18, 19.

18/11/09

Member/Secretary,
Rasipuram Local Planning
Authority, Rasipuram.

18/11/09

20/11/09

Deputy Director of Town
and Country Planning (I/c)
Salem Region.

20/11/09

Verified RealEstate ™

THE TABLE

Sl. No.	Name of the Local Planning Area	Area forming the Local Planning Area
		No. and name of revenue villages
1	2	3
1	Rasipuram	23. Rasipuram 22. Koneripatti (part)

Sd/- C.G.RANGABASHYAM,
Secretary to Government.

/ true copy /

Verified RealEstate ™

ANNEXURE A 1

Copy of :-

GOVERNMENT OF TAMILNADU
ABSTRACT

Local Planning Area – Rasipuram – Declaration of Local Planning Area under section 10 (1) of the Town and Country Planning Act 1971 – Preliminary Notification - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.2009 Dated the 20th September'73

Read:-

From

ORDER:

It is proposed to declare the local areas 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 Salem district Gazette.

2. The Collector of Salem is requested to republish the notification in the district Gazette

3. The Director of Translation, Madras, is requested to arrange to have the notification translated into Tamil and forward the translation urgently to the Collector.

4. The Collector of Salem is requested to report to Government the date of republication of the notification in the district Gazette.

(BY ORDER OF THE GOVERNER)

C.G.RANGABASHYAM,
Secretary to Government.

Verified @ RealEstate™

To

The Director of Stationary and Printing, Madras-1, for publication of the notification in the Tamil Nadu Government Gazette.

The Collector, of Salem.

The Director of Translation, Madras.

The Director of Town and Country Planning, Madras-1.

The Deputy Director of Town and Country Planning, Salem.

The Commissioner, Rasipuram Municipality through the Chairman.

The Secretary, Tamil Nadu Legislative Assembly / Department with 325 copies to be placed on the Table of the House.

The secretary, Tamil Nadu Legislative Council Department with 125 copies to be placed on the Table of the House.

/ true copy / Forwarded / By order /

Sd/- x x x x x

Section Officer.

Verified RealEstate™

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares 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 this notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of the publication of this notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any Local authority or institution in the said local area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and Suggestion in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St.George, Madras - 9.

THE TABLE

Sl. No.	Name of the Local Planning Area	Area forming the Local Planning Area
		No. and name of revenue villages
1	2	3
1	Rasipuram	23. Rasipuram 22. Koneripatti(part)

/ true copy /

Sd/- xxxxx

Section Officer.

Verified eRecEstate™

Copy of :-

TAMILNADU GOVERNMENT GAZETTE

Published by Authority

No. 42. MADRAS, WEDNESDAY, OCTOBER 31,1973.

(AIPPASI 15, PIRAMATHISA (2004–THIRUVALLUVAR ANDU)

Part II – Section 1

Page: 549

RASIPURAM LOCAL PLANNING AREA

(G.O.Ms.No.2009, Rural Development and Local Administration

20th September 1973)

II-1 No.5112 of 1973

In exercise of the powers conferred by sub section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares 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 this notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of the publication of this notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any Local authority or institution in the said local area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and Suggestion in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St.George, Madras - 9.

Verified G. RealEstate ™

THE TABLE

Sl. No.	Name of the Local Planning Area	Area forming the Local Planning Area
		No. and name of revenue villages
1	2	3
1	Rasipuram	23. Rasipuram 22. Koneripatti (part)

Sd/- C.G.RANGABASHYAM,
Secretary to Government.

/ true copy /

Verified RealEstate™

Copy of :-

ANNEXURE A 2

GOVERNMENT OF TAMILNADU
ABSTRACT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.633

Dated the 16th March'74

Read:-

G.O.Ms.No.2009, R.D.L.A., dated 20/9/1973

ϕ ϕ ϕ

ORDER:

A proposed notifying the intention of the Government to declare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 549 of Part – II section 1 of the Tamil Nadu Government Gazette, dated 31/10/73 for general information as required under sub section (3) 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 local areas specified in col.(3) of the Table in the Notification appended to this order to be local planning area by the name specified in the corresponding entry in column (2) thereof.

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

(BY ORDER OF THE GOVERNER)

C.G.RANGABASHYAM,
Secretary to Government.

Verified RealEstate ™

To

The Director of Stationary and Printing, Madras-1, for publication in the Tamil Nadu Government Gazette.

The Collector, of Salem.

The Director of Town and Country Planning, Madras-1.

The Deputy Director of Town and Country Planning, Salem.

The Commissioner, Rasipuram Municipality through the Chairman.

The Secretary, Tamil Nadu Legislative Assembly / Council with 325/125 copies of the notification for being placed on the Table of the House.

/ True copy / Forwarded / By order /

Sd/- x x x x x

Section Officer.

Verified RealEstate ™

NOTIFICATION

In exercise of the powers conferred by sub section (4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub section (1) thereof the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column (3) of the Table below to be a local planning area under the name specified in the corresponding entry in column (2) thereof.

THE TABLE

Sl. No.	Name of the Local Planning Area	Number and Name of Revenue villages
1	Rasipuram	23. Rasipuram 22. Koneripatti(part)

/ true copy /

Sd/- x x x x x

Section Officer.

Verified by RealEstate ™

Copy of :-

TAMILNADU GOVERNMENT GAZETTE

Published by Authority

No. 15. MADRAS, WEDNESDAY, APRIL 17,1974.

(CHITHIRAI 04, ANANTHA (2005 - THIRUVALLUVAR ANDU)

Part II – Section 2

Page: 219

RASIPURAM

(G.O.Ms.No.633, Rural Development and Local Administration

16th March 1974)

No. II (2) / RUL / 2145 / 74.

In exercise of the powers conferred by sub section (4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub section (1) thereof the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column (3) of the Table below to be a local planning area under the name specified in the corresponding entry in column (2) thereof.

THE TABLE

Sl. No.	Name of the Local Planning Area	No. and name of revenue villages
1	2	3
1	Rasipuram	23. Rasipuram 22. Koneripatti (part)

Sd/- C.G.RANGABASHYAM,
Secretary to Government.

/ true copy /

Verified & RealEstate ™

Copy of Letter Roc No. 10022 / 84-MP-1 dated 30.5.84 from the Director of Town & Country Planning, Madras – 2.Addressed to the Commissioner and Secretary to Government, Madras – 9.

Sir,

Sub : Master plan – Rasipuram Local Planning Area – Amendment to notification suggested requested – regarding.

Ref : G.O.Ms.No.633, Rural Development and Local Administration, dated 16.3.74

In the G.O. referred above, Rasipuram Municipality was declared as Rasipuram Local Planning Area under section 10 (4) of Tamil Nadu Town and Country Planning Act 1971 comprising of revenue villages No. 23 Rasipuram and No.22 Koneripatti (part) however, it is observed that Rasipuram villages extents beyond Municipal area also and hence the G.O. requires amendment saying Rasipuram (part) instead of Rasipuram to confine to Municipal Area.

Hence the Government is requested to issue an amendment now suggested and enclosed herewith in the annexure.

Encl : 1.G.O.Copy and

2. Annexure

Sd /-x.x.x.x.x.x
for Director of Town and Country Planning.

/ true copy /

Verified RealEstate ™

In the G.O.Ms.No.633 RD & LA dated 16.3.74, Government have issued notification under section 10 (4) of the Town and Country Planning Act, 1971, declaring Rasipuram Local Planning Area.

It is observed that in the Table to this notification a correction is formed necessary.

Hence the correction is specified by the following amendment.

AMENDMENT

Read : G.O.Ms.No.633 RD & LA, dated 16.3.74

In the Appendix of notification of the Government order read above, for the following Table.

Sl. No.	Name of the Local Planning Area	No. and name of revenue villages
1	2	3
1	Rasipuram	23. Rasipuram 22. Koneripatti (part)

The following Table may be substituted.

THE TABLE

Sl. No.	Name of the Local Planning Area	No. and name of revenue villages
1	2	3
1	Rasipuram	23. Rasipuram(part) 22. Koneripatti (part)

Sd /-xxxxxxxxxxxx
for Director of Town and Country Planning.
/true copy/

Verified e RealEstate ™

Copy of :-

ANNEXURE A 3

SALEM DISTRICT GAZETTE

Published by Authority

No. 4. SALEM, MAY 21,1991.

(VAIKASI 07, PIRAJORPATHI - THIRUVALLUVAR ANDU - 2022)

LOCAL AND MUNICIPAL NOTIFICATION

[Letter No. 6513/85 (F-1), dated 22.4.91]

Housing and Urban Development Department

DECLARATION OF RASIPURAM LOCAL PLANNING AREA

AMENDMENT TO NOTIFICATION

(G.O.Ms.No.428 Housing and Urban Development, 11th May 1990)

No.II (2) / HOU / 2916 / 90 - 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 makes the following amendment to the Rural Development and Local Administration Department notification No. II (2) / RUL / 2145 / 74, published at page 219 in part II – section 2 of the Tamil Nadu Government Gazette, dated the 17th April 1974 and declares the area specified in column (3) of the Table below to be a Local Planning Area under the name specified in the corresponding entry in the column (3) thereof the same having been previously published as required by sub-section (1) of section10 of the said Act.

Verified RealEstate ™

AMENDMENT

In the said notification –

(1) for the expression "revenue village" the expression "Municipal Area " shall be substituted, and

(2) for the Table, the following table shall be substituted namely :-

THE TABLE

Sl. No.	Name of the Local Planning Area	Number and name of the Municipal Area
1	2	3
1	Rasipuram Local Planning Area	The Rasipuram Municipal Area

Rasipuram,
22.4.91

Sd/- T. PAULCHAMY,
Member Secretary,
Rasipuram Local Planning Authority.

/ true copy /

Verified RealEstate ™

ANNEXURE A 4

Copy of :-

GOVERNMENT OF TAMILNADU
ABSTRACT

Local Planning Authorities– Constitution– Notification under section 11 (1) of the Town and Country Planning Act 1971 - Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

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

ORDER:

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

(BY ORDER OF THE GOVERNOR)

Sd/xxxxxxxxxxx
Secretary to Government

APPENDIX.

NOTIFICATION

In exercise of the powers conferred by 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 Local Authority xof the Local Planning Areas specified below to be the Local Planning Authority for such area.

Verified RealEstate™

1. Palani
2. Periyakulam
3. Bodinayakanur
4. Theni-Allinagaram
5. Cumbam
6. Kodaikonal
7. Pollachi
8. Gopichettipalayam
9. Udumalpet
10. Dharapuram
11. Sathiyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thuraiyur
16. Karur
17. Tiruvallur
18. Chengleput
19. Arkonam
20. Gudiyatham
21. Vaniyambadi
22. Arni
23. Walajapet
24. Tiruvannamalai
25. Ranipet
26. Kanyakumari
27. Dharmapuri
28. Krishnagiri
29. Padmanabhapuram
30. Kotagiri
31. Qotacamund
32. Coonoor
33. Virudhunagar
34. Srivilliputhur
35. Arcot
36. Ambur
37. Tirupattur
38. Tindivanam
39. Villupuram
40. Nellikuppam
41. Panruti
42. Vridhachalam
43. Chidambaram
44. Mayuram
45. Nagapattinam
46. Mannargudi
47. Pattukottai
48. Tiruvarur
49. Sirkali
50. Pudukottai
51. Attur
52. Rasipuram
53. Tiruchengode
54. Idappadi
55. Namakkal
56. Mettur
57. Yercaud
58. Kolachel
59. Kuzhithurai
60. Karaikudi
61. Aruppukottai
62. Devakottai
63. Paramakudi
64. Ramanathapuram
65. Sivaganga
66. Rameswaram
67. Kadayanallur
68. Kovilpatti

Verified RealEstate ™

69. Rajapalayam
70. Sivakasi
71. Sattur
72. Thenkasi
73. Tirunelveli
74. Puliangudi
75. Sankarankoil
76. Shencottah
77. Courtallam

Sd/ x x x x x x x x x x x

Section Officer

/ true copy /

Verified RealEstate ™

ANNEXURE A 5

Copy of :-

GOVERNMENT OF TAMILNADU
ABSTRACT

Local Planning Authorities – Composition of Local Planning Authority – which comprises of single local authority – Ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.651

Dated the 8th April'75

Read:-

G.O.Ms.No.650 / R.D & L.A., dated 8.4.1975

ORDER:

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

2. According to the proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country planning Act (Tamil Nadu Act 35 of 1972) in case where the Local Planning area consists of the area under the jurisdiction of a single local authority, the Government may declare such local authority as the local planning authority for that area. Sub-section (3) of the said section 11 provided for appointment of the Chairman, Members and Member – secretary for the Local Planning authority other than 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 proviso to section 11 (1) of the Act, the Chairman, Members and executive authority of the local

Verified by RealEstate™

authority shall automatically become the Chairman, Members and the executive authority of the Local Planning authority concerned.

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

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

(BY ORDER OF THE GOVERNER)

Sd x x x x x x x x x x x
Secretary to Government.

/ true copy /

Verified RealEstate ™

APPENDIX

List of single Local authorities which have been declared as local planning authorities under the proviso to sub-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
	MADURAI DISTRICT	
1.	Palani Municipality	Palani
2.	Periyakulam Municipality	Periyakulam
3.	Bodinayakanur Municipality	Bodinayakanur
4.	Theni-allinagaram Municipality	Theni-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
	COIMBATORE DISTRCT	
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality	Gobichettipalayam
9.	Dharapuram Municipality	Dharapuram
10.	Udumalpet Municipality	Udumalpet
11.	Sathiyamangalam Municipality	Sathiyamangalam
12.	Bhavanisagar Township	Bhavanisagar
13.	Valparai Township	Valparai
	TIRUCHIRAPALLI DISTRCT	
14.	Manaparai Municipality	Manaparai

Verified RealEstate ™

15. Thuraiyur Municipality	Thuraiyur
16. Karur Municipality	Karur

CHINGLEPUT DISTRICT

17. Thiruvallur Municipality	Thiruvallur
18. Chingleput Municipality	Chingleput

NORTH ARCOT DISTRICT

19. Arkonam Municipality	Arkonam
20. Gudiyatham Municipality	Gudiyatham
21. Vaniyambadi Municipality	Vaniyambadi
22. Thiruvannamalai Municipality	Thiruvannamalai
23. Arni Municipalitty	Arni
24. Walajapet Municipality	Walajapet
25. Ranipet Municipality	Ranipet
26. Arcot Municipality	Arcot
27. Ambur Municipality	Ambur
28. Tirupattur Municipality	Tirupattur

SOUTH ARCOT

29. Tindivanam Municipality	Tindivanam
30. Villupuram Municipality	Villupuram
31. Nellikuppam municipality	Nellikupam
32. Panruty Municipality	Panruty
33. Vridhachalam Municipality	Vridhachalam
34. Chidambaram Municipality	Chidambaram

THANJAVUR DISTRICT

35. Mayuram Municipality	Mayuram
36. Nagapattinum Municipality	Nagapattinum

Verified RealEstate ™

37. Mannarkudi Municipality	Mannarkudi
38. Pattukottai municipality	Pattukottai
39. Tiruvarur Municipality	Tiruvarur
40. Sirkali Municipality	Sirkali
41. Pudukottai Municipality	Pudukottai

SALEM DISTRICT

42. Attur Municipality	Attur
43. Rasipuram Municipality	Rasipuram
44. Tiruchengode Municipality	Tiruchengode
45. Idappadi Municipality	Idappadi
46. Namakkal Municipality	Namakkal
47. Mettur Township	Mettur
48. Yercaud Township	Yercaud

KANYAKUMARI DISTRICT

49. Golachel Municipality	Golachel
50. Kuzhithurai Municipality	Kuzhithurai
51. Padmanabhapuram Municipality	Padmanabhapuram
52. Kanyakumari Municipality	Kanyakumari

DHARMAPURI DISTRICT

53. Dharmapuri Municipality	Dharmapuri
54. Krishnagiri Municipality	Krishnagiri

NILGIRIS DISTRICT

55. Kottagiri Township	Kottagiri
56. Ootacamund Municipality	Ootacamund
57. Coonoor Municipality	Coonoor

Verified by RealEstate™

RAMANATHAPURAM DISTRICT

58. Virudhunagar Municipality	Virudhunagar
59. Srivilliputhur Municipality	Srivilliputhur
60. Rajapalayam Municipality	Rajapalayam
61. Sivakasi Municipality	Sivakasi
62. Sattur Municipality	Sattur .
63. Karaikudi Municipality	Karaikudi
64. Aruppukottai Municipality	Aruppukottai
65. Devakottai Municipality	Devakottai
66. Paramakudi Municipality	Paramakudi
67. Ramanathapuram Municipality	Ramanathapuram
68. Sivaganga Municipalityj	Sivaganga
69. Rameswaram Townsip	Rameswaram

TIRUNELVELI DISTRICT

70. Kadayanallur Municipality	Kadayanallur
71. Kovilpatti Municipality	Kovilpatti
72. Puliangudi Municipality	Puliangudi
73. Sankarankoil Municipality	Sankarankoil
74. Shencottah Municipality	Shencottah
75. Thenkasi Municipaliy	Thenkasi
76. Courtallam Township	Courtallam
77. Tirunelveli Municipality	Tirunelveli

Sd/ x x x x x x x x x x x

SECTION OFFICER

/ true copy /

Verified by RealEstato ™

ANNEXURE A 6

Copy of :-

GOVERNMENT OF TAMILNADU
ABSTRACT

Master Plan for Rasipuram 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.1170

Dated the 19.12.1989

Read:-

1. G.O.Ms.No.481, Housing and Urban Development Department, dated 21.6.1984.
2. From the Director of Town and Country Planning Letter Roc. No.41135 / 84, MP 1, dated 22.10.1987.

Read also:-

3. G.O.Ms.No.909, Housing and Urban Development Department, dated 8.9.1989.

ORDER:

In G.O.Ms.No.481, Housing and Urban Development Department, dated 21.6.1984 the Government have accorded consent to the publication of notice of preparation of Maser Plan for Rasipuram Local Planning Area.

2. Under section 28 of Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Rasipuram Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1049 days in the preparation of Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. Copies

Verified RealEstate ™

of the Master Plan for Rasipuram Local Planning Area has approved by Government is 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 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the Master Plan of Rasipuram Local Planning Area submitted by the Director of Town and Country Planning.

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

(BY ORDER OF THE GOVERNER)

Sd/- C.CHELLAPPAN,
SECRETARY TO GOVERNMENT.

/ true copy /

Verified @ RealEstate ™

Copy of :-

TAMILNADU GOVERNMENT GAZETTE

Published by Authority

No. 3. MADRAS, WEDNESDAY, JANUARY 24,1990.

(THAI 11, SUKLA, THIRUVALLUVAR ANDU - 2021)

Part II – Section 2

RASIPURAM LOCAL PLANNING AREA

(G.O.Ms.No.1170, Housing and Urban Development, 19th December 1989)

No. II (2) / HOU / 388 / 90 In exercise of the powers conferred by sub section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the Master Plan of Rasipuram Local Planning Area submitted by the Director of Town and Country Planning.

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

Sd/- C.CHELLAPPAN,
SECRETARY TO GOVERNMENT.

/ true copy /

Verified by RealEstate™

ANNEXURE A 7

Copy of:

TAMIL NADU GOVERNMENT GAZETTE

Part II – Section 2

December 14th 1994

Page Nos.1232 -1234

Rasipuram Municipality

G.O.Ms. No.257, Municipal Administrations and Water Supply, 5 th October 1994.

No.II (2) MW/5009/94. The Governor of Tamil Nadu hereby publishes the list of parks and Play-fields set out in the schedule below, received from the executive authority of the Rasipuram Municipality in respect of the area within the jurisdiction of the Rasipuram Municipality as required under sub-section (2) of section 3 of the Tamil Nadu Parks, Play-fields and open Spaces (preservation and Regulation) Act,1959 (Tamil Nadu Act 26 of 1959).

2. The maps, plans and documents relating to the said parks will be available to the public for inspection at the Rasipuram Municipal office between 10 a.m and 5.45 p.m. on all working days.

3. Any person interested, may submit his objections or suggestions, if any, in writing in respect of anything contained in, or related to, the list aforesaid to the Government within three months from the date of publication of this notification in the Tamil Nadu Government Gazette. The objection or suggestion will be duly considered by the Government of Tamil Nadu.

Verified @ RealEstate ™

4. Objections or suggestions, if any, should be addressed to the Secretary to Government Municipal Administration and Water Supply Department, Fort St.George, Madras-9.

Verified RealEstate ™

SCHEDULE

Sl. No.	Name of Parks, Play-fields and Open spaces.	Location, Wards and Survey Nos.	Extent in Sq.Metre	Ownership of land.	Exixsting usage and condition	Aceessibilit.	Suitability.	Upkeep and Maintenance.
Parks								
1	Thiru V.Kalayana sundaram Park	Annasalai Ward– D Block-B T.S.No.17	1592	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
2.	Vela Park	Gandhi Salai, Ward-c, Block-15 T.S.No.110	632	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
3.	Housing Board Colony Park No.1	Housing Board Ward-C, Block-1 T.S.No.16/1A(Part)	1335-25	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
	Park no.2	Housing Board Ward-C, Block-1 T.S.No.16/1A(Part)	421-21	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.

Verified Realestate TM

	Park No.3	Housing Board Ward-C, Block-1 T.S.No.16/1A(Part)	1426-94	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
	Park No.4	Housing Board Ward-C, Block-1 T.S.No.16/1A(Part)	987-06	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
	Park No.5	Housing Board Ward-C, Block-1 T.S.No.16/1A(Part)	156-82	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
	Children Play Space –1	Ward-C, Block-1 T.S.No.16/1A(Part)	1379-25	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
4.	E.B.Staff Colony Park	Ward-A, Block-2 T.S.No.14/1B	2161-21	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
5.	Ramasamy Layout Park.	Ward-A, Block-3 T.S.No.14/8 Samy Sivananda Salai.	809-34	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.

Verified Realestate TM

6.	A.Shanmugam Layout childrens Playground	Bharathidasan Salai, Ward-B, Block-9 T.S.No.9/Part	407-21	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
7.	Kesavan and A.Nainamalai Layout "Park"	Swamyt Sivananda Salai, Ward-A, Block- T.S.No 2.15/4J,6C,6G	2315-76	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
8.	Periasamy Layout 'Park'	Koneripatti Village, Ward-D, Block-4,T.S.No.4/2(Part)	913-95	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
9.	N.SurendranLayout'Park'	Gandhi Salai, Ward-C, Block-1 T.S.No.17/6A1 (Part)	1915-50	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.

Verified Real Estate TM

10.	Selvaraj Layout'Park'	V.Nagar Road-19, Ward-D, Block-4 T.S.No.3/18(Part)	625-31	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
11.	R.Muthusamy Layout 'Park'	Mettukadu Street, Ward-D, Block-4 T.S.No.13/1, 14/7A	705-58	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
	Childrens play space.	T.S. No.10/3 part.	1538-80	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintainedby the Municipality.
12.	Jothi Ramalingam Layout Park.	Swamy Sivananda Salai, Ward-D, Block-6 T.S.No.70/part	2097-50	Municipality.	Used as a Park	Accessible.	Suitable for the Purpose	Maintained by the Municipality.
	Play fields							
13.	Government High School.	Anna salai Ward-D, Block-2 T.S.No.134, T.S.No.132/2	7950	Government	Play ground	Accessible	Suitable for the purpose	Maintained by the Education Department

Verified Peoplestate TM

14.	National Girls High School	Ward-B, Block-9 T.S.No.8	H. Qm. 1. 8306.0 0. 8296.0	Management	Play ground	Accessible	Suitable for the purpose	Maintained by the management

/ True Copy /

Verified RealEstate TM

ANNEXURE A 8

Copy of :-

TAMILNADU GOVERNMENT GAZETTE

Published by Authority

No. 33. MADRAS, WEDNESDAY, AUGUST 20,1986.

(AAVANI 4, ATCHAYA THIRUVALLUVAR ANDU - 2017)

Part VI – Section I

Page: 237-238

Sanction for levy of Development charges for Rasipuram Local Planning Authority

Notification under section 59(2) of the Tamil Nadu Town and Country Planning Act 1971(Act 35 of 1972).

(G.O.Ms.No.497, Housing and Urban Development Department, dated 20th May 1985)

(Roc.No.5689 / 85 / G – 1)

No. VI (1) / 460 / 86

Under section 59(1) of the Tamil Nadu Town and Country Planning Act 1971(Act 35 of 1972), the Government have accorded sanction for the levy of Development charge at the following rates to the Rasipuram Local Planning Area. These rates under rules 5 and 6 of the Planning Authority (Levy of Development Charge) Rules, 1975, shall be levied from the date of publication of this notification in **Tamil Nadu Government Gazette.**

Name of Local Planning Authority	*Rate of Development Charge Under rule 5 (1)*	
	Residential Land rate Per hectare	Residential building rate per Sq.metre
(1)	(2)	(3)
	Rs.	Rs.
Rasipuram Local Planning Authority	2000	0.5

Verified RealEstate™

The rates of Development charge for other uses shall de regulated in the following manner under rule 5(2):-

Category of use (1)		Rate of Development charge (2)
Institution or first change of use from Agriculture to present use to		
(i) Industrial	..	1½ times residential rate (Land)
(ii) Commercial	..	2 times residential rate (Land)
(iii) Miscellaneous	..	2/3 of residential rate (Land)

(ii). The rate of development charges for the second and subsequent charges in use of land shall be regulated in the following manner under rule 5(3).

Use category (1)		Rate of Development charge (2)
A. Change from residential to industrial	..	½ residential rate (land)
Residential to Commercial	.. ..	Residential rate (land)
B. Change from –		
Industrial to Commercial or Commercial to Industrial	.. ..	½ Residential rate (land)
C. Change from –		
Miscellaneous to residential	.. ..	1/3 residential rate (land)
Miscellaneous to Industrial	.. ..	residential rate (land)
Miscellaneous to commercial	.. ..	1 1/3 residential rate (land)
D. All other change of use	.. ..	1/10 residential rate (land)

Verified by RealEstate™

(iii). The rate of Development charge in case of new construction for other uses, and first change of use of existing buildings to other use as shall be regulated in the following manner under rule 6(2).

Category of use		Rate of Development charge (Floor area)
(1)		(2)
New construction or addition to existing construction or first Change of use to -		
Industrial	..	1½ times residential rate (Building)
Commercial	..	2 times residential rate (Building)
Miscellaneous	..	2/3 of residential rate (Building)

The rate of development charges for the second and subsequent changes in use of building shall be regulated in the following manner under rule 6(3).

Use category		Rate of Development charge
(2)		(2)
A. Change from -		
Residential to industrial	..	½ residential rate (building)
Residential to Commercial	..	Residential rate (building)
B. Change from –		
Industrial to Commercial or Commercial to Industrial	..	½ Residential rate (building)

Verified RealEstate ™

C. Change from –

Miscellaneous to residential	..	1/3 residential rate (building)
Miscellaneous to Industrial	..	Residential rate (building)
Miscellaneous to commercial	..	1 ½ residential rate (building)

D. All other change of use .. 1 1/10 residential rate (building)

. .

Sd/- V.V.BASKAR RAO,
Chairman,
Rasipuram Local Planning Authority.

Rasipuram
5th December 1985.

Verified RealEstate™

ANNEXURE A 9

APPENDIX - B

List of Cottage Industries as per G.O.Ms.No.565, Local Administration Department dated 13.3.62

1. Industry relating to the production of bakery, biscuits and cakes.
2. Manufacturing candle-sticks.
3. Manufacturing clips.
4. Coffee roasting and grinding.
5. Industry relating to the production of confectionery- sweets.
6. Decorticating shell by hand-grinding.
7. Enameling.
8. Manufacture of fountain pens.
9. Industry relating to jaggery manufacture, gur-making from sugarcane, date-palm or palmyrah and coconut tree, handmade sugar and sugar-candy.
10. Industry relating to making hand-made paper and pulp, paper cutting and paper fans.
11. Industry relating to manufacture of ornaments and jewelry (including bangles and combs).
12. Soap making.
13. Manufacturing toys.
14. Making of agarbathi.
15. Industry relating to Aloc fibre extraction-palmyrah, coconut fibbers.
16. Appalam manufacture.
17. Manufacture of apparel and ready-made clothing (including sarees and dhoties)
18. Arecanut cutting.
19. Making artificial flowers.
20. Banian manufacture.
21. Industry relating to bee keeping (agriculture) honey and bee swax.
22. Manufacture of "Blanco cakes".
23. Blanket weaving.
24. Block engraving for cloth printing.
25. Braiding cord.

Verified.N RealEstate ™

26. Brush manufacture.
27. Button making out of mother-of-pearl horns, brass tins.
28. Calico printing.
29. Manufacture of cane furniture-also cane basketware, making
30. Canvas shoes manufacture.
31. Manufacture of cardboard and card board boxes.
32. Cementware works.
33. Clay modelling, papier-mache works.
34. Industry relating to making of coir and coir rope.
35. Crayons manufacture.
36. Industry relating to dehydrating of fruit and vegetables dried fruits and dried vegetables.
37. Embroidery knitting crochet and needle work.
38. Engraving on metal.
39. Manufacture of fibre and fibre products.
40. Industry relating to fruit canning.
41. Hosiery manufacture (with hand and power).
42. Manufacture of icons.
43. Manufacture of inks, inkpads (for rubber stamps).
44. Industry relating to manufacture of Jam, Jellies and preserves.
45. Industry relating to manufacture of Korai-mats, baskets, hand-bags window screen.
46. Lapidary work.
47. Laundry and cleaning clothes.
48. Leather goods making, boots, shoes, chappals, slippers.
49. Match sticks manufacture (manufacture of splints with wood only).
50. Minor radio parts manufacture.
51. Manufacture of musical instruments-stringed or reed.
52. Manufacture of ornamental leather-craft, money-purses, hand-bags.
53. Painting of planks and glass.
54. Palmyrah fibre brush making.
55. Palmyrah leaf-fancy and utility articles, midribs, manufacture.
56. Palmyrah rafters and stums- furniture and cots manufacture.
57. Manufacture of perfumery - essential oils and scents.

Verified RealEstate™

58. Pith works - manufacture of pith hat, garlands, flower.
59. Industry relating to ply shuttle looms making.
60. Printing and allied trade - Book binding, block making.
61. Ribbon manufacture.
62. Spinning cotton and wool in charkas.
63. Storing of articles in frigidarie.
64. Manufacture of syrups aerated waters and ice making.
65. Tailoring.
66. Twisting and throwing of silk and cotton yarn.
67. Twisting and winding of silk thread cotton thread and artificial yarn.
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving - cotton, woolen, tusser, jute, matks, silk.
71. Wood turners industry.
72. Wood clipping and grading.
73. Manufacture of woolen fabrics and woolen goods.

/ true copy /

Verified RealEstate ™

ANNEXURE A 10

List of Cottage Industries as per G.O.Ms.No.566, Local Administration Department dated 13.3.62

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee Keeping (agriculture) honey and bees wax.
4. Bakery biscuits, cakes.
5. "Balance cakes".
6. Confectionery sweets.
7. Coffee roasting and grinding.
8. Dehydrrated fruits and vegetable, dried fruits and dried vegetables.
9. Fruit canning.
10. Jaggery manufacture,gur-making from sugarcane, datepalm or palmyrah and coconut treats, hand made sugar, sugar candy.
11. Jam,jellies and preserves.
12. Syrups,aerated water ice-making.
13. Vermicelli manufacture.
14. Apparel and ready-made clothing (including sarees,dhoties)
15. Artificial flowers.
16. Aloe fibre extraction-palmyrah,coconut fibres.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.
21. Button-making out of mother-of-pearl, horns,brass and tin.
22. Calico printing.
23. Canvas shoes manufacture.
24. Embroidery,Knitting,cochet and needle work.
25. Hosiery (with hand and power).
26. Laundry and cleaning clothes.
27. Leather goods making,shoes,chapels,slippers,bed-straps.
28. Ornaments and jewelry (including bangles,combs).
29. Ornamental leather craft, money-purse, handbags.
30. Weaving-cotton,wool,tusser,jutre,marka,silk.

Verified RealEstate ™

31. Spinning – cotton, wool in charkas.
32. Tailoring.
33. Woollen fabrics and woollen goods.
34. Wool clipping and grading.
35. Fly shuttle looms making.
36. Ribbon manufacture.
37. Cane furniture (also cane and basket ware, matting).
38. Camentware works.
39. Coir, coir-making.
40. Candle stricks manufacture.
41. Agarbathi making.
42. Manufacture of card-board and card-board boxes.
43. Clay modelling, papier mache works.
44. Crayons.
45. Engraving on metals.
46. Enameling.
47. Handmade paper and pulp,paper cutting and paper fans.
48. Inks,ink pads (for rubber stamps).
49. Lapidary work.
50. Musical Instruments-stringed or reed.
51. Painting on planks and glass.
52. Perfumery-essential oils and scents.
53. Pith works-pity hat,garlands, flower.
54. Printing and allied trade-book binding, block making.
55. Soap-making.
56. Koraomats,plates,baskets,hand-bags,window-screen.
57. Palmyrah leaf-fancy and utillity articles,midribs.
58. Palmyrah fibre-brush making.
59. Palmyah rafters and stems-furniture,cots,weaving of cots and seating from stem strips.
60. Wood turners industry, other wood works.
61. Fibre and fibre products.
62. Icons.
63. Match-stick manufacture (manufacture of splints with wood only).

Verified by RealEstate ™

64. Fountain pen manufacture.

65. Minor radio parts manufacture.

66. Braided cord manufacture.

67. Storing of articles in frigidaires.

68. Toys.

69. Clips.

70. Decorticating dhall by hand – grinding.

71. Twisting and throwing of silk and cotton yarn..

72. Twisting and winding of silk thread, cotton thread and artificial yarn.

73. Wax coating on paper and cloth.

/ true copy /

Verified RealEstate ™

ANNEXURE A 11

GOVERNMENT OF TAMILNADU
ABSTRACT

Master Plan - Rasipuram Local Planning Area - Change of land use of T.S.Nos. 2P and 3P. Ward - D, Block - 5 of Koneripatti village from Public and Semi- public use zone into Mixed Residential use zone – Orders passed – Variation orders under section 32(4) of the Tamil Nadu Town and Country Planning Act 1971– Issued

---

HOUSING AND URBAN DEVELOPMENT (UDIV) DEPARTMENT

G.O.Ms.No. 64,

Dated : 1st April, 1992.

Read:-

1. G.O.Ms.No.1170, Housing and Urban Development Department, dated 19.12.89.

Read also :-

2. G.O.Ms.No.971, Housing and Urban Development Department, dated 12.06.91.
3. From the Director of Town and Country Planning Letter Roc. No. 33114 / 90, MPA 1, dated 2.8.1991.
4. Government letter No.39459 /UDIV (1)/91-3, dated 31.1.1992.

⊕⊕⊕

ORDER:

On the application of the Rasipuram Local Planning Authority, the Government have issued orders in the Government order second read above and in the letter fourth read above for the change of land use of Town Survey Nos. 2P and 3P of Ward – D, Block – 5 of Koneripatti Village from Public and Semi- Public zone into Mixed Residential use zone. The Director of Town and Country Planning in his letter third read above has sent proposals for the publication of variation Notification in the Tamil Nadu Government Gazette under

Verified © RealEstate™

section 32 (4) of the Tamil Nadu Town and Country Planning Act, 1971. The Government after careful consideration accepts the proposal of the Director of Town and Country Planning and direct that variation is made to the land use maps also immediately.

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

NOTIFICATION

In exercise of the powers conferred by sub section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby makes the following variations to the Master Plan of Rasipuram Local Planning Area, approved in the Housing and Urban Development Department Notification No.II (2) / HOU / 388 / 90, dated the 19th December 1989, published at page 34 of part II – section 2 of the Tamil Nadu Government Gazette, dated the 24th January 1990.

VARIATION

In the said Master Plan, in Annexure – 3, in ward - D, in Block - 5, the heading "Public and semi-Public use" and the entries relating thereunder shall be omitted.

(BY ORDER OF THE GOVERNOR)

Sd/- L.N.VIJAYARAGHAVAN,
Secretary to Government.

/ true copy /

Verified e-Registrate ™

ANNEXURE A 12

GOVERNMENT OF TAMILNADU
ABSTRACT

Master Plan - Rasipuram Local Planning Area – Change of land use of Survey Numbers 235/1A and 236/1A1 of Rasipuram Municipality from Commercial use zone into Mixed Residential use zone Orders passed – variation orders under section 32(4) of the Tamil Nadu Town and country Planning Act 1971 – Issued

---

HOUSING AND URBAN DEVELOPMENT (UDIV) DEPARTMENT

G.O.Ms.No. 936 Dated : 15th Nov. 1993

Read:-

1. G.O.Ms.No.1170, Housing and Urban Development Department, dated 19.12.89.

Read also :-

2. G.O.Ms.No.1287, Housing and Urban Development Department, dated 26.10.90
3. From the Director of Town and Country Planning Letter Roc. No.55316/ 90, MPA 1, dated 14.2.1991.
4. Government letter No.8247/UDIV (1)/91-5, Housing and Urban Development Department, dated 27.4.1992.

ORDER:

On the application of Thiru N.P.V.Ramasamy Udayar of Rasipuram, the Government have issued orders in the reference second and fourth read above for the change of land use of Survey Numbers 235/1A and 236 /1 A1 of Rasipuram Local Planning Area form commercial use zone into Mixed Residential use zone. The Director of Town and Country Planning in his letter third read above has sent proposals for the publication of variation Notification in the Tamil Nadu Government Gazette under section 32 (4) of the Tamil Nadu

Verified by RealEstate™

Town and Country Planning Act, 1971. The Government after careful consideration accepts the proposal of the Director of Town and Country Planning and direct that variation is made to the land use maps also immediately.

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

NOTIFICATION

In exercise of the powers conferred by sub section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby makes the following variations to the Master Plan of Rasipuram Local Planning Area, approved in the Housing and Urban Development Department Notification No.II (2) / HOU / 388 / 90, dated the 19th December 1989, published at page 34 of part II – section 2 of the Tamil Nadu Government Gazette, dated the 24th January 1990, as subsequently varied.

VARIATIONS

In the said Master Plan, in Annexure – 1, in ward - C, in Block - 8, -

(1) under the heading "Mixed Residential use", for the expression "221P", the expression "221p,235 /1A, 236 / 1A1" shall be substituted;

(2) Under the heading " Commercial use", for the expression "222 to 236",the expression "222 to 235 except 235/1A, 236 except 236/ 1A1" shall be substituted.

(BY ORDER OF THE GOVERNOR)

Sd/- A.ELANGOVAN,
Joint Secretary to Government.

/ true copy /

Verified RealEstate™

ANNEXURE – A 13

Copy of:

ABSTRACT

Information Technology – Setting up of Base Transreceiver Station Towners and installation of equipment for 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 1.04.2002.

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/2001-02, dated 29.01.2001.

ORDER:-

In the G.O. first read above, consolidated policy guidelines were issued specifying terms and conditions 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 cables in the National State Highways and other roads in Tamil Nadu.

2. Tvl. Reliance Infocom Limited, who have been given centralised permission to lay optic fibre 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 Towers (BTS Towers) 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 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 licensed telecom company providing infocom services to the end users, on a non-exclusively 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 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 mts. x 4.5 mts.

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 Clearances / 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.

Verified Copy Note

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

vii) Permission may be granted initially for a period of 10 (ten) years.

viii) Damages caused, if any, shall be rectified by such company 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 orders issues with the concurrence of Housing & Urban Development, Revenue and Public Works Departments.

(BY ORDER OF THE GOVERNOR)

(Sd) VIVEK HARINARAIN
SECRETARY TO GOVERNMENT.

/TRUE COPY/

Verified RealEstato

ANNEXURE – A 14

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 Work s Department., Chennai-9.

The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.

The Director of Municipal Administration, Chennai-5.

The Director of Town and 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 Towners installation – Exemption from side set back rules – orders issued – amendment to paras 4&5 of G.O.Ms.No.2, IT Dept., dated 1.4.2002.

Ref: 1) G.O.Ms.No.2, IT Department, dated 1.4.2002.

2) From the Reliance Infocom Li mited letter No.BTS/IT/RA/1018/2001-2002 dated 4.4.2002.

3) From the Special Commissioner of Town and Country Planning Letter No. 13287/2002/BA1, dated 30.5.02 & 3.6.02.

4) From the Member Secretary, CMDA letter No.C3/18815/2000 dt.6.6.2002.

5) From the Director of Municipal Administration Roc.No.43829/2002/TP3/ dated 23.7.2002.

...

In G.O. first cited above, Government have accorded permission to license Telecom 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 therein.

Verified RealEstate™

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 Governments, 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 Undertakings/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 erection wherever required.

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

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

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

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

4. The Municipal Administration and Water Supply Department and Rural Development Department are directed to issue necessary orders exemption under Tamil Nadu District Municipalities Building Rules and Multi storyed and Public Building Rules 1973, under G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms.No.22, MAWS Department dated 30.1.1997 against restricting the height of the Buildings/Structures/BTS Towers within the heritage zones of the Heritage towns and under G.O.Ms.No.1730 RD & LA, Dept., 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.

Verified by RealEstate™

Copy to:

The Managing Director, ELCOT, No.692, Anna Salai, Nandanam, Chennai 600 035.

The Principle Accountant General (A&E) Chennai 18.

The Accountant General (Audit) Chennai 6/35.

The Secretary-II to Chief Minister, Chennai-9.

The Senior P.A to Hon'ble Minister (Law & IT) Chennai-9.

The National Informatic Centre, Chennai -9.

(for hosting in Government website)

SI/Scs.

Verified RealEstate ™

ANNEXURE – A15

Copy of;

GOVERNMENT OF TAMIL NADU

ABSTRACT

Land use zoning – Master plan Locational restriction software units – Removal – Orders – issued.

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 Letter No.6336/2002/T/dated 13.3.2002.

...

ORDER:

In the G.O. first 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.
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. 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 dand 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, Archarological site, Heritage site, Airports,

Verified by RealEstate™

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 Dept., 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 24.7.74 to the effect that units exclusively engaged in Software development and training be permitted to avail 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.

/True copy/

Verified RealEstate

ANNEXURE – A 16

GOVERNMENT OF TAMIL NADU

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 (UD 4.2) DEPARTMENT

G.O.(Ms.No) 302

Dated: 12.12.2002.

READ:

1. G.O.(Ms.)No.1730, Rural Development and Local Administration Department, dt.24.7.1974.
2. G.O.(Ms.)No.2, Information and Technology Dept., dated 1.4.02.
3. Government Lr.No.237/I&T/2002-2, Information Technology Dept., dt.9.5.02.
4. From the Special Commissioner of Town and Country Planning Lr.No.13287/2002/BA1/dt.3.6.2002 and 17.7.2002.
5. Government Lr.No.237/IT/2002-7 Information Technology Department, dated 18.9.2002.

...

ORDER

In the Government order second read above, the Information Technology Department had issued orders pertaining any licensed telecom company to install Base Trans receiver Station Towers, equipment room and generator room on root top or on the ground of premises and building 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 side set back rules of Chennai Metropolitan Development Authority/Director of Town and Country Planning for installation of Base Trans receiver 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.a2 dated 1.4.2002 will be applicable not only for the Base Trans receiver Towers to be installed on roof top or on the ground of premises and building belonging to Government of Tamil Nadu but also for the Base Trans receiver Station Towers to be installed on private land/buildings.

3. In the letter fifty road 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

Verified e-Real Estate ™

issue necessary orders exempting under Tamil Nadu District Municipalities Building Rules 1973; under G.O.164 Municipal Administration and Water Supply Department dated 15.5.1994 and G.O.(Ms.)No. 22, Municipal Administration and Water Supply Department dated 30.1.1997 against restricting the height 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 dt.24.7.74 allowing the Base Trans Receiver Station Towers in all the land use zones.

4. As regards the issue of allowing the 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 in all land use zones 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 accordingly direct that the installation of Base Trans receiver Station Towers shall be permitted in all the land use zones in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SALIO,

SECRETARY TO GOVERNMENT.

TO

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

The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.

All Local Planning Authorities/New Town Development Authorities (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 Govt. Chennai-9

sf/sc.

/FORWARDED/BY ORDER/

sd/- Section Officer.

/TRUE COPY/

Sd/-

Assistant Director of Town and

Country Planning, Salem.

Verified Real Estate ™

ANNEXURE – A 17

Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Information Technology – Installation of Base Transreceiver Station Towers by Telecommunication companies – exemption under Tamil Nadu District Municipalities Building Rules 1972, and Multistoried and Public Building Rules, 1973 – orders – issued.

MUNICIPAL ADMINISTRATION AND WATER SUPPLY (MA.1)DEPARTMENT.

G.O.Ms.No.177 Dated: 17.12.2002.

READ:-

1) G.O.Ms.No.2 Information 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.
4) Government Lr.No.237/IT/2002-7, IT, dated 18.09.2002.

ORDER:-

In the G.O. first read above, as amended in Govt. letter 4th read above, Govt. have accorded permission to licensed telecom companies to install Base Transreceiver 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 in sought the clarifications of Government on the exemption of BTS towers from Tamil Nadu District Municipalities Building Rules and Multistoried and Public Building rules 1973, and height restriction 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 Municipalities Building Rules 1972, and Multistoried and Public Building Rules 1973, subject the conditions imposed in the G.O. and letter first and fourth read above. However, above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamil nadu District Municipal Building Rules and Multistoried and Public Building 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 height of the Buildings / Structures / Base Transreceiver 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 the Base Transreceiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter 4th 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 Transreceiver Station Towers in all use zone in the Master plan may be issued by the Government.

5. The Government after careful examination except 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)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
All the Local Planning Authorities/New Town Development Authorities(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 Secretary to Government, Chennai.9.
sf/sc.

/TRUE COPY/

Verified RealEstate™

ANNEXURE - A 18

Copy of Govt. Letter No. 12096/ UDIV(1) /93-4, dated 02-08-93 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 24-07-74 issued

Ref : 1. G.O. Ms. No. 1730, R.D. & L.A. Dept., dt . 24-07-74.
2. Your letter Roc. No. 18276/92/MPAI, dt. 20-05-92.

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

AMMENDMENT

For the owrds "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 obnoxious or hazardous, nature by reason of edours , effluent, dust, smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity ".

/ True copy /

Sd.,
Section Officer.

Verified @ RedEstate ™

Annexure – A 19

GOVERNMENT OF TAMIL NADU
ABSTRCT

Master Plan – Rasipuram Local Planning Area – consent of the Government to the publication of a notice of the preparation of the (modified) Master Plan – orders- issued.

HOUSING AND URBAN DEVELOPMENT (UD 4-2) DEPARTMENT

G.o.Ms.No. 186

Dated 24.05.2005
READ

1) G.O.Ms.No.1170 Housing and Urban Development Department, dated 19.12.1999.
2) From the Commissioner of Town and Country Planning Letter Roc.No. 21475/2002/MP-3, dated 26.01.2005.

*****

ORDER

In the Government order first read above, the Government have accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972), to the Master Plan for the Rasipuram Local Planning area. As per the provisions contained in clause (b) of sub-section (2) of section 32 of the said Act, once in every five years, after the date on which the master plan for an area comes into operation, the local planning authority may, and if so, directed by the Government shall after carrying out such fresh surveys as may be considered necessary and in consultation with the regional planning authority and the local authorities concerned, review the master plan and make such modifications in such plan, wherever necessary and submit the modified master plan for the approval of the Government.

2. The Commissioner of Town and Country Planning, in his letter read above, has stated that by virtue of the provisions contained in clause (b) of sub-section (2) of section 32 of the said Act, the Rasipuram Local Planning Authority has reviewed the existing Master plan for that planning area on its own accord and prepared a draft modified master plan for the Rasipuram Local Planning Area, after taking into account of all the latest developments and future requirements. The Commissioner of Town and Country Planning requested the Government to accord consent to the draft modified Master plan of the Rasipuram local planning area.

3. 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 Rasipuram Local planning authority to the publication of a notice under section 26 of the said Act of the preparation of the modified Master plan for Rasipuram Local Planning Area.

Verified Copy

4. The draft modified master plan for the Rasipuram local planning area, as consented to by the Government under sub-section (2) of the section 24 of the said act, is returned to the Commission of Town and Country Planning, and he is requested to acknowledge its receipt. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said act and in the Master Plan (preparation, Publication and Sanction) Rules are strictly adhered to by the Rasipuram local planning authority, before the modified master plan is re-submitted to the Government for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT

To

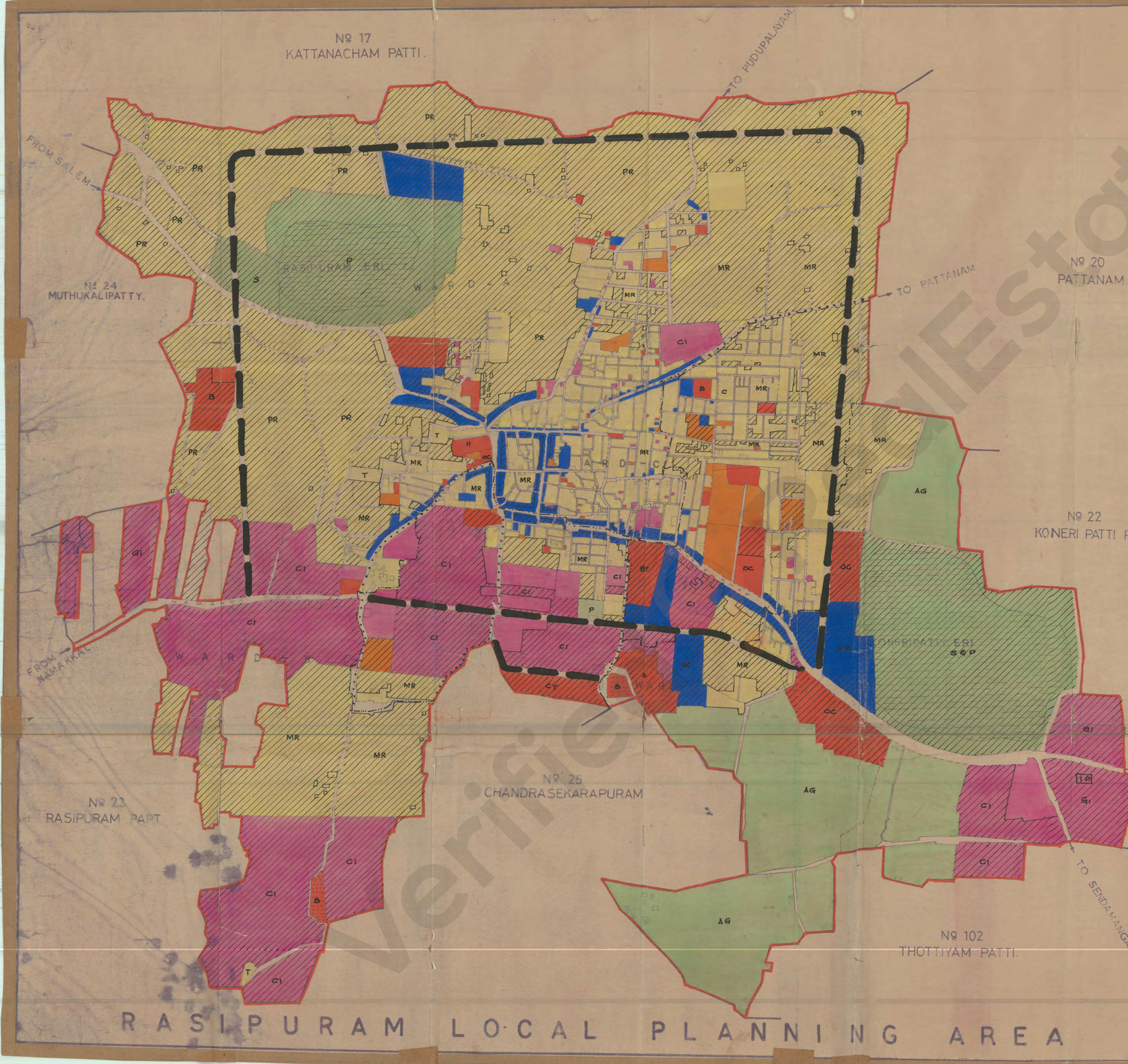
The Commissioner of Town and Country Planning, Chennai-2.
The Commissioner, Rasipuram Municipality, Rasipuram.
The District Collector, Salem.
The Commissioner of Municipal Administration, Chennai.
The Member Secretary, Rasipuram Local Planning Authority, Rasipuram
(through the Commissioner of Town and Country Planning)
The Regional Deputy Director of Town and Country Planning, Salem.

/forwarded by order/

Sd-/ x x x x x x
Section officer.

/true copy/

Verified RealEstate ™



MASTER PLAN.
PROPOSED LANDUSE.

LEGEND.

LOCAL PLANNING AREA BOUNDARY.
DETAILED DEVELOPMENT PLAN BOUNDARY.
WARD BOUNDARY.
BLOCK BOUNDARY.
ROADS.
WATER BODIES.

	EXISTING	PROPOSED
RESIDENTIAL.		

P.R - PRIMARY RESIDENTIAL.
M.R - MIXED RESIDENTIAL.
T - TEMPLE.
C - CHURCH.
M - MOSQUE.
H.P - HOUSING PROJECT.

COMMERCIAL.		

W.S - WEEKLY SHANDY.
S.C - SHOPPING CENTRE.

INDUSTRIAL.		

C.I - CONTROLLED INDUSTRIES.
G.I - GENERAL INDUSTRIES.
I.P - INDUSTRIAL PROJECT.

EDUCATIONAL.		
PUBLIC & SEMI PUBLIC.		

O.C - OFFICE COMPLEX.
C.C - COMMUNITY CENTRE.
B.T - BUS TERMINAL.
C.Y - COMPOST YARD.
H - HOSPITAL.
B - BURIAL GROUND.

AGRICULTURE.		

P - PARK.
S - STADIUM.

PROPOSED ROADS
WIDENING OF ROADS

DTCP	MP	87.03
MP	SD	87.01

MEMBER SECRETARY / EXECUTIVE AUTHORITY
RASIPURAM T.P.A./MUNICIPALITY

DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING
MASTER PLAN DIVISION

DEPUTY DIRECTOR
TOWN & COUNTRY PLANNING
SALEM - DHARMAPURI REGION.

JOINT DIRECTOR
TOWN & COUNTRY PLANNING

DIRECTOR OF TOWN & COUNTRY PLANNING

COMMISSIONER & SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

DT&CP/SDR/MP/87/8

RASIPURAM LOCAL PLANNING AREA

Verified
IMGestate