COPY OF:

GOVERNMENT OF TAMILNADU

ABSTRACT

Master Plan for Bodinayakanur 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.190

Dated: 14th February, 1991

Read:

1. G.O.Ms.No.437 Housing and Urban Development Department dated 7.6.84
2. From the Director of Town and Country Planning, letter Roc.No.7347/87-MP4 dated 29.9.89 and dated 23.11.90.

. . . .

ORDER:

In G.O.Ms.No.437, Housing and Urban Development Department dated 7.6.84 the Government have accorded consent to the publication of notice of preparation of Master Plan for Bodinaickanur Local Planning Area.

2. Under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamilnadu hereby approves the publication of the Master Plan for Bodinayakanur Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1233 days in the preparation of Master Plan and convening a meeting of the Local Planning Area is hereby condoned. Copies of the Master Plan for Bodinaickanur Local Planning Area as approved by Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 read with section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan of Bodinayakanur Local Planning Area submitted by the Director of Town and Country Planning, in his letter Roc.No.7347/87/MP4 dated 29.9.1989.

2. The Master Plan for Bodinayakanur Local Planning Area with all its enclosures shall be kept open to the

inspection of the public in the Office of the Commissioner, Bodinayakanur Municipality during office hours.

(BY ORDER OF THE GOVERNOR)

L.K. TRIPATHY,
SECRETARY TO GOVERNMENT

/true copy/

Office of the Director of Town and Country Planning,
Master Plan division,
807, Annasalai, MADRAS-600 002.

Endt.No.16313/91 MP4 Dated: 22.4.91

Copy of G.O.Ms.No.190H&UD dated 14.2.91 is communicated.

6/5/91

FOR DIRECTOR OF TOWN AND
COUNTRY PLANNING

To

The Executive Authority/Commissioner, Bodinaickanur LPA
The Deputy Director, Madurai Region
The Deputy Directors of Buildings and D.P.divisions
Additional Director/all Joint Directors
Assistant Directors of M.P. and D.P. divisions
All Supervisors M.P. division
MP1, MP2, MP3, and MP4
Stock file
Spare-10

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Enclosed.

BODINAYAKKANUR MASTER PLAN

ference to:
Region :Deputy director of town and country plann
Madurai Region, Madurai 2.
Roc No:2280/88 MR 4 Dated

Head office :Director of town and country planning
Madras 2.
RocNo:

egional office :Madurai region,
Directorate of Town And Country Planning

Master Plan For :BODINAYAKKANUR Local planning area

Approved in Resolution Consented in G.O.Ms.No 437 Housing and Urban development Department dt 4-6-84

no dt:
of Bodinayakkanur Local
planning authority.

2.3.89

Deputy Director Of Town And Country
Planning Madurai Region Madurai

1389

amber Secretary,
Bodinayakkanur local
Planning Authority
Bodinayakkanur

1.3.89

02.3.89

Deputy director of town
& country planning Madras

Joint director of town and country
planning Madras

Director Of Town And Country Planning
Madras

for Secretary to Government
Housing And Urban Development Department

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ANNEXURE 'A'

Authenticated Copies of the following for Master Plans are Enclosed.

1. G.O.notifying Planning Area and date of publication in Government Gazette.

2. Land and Building use map of planning Area(Year 1986) and the resolution of the Planning Authority adopting the Land and Building use Map.

3. Master Plan (authenticated in the reports and maps included therein) with the resolution of the Planning Authority requesting consent of Government for its publication.

   b) Check list for the process as per rules also to be sent by Regional Deputy Director while forwarding, pointing out the omissions.

   c) A check list certificate from Regional Deputy Director as in Annexure 'B'

1385
MEMBER SECRETARY.
BODINAYAKKANUR
LOCAL PLANNING AUTHORITY.

1.3.89

2.3.89
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
MADURAI REGION.

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PROFORMA

NAME OF REGION: MADURAI

Name of the L.P.A.: BODINAYAKANUR.

I. PROPOSAL

1. Letter No. and date of Municipality in which proposals submitted to Regional Deputy Director for notification of L.P.A. : Bodinayakanur L.P.A No 554 dated 18.07.1973.

2. Letter No. and date of Regional Deputy Director in which proposals submitted to DT&CP. : 2283/79 MR4 dated 31.05.7

3. Letter No. and date of DT&CP in which proposals submitted to Government. :

II. NOTIFICATION

4. The G.O. details of preliminary notification under section 10 (1) : G.O MS No 2016 RD & LA dated 20.09.73.

5. Publication details of the notification in Tamil Nadu Government Gazette :

6. Republication details in District Gazette

(i) Tamil :

(ii) English :

7. The G.O. details in which confirmation was ordered under section 10(4) of the Act. : G.O MS No 639 dated 16.03.1

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8. Publication details of the above said confirmation in Tamil Nadu Government Gazette :

III. CONSTITUTION

9. The G.O. details in which Authority was constituted u/s 11/11(3) of the Act : G.O MS No 650 R.D & L.A dated 08.04.75

10. Publication details in the Tamil Nadu Government Gazette. :

IV. CONSENT

11. Extension of time granted for the preparation of present land and building use map (upto date details) with C. No. and date to be entered here. : Extension of time granted for upto 31.03.1984 vide ROC No 19483/83 dt 23.02.84

12. Resolution No. and date in which the L.P.A. adopted the present land and Building use map. : Resolution No 27 dt 17.02.84

13. Resolution No. and date in which the L.P.A. resolved to submit the Master Plan to Governmentfor consent under section 24(2) of the Act (The Commissioner R.D.D.'s DT&CP8s Lr.No.s and date in which the proposals submitted to Government should also be noted against this col.) : Resolution No 27 dated 17.2.84 member Secretary, Bodinagarkaus LPA Letter No 6652/83/F, dated 20.02.84 Deputy Director, madurai Region Letter No 619/84 MR4. DTCP's Letter No 19483/83 MR, dated 28.02.84.

14. The G.O. details in which the Government accord consent: G.O MS No 437 Housing & Urban Development Departm... Dated 07.06.1984.

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V. SUBMISSION

15.	Publication details of this notification in Form No.1 in the Tamil Nadu Government Gazette :	Published in Tamil Nadu Govt Gazette on 17.04.1985
16.	Republication details in Form No.1 in District Gazette.:	Published in Madurai District Gazette dt 08.07.1984
17.	Date of submission of Master Plan to various Government Departments with letter Nos. :	Bodinayakanur mpl Commr Letter No 6652/83/F, dt 16.5.85
18.	Date of submission of O & S to DT&CP for advice (Lr.No. and date of Commissioner and Regional Deputy Director in which O & S were sent to this office should be noted here). :	1. Commr, Bodinayakanur Roc No 6652/83/F, dt 4.11.85 2. Regional Deputy Director Madurai Roc No 619/84 MR4 dated 20.03.86.
19.	Letter No. and date in which Director of Town and Country Planning has given advice on O & S. :	DTCP's Roc No 27052/84 M1 dated 27.02.1986.
20.	Resolution No. and date in which the L.P.A. considered and approved the draft Master Plan. :	L.P.A. Resolution No 3 dated 09.03.88.

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21. Submission of Master Plan to Government for final approval Letter No. & date in which/ u/s 28 of the Act, the L.P.A., R.D.D. and DT&CP submitted the Master Plan to Government for final approval). : Regional Deputy Director of Town and Country Planning, Madurai Roc No 2280/88 MR4 dated 02.03.89.

22. The G.O. details in which Government accorded its approval :

VI. PUBLICATION

23. The Republication details of the approval G.C. in the Tamil Nadu Government Gazette. :

24. The republication details of the approval G.O. in the District Gazette :

25. The republication of the approval G.O. in the notice board of the Office of the L.P.A. :

26. The republication of the approval G.O. on the notice board of the Office of the District Collector concerned :

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27. The republication of the approval G.O. on the notice Board of the Office of the Regional Deputy Director :

28. The republication of the approval G.O. on the notice board of the Local Authorities compredied in the area. :

29. The republication of the approval G.O.in one or more leading daily newspapers circulating in the L.P.A. :

VII. REVIEW

30. Review details of Master Plan ordered by the Govt. :

VIII. VARIATION

31. Publication details of draft variation notification proposed in the T.N.G.G. :

33. Publication details of draft variation notification proposed in the District Gazette. :

33. Republication details by the Local Planning Authority as prescribed under reference 15 of Master Plan rules. :

MEMBER SECRETARY.
PODINAYAKKANUR

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
MADURAI REGION

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V.	PROGRAMMES FOR IMPLEMENTATION	33
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	(ii) Development Control Rules	

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BODINAYAKANUR MASTER PLAN

INTRODUCTION:

The towns grow due to the natural growth of the population living within the town and as well as due to the migration of people living in villages around the town. When the town's population increases the needs of the town also gets multiplied. Concentrated efforts to assess the changing requirement of the town and as well as formulation and implementation of schemes to meet this requirement is essential to provide health and livable environment for the citizens of this town.

The preparation of Master Plan for urban areas aims at guiding the development to take place the orderly manner with the principal objective of offering comfort and convenience to the various activities of life and also focusses attention on the growing needs of the town and attempts to find solution to these problems. It is a comprehensive study, covering the socio-economic and physical efforts of the town.

The Master Plan forms the basic document for development of the town. It reflects the peoples desires and wants and suggests constructive measures for better and conducive living.

The Government of Tamil Nadu has enacted the town and Country Planning Act 1971 which provides for constituting Local Planning Authority for the urban centres in Tamil Nadu. The Local Planning Authority under this Act has been constituted for Bodinayakanur town by the orders of the Government in G.O. No.650 R.D&L.A., dept., dated 8.4.75. Under section 17 of the above said Act, the Local Planning Authority is charged with the responsibility to prepare the Master Plan and submit to the Government for the area notified as Local Planning Area by the Government. The scope and contents of the Master Plan are given below:

...2...

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a) the manner in which the land in the planning area shall be used;

b) the allotment or reservation of land for residential, commercial, industrial and agricultural purposes and for parks, playfields and open spaces;

c) the allotment or reservation of land for public buildings, institutions and for civic amenities;

d) the making of provision for the national highways, arterial roads, ring roads, major streets, lines of communication including railways, airports and canals;

e) the traffic and transportation pattern and traffic circulation pattern;

f) the major road and street improvements;

g) the areas reserved for future development, expansion and for new housing;

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

i) the amenities, services and utilities;

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

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

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

. . .

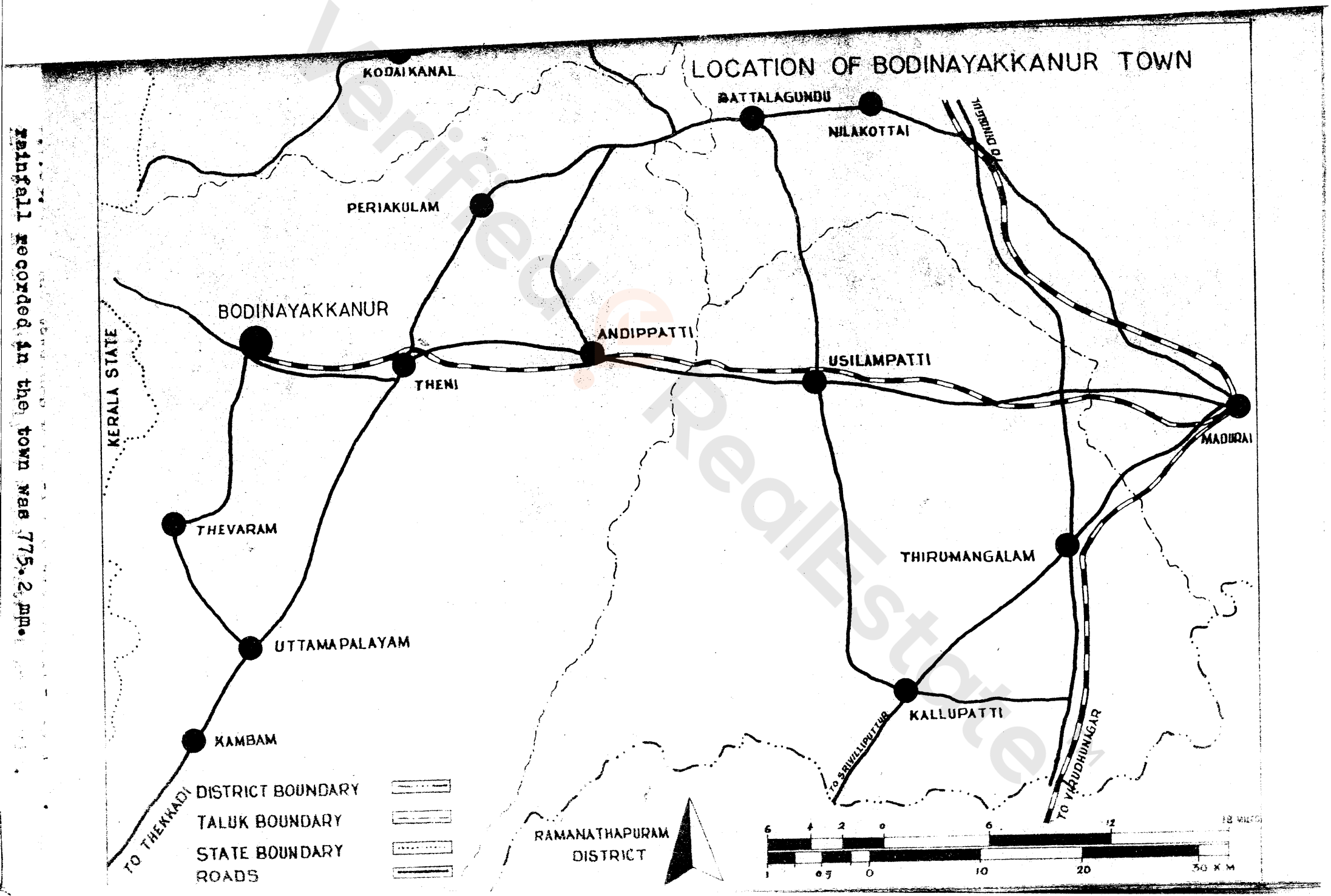
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(m) the stages by which the master plan shall be carried out; and

(n) such other matters as may be prescribed.

This report aims at projecting the existing problems of the Bodinayakanur town and study the potentials of development and suggest remedial measures for solving the problems and also indicate the Planning Development Policy for the future.

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rainfall recorded in the town was 775.2 mm.

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BODINAYAKANUR MASTER PLAN

LOCATION OF THE TOWN:

1.1.01. Bodinayakanur town lies 25 kilometres south-west of Periyakulam and 90 kilometres west of Madurai in the Valley between the Palani hills and the Western ghats which separate Madurai from Kerala State. The town is situated at 10°01' North Latitude and 77°21' East Longititude.

PHYSICAL:

1.1.02. The Raja Channel and Kottagudi river are the important physical features of the town. The Kottagudi river flow of along the northern boundary of the town. Madurai-Bodinayakanur meter-gauge Railway line is yet another feature of the town. The town in general presents a pictures view of slopey hills on the background and fertile lands alround.

TRANSPORTATION LINKAGES:

1.1.03. The town has been linked with Madurai by rail. The town is connected only by Major District Roads viz. Theni-Bodinayakanur road and this also meets the Periyakulam-Kumili trunk road. Another important road which touches the town is Thevaram-Bodinayakanur road. The total length of the roads within the town is 47.46 kms.

TEMPERATURE:

1.1.04. The maximum temperature during summer is 37.11°C and that during winter it is 29.28°C. The corresponding average and minimum temperatures are 25.55°C and 21.22°C.

RAINFALL:

1.1.05. The town get a major portion of the rainfall during the north-east monsoon period. The average annual rainfall recorded in the town was 775.2 mm.

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WIND DIRECTION:

1.1.06. Since there is no observation centre at Bodinayakanur town for recording wind velocity the particulars relating to Madurai City are taken as applicable to this town. Accordingly the wind velocity is 6.2 km. and it is predominant towards South-West and North-East.

SOIL:

1.1.07. Black and red soils are found predominants in this areas.

HISTORY OF THE TOWN:

1.1.08. Bodinayakanur was one of the biggest and most ancient estates in Madurai District. "Chila Bodinayakar" who is said to have come into the estate in 1487 became famous by over coming an athelete, Mallakkan, who was the champion of all the Vijayanagar territory, and the king who ruled at that time conferred honour upon him and directed that the estate should henceforth be known as "Bodinayakanur".

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1.2.00. POPULATION STUDIES:

1.2.01. The total population of Bodinayakanur as per 1981 census is 59,168. The growth of population in the town and the decinial variation since 1901 are given in Table (1).

Table (1) Decennial population and variation in Bodinayakanur Town from 1901-1981.

Year	Population	Population variation	Percentage variation
1901	22,209	..	..
1911	20,183	(-) 2,026	(-) 9.12
1921	20,341	158	0.78
1931	27,036	6,695	32.91
1941	28,435	1,399	5.17
1951	35,912	7,477	26.30
1961	44,914	9,002	25.07
1971	54,176	9,262	20.60
1981	59,168	4,992	9.21

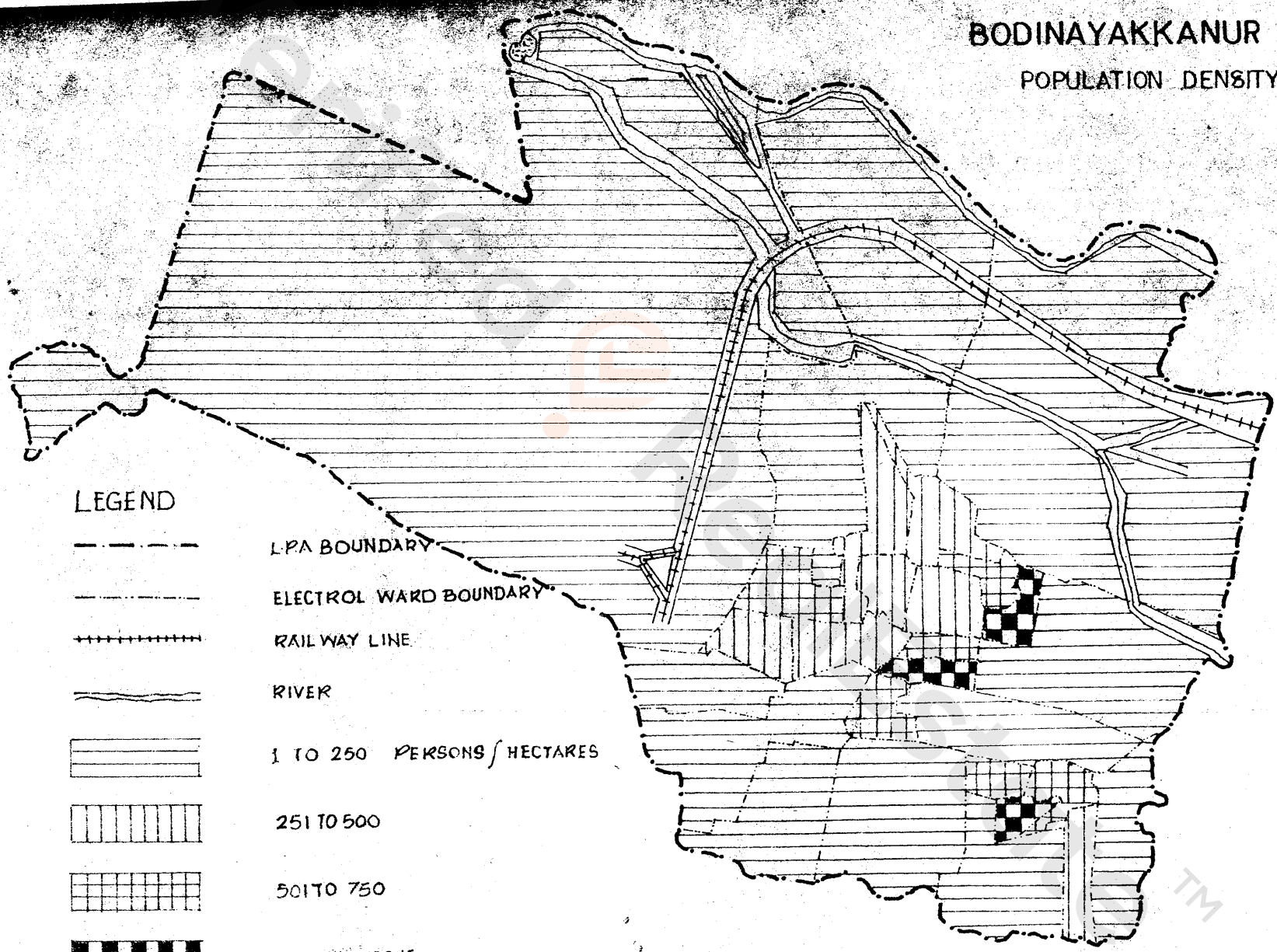
SOURCE: Census of India.

1.2.02. As per the Census reports, the population of the town (1981) has increased by 160 percent from what it was in the year 1901. During the decade 1921-1931 there was fillip to the population growth and registered a total rise of 32.91 percent. During the later decades the rate has declined to 25.07 percent and 20.60 percent as shown in Table (1). During the last decade there was a significant growth which shows a marked decline in the town's development. The percentage of growth of population in this town was low when compared with the figures of Madurai District (Urban) and Tamil Nadu (Urban) as in Table (2).

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BODINAYAKKANUR L.P.A.

POPULATION DENSITY



DIRECTORATE OF TOWN & COUNTRY PLANNING

Table (2)

Decennial percentage variation of population of Bodinayakanur Town, Madurai District (Urban) and Tamil Nadu (Urban) 1901-1981.

Decade	Percentage of variation of population		
	Bodinayakanur Town	District Urban	State Urban
1901-1911	09.12	19.52	03.80
1911-1921	00.78	16.46	48.00
1921-1931	32.91	44.86	34.80
1931-1941	05.17	30.15	17.00
1941-1951	26.30	39.87	28.20
1951-1961	25.07	26.13	25.80
1961-1971	20.60	30.17	38.49
1971-1981	09.21	..	..

SOURCE: Census of India.

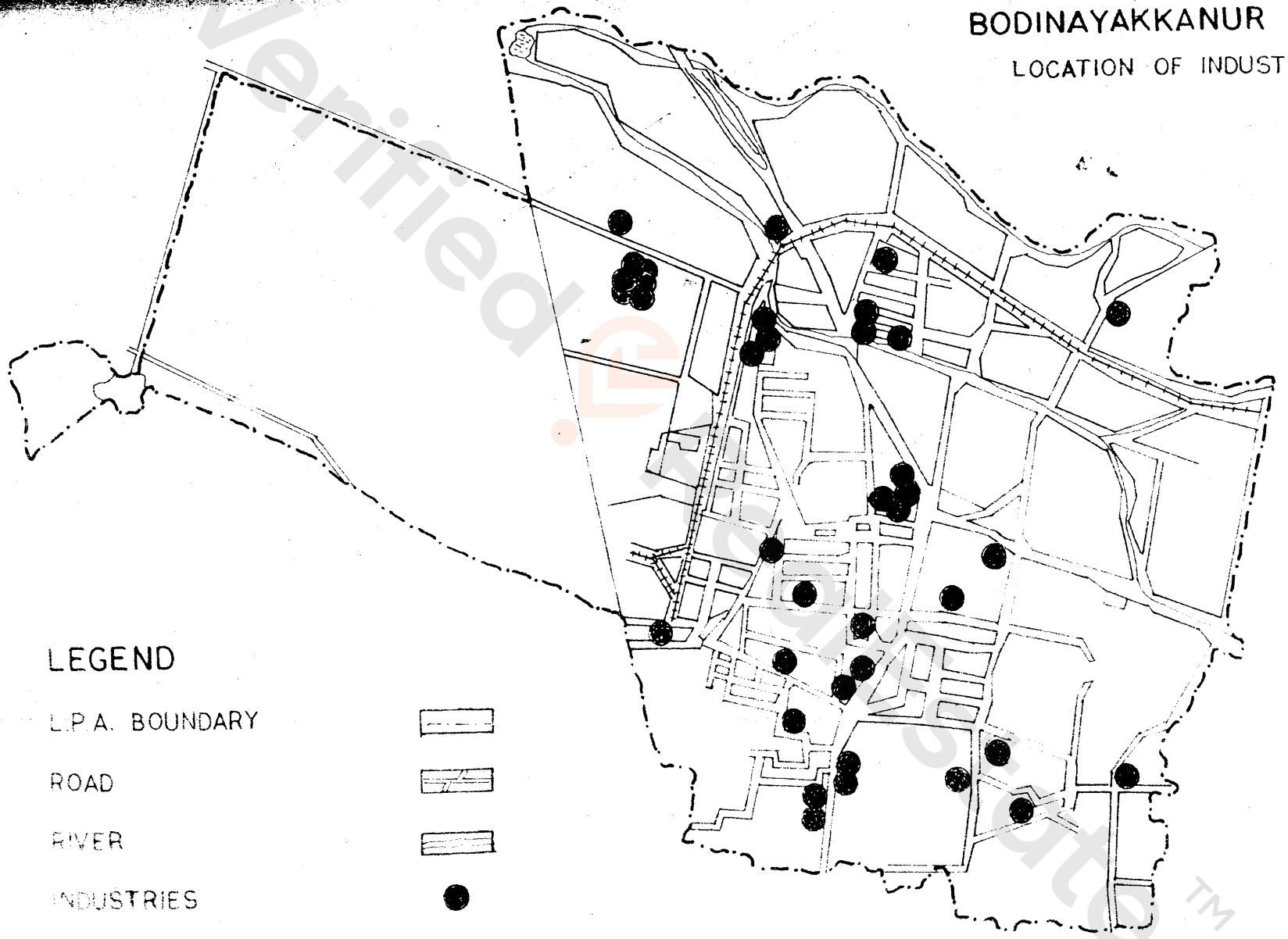
SEX RATIO:

1.2.03. The sex ratio of the population in the town is given in Table (3). The sex ratio figures indicate that females out-number male in all the decades upto 1951. This imbalance in male population may perhaps be due to male migration to other industrially advanced areas to seek employment. It can also be seen that the male population has increased during the decade from 1951 onwards.

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BODINAYAKKANUR L.P.A.

LOCATION OF INDUSTRIAL



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Table (3)
The Sex ratio in Bodinayakanur town for the decades commencing from 1901.

Year	Males	Females	Female per 1000 males
1901	10,770	11,430	1,063
1911	9,671	10,512	1,093
1921	9,767	10,574	1,083
1931	13.240	13,796	1,049
1941	14,084	14,351	1,019
1951	17,935	17,977	1,003
1961	22,521	22,303	995
1971	27,273	26,903	987
1981	30,207	28,961	963

Source: Census of India.

LITERACY:

1.2.04. A study of census figures of 1971 indicate that the percentage of literacy to the total population in the town is 47.64 percent. The literacy rate for the town as per the 1981 census is 55.50 percent, which shows an increasing trend which might be due to the availability of educational facilities.

POPULATION DENSITY:

1.2.05. The pattern of residential development in the town follows the pattern commonly seen in the most of the towns in the State viz. high density in the older parts of the town and low density in the newly developing areas. The gross population density of the town as per 1981 census is 83 persons per hectare. The maximum population density 913 persons per hectare is found in the electroral wards no.16.

1.3.00 ECONOMIC BASE:

1.3.01. The rich fertile agricultural and hilly tracks in the environment provides an agricultural based activities for the work force of the town. It has now attracted

any other industry so far. Very few service industries like oil, rice mills ginning factories and silk cotton units have come up. The Map no.DTCP/M/34-MR/MP/2/84 shows the location of various industries in the town. The area under this use is 4.57 hectare which is the lowest in the total developed area.

1.3.02. TRADE AND COMMERCE:

Since Bodinayakanur is situated at the foot hills of Western ghats, the forest products like Cardamom, Tea, Silk cotton, Coffee etc., are markettted in the town. The Commercial uses are mainly situated in the central part of the town along the Bazaar road. The town serves the main Cardamom and Silk cotton market in the South. The Cardamom exported from this town are tabulated in Table (4). The total area under commercial use is 8.75 hectare which constitute 3.34 percent to the total developed area. There are 35 cardamom factories in which 2000 workers are engaged. There is one Coffee curing factory in which roughly 50 workers are engaged. Total quantity of export is 1,500 tonnes. The value of product is Rs.2.25 crores. In Bodinayakanur town there are 17 silk cotton factories in which 50 males and 300 females are working. About 2000 tonnes are exported from here. The value of product is Rs.40.00 lakhs.

Table (4) Quantity of Cardamon products and exports

Year	Products in (metric tonnes)	Exports in tonnes)	Value rupees in crores
1976-77	2,400	893	14.03
1977-78	3,900	2,763	48.44
1978-79	4,000	2,876	58.35
1979-80	4,500	2,636	48.56
1980-81	4,400	2,345	34.75
1981-82	4,100	2,325	30.20
1982-83	2,900	1,021	16.23

Source: Field Survey conducted by the Regional Directorate of Town and Country Planning, Madurai. Feb 1984.

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1.3.03. OCCUPATIONAL PATTERN:

The study of occupational pattern reveals that 67.06 percent of workers are employed in Primary sector and nearly 7.19 percent in Secondary sector and nearly 25.75 percent in Territory sector.

The dependency of the workers on various occupation are depicted in the following Table.

Table (5) Percentage of workers in Classified occupations.

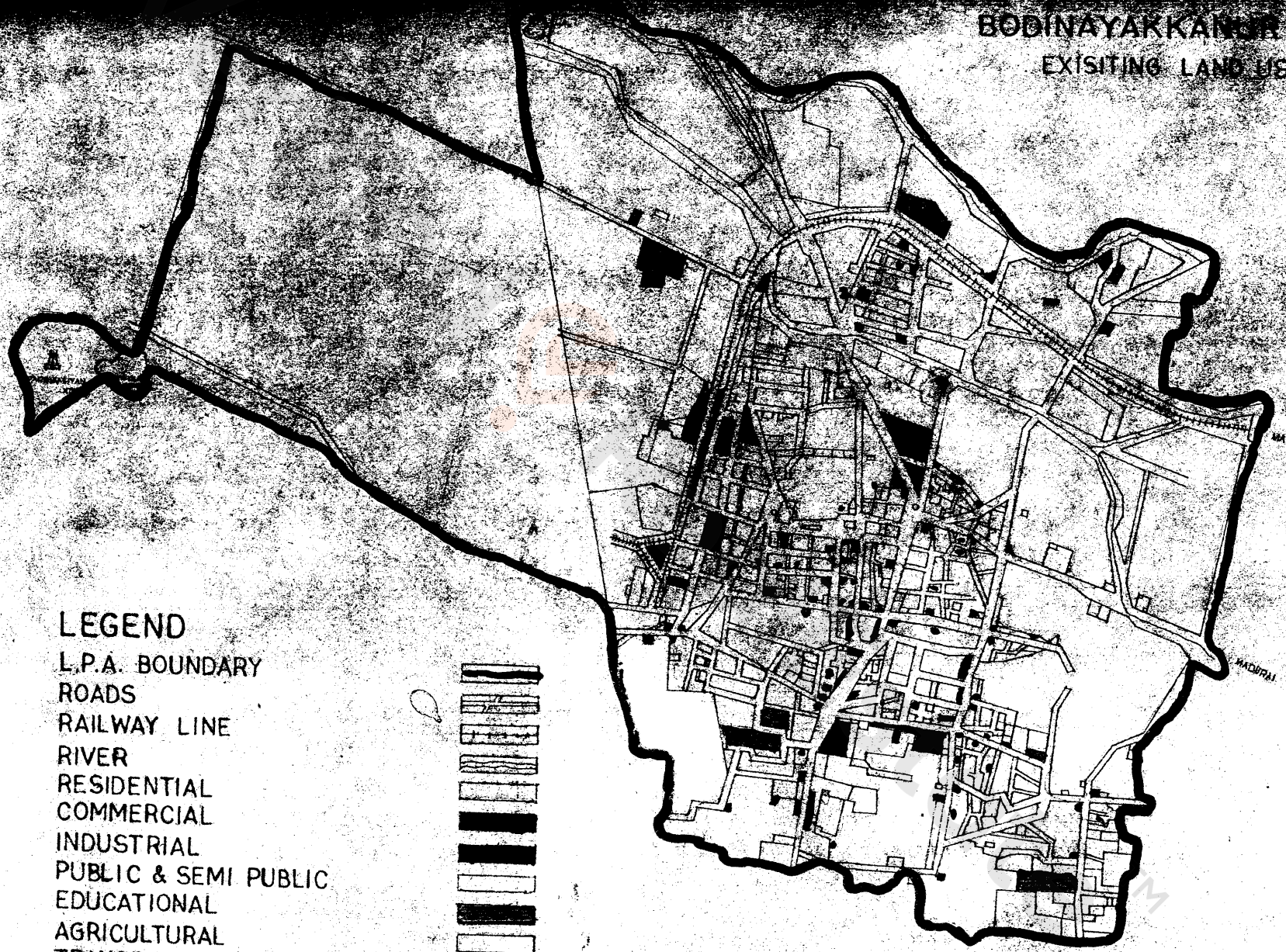
Sl. no.	Category of workers	Persons	Percentage to total workers
I.	PRIMARY SECTOR:		
	(1) Cultivators	2,611	14.09
	(2) Agricultural labours	9,559	51.57
	(3) Livestock, Forests, Fishing	259	01.40
		12,429	67.06
II.	SECONDARY SECTORS:		
	(4.a.) Household Industries	315	01.70
	(4.b.) Other than House-hold industries	864	04.66
	(5) Construction	154	00.83
		1,333	07.19
III.	TERRITORY SECTOR:		
	(6) Trade and Commerce	2,455	13.25
	(7) Transport and Communication	307	01.66
	(8) Other services	2,010	10.84
		4,772	25.75
	Total workers	18,534	100.00

Source: Census of India.

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BODINAYAKKANUR L.P.A.

EXISITING LAND USES



LEGEND

- L.P.A. BOUNDARY
- ROADS
- RAILWAY LINE
- RIVER
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI PUBLIC
- EDUCATIONAL
- AGRICULTURAL
- TRANSPORT & COMMUNICATION

400 200 0 200 400 600 800 1000

1650 - 0 1650 3300

DIRECTORATE OF TOWN & COUNTRY PLANNING

DTCP	M	84
MP	MP	

1.4.00 LEVEL OF URBANISATION:

1.4.01. The maping of the existing land use is a dire necessity to assess the present and future potential for development and also to meet the legal requirement of Town and Country Planning Act of 1971 for clearance of Planning permission. The critical study of the distribution and character of the use for which the land has been put forms a valuable document in formulation of Master Plan.

1.4.02. The existing land use pattern of Bodinayakanur town is indicated in the general land use Map. The developments have occured mainly along Uthamapalayam road, Hospital road, Main Bazaar road, Periyakulam High road, South Raja Street, East main street and Paramasivankoil street, Residential areas have been developed and scattered along almost all the parts of the town.

The land use pattern of the town is tabulated below:

Table (6).

Land use existing

Sl. No.	Name of land use	Area in Hectares	Percentage to total developed area.	Percentage to total Local Planning Area.
1.	Residential	142.05	54.22	19.91
2.	Commercial	8.75	03.34	01.23
3.	Transportation	60.72	23.18	08.51
4.	Industrial	4.57	1.74	00.64
5.	Education	5.96	2.28	00.83
6.	Public & Semi public	39.93	15.24	05.60
	Total developed area	261.98	100.00	36.72.
7.	Agriculture	377.00	..	52.85
8.	Vacant	50.22	..	07.04
9.	Land under water	24.35	..	03.41
	Total	713.55	..	100.00

Source: Field Survey conducted by the Regional Directorate of Town and Country Planning, Madurai.(1984)

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The agriculture use constitute 52.83% to the total extent of town and the developed area of the town occupying 36.72% to the total extent of the town.

1.4.03. SERVICES:

Protected water supply system is functioning in the town since 1944. Water is taken by gravitation system from Kottagudi river at the place called Korangani, 30.72 kms. away from this town. Capacity of filter bed is 4,00,000 gallons. The length of pipe line is 14,133 metres. There are 163 public taps and 3,100 house connections. Total supply is 7,95,671 gallons per day. The average daily rate of supply per head per day is 13.45 gallons. The following area is not ccvered by the protexted water supply. Thendral nagar, Chokkan Thottam, Pudur, Sounthiravel nagar, Sadaiyandi nagar, Subburaj nagar, Pudu Colony, T.V.K.K. nagar and Jeeva nagar. Water supply improvement scheme at an estimated cost of Rs.58,90,000 is under execution by the TWAD Board. There is no organised underground drainage system in the town.

1.4.04. INSTITUTIONS:

With the advent of Government free scheme for education the town has registered a high rise in school going population. The enrolled pupil strength of all the educational institution in Bodinayakanur town is 15,122. The total area occupied by all these institution is about 5.96 hectares. The analysis regarding school strength and total land occupied by schools are given below.

Table (7) Strength of students in schools and land utilisation.

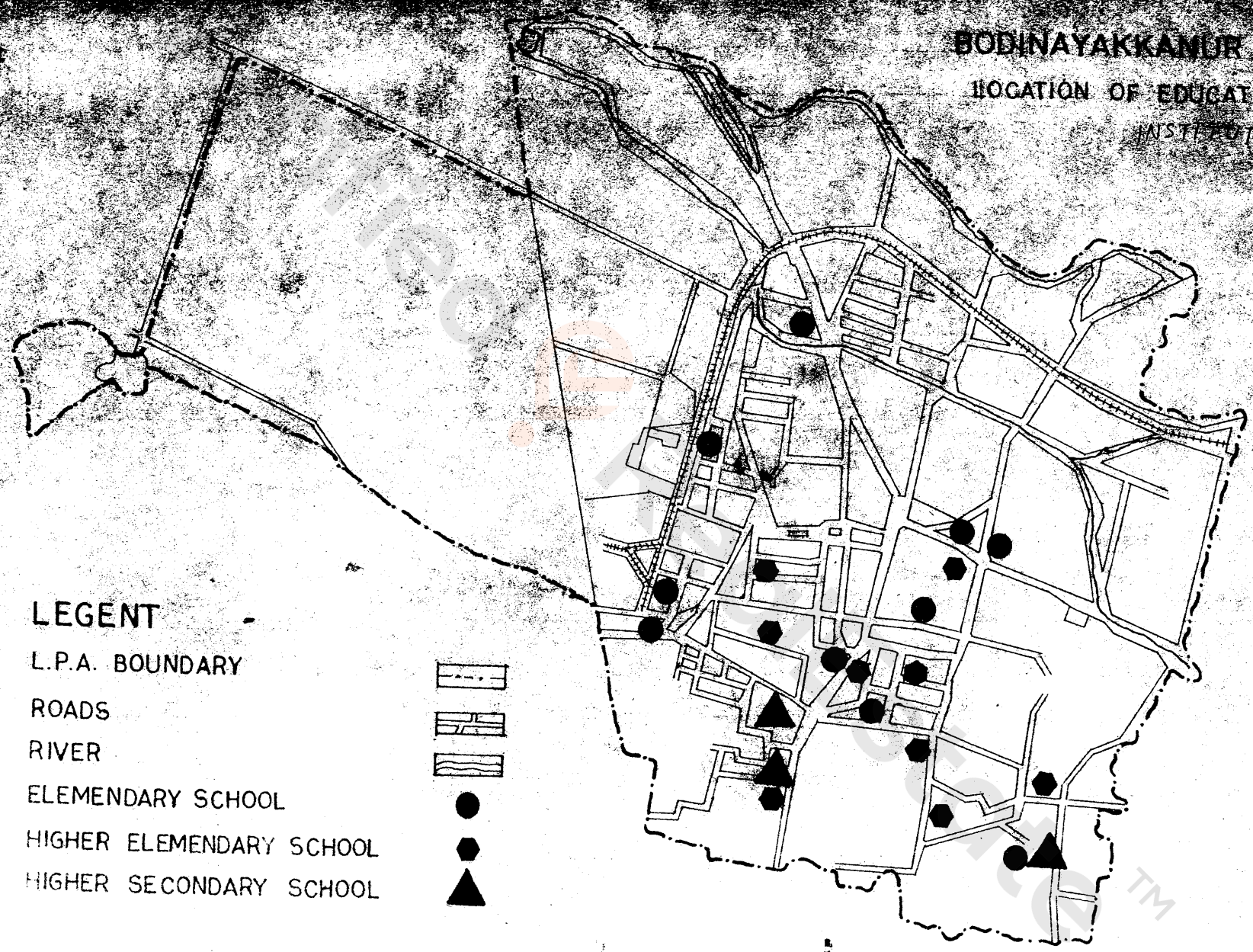
Sl no.	Classification	No.	Male	Female	Total	Extent in Hectare.
1.	Elementary School	10	3,004	2,318	5,322	1.36
2.	Higher Elementary School	9	3,126	2,416	5,537	1.86
3.	Higher Secondary School	3	2,796	1,467	4,263	2.74

Source: Field Survey conducted by the Regional Directorate of Town and Country Planning, Madurai.

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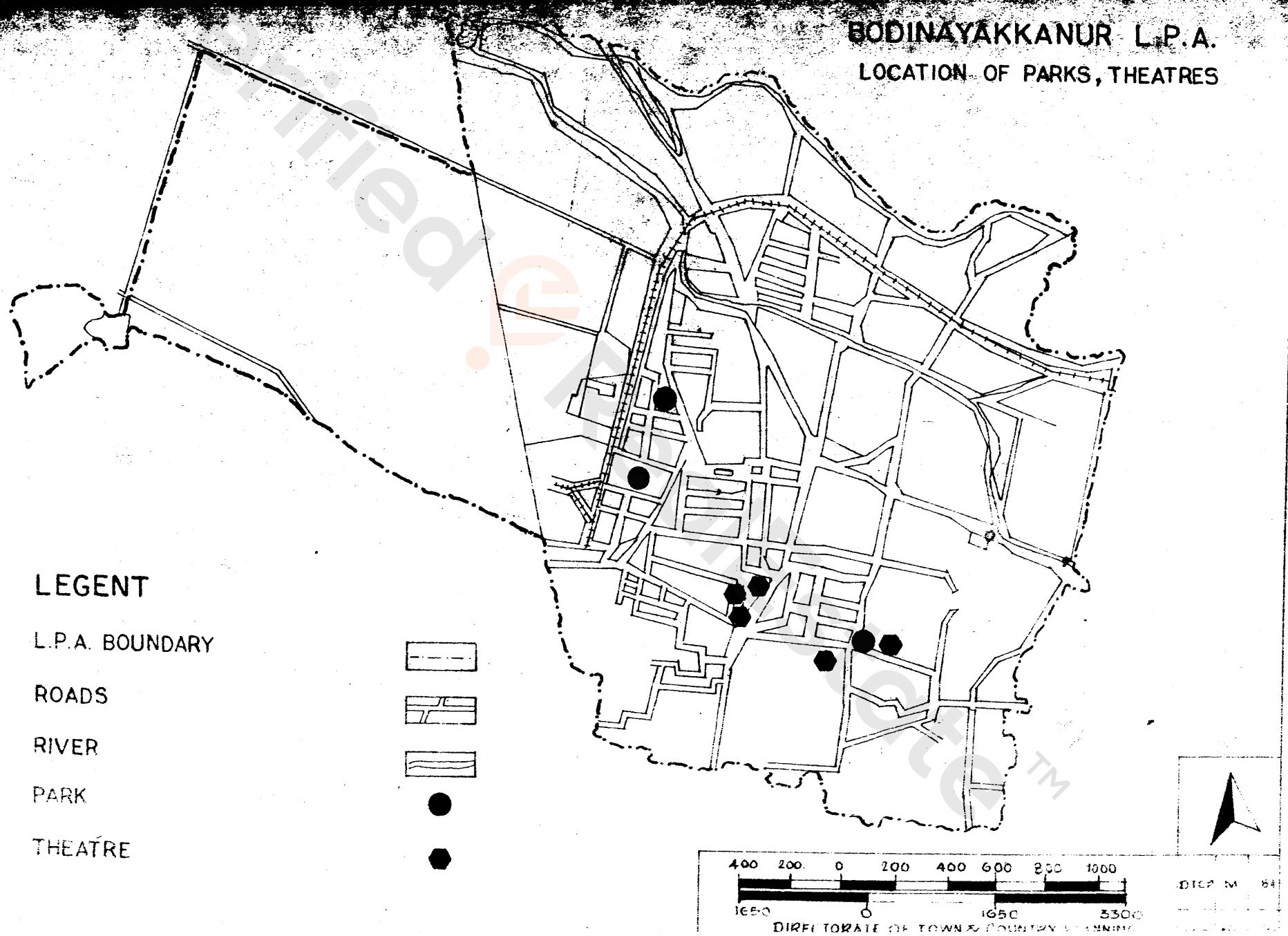
BODINAYAKKANUR L.P.A.

LOCATION OF EDUCATIONAL INSTITUTIONS



BODINAYAKKANUR L.P.A.

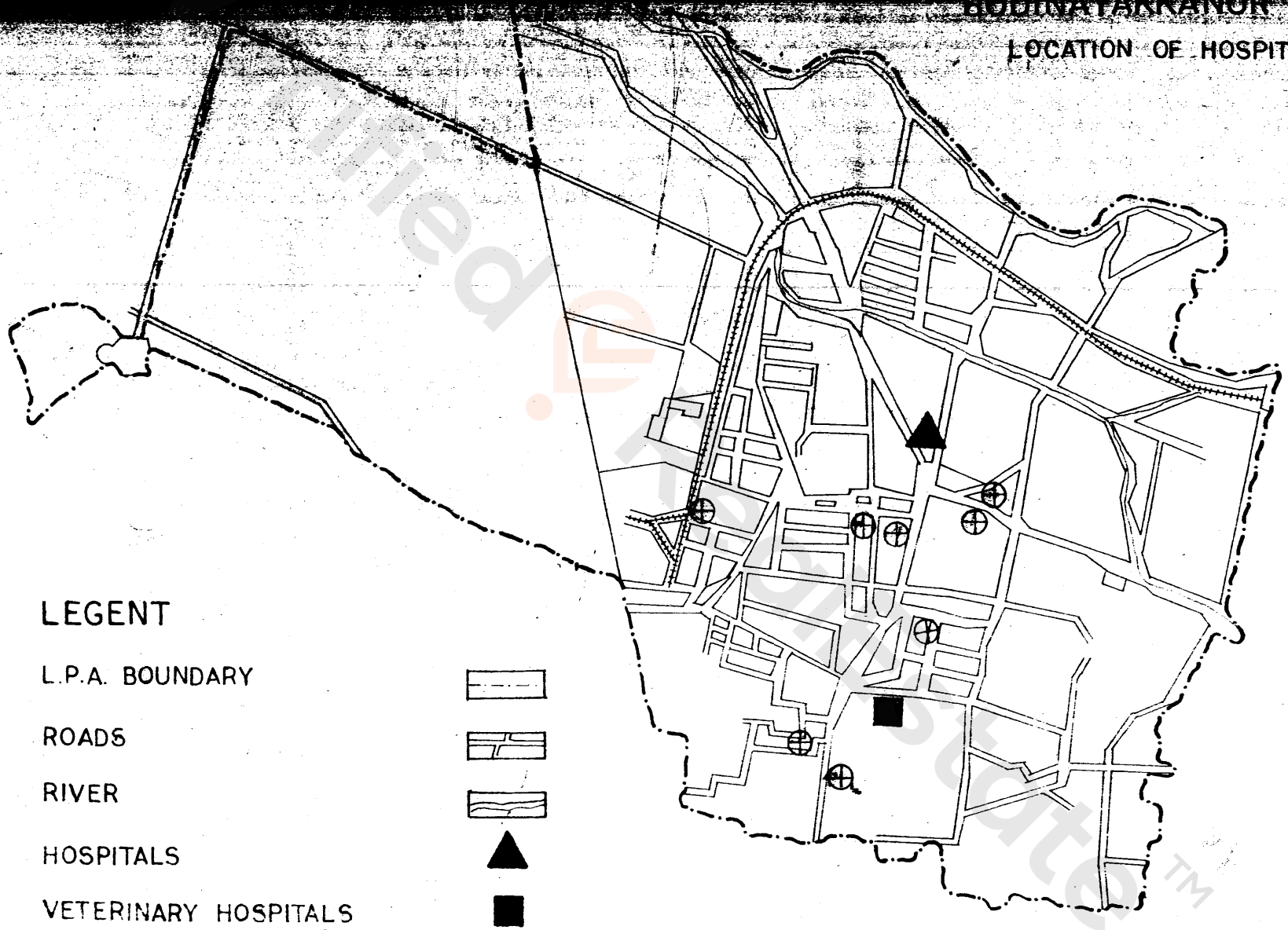
LOCATION OF PARKS, THEATRES



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KODUNAYAKKANUR L.P.A.

LOCATION OF HOSPITALS



LEGENT

L.P.A. BOUNDARY

ROADS

RIVER

HOSPITALS

VETERINARY HOSPITALS

CLINIC

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DIRECTORATE OF TOWN & COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

DTCP M 84

MK MP 84

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1.5.02. The Government of Tamil Nadu has enacted the Town and Country Planning Act 1971 to make the plans more effective and realistic. The sailent features of the Town and Country Planning Act 1971 include the preparation and sanction of Master Plan. This act envisage Local Planning Areas and Authorities for the preparation of Master Plan. Bodinayakanur Municipality has been declared as Bodinayakanur Local Planning Area under sub-section (4) of the section 10 of the Town and Country Planning Act in G.O.Ms.no.639, Rural Development and Local Administration Department dated 16.3.1974 and subsequently the Bodinayakanur Local Planning Authority was constituted under sub-section (1) of the section 11 of the Town and Country Planning Act in G.O. Ms.no.650 Rural Development and Local Administration dated 8.4.1975. The Municipal Council becomes the Local Planning Authority and the Commissioner has been appointed as Member-Secretary.

1.5.03. As per the Master Plan Rules published in G.O. Ms.no.652, Rural Development and Local Administration dated 8.4.1975 the Local Planning Authority of Bodinayakanur is to prepare Master Plan for Bodinayakanur Local Planning Area. Under section 17 of the Act, the Local Planning Authority is charged with the responsibility to prepare the Master Plan and submit to the Government for the area notified as Local Planning Area by the Government. The scope and contents of the Master Plan are explained in sub section 1 and 2(a) to 2(n).

1.6.00 DISTRICT REGIONAL PLAN

1.6.01. The District Regional Plan prepared by the Department of Town and Country Planning has identified 19 growth centres/service centres for the Madurai District and Bodinayakanur is included as one of the growth/service centre is in 3rd order in hierarchial pattern of Urban settlement as evolved by the Regional Planning policy. This town will emerge as service and marketting centre to serve for the population in and around this town.

1.7.00 SUMMARY AND CONCLUSIONS

(i) Bodinayakanur is located at the foot hill of western ghats and in the midst of rich agricultural and plantation estates. The slopey terrain and rain fed areas in and around the town offer much scope for intensified agricultural operation.

(ii) The town's trade activity centres around the collection and export of plantation products. Among which Cardamom, Coffee and silk cotton are predominent.

(iii) The other trade activity is concentrated on the distribution of household goods. The shops are scattered along traffic routes which require regrouping.

(iv) There is no appreciable industrial growth and development in the town which needs attention.

(v) The town is built with a old residential pockets and houses are spread along narrow lanes which need improvement.

(vi) The infrastructure viz. community facilities and utilities like water supply and drainage facilities are inadequate and this requires further improvement.

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Chapter - II

2.1.00 SCOPE OF URBANISATION

The town is located at the foot hill of Palani and Western ghats and in the mid..st of rich agricultural lands. The town had been a collection centre for plantation crops as its location itself was within an agricultural estate. It is famous for export of silk cotton and cardamom. Morethan an agricultural activity, it had been a residential centre for those engaged in estate cultivation including the owners of estates. The town cannot be expanded at the expenses of the rich agricultural land which are spread in and around the town. The northern boundary of the town runs along the river course of Kottagudi and there is no likely expansion possible beyond the river boundary.

The population of the town has been very static and the variation in the last decades shows a lesser percentage. The maximum population which could be allowed will be based on the future expansion of the town. The possible growth of population in the town in 1991, 2001 and 2011 will be around 73,000, 86,000 and 1,00,000 respectively. The figure if adopted, would need an allocation of resources to accommodate an additional population of 13,832, 26,132 and 40,000 in year 1991, 2001 and 2011 respectively.

The infrastructure facilities to provide water supply and drainage are being improved by allocating funds for water supply schemes which are in progress.

2.2.00 The town with all its capabilities both at present and in future will have enough scope to emerge as an agricultural and a trade centre as it is in closed proximity with estates of plantation crops spread in western ghats of Tamil Nadu State and Kerala. The silk cotton is being intensively grown in and around the town which would facilitate openings to start industries based

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on silk cotton. A few service units like rice hulling and agro based service units, may add to the towns industrial activity. Study of the economic potential shows that there is no possibility for starting new industries unless otherwise stepped up by the Government's incentive scheme so as to utilise the raw materials available in the towns environment. The future plan can be organised with a basis that town can be only as a residential centre and as well as a trade centre to accommodate the collection and distribution of agricultural products and products of plantation crops. The service activity could be organised to cater to the needs of the town and villages lying around.

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Chapter - III

3.0.00 OBJECTIVES

The planning objectives of the town is based on the following assumptions.

(1) The town will retain its character as a service centre, with marketting facilities for agro-based goods.

(2) The industrial activity based on silk cotton will be further intensified.

(3) It would serve as residential and marketting centre for the plantation estates in the hilly tracks of Tamilnadu and part of Kerala.

(4) It will be linked with other hill towns like Kodai and Munnar by forming improved road network in future which will intensify the distribution of plantation products from this centre.

(5) There will be steady flow of assistance from Government to promote industrial activities in future. With these basis objectives, the sectoral objectives are defined.

3.1.00 LAND DEVELOPMENT

The land is a scarce commodity particulars in a town where all available lands are put to agricultural use. The land now put to urban use within the town area comes to 261.88 hectares. A rough estimate is made to assess the future requirement.

The present population of the town is 59,168. The anticipated population in 1991, 2001 and 2011 has been worked out to be 73,000, 86,000 and 1,00,000 respectively. The present gross overall density of the town when the built up area alone is taken up for consideration comes to

295 persons per hectares. Some of the lands are still kept vacant, or put to agricultural use and hence the overall density appears to be low. But however for future planni... of the town, an overall density of 250 persons per hectare is assumed to be desirable standard. With this assumption, the future land requirement will be around 292 hectares, 344 hectares, 400 hectares in 1991, 2001 and 2011 respectively.

Table (9) The land requirement in coming decades

Sl.No.	Decade	Existing in hectares.	Requirement in hectares.	Total area to be added in hectares
1.	1981 - 1991	262	292	30
2.	1991 - 2001	292	344	52
3.	2001 - 2011	344	400	56
	Total requirements			138 Hectares.

This means that the existing land uses of the town will be brought under planned and judicious usage so that they will yield maximum returns.

3.2.00 COMMUNITY OBJECTIVES

The objective of the preparation and implementation of the Master Plan for a town is to create an environment for community participation. The plan is after all for the welfare of the community to whom it is prepared. The community welfare will be the Chief aims in designing the infrastructures to be built through Master Plan. The community participation is required in the matters of (1) of identification of problems (2) in formulating solutions (3) in implementing the projects to activate the targets and (4) in sharing the expenditures required for the execution of the projects.

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The objective of this plan is to promote the community's participation in fulfilling the tasks assigned by the plan. The members of the community will have to be motivated to actively participate in executing the projects. The residential, commercial and industrial activities shall be planned to attract the private investment which will ultimately lead to reduce the burden of the Planning Authority.

3.3.00 ACTIVITY ZONES

The study of the profile of the town reveals .. , that the town is in a take off stage in Trade and Industrial activities. Mostly retail trade units have spread along the traffic corridors. The industries have been located in a disorganised manner. The plan objective is to be oriented towards organising an orderly development of Trade and Industrial units to cater to the needs of the town. The orderly placement with the necessary infrastructures will help the entrepreneurs to invest in this economic activity.

3.4.00 STANDARD OF URBANISATION

3.4.01 The town is considered to be the centre of complex problems. The Bodinayakkanur town also presents a bad picture, in fulfilling the needs of the citizens in matters of community facilities and utility services. The existing facility for social gathering cover only cinema theatres reading rooms and few parks. There is no organised space for community activities. The plan objective has therefore to be in line with the provision of the services to the extent of the desired norms and standards for both the existing and future population.

The plan objective has to be therefore to create an organised place for community activity. The present position in water supply is at the rate of 84 lpcd. This needs an improvement to supply at the rate of atleast 120 lpcd.

3.4.02 The underground drainage facility is totally absent. The surface drains have to be replaced in an organised programme. The waste disposal is made with the help of carts and trucks. This has to be steamlined. The TWAD Board is the control agency specially set up to plans for fulfilling these needs.

3.4.03 Housing stock is improved by pooling the public fund by the State Housing Board. The public participants in Housing activity is stimulated and streamlined by the preparation and implementation of Detailed Development Plans by the Local Planning Authority.

3.4.04 The plan objective is to lay emphasis on co-ordination of participation of various agencies in tackling the sectoral problems. The Local Planning Authority constituted for this town will be responsible to co-ordinate and mornitor the developmental agencies to achieve the target assigned through this Master Plan.

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Sl. No.	Date of Receipt	Name of persons making objection or suggestion.	Nature of objection or suggestion.	Recommendation of Local Planning Authority	Regional Deputy Director.	Remarks and Court Proceedings
1.	2.	3.	4.	5.	6.	7.
1.				அங்கீகரிக்கப்பட்ட இக்மநாயக்கன்பட்டி அபிவிருத்தித் திட்டப் பகுதியில் ஏழைகள் வாழும் பகுதி (Poor Class area) வரையறுக்கப்பட்டதை, நில உபயோக வரைபடத்தில் குறிப்பிடவில்லை. எனவே அப்பகுதியை ஏழைகள் வாழும் பகுதியாகுறிப்பிடக்கேட்டுக் கொள்ளப்படுகிறது.	முழுமைத்திட்ட நிலஉபயோக வரை படங்களில் குடியிருப்பு பகுதியை ஒதுக்கப்பட்டுள்ளது. ஏழைகள் வாழ் பகுதி (Poor class area) என தனி பகுதியாக ஒதுக்கப்படுவது இல்லை. as the areas corrected under the rules and regulations of D.D. Plans.	Remarks R.D.D.
2.	24.9.	K.S. Ramaraj	C10-C10 40'0" road of the Kosavapalayam Town Planning Scheme has proposed to be formed partly to Local Planning area and partly in out of Local Planning Area i.e. in Panchayat Area. The suggestion is that the proposed formation of C10C10 road in the Master Plan may be formed within the Local Planning area by reducing into 30'0" Road. The adjacent site belongs to P.R.C. construction of P.R.C. workshop is in progress. There is no space available inside the Local Planning area. The matter is subjudice as he has obtained a stay order from High Court. After Judgement the issue may be decided	கொசவபாளையம் திட்டப்பகுதியில் உத்தேசிக்கப்பட்ட சாலைகள் கீழே கண்டுள்ள சாலைகள் சேர்க்கப்பட வில்லை. பி160 சாலையிலிருந்து மேற்குப் பகுதி, டி1டி1 30 சாலையின் வடக்கும், டி3டி3 30 சாலையின் வடக்குப் பகுதி டி4டி4 30 சாலையின் மேற்குப்பகுதி சி3சி3 40 தெற்குப் பகுதி சி4சி4 40 தெற்குப் பகுதி, சி10சி10 40 சாலையின் பாகம், சி10சி10 சாலையின் ஒருபகுதி மட்டும் உள்ளூர் திட்டப்பகுதி எல்லைக்கு வெளியே அமைவதாக முழுமைத் திட்ட வரைபடத்தில் காட்டப்பட்டுள்ளது. சி10சி10 சாலை 40 காட்டப்பட்டு 20 நகராட்சியல் எல்லைக்குள்ளும் 20 வெளியேயும் உள்ளது. 40 சாலை நகராட்சி எல்லையில் அமைய வேண்டுமாயின் தற்போது உள்ள பாண்டியன் போக்குவரத்து கழகத்திற்கு சொந்தமான நிலம் குறைந்த அளவிற்கு தேவைப்படும். இந்த இடத்தில் பிஸர்சி. கட்டுமானத்தை எதிர்த்து திரு. கே.எஸ். ராமராஜ் எதிபவர் நீதிமன்றத்தில்	பிஸர்சி. கட்டுமானத்தை எதிர்த்து திரு கே.எஸ். ராமராஜ் என்பவர் வழக்கு தொடர்ந்திருப்பதாலும், உயர்நீதிமன்றத்தில் முன் விசாரணையில் உள்ளதாலும் சி10சி10 சாலையை அகலம் குறைப்பது பற்றி முடிவுஎடுப்பதை தீர்ப்பு வெளியிடப்படும் வரை தள்ளி வைக்கலாம். மேற்கண்ட சாலைகள் உள்ளூர்திட்டப் பகுதிக்கு வெளியே வருவதால் சேர்க்கப்படவில்லை. மேலும் இது வரைவு திட்டம்என்பதால், தனியாக முடிவுஎடுக்கலாம்.	-

குடியிருப்பு-பகுதியென-ஏற்கனவே
ஒதுக்கீடு-செய்யப்பட்டுள்ளது.
ஏழைகள்-வாழும்-பகுதியென-
தனியாக-உத்தேச

குடியிருப்பு பகுதியென ஏற்கனவே
ஒதுக்கீடு செய்யப்பட்டுள்ளது.
ஏழைகள் வாழும் பகுதியென
தனியாகஉத்தேச நில உபயோக
வரைபடத்தில் குறிப்பது வழக்க-
மில்லை.

Remarks of the R.D.I is agreed

மாவட்ட அரசிதழில் பிரசுரம்
செய்யப்பட்டுள்ள தொழிற்சாலைப்
பகுதியினை உத்தேச தொழிற்-
பகுதியாகச்சேர்க்கலாம்.
ஏனெனில் நகர் ஊரமைப்புஇயக்குநர்,
சென்னை நடவடிக்கை ந.க.எண்.
(791/62-ஏ6, நாள் 1.12.65ல்
தொழிற்பகுதியாக ஆணையர்
வரிசை எண்.4ல் கொடுத்துள்ள நில
அளவு எண்கள் பிரகடனப்படுத்தப்-
பட்டுள்ளது.

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SECRETARY,
DINAYAKANUR
PLANNING AUTHORITY.

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Chapter - IV

4.0.00 Policy Tools

4.1.00 LAND DEVELOPMENT POLICY

4.1.00 The total extent of the town is 713 hectares. Out of which 387.00 hectares, (ie) nearly 54% is occupied by lands put to agriculture and vacant lands. This shows that a large chunk of land within urbanisable limit is left to non urban uses. The development policy will have to include the following (ie).

(1) preservation of potential agricultural lands.

(2) wherever possible the less profitable agriculture dry land and vacant lands shall be brought for urban uses when the town demands it. With the above said policy frame work, the lands required for future urban uses are identified and located.

Table(10) The additional land requirement is tabulated below.

Decade	Total additional area required.	Phase
1981 - 1991	30 Hectares	First
1991 - 2001	52 -do-	Second
2001 - 2011	56 -do-	Third
	138 Hectares	

4.1.02 The lands to be selected for immediate development, if they are contiguous have to be to the existing residential areas, the extension of the services will be less costly. The lands already covered under Detailed

Development Plans are considered to be the potential areas for immediate development. The lands on the south eastern corner lying on the south of Bodinayakanur - Periyakulam road and those lying on the south and adjacent to Uthamapalayam road are attracted for development and hence they are reserved for urban uses in First Phase. The lands lying on western side of Uthamapalayam road, east and west of Railway station are ear-marked for the development in II & III phases. The lands earmarked for development in first phase will be left to the private developer by building necessary infrastructure through the implementation of Detailed Development Plans.

The land values within the central pocket is in the range of Rs. 5/- per square foot and in the periphery Rs. 3/- per square foot.

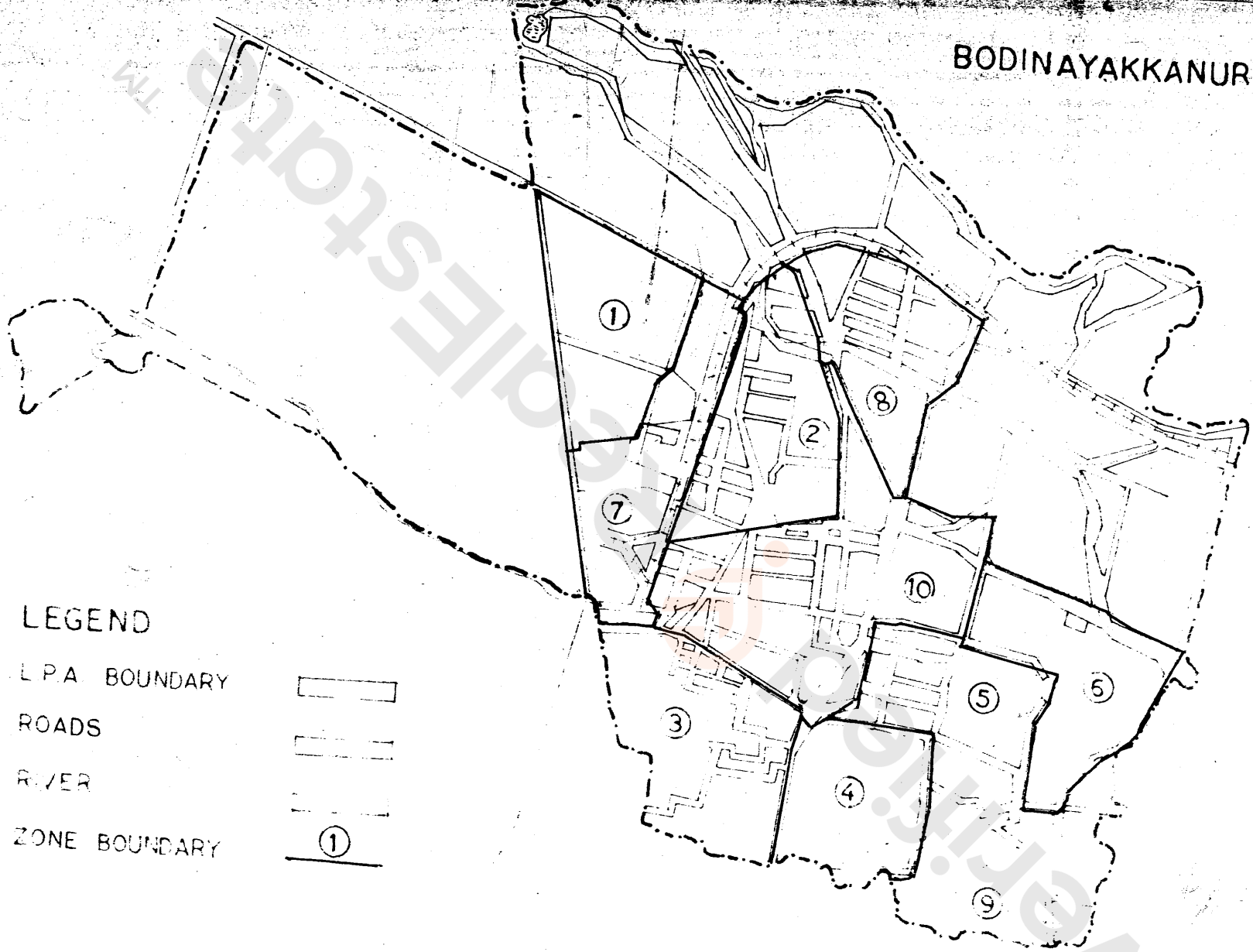
4.1.03 DEVELOPMENT PROPOSALS

Central of the town shown in Map No. DTCP/M/ - MR/MP/7/84 is thickly populated area and hence it is designated for improvements. Newly developing areas are shown in RED colour and these areas will be brought under Detailed Development Plan. The viable Detailed Development Plan units are also shown for guidance.

The proposed land use pattern for the Planning Period 2011 years is shown in the Map No.9 and the extents are given in tables 14.

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BODINAYAKKANUR L.P.A.



LEGEND

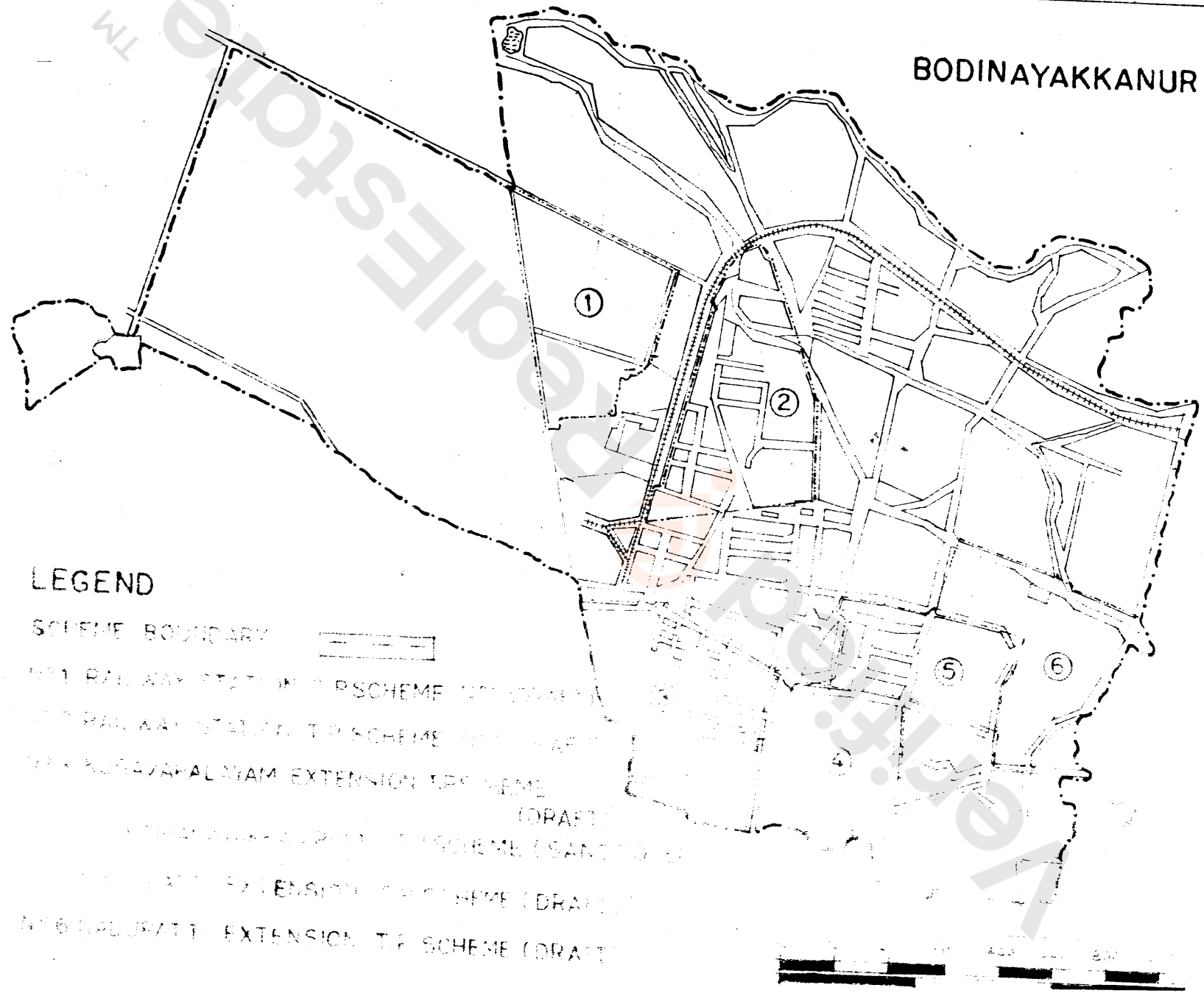
L.P.A. BOUNDARY

ROADS

RIVER

ZONE BOUNDARY ①

Vertigo Realestate


BODINAYAKKANUR L.P.A.
LEGEND
SCHEME BOUNDARY
1
2
5
6

4.2.00 COMMUNITY DEVELOPMENT POLICY

4.2.01 The future population of the town has been estimated to reach 73,000, 86,000 and 1,00,000 in 1991, 2001 and 2011 respectively. The family size is assumed to be 5. The future households will be 14,600, 17,200 and 20,000 in the next three decades. The family density in the existing core alone comes to roughly 200 families per hectare. The working standards for a neighbourhood in the major cities is in the range of 2,500 to 3,000 families. As the town is very compact, the planning is aimed for at keeping the community size as 5,000 families. Atleast one community space is to the planned for every 5,000 families for creating a residential group to promote a sense of belonging to among the urban community. With this standard 4 community centres are ultimately required for the town. The community centre will accommodate area for out-door and in-door recreations and playground. Each centre will be roughly to an extent of 2.5 hectares. They will be so located with the accessibility for residential units as the criteria and linked to the educational institutions. These community centres will be acquired and developed by the Local Planning Authority.

4.2.02 HOUSING POLICY

The housing activity will cover (1) making qualitative improvement to the existing housing stock and (2) building of additional stock in housing. Making of qualitative improvement of the old substandard houses located in the central core of the town is a long process and also require concentrated action of the public authorities in enforcing the norms and standards.

The study of the housing condition in Bodinayakanur shows that the present stock is 6,380 units as against 10,240 households. The quantitative deficiency and the future requirement are worked out and tabulated.

Table (12) Housing stock required in future

Decades	Number of Households	Housing units available.	Additional units required for increase in families	Units to be qualitative improved	Total
1981 - 1991	14,600	7,000	7,600	700*	8,300
1991 - 2001	17,200		2,600	700*	3,300
2001 - 2011	20,000		2,800	700*	3,500

* It is assumed that 30% of the total existing housing units require improvement and this is spreadover in 3 decades.

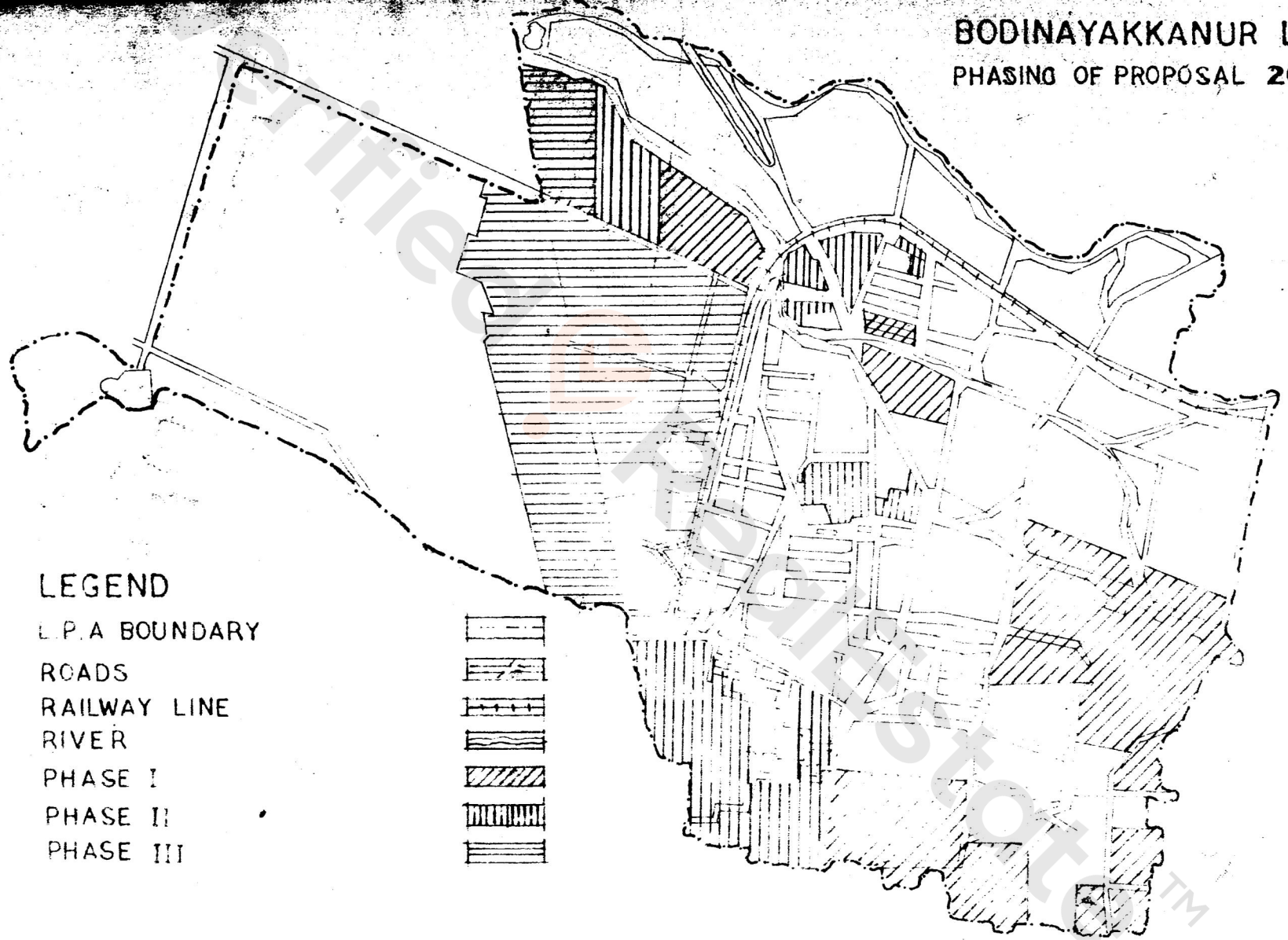
From the tabulation there is a need for annual increment of roughly 760 units in the next decades and 260 units in the succeeding decades. Roughly 70 units per year has to be improved by providing necessary infrastructures. Unless the housing activity with relative to the public and private investments is to be studied at length, it is very difficult to assess the private investment in this sector. But however the deficiency in housing stock is taken note of and the i mediate requirement of the involvement of housing board to aid for increasing the housing stock is highlighted in the plan.

As a development policy for housing, the potential developable areas are ear-marked for development through Detailed Development Plans for pooling private and public investments with the priorities for construction of house meant for low income group and economically weaker sections.

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BODINAYAKKANUR L.P.A

PHASING OF PROPOSAL 2011



LEGEND

- L.P.A BOUNDARY
- ROADS
- RAILWAY LINE
- RIVER
- PHASE I
- PHASE II
- PHASE III

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Table (11)

The areas designated for redevelopment and new development are listed below.

Zone	Area to be developed in hectares.	Area to be developed through Detailed Development Plan.		Total in Hectare
		Area already developed in hectares.	Area proposed to be developed in hectare.	
1.	..	02.50	30.66	33.16
2.	..	28.50	12.00	40.50
3.	..	25.59	18.20	43.79
4.	..	10.50	16.08	26,58
5.	..	27.03	..	27.03
6.	..	..	27.11	27.11
7.	..	09.00	12.00	21.00
8.	..	19.50	06.00	25.50
9.	..	27.00	08.00	35.00
10.	45.00	..	..	45.00
Total	45.00	149.62	130.05	324.67

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4.3.00 ECONOMIC DEVELOPMENT POLICY

4.3.01. INDUSTRIAL USE

Assuming a participation rate of 40% the anticipated labour force during 1991, 2001 and 2011 will be about 29,000, 34,000 and 40,000 workers including the present workers. The area required for industrial workers assuming a density of 100 workers per gross (industrial) hectare will be 29, 35 and 40 hectares during 1991, 2001 and 2011 respectively.

The industrial area is chosen to be as the North-West of the town along Korangunni road which is adjacent to the Railway Station, 30 hectares is reserved for Ist phase and an addition of 5 hectares is provided for every successive decade. This industrial activity will cover controlled, general and special nature depending upon the quantum of horse power and workers employed. The housing facility is provided at the close proximately to facilitate for the workers.

4.3.02. COMMERCIAL USE

Assuming a standard of 0.2 hectare per 1,000 persons the commercial area required during 1991, 2001 and 2011 will be about 14.60, 17.20 and 20.00 hectares respectively.

The existing commercial uses are proposed to be grouped to form a continuous belt along the existing traffic routes. The new commercial units are proposed to be located within the residential neighbourhoods to be developed under the Detailed Development Plans.

4.3.03. PUBLIC AND SEMI PUBLIC

Under this category it is proposed to include the land requirements for the following public uses namely:

1. All Government Offices;
2. Health Institutions; and
3. Public Utilities and Services.

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Assuming a standard of 0.1 hectare per 1,000 persons for this use area required during 1991, 2001 and 2011 will be 7.3, 8.6 and 10.0 hectares respectively. The public and semi public uses are scattered throughout the town and the area ear-marked are shown in the proposed map.

4.3.04. EDUCATION

The education requirement of the town will be met under three-tier facility viz. Primary school, Higher Secondary school and college. As far as this town is concerned an Arts College is already functioning and hence the requirement of Primary and Higher Secondary schools alone need to be provided.

The following Table shows the existing and future requirement and these facilities are spread within the town.

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Table (13)

Sl. No.	Level of Service	Standard	Requirements						Existing 1981	Proposed in 1991	
			1991		2001		2011				
			Number	Extent in Hectare.	Number	Extent in Hectare.	Number	Extent in Hectare.		Number	Extent in Hectare.
1.	Primary School	1 for every 300 students. (0.5 Hec.)	24	12	29	14	33	15.5	19	5	04.00
2.	Secondary School	1 for every 1000 students (2.0 Hectares)	8	16	11	22	13	26.0	3	5	13.00

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As age break is not available in 1981 Census, the figures provided by 1961 Census are adopted. Among the group of 0 - 14, 25% is assumed to be as students to be admitted in Elementary schools and another 25% is assumed to be admitted in Higher Secondary Schools. In the age group 15 to 34, 10% is assumed to join the Higher Secondary School.

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Table (14)

Sl. No.	Land use	Existing in Hectares	Standards adopted	Area required for (in hectares) (I)	(II)	(III)	Total
1.	Residential	142.05	250 Persons per hectare.	30.00	52.00	56.00	
2.	Industrial	4.57	100 Workers per gross (industrial hectare)				
3.	Commercial	8.75	0.2 Hectare per 1000 persons	29.00	35.00	40.00	
4.	Educational	5.96	0.5 Hectare per 300 students for Primary school	14.61	17.20	20.00	
			2.0 Hectares per 1000 students for Hr. Sec. School	12.00	14.00	15.50	
5.	Public and Semi Public	39.96	0.1 Hectare per 1000 persons	16.00	22.00	26.00	
6.	Agriculture	377.00	..	63.00	76.00	40.00	
7.	Transport			..	..	..	

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4.3.05 TRANSPORT AND COMMUNICATION

The town is divided into segments by the traffic throughfares. Among the roads, Bodinayakkanur - Theni-Allinagaram road and Bodinayakanur - Uthamapalayam road are the main roads. Bodinayakanur - Theni Allinagaram road runs across the busy commercial area. It is proposed to form a bye-pass road to connect this road and bus terminal so that it can avoid crossing the busy commercial areas. The other roads are meant for inner circulation and it is proposed to be widened wherever necessary.

4.4.00 STANDARD OF URBANISATION POLICY

4.4.01 WATER SUPPLY AND DRAINAGE

The present water supply system supplies domestic need for the town at the rate 84 lpcd. It is proposed to augment the resources and a scheme at the cost of Rs. 58.90 lakhs is under execution. The outcome of the scheme will be known before 1986. The drainage scheme is yet to be formulated and both these jobs are to be executed by the TWAD Board. As there is a separate agency involved to solve this requirement, it is not eloborated. But the land requirement is estimated to be 5 hectares and this is accommodated in the location of existing over head reservoir.

4.4.02 HEALTH

The health needs are served by the Government Hospital with the total bed strength of 50 at present. The out-patient facility is also available. Hence no provision is made for location of hospital in the plan. But however few health clinics are proposed to be included in the Detailed Development Plans.

4.4.03 OTHER SERVICES

The provision of other services like Postal and Telegraphs, Telephone, Fire Service, Police Stations etc., is made at the rate of 0.1 hectare for every 1,000

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Population and the land is not specifically allocated by included in the area reserved for Public and Semi Public.

4.5.00. ADMINISTRATIVE POLICY:

The overall development is administered by the Local Planning Authority. The Local Planning Authority is the statutority constituted body under the Act to co-ordinate and monitor the development. The central agencies like Tamil Nadu Housing Board, Tamil Nadu Water and Drainage Board are the Independent agencies involved to investigate and undertake Housing and water supply projects of this towns. The Municipal body is another statutory body entrusted with the tank of Maintenance and upkeep of the town and also responsible for maintenance of public hygene. The representative of these bodies will be drafted in the Local Planning authority and this body is required with financial, man power resources will be able to serve the goods.

4.6.00. REGULATION AND CONTROL:

The regulation and control of the development to be carried out within the planning area will be governed by the Development control Rules framed under the Master plan and enclosed in the annexure and they are self explanatory.

4.7.00 - in the case of an area comprised with in a detailed development plan approved under the provision of Town and Country Planning Act 1971 and in respect of areas comprised under Detailed Town Planning schemes sanctioned under Town Planning Act 1920, The development in those areas shall be is conformity with the Detailed Development plan thus approved or sanctioned.

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CHAPTER (V)

5.0.00 PROGRAMMES FOR IMPLEMENTATION

ACTION AREAS AND PROJECTS:

This is an area which requires detailed study of the existing resources on factors like man power, materials, methods, money and time. This task requires managerial and Engineering skill and hence left to the Local Planning Authority to follow it up after the fully fledged body is constituted.

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GOVERNMENT OF TAMIL NADU.

ABSTRACT.

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

RURALDEVELOPMENTAND LOCAL ADMINISTRATION DEPARTMENT.

G. O.Ms.No.2016 Dated 20th September,1973.

Read:

From the Commissioner, Bodinayakkanur Municipality Letter No.5500/73-F1, dated 18.7.73.

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 andrepublished in English and in Tamil inthe Madurai District Gazette.

2. The Collector of Madurai is requested to republishthe 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 Madurai is requested to report to Government the date of republication of the notification in the District Gazette.

(By orderof the Governor)

C.G.TANGABASHYAM,
Secretary to Government.

To
The Director of Stationeryand Printing Madras,for publicatior of the notification in the Tamil Nadu Govt. Gazette.
The Collector, Madurai.

//True copy//

20.2.84
ASSISTANT DIRECTOR.

Verified by Registrate

APPENDIX.

NOTIFICATION.

It 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 decares his intention to specify the local areas specified in column (3) of the Table below to be a local planning area withthe namespecified in the correspondang 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 bythe Government of Tamil Nadu. Objections and suggestions 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 Local Planning area.	Area forming the Local Planning Area.
		No. and Name of Revenue villages.
1.	2.	3.
1.	Bodinayakanur	49, Bodinayakanur. 50 Melachokkanatha-puram (Part)

/True copy/

Copy of :-

GOVERNMENT OF TAMIL NADU.

ABSTRACT.

LOCAL PLANNING AREA- Bodinayakkanur- Declaration-Notification under section 10(4) of the Tamil Nadu Townand Country Planning Act, 1971- issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.MS.No. 639. Dated 16.3.74

G.O.Ms.No.2016.R.D.& L.A. dated 20.9.73.

ORDER:

A proposal 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 551 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 column (3) ofthe Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column (2) thereof.

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

(By order of the Governor).

C.G.Rengabashyam,
Secretary to Government.

To
The Director of Stationery and Printing Madras-1 for publication in the Tamil Nadu Govt. Gazette.
The Collector, Madurai.
The Deputy Director of Town & Country Planning, Madurai.

/True copy/

20.2.84
Assistant Director.

20.2.84

p.t.o.

Verified Record Note

NOTIFICATION.

In exercise of the powers conferred by sub-section of sectin 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 specifiedin the corresponding entry in column (2) thereof.

THE TABLE.

Sl. No.	Name of Local Planning area.	Number and Name of Revenue villages.
1.	2.	3.
1.	Bodinayakkanur	49. Bodinayakkanur. 50. Melachokkanathapuram (Part)

/True copy/

Verified RealEstate™

ABSTRACT

LOCAL PLANNING AUTHORITIES - Composition of Local Planning Authorities which comprises of single local authority - Ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

G.O.Ms.No.651

Dated 8th April, 1975.

Read:

G.O.Ms.No.650, RD&LA, dated 8.4.1975.

ORDER:

In the G.O. read above, Government have constituted Local Planning authorities under the 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, 1971 (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 provides 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 authority shall automatically become the Chairman, members and the executive authority of the local planning authority concerned.

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

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

(BY ORDER OF THE GOVERNOR)

Sd/-BALASUBRAMANIAN
Secy. to Govt.

// True Copy //

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.	Bodinayakkanur Municipality	Bodinayakkanur
4.	Theni-Allinagaram Municipality	Theni-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal

xx xx
xx xx

// true copy //

(Sd)
Section Officer.

Office of the Director of Town and Country Planning, Madras-2.
dated 3.6.75.

Endt.Roc.No.1991/75 MP1

Copy communicated.

(Sd)
for Jt.Director of Town & Country Planning.

// true copy //

Assistant Director of Town and Country Planning, Madurai.

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

- -

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

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

ORDER:

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

(BY ORDER OF THE GOVERNOR)

R. BALASUBRAMANIAN
SECRETARY TO GOVERNMENT.

//True Copy/Forwarded/By Order//

(Sd.)....
Section Officer.

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 1979) the Governor of Tamil Nadu hereby declared the Local authorityof of the local planning areas specified below to be the local planning authority for such areas.

1. Palani
2. Periyakulam
3. Bodinayakanur
4. Theni-Allinagaram
5. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet
11. Sathyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Turaiyur
16. Karur
17. Tiruvallur
18. Chingleput
19. Arkonam
20. Gudiyatham
21. Vaniyambadi
22. Tiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupattur
29. Tindivanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Mayuram
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali

41. Pudukkottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idapadi
46. Namakkal
47. Mettur
48. Yercaud
49. Colochel
50. Kuzhithurai
51. Padmanabhapuram
52. Kanyakumari
53. Dharmapuri
54. Krishnagiri
55. Kotagiri
56. Ootacamund
57. Coonoor
58. Virudhunagar
59. Srivilliputhur
60. Rajapalayam
61. Sivakasi
62. Sattur
63. Karaikudi
64. Aruppukottai
65. Devakottai
66. Paramakudi
67. Remenathapuram
68. Sivaganga
69. Rameswaram
70. Kadayanallur
71. Kovilpatti
72. Puliangudi
73. Sankarankoil
74. Shencottah
75. Thenkasi
76. Courtallam
77. Tirunelveli—deleted

// true copy //

Sd/-
Section Officer.

Office of the Director of Town and Country Planning, Madras-1.

Endt.Roc.No.11934/75 MP Dated 3.6.75.

Copy communicated.

(Sd)
for Jt.Director of Town & Country Planning.

// true copy //

Assistant Director of Town & Country Planning, Madurai.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

MASTER PLAN FOR BODINAYAKKANUR LOCAL PLANNING AREA - Consent for the publication of notice of preparation of Master Plan for Bodinaickanur - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

G.O.Ms.No.437

Dated: 7th June, 1984.

Read:-

From the Director of Town and Country Planning, Letter Roc.No.1947/83 MP1, dated 28.2.84.

ORDER:

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 Bodinaickanur local planning authority to the publication of a notice under section 26 of the said Act for the preparation of the Master Plan for Bodinayakkanur local planning area.

2. The draft Master Plan for the Bodinaickanur Local Planning Area as approved by Government is returned to the Director of Town and Country Planning. He is requested to ensure that all the formalities stipulated in the Town and Country Planning Act and the Master Plan (Preparation, Publication and Sanction) Rules are observed by the Bodinaickanur Local Planning Authority before the Plan is submitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

OM KUMAR,
Secretary to Government.

To

The Member-Secretary, Bodinaikkanur Local Planning Authority, Bodinayakkanur.
The Commissioner, Bodinayakkanur Municipality, Bodinayakkanur.
Copy to the Director of Town and Country Planning, Madras-600 002.
" the Director of Municipal Administration, Madras-600 005.
" the Collector of Madurai, Madurai.

/True copy/Forwarded/By Order/

Sd/-x x
SECTION OFFICER.

// true copy //

ASSISTANT DIRECTOR.

GOVERNMENT OF TAMIL NADU

ABSTRACT

MASTER PLAN FOR BODINAYAKKANUR LOCAL PLANNING AREA - Consent for the publication of notice of preparation of Master Plan for Bodinaickanur - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

G.O.Ms.No.437 Dated: 7th June, 1984.

Read:-

From the Director of Town and Country Planning, Letter Roc.No.194[illegible]/83 MP1, dated 28.2.84.

ORDER:

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 Bodinaickanur local planning authority to the publication of a notice under section 26 of the said Act for the preparation of the Master Plan for Bodinayakkanur local planning area.

2. The draft Master Plan for the Bodimaickanur Local Planning Area as approved by Government is returned to the Director of Town and Country Planning. He is requested to ensure that all the formalities stipulated in the Town and Country Planning Act and the Master Plan (Preparation, Publication and Sanction) Rules are observed by the Bodinaickanur Local Planning Authority before the Plan is submitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

OM KUMAR,
Secretary to Government.

To
The Member-Secretary, Bodinaikkanur Local Planning Authority, Bodinayakkanur.
The Commissioner, Bodinayakkanur Municipality, Bodinayakkanur.
Copy to the Director of Town and Country Planning, Madras-600 002.
" the Director of Municipal Administration, Madras-600 005.
" the Collector of Madurai, Madurai.

/True copy/Forwarded/By Order/

Sd/-x x
SECTION OFFICER.

// true copy //

ASSISTANT DIRECTOR.

DEVELOPMENT CONTROL RULES

These rules may be called Development Control Rules which form part of Master Plan prepared for Bodinayakkanur under section 17 of Town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972). These rules are to be made for the regulation of various land uses which are grouped use-zone wise (Vide G.O.No. 1730 RD&LA dated 24.7.74). For this purpose of regulation of uses, the areas in the proposed land use plan has been divided into a number of use-zones. Such Zoning regulation would, by this very nature, promote orderly development on the best interest of the urban community. Each use zone has its special regulations because a single set of regulations cannot be applied to the entire town, as the different use zones vary in their character and function.

SANCTIONED DETAILED DEVELOPMENT PLAN

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

	Colour Reference
I. RESIDENTIAL USE ZONE - Use Zone - I	
(a) Primary Residential Use Zone	Yellow
(b) Mixed Residential Use zone	"
II. COMMERCIAL USE ZONE - Use Zone - II	Dark Blue
III. Industrial Use Zone - Use Zone - III	
(a) Controlled Industrial Use Zone	Violet
(b) General Industrial Use Zone	"
(c) Special Industrial and Hazardous Use Zone	"
IV. Educational - Use Zone IV.	Orange
V. Public and Semi-Public - Use Zone V	Red
VI. Agricultural - Use Zone VI	Green

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BODINAYAKKANUR LOCAL PLANNING AUTHORITY, PRIMARY RESIDENTIAL USE. RESIDENTIAL USE ZONE:

Ward and Block No. (1)	Land use Index No. (2)	Town survey Nos. (3)
1/5	PR1	209, 211 to 221, 223 — CBA
2/2	PR2	24/1(p) 24/2(p), 24/3,4, 25, 26(p), 29(P), 30 — CBA
2/6	PR3	251, 253 to 260, 262 to 283, 285 to 300, 302 to 343, 345 to 351.
2/7	PR4	353 to 355, 358 to 361, 363 to 410, 412 to 417 418(P), 420 to 434, 436 to 464, 466 to 473,
2/8	PR5	476 to 486, 488 to 517. — CBA 534 to 555, 557 to 573, 575 to 592, 594 to 602 604, 605, 607 to 617, 619 to 625, 627 to 653, 655, 657 to 663, 665 to 676, 678 to 694,
2/9	PR6	696 to 714. CBA 726 to 780, 792, 793, 796 to 845, 847 to 858 860 to 899, 901 to 963, 965 to 1035, 1037 to 1117. — CBA
2/11	PR7	1287 to 1317, 1319 To 1373, 1374 to 1377, 1379 to 1383, 1386 To ~~1473~~ 1475 to 1504, 1505
2/12	PR8	to 1544, 1546 to 1587, 1588 to 1605, 1607 to 1628. 1705, 1708 to 1757, 1759 to 1789, 1791 to ~~1809~~, 1811 to 1849
2/13	PR9	2046 to 2067, 2071 to 2079, 2081 to2103, 2105 to 2135, 2137 to 2180, 2182 to 2205, 2208 to 2255, 2256 to 2362, 2364 to 2372, 2374 to 2382, 2399 to 2425, 2428 to 2448. CBA
2/14	PR10	2473 to 2509, 2511 to 2540, 2571 to 2583, 2672, 2673, 2676 to 2690, 2692 to 2698, 2700 to 2725, 2727 to 2745, 2747 to 2765, 2768 to 2794, 2796 to 2825, 2827 to 2843.

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Ward and Block No.	Land use Index No.	Town survey Nos.
2/16	PR11	3064 to 3091. 3093 to 3096, 3098 to 3109, 3111 to 3173, 3176 to 3194, 3196 to 3204. 3207 to 3210
2/17	PR12	3212 to 3219, 3221 to 3227, 3239 to 3236, 3238 to 3265, 3267 to 3313, 3315 to 3325
2/18	PR 15	3327 to 3331, 3333 to 3347, 3349 to 3356, 3358 to 3367, 3370 to 3379, 3381 to 3385, 3387 to 3393, 3395 to 3405, 3407, 3408
2/19	PR14	3418 to 3424, 3426 to 3441, 3443 to 3451, 3453 to 3467, 3469to 3472, 3474 to 3486, 3488 to 3503.
2/21	PR 15	4084 to 4089, 4092, 4093
2/24	PR 16	3684 to 3689, 3691, 3695, 3696 to 3703, 3705, 3706, 3718 to 3731, 3737 to 3749, 3751 to 3756, 3820 to 3839, 3841 to 3858, 3861 to 3868, 3870 to 3878, 3880 to 3902, 3905 to 3921.
2/25	PR 17	3940 to 3946, 3948 to 3950, 3952 to 3958, 3960, 3961, 3963 to 3965, 3967, 3969 to 3971, 3973 to 3975, 3977 to 3984

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1.	2.	3.
2/29	PR 18	4102/ 5,6,7,8 & 9
2/30	PR 19	4105(Pt) 4106, 4107, 4109 to 4112, 4114(Pt) 4115
2/33	PR 20	4168 to 4178, 4180, 4182 to 4188, 4190, 4191
2/34	PR 21	4192, 4197, to 4201, 4203, 4204
3/1	PR 22	2/1 to 12
3/2	PR 23	6 to 25, 27 to 30, 32 to 34, 36 to 47, 49 to 51, 54 to 66, 68 to 84, 86 to 96
3/3	PR 24	98 to106, 108 to 112, 114 to 121, 123, 126 to 128, 130, 134, 133 to 135, 137 to 146, 148 to 151, 153 to 173, 175 to 198, 200 to 232, 234 to 236, 239 to 252, 254 to 259, 261, 262, 264 to 273
3/4	PR 25	276 to 283, 286 to 288, 290, 292, 294, 295, 297, 299 to 303, 305 to 307, 309, 311 to 314, 316 to 323, 325 to 327, 329 to 331, 333 to 357, 359 to 379, 381 to 384, 386, 387, 389 to 396, 398to 401, 403 to 410, 412 to 415, 417 to 419, 421 to 425 428, 429, 431 to 434, 436 to 444, 446 to 464, 466 to 473, 475 to 485, 487 to 503, 505 to 510, 511 to 522, 523 to 530, 532 to 535
3/5	PR 26	537, 539 to 541, 543, 544/5 to 11, 546/ 1 to 7,9 547 to 551
4/1	PR 27	1 to 14, 16 to 27, 29 to 39, 41 to 56, 58, 60 to 62, 64 to 75, 77 to 80, 83 to 105, 107 to 109, 110 to 124, 126 to 149, 151 to 155, 157 to 172, 174 to 178, 180 to 192, 194, 196 to 232, 235 to 238, ~~238,~~ 240 to 246, 252, 254 to 262, 264, 266 to 277.
4/2	PR 28	288 to 296, 299 to 304, 306 to 316, 318 to 327, 329 to 331, 333 to 345, 347 to 362, 364 to 376, 378 to 383, 385 to 395, 397 to 411, 413 to 424, 426 to 435, 437 to 452.

Verified Registrate

1.	2.	3.
4/3	PR 29	458 to 466, 468 to 470, 472, to 477, 479 to 494, 496, 497, 499, 500, 502 to 504, 506 to 510, 512 to 520, 522 to 528, 530 to 532, 534 to 550, 552 to 557, 559 to 563, 565 to 580, 582, 583, 586 to 594, 600 to 616,
4/4	PR 30	619 to 625, 627, 629 to 661, 665 to 667, 669 to 679, 681 to 690, 692 to 711, 713 to 725, 727 to 742, 744 to766, 768 to 775, 777 to 779, 781 to 784.
5/1	PR 31	1/1 to 31.
5/2	PR 32	9, 12 to 16, 18 to 29, 31 to 49, 51 to 54, 56, 58 to 62, 64 to 80.
5/3	PR 33	90 to 103, 105, 108 to 114, 116 to 121, 123 to 133, 136 to 147, 149, 151 to 169, 171 to 179, 192 to 194, 197 to 202, 204 to 207, 210 to 212, 216,217, 218
Bodi-naic-kanur Revenue village.	PR 34	602, 603, 607 to 610, 611 pt.

MIXED RESIDENTIAL USE ZONE

1/3	MR 1	47 to 56, 58 to 79, 81 to 102, 104 to 120, 122 to 146, 167 to 175, 176 Pt. 176/3pt M.R to Commercial as per Variation.
1/6	MR 2	225A part, 226 part, 229A, 230 part
2/1	MR 3	17A2, 17B/1, 17B/2. — CBA
2/3	MR4	50 to 72, 74 to 80, 82, 84 to 86, 88, 88 to 116 119 to 145,147 to 159, 161 162. — CBA
2/5	MR 5	221/1 Pt, 222/2 to 6, 223/1, 2 Pt, 223/3, 224, 225/1P, 225/2P, 227, 229, 235, 236, 237 Pt, 239 Pt, 245 Pt, 246, 249, 250. 400' depth of Northern side of Periyakulam Road.

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2/15	MR 6	2846 to 2857, 2859 to 2869, 3022 to 3041, 3044 to 3058, 3060, 3061.
2/20	MR 7	3509 to 3515, 3517 to 3531, 4020 to 4031, 4033 to 4050, 4053, 4055 to 4063, 4065 to 4081.
2/22	MR 8	3535, 3536, 3538 to 3552, 3554 to 3566, 3568 to 3586, 3588 to 3596.
2/25	MR 9	3922, 3923, 3925 to 3928.
2/27	MR 10	3986 to 3989, 3992/2 to 4, 5 Pt, 7 to 10, 3993 to 4001, 4003, 4004, 4005/2,3, 4006 to 4009.
6/1	MR 11	1 to 6, 9 to 17, 19 to 22, 24 to 27, 30 to 32, 36 to 46, 48 to 71, 73 to 79, 84, 85, 94, 95, 115 to 126, 128 to 133, 135 to 148.
6/2	MR 12	150, 151, 153 to 160, 161 to 164, 166 to 170, 172, to 176, 178 to 180, 182, 184 to 190, 192 to 197, 199 to 207, 209.
6/3	MR 13	210/1,2, 211, 212, 214, 217, 219 Pt.
Bodinayakkanur village.	MR 14	RS No. 559 Pt.

COMMERCIAL USE ZONE

2/2	C1	24/1 Pt, 26 Pt, 29 Pt, 200' depth of Southern side Kurangani Road.
2/12	C2	1630 to 1656, 1659 to 1676, 1678 to 1688, 1690 to 1697, 1699 to 1703, 1852 to 1860, 1862, 1863, 1865 to 1946, 1950 to 1990, 1995 to 2007.
2/13	C3	2017 to 2044, 2068 to 2070, 2384 to 2397, 2450 to 2455.

CBD

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1	2	3
2/14	C4	2459 to 2472, 2542 to 2569, 2584 to 2603, 2605 to 2622, 2624 to 2670.
2/15	C5	2971 to 2976, 2979 to 2988, 2990 to 3019.
2/19	C6	3411 to 3417
2/23	C7	3650 to 3663.
2/24	C8	3666, 3673, 3675 to 3682, 3692, 3693, 3707 to 3712, 3714 to 3717, 3733 to 3735, 3759 to 3776, 3778 to 3803, 3805, to 3811, 3813 to 3817, 3818/A.
2/25	C9	3930, 3932 to 3936, 3938.
2/27	C10	3991, 3992/1, 3992/5 Pt, 3992/6.
2/29	C11	4102/1 to 4.
2/31	C12	4111 to 4128
2/32	C13	32 to 37, 39, 44, 46, 48, 4012, 4129 to 4133, 4134 to 4143, 4146 to 4154, 4156 to 4165.
5/4	~~C14~~	219 to 221, 223, 225.
6/3	C15	218, 219 Pt.
1/3	C16	148, 149, 150, 151, 152, 153 to 166, 176 Pt.
1/4	C17	179, 180, 181, 195A, 196/A, 197 P, 198 P, 199 P, 200 P, 201 P, 202 P, 204 P.
2/30	C18	4105 Pt.
Bodinayakanur Revenue Village	C19	R.S.No. 611 Pt. 200' depth of Southern side of Kurangani Road.

INDUSTRIAL USE ZONE. CONTROLLED INDUSTRIAL USE ZONE.

1/4	1C1	183, 184, 185.
2/2	1C2	29 (P).

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1.	2.	3.

EDUCATIONAL USE ZONE (E)

Wide Go 27 dt. 25-2-2014
Bodiraygalahalli village
625/2, 633/28

2/23	E1	3625
2/27	E2	4005/1
2/30	E3	4114 Pt.
3/5	E4	544/1, to 4, 546/8.
5/1	E5	5,6,7
5/2	E6	82 to 86
5/3	E7	181 to 188
6/1	E8	34, 86 to 93, 96P, 97, 98to 106, 107 Pt, 108 to 113/2, 114/3 Pt.
6/3	E9	210/3,4, 216.
2/2	E10	24/2 Pt.

PUBLIC AND SEMI PUBLIC USE ZONE

2/4	P&S1	166 to 173
2/7	P&S2	418 Pt, 520 to 528 530.
2/10	P&S3	1119 to 1148, 1151 to 1179, 1181 to 1188, 1190 to 1192, 1194 to 1207, 1209 to 1237, 1239 to 1285.
2/23	P&S4	3600 to 3604, 3610 to 3623, 3626 to 3649, 3664.
2/30	P&S5	4105 Pt. 4114 Pt.

AGRICULTURAL USE ZONE

2/28	AG1	4096, 4097, 4098/1, 2, 3, 4099, 4100
2/1	AG2	1 to 11, 14, 15, 16-A, 16-B, 17-A/1, 18 to 22.
2/6	AG3	225A part, 226 part, 227 A, 229-A part, 230 to 236 part, 238 to 240.
2/2	AG4	35-A/1,2, 36 to 40, 42 to 44, 45-A, 46-A.
1/1	AG5	1 to 14, 15-A, 16 to 20, 21-A.
2/5	AG6	193 to 195, 196/1,2, 197 to 199, 200A, 201A, 202, 203, 204A, 205 to 208, 209A, 210, 213-to 221, 228, 230, 238, 240 to 243, 245 Pt.

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1	2	3
2/4	AG7	177 to 188 ✓
1/4	AG8	186 to 189, 190 to 194, 195 Pt, 196 Pt, 197 Pt, 198 Pt, 199 Pt, 200 Pt, 201 Pt, 202 P, 203, 204 P. 206.
1/5	AG9	210, 222
2/7	AG10	474
2/34	AG11	4195
2/19	AG12	3506
2/20	AG13	3507
2/27	AG14	4002
2/24	AG15	3812
5/4	AG16	224
2/32	AG17	4167, 31, 38, 47.
2/2	AG18	29P
2/30	AG19	4103, 4104, 4113.
Bodinayakkanur Revenue Village	AG20	R.S.No. 558, 559 Pt, 565 to 568, 612 to 617, 622, 625 to 649.

625 pt, 626 to 632, 633 pt, 634 to 649
Agri

WLR

GO MS No 27 H&UD dt. 25-2-2014

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BODINAYAKANUR MUNICIPALITY

Sanctioned Jackkammanaickenpatty Detailed Development Plan comprising Survey Nos.

Ward No.	Block No.	T.S. No.
4	5	787 to 823

MEMBER SECRETARY,
BODINAYAKANUR
LOCAL PLANNING AUTHORITY.

DEPUTY DIRECTOR OF TOWN
AND COUNTRY PLANNING
MADURAI REGION.

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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. F.O. Lr no.28332/MD/73-1 RD&LA dt 7.3.73.
2. From the Director of Town and country Planning Lr no.10989/73 SM, dt 21.3.74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Lr no.1983/74-ADP, dt 19.5.74.

* * *

ORDER:

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

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

of these, the residential use zone has been further sub-divided into two categories namely : -

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

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

1. Controlled industrial use zones
2. General industrial use zone; and
3. Special industrial and hazardous use zone

The Director has also stated that the Tamil Nadu Town and Country Planning act 1971, provides for the zoning of areas under sections 17(1) and 20(2)(g) through the Master plans and detailed development plans respectively. He has recommended that the draft zoning regulations may be approved and communicated to the local planning authorities for adoption 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 modification as may be necessary, in consultation with him (the Director) and the Government.

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Control of Development and Land Use Zoning Regulation

USE ZONE:

(I) RESIDENTIAL USE ZONE:

(a) Primary Residential Use zone -

Uses permitted -

(1) All residential buildings including single and Multi-family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;

(2) Professional consulting offices of the residents and other incidental uses therefor;

(3) Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops;

(4) Hair dressing saloons and Beauty parloures;

(5) Nursery and Primary Schools;

(6) Taxi and Auto-Rickshaw stands; and

(7) Parks and Play fields.

(b) Mixed Residential Use zone -

Uses permitted -

(1) All uses permitted under Use zone (a) ie, Primary Residential use zone;

(2) Hostels and single person apartments;

(3) Community Halls, Kalyana Mandapams, Religious Buildings, Welfare Centres and Gymnasia;

(4) Recreation clubs, Libraries and Reading Rooms;

(5) Clinics, Dispensaries and Nursing Homes;

(6) Government, Municipal and Other Institutional sub-offices;

(7) Police Stations, Post & Telegraph Offices, Fire Stations and Electric sub-stations.

(8) Banks and Safe Deposit Vaults;

(9) Educational Institutions excluding Colleges;

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1. Controlled industrial use zones
2. General industrial use zone; and
3. Special industrial and hazardous use zone

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(10) Restaurents, Residential Hotels and Other Boarding and Lodging Houses.

(11) Petrol filling and service stations;

(12) Departmental stores or Stores or shops for the conduct of retail business;

(13) Vegetable, Fruit, Flower, Fish, Eggs and Meat shops.

(14) Bakeries and Confectionaries;

(15) Laundry, Tailoring and Gold Smith Shops and

(16) Cottage Industries permissible in residential areas under G.O.Ms.No. 566 dated 13.3.62.

(II) COMMERCIAL USE ZONE - USE ZONE

Uses permitted -

(1) All uses permitted in Use Zone 1(a) and 1(b) - ie Residential Use Zones;

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

(5) Cinemas, Theatres and other Commercial entertainment centres;

(6) Research, experimental and Testing laboratories not involving danger of fire, explosion or health Hazards;

(7) Transportation terminals including bus stand, railway stations and organised 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 otherwise dangerous to public health and safety; and

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(10) Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissibl in the Zone.

(III) INDUSTRIAL USE ZONE - USE ZONE (3)

(a) Controlled Industrial Use Zone;

(b) General Industrial use Zone;

(c) Special Industrial & Hazardous Use Zone

USE ZONE - III(a) Controlled Industrial Use Zone:

Uses permitted -

(1) All commercial uses listed under use zone 1(a), 1(b) and 2(ie) Residential and Commercial use zones;

(2) Industries using electric power not exceeding 130 HP (LT maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger on 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, place for special intercourse, recreation and worship and dispensaries and clinics; and

(4) Residential buildings for care-takers, watchman and other essential staff required to be maintained in the premises.

USE ZONE - III(b) General Industrial Use Zone:

Uses permitted -

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

(2) All industries without restrictions on the horse power installed or type of motive power used excluding these of obnoxious or hazardous nature by reason of odour, liquid effluent, dust, smoke gas, vibration etc., otherwise likely to cause danger or nuisance to public health or amenity;

(3) Hotels, Restaurants and Clubs, or places for social intercourse, recreation and worship for dispensaries and clinics; and

(4) Residential buildings for care-takers, watchman and other essential staff required to be maintained in the premises.

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Use Zone III(c) Special Industrial and Hazrdous Use Zone:

Uses Permitted -

(1) All commercial uses listed under use zones 1 and 2 (ie) residential and commercial use zones;

(2) All industries permissible in the use zones III(a) and III(b) (ie) the controlled and general industrial use zones;

(3) All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosion.

(4) All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxi or noxious alkalies, acids, or other liquids or chemicals producing flames, fumes and explosive, poisonous, irritant or corrosive gases;

(5) All uses involving storage, handling or processing or any material producing explosivemixtures of dust or which result in the division of matter into five particles subject to a spontaneous ignition;

(6) Processing or manufacturing anything from which offensive or unwholesome smells arise;

(7) Melting or processing tallow or sulphur;

(8) Storing, handling or processing of manure, offal, blood bones, rags, hides, fish, borns or skin;

(9) Washing or drying wool or hair;

(10) Making fish oil;

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

(12) Manufacturing or distilling stage and artificial:

(13) Brewin beer, manufacturing by distillation arrack or spirit containing alchahal, whether denatured or

(14) In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zone III(a) and III(b) (ie) controlled industrial and the general industrial use zones.

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(15) Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics; and

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

(IV) EDUCATIONAL USE ZONE - USE ZONE (4)

Uses permitted -

(1) Schools, colleges and other higher education and training institutions and the uses connected therewith;

(2) All uses permitted in use zone 1(a) ie Primary residential use zone;

(3) Hostels and single person apartments;

(4) Recreation clubs, Libraries and Reading rooms and

(5) Restaurants.

(V) PUBLIC AND SEMI PUBLIC USE ZONE - USE ZONE (5)

Uses permitted -

(1) Government and Quasi-Government offices;

(2) Art Galleries, Museums, Acquaris and Public Libraries;

(3) Hospitals, Sanitoria and other medical and public health institutions;

(4) Harbour, Airport and Flying club;

(5) Organised parking lots and Bus and Taxi stands;

(6) Parks, Play-fields, Swimming Pools, Stadia, Zoological Gardens, Exhibition grounds and other Public and Semi-public open spaces; and

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

(VI) AGRICULTURAL USE ZONE

Uses permitted -

(1) All agricultural uses;

(2) Farm houses and buildings for agricultural activities.

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(3) Rural settlements with allied uses;

(4) Public and Private parks, Play-fields, Gardens, Caravan and Camping sites and other recreational uses;

(5) Dairy and Cattle farms;

(6) Piggeries and Poultry farms;

(7) Water tanks and Reservoirs;

(8) Sewage farm and garbage dumps;

(9) Airports and Broadcasting Installations;

(10) Forestry;

(11) Cemetaries, Crematories 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; and

(17) Sand, Clay and Gravel quarrying.

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