

Verified  RealEstate™

✓
MASTER PLAN

FOR

VALPARAI

LOCAL PLANNING AREA

Approved G.O. MS. No. 559 H209
Dt. 14.06.95

Report - 1

Proposed map - 1

DIRECTORATE OF TOWN & COUNTRY PLANNING
COIMBATORE - NILGIRIS REGION
COIMBATORE

MASTER PLAN
FOR VALPARAI LOCAL PLANNING AREA

REFERENCES

REGIONAL OFFICE 3779/92-CNR-5
HEAD OFFICE 32811/87/MPA 1
APPROVED IN RESOLUTION
No.37 DATED 22.12.93 OF THE
LOCAL PLANNING AUTHORITY

[Signature]
MEMBER SECRETARY
VALPARAI LOCAL PLANNING AUTHORITY
VALPARAI

[Signature]
Assistant Director
Town and Country Planning
Government of Tamil Nadu

[Signature]
JOINT DIRECTOR OF
TOWN & COUNTRY PLANNING,
MADRAS.

[Signature]
DEPUTY DIRECTOR OF *20.8.94*
TOWN & COUNTRY PLANNING,
COIMBATORE NILGIRIS REGION,
COIMBATORE - 11

[Signature]
DIRECTOR OF
TOWN & COUNTRY PLANNING,
MADRAS.

[Signature]
COMMISSIONER & SECRETARY TO GOVERNMENT,
HOUSING & URBAN DEVELOPMENT DEPARTMENT,
GOVERNMENT OF TAMILNADU.

Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - Master Plan for the Valparai local planning area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD.IV).2) DEPARTMENT

G.O.Ms.No. 559

Dated: 14.6.95.

Read:

1. G.O.Ms.No.652, Rural Development and Local Administration Department, dated 8.4.75.
2. G.O.Ms.No.1440, Housing and Urban Development Department, dated 10.9.86.
3. G.O.Ms.No.909, Housing and Urban Development Department, dated 2.9.89.

Read also:

4. From the Director of Town and Country Planning, Letter Roc. No. 32811/87 MPA2, dated 11.4.94 and 24.2.95.

...

ORDER:

In the Government Order second read above, the Government have accorded consent to the publication of notice of preparation of master plan for the Valparai local planning area. The Director of Town and Country Planning in his letters fourth read above has forwarded the master plan for Valparai local planning area and requested the Government to accord approval to the said master plan under section 28 of the Tamilnadu Town and Country Planning Act, 1971.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in paragraph 1 above, have decided to approve it. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby approves the master plan for the Valparai local planning area. as The delay of 1525 days in the preparation of master plan and convening a meeting of the local planning authorities is hereby condoned. The copies of the master plan for the Valparai local planning area as approved by the Government are communicated to the Director of Town and Country Planning.

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the notification is republished by the Valparai Local planning authority in the manner prescribed in rules 12 and 15 of the master plan preparation publication and sanction Rules.

NOTIFICATION

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

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

(BY ORDER OF THE GOVERNOR)

L.N. VIJAYARAGHAVAN,
SECRETARY TO GOVERNMENT.

/true copy/

Office of the Director of Town and
Country Planning,
Master Plan division, Madras-2.

Endt.Re.No.32811/87 MP1, dated: 2.11.'95.

Copy of G.O.Ms.No.599, H&UD Dept. dt.14.6.95 is
communicated herewith.

for Director of Town and Country Planning.

To
The Member Secretary/Executive Officer,
Valparai Local Planning Authority /Township.
The Regional Deputy Director, Coimbatore.
The Deputy Directors of Buildings & DP Division, M.P.Division.
Additional Director/All Joint Directors.
Assistant Directors of MP & DP divisions.
Supervisors of MP divisions.
MP1.
Stock file - spare-5.

CONTENTS

<u>CHAPTER</u>	<u>TITLE</u>	<u>PAGES</u>
1	Introduction	1
2	Study of existing conditions	2
3	Assessment of Population and Land needs	10
4	Spatial requirement	11
5	Land use zoning	14
6	Zoning Regulations	16
	Appendix-B Schedule	
	Existing land use map	1
	Proposed land use map	1

MASTER PLAN FOR VALPARAI

CHAPTER 1

INTRODUCTION

- 1.01 : MASTER PLANS are prepared for Towns & Cities in order to channelise the future growth and expansion in a planned manner. The Master Plan will provide for an orderly and well balanced growth of a town, coordinating the various activities to harmonise with each other.
- 1.02 : Under Town and Country Planning Act 1971, the responsibility of preparing and executing the Master plan for a Local Planning Area vests with the Local planning Authority. Section 10(4) of the Act provides the notification of a / for Local Planning Area for which the Master Plan has to be prepared and executed. Section 11(3) provides for the constitution of Local Planning Authority which will be the agency incharge of preparing and execution of the Master plan. The Master Plan so prepared may contain the allotment, designation or reservation of different uses of land and buildings, provision for effective transportation and communication system, provision of infrastructural facilities for the town and regulation of machinery by way of zoning. Valparai is one such Local planning Area notified under the Act. The local planning Area of Valparai has been notified under 10(4) of Town & Country Planning Act 1971, by Government in G.O.Ms.No.674 RD & LA dated 16.3.74.

. . . 2 . . .

1.03.: The Master plan for Valparai Township has been prepared by Directorate of Town and Country planning on behalf of the local planning Authority for adoption. The draft Master Plan was consented by Government vide G.O.Ms.No.1440 H & UD Dept. Dated 10th September 1986 and published in Tamil Nadu Gazette and District Gazette / 8.3.89 and / October ' 89 / on respectively as per section 24 of the Town & Country Planning Act calling for Objections and suggestions, The Master plan is now submitted for accord of approval by the Government Under section 28 of the T & CP Act.

CHAPTER : 2

STUDY OF EXISTING CONDITIONS

Location

2.01 : Valparai is the taluk head quarters of Valparai Taluk in Coimbatore District , possesses the status of Township and administrated by the Township Committee. On the south of Coimbatore District the western ghats stretches to a distance of 60 miles towards east from the border of Kerala upto Palani hills in Madurai District. Valparai is located in Annamalai hills of this stretch of western ghats. Aliyar and Sholaiyar rivers rise in Anamalai and flows west wards into Kerala. A number of streams and springs rise in Anamalai hills of Valparai Taluk., Valparai Township and its environs attract tourists due to its

. . . 3.

natural scenery endowed with thick forests and slopping hills. The rainfall has great value and economic importance. The steep hills and narrow valleys with perennial rivers running on all directions with a few waterfalls here and there provide a beautiful scenery. The Anamalai wild life sanctuary especially the topslip attract the tourists throughout the year. Five dams have been constructed in Valparai Taluk across the rivers flowing from Anamalais.

- 2.02 : The Valparai Township is situated at a distance of 68 kms. away from Pollachi in the south in Anamalais. Valparai Township which is served by ghat roads has been linked with ghat roads with the nearby tea estates and rural settlements in Anamalais.

Physical Feature

- 2.03 : The Township is surrounded by ghats with slopping fields in which a number of tea estates have been located. It is also encircled with the reserved forests. Valparai town extends over an area of 217.87 sq.kms. with a population of 1,06,534 per 1991 census. Plantations, tea manufacturing trade and commerce are the important economical activities of the town. Valparai township is bounded by Stanmore river on its west and a stream running along the boundary of township on its east.

Temperature and Rainfall

2.04 : The maximum and minimum temperature of town are 30°C and 23°C respectively the average annual rainfall is 1800mm. Factors that affect the climate of the district are the elevations of the hills and geographysical position. The high elevation of this place naturally results in a diminished temperature.

Planning Area

2.05 : Valparai Town extends over an area of 217.87 sq.kms. with a population of 1,06,534 comprising Valparai Township and the rural settlements around it. The planning area for preparing the Master Plan has been confined to Valparai Town ship limits, considering the trend of development that prevails for the present. Hence the area taken for urban planning covers an extent of 78.94 hectares.

Population

2.06 : The population of Valparai Town as per 1991 census is 1,06,534. The Local Planning area of Valparai Town covers an extent of 217.87 sq.kms. The growth of population in Valparai Town for the past three decades are given in Table 2.1. After the completion of Kadambarai Hydro Electric scheme, nearly 250 families have moved to plains. It has resulted the decrease in population in 1991.

Table 2.1 : Population . Valparai Town

Year	Population	Decade Variation
1971	95175	...
1981	116249	22.14
1991	106534	- 8.35

Source : Census Records.

Density

2.07 : The overall density of Valparai Town is 5 persons per hectare as per 1991 census. The residential uses are being scattered in Valparai Town which includes the rural settlements. But in Valparai Township there exists a cluster of residential developments.

Literacy and Sex Ratio

2.08 : 52.62% of persons have been found as literates as per 1981 census. The literacy among males is 65.10% and among females 41.60%. There are 610 females for 1000 males.

Economic Flow of the Town

2.09 : According to 1971 Census 47.34% of the total population of the town constitute the working force. The primary sector is the major component of the working force and it accounts for 76.46 % of the total working population. The secondary and Tertiary sectors are 12.00% and 11.54% respectively to the total working force. Due to tea plantations in the

wide area of Valparai, the primary occupation is predominant and the employment potential in this sector is large comprising to the other economic activities viz. Trade and Commerce and services, etc. Table 2.2 indicates the occupation pattern for Valparai Town according to 1971 census.

Table 2.2 - Occupational pattern of Valparai Town

Occupation	workers	% of Total workers	% of Total population
I Primary Sector			
i) Agriculture	34334	76.18	36.07
ii) Livestock, Mining, etc.,	127	0.28	0.13
II Secondary Sector			
household industry	93	0.21	0.10
Manufacturing other than household industries	2517	5.59	2.64
	2792	6.2	2.93
III Tertiary Sector			
Trade & Commerce	1746	3.87	1.83
Transport and communication	263	0.58	0.28
Other Services	3195	7.09	3.36
Total	45067	100.00	47.34

Source : Census Records

7

Existing Land use

2.10 : Valparai Township, situated in the Anamalai Hills in Western ghats has a corporate area about 79 hectares. The Township has a developed area of 56.08 hectares. The residential area works out to 38.21% of the total area. The residential development has occured in the linear direction parallel to the major ghat road leading to Pollachi.

The Commercial establishments have been developed opposite to the existing bus stand. The scattered commercial establishments also occured along the major ghat road in central part of the township. In the remaining part of the township, the commercial use is almost absent. There exists almost no industrial activities within the township limits of Valparai.

Major Public & Semi Public uses are mainly concentrated along the roads which pass through the centre of the township from North East to South West. The Public and Semi Public uses include schools, hospitals and other civic uses, etc. This use covers an extent of 11.86 hectares in Valparai Township which accounts for 21.15 % to the total developed area.

2.11 : The total developed area of the town is 56.08 hectares which form 71.04% to the total area of the township. The rest of 28.96% is under dry and wet agricultural use.

The Table No. 2.3 shows the extent of all the major land uses classified as per G.O.Ms.No.1730 Dt.24.7.1974 within the Township.

Table 2.3 : Existing Land use for Valparai

Usage	Township Area		
	Area in hectares	percentage to developed area	percentage to total area
1. Residential	30.16	53.78	38.21
2. Commercial	3.00	5.35	3.80
3. Education	11.06	19.72	14.01
4. Public & Semi Public	11.86	21.15	15.02
5. Agricultural and others	22.86	- . . -	28.96
Total	78.94	100.00	100.00

Services and Community facilities

Water supply & Drainage

2.12 : Valparai Township is served by protected water supply system and the source being stanmore river. Due to undulation of ground, the water supply is not uniform in all the parts of the township and hence improvements can be made to provide adequate supply to all the areas of the township. There are only surface drains in the

Township and there exists natural drains due to the terrain. The sewages have not created much problem.

Education

2.13 : There are altogether 10 educational institutions in Valparai township of Valparai Local Planning Area, i.e., Two Higher Secondary Schools and 8 other institutions are functioning in Valparai Township. But the higher education facility is not available at present and hence provision has to be made in the proposals in the Master Plan of Valparai to start such educational Institutions.

Health Institutions

2.14 : In Valparai Township, where exist one Government Hospital with a bed strength of 20. In addition to that there are few private clinics in the township. The Medical facility should be improved.

Recreation

2.15 : There exists a play ground and two recreation clubs to satisfy the recreational needs. In addition to that, the recreational facilities are more outside the township limits. Since Valparai is a hill resort, tourist spots inside and around the Valparai Township should be developed with adequate infrastructure facilities. There is a proposal in the Government to upgrade the Anamalais wild life sanctuary in Valparai into a national park.

Transport and Communication

2.16 : Valparai Township is well connected by ghat roads to Pollachi, Sholaiyur dam, Mudis and Chincona estates. Inside the township limits, the developed area are linked with the major ghat road. The proposed road pattern can be suggested within the township as per the development plan. The existing Bus Stand in Valparai Township is inadequate, since the space available is not enough to satisfy the full needs of the terminal facility. There is a proposal to shift the place to the area opposite to Panchayat Union middle school buildings near the English Club. The Cheran Transport Corporation has constructed a bus depot on the southern side of Anamalais club.

CHAPTER - 3

Assessment of Population and Land needs

3.01 : The proposals to be formulated in the Master Plan have to be broad based and the proposals are based on the following aspects:

- i) The ultimate population for which Master Plan should be designed for the year 2001 AD
- ii) Determination of space standards for all uses.
- iii) Designing and programming the plan.

Population Estimation

3.02 : The future trend of population growth is estimated in order to assess the future space needs. It has been assessed that a population of 1,50,000 should be housed in Valparai Township limits in 2001 AD.

Estimation of working force

3.03 : As per 1981 census the total workers in all the three major sectors were 55,511. The participation rate in the town as per 1981 census was 47.75%.

CHAPTER - 4

Spatial Requirement

4.01 : In Valparai Township the residential area would be 58.68 % of the developed area of the township. As per the survey the total developed area in Valparai Township is 68.5 hectares., which accounts for 86.78% of the total extent. The spatial requirements for various uses have been worked out on the standards adopted for similar towns in hill stations in the Region. For the anticipated population of 1.5 lakhs in 2001, provision has been made in the proposed land uses in the Master Plan to include the additional areas for urban development.

Proposed Land Use

4.02 : The spatial requirements for residential use for the population of 2001 AD has been assessed as 40.20 hectares. The residential area has been divided into (i) Primary Residential Use Zone and (ii) Mixed Residential Use Zone.

Commercial Use

4.03 : The Commercial use includes all commercial and business uses, financial institutions, etc. The existing commercial use covers an extent of 3 hectares. Certain areas in the following places viz., C1 and C2 have been proposed for this use. The total area required under this use for the year 2001 AD is 4.28 hectares.

Agro Industrial Use

4.04 : The Plantation of Tea, Coffee, Rubber, etc., were treated as Industries as per the Government of India notification and also in various Acts such as Tea Act, Rubber Act, etc. Hence they were classified as Agro Industrial Use Zone and indicated as AG1 to AG 17.

Educational Use

4.05 : This includes all primary and higher educational institutions. There is need to start Higher Educational Institutions for imparting technical education. The required area under this use is

11.06 hectares for the year 2001 AD.

Public and Semi Public

4.06 : This includes all Government and Quasi Government Offices, hospitals and other public Health Institutions parking lots, bus stand and taxi stands, etc. The allocation of land for public and semi public uses for Valparai Township in the year 2001 AD is 12.96 hectares. This is about 18.92% of the developed area.

Proposed Land use

4.07 : The proposed Land uses for Valparai Township in the above mentioned broad classification for the year 2001 is given in the Table 4.1 A.

Table 4.1 A

Proposed Land use for Valparai Township Area (SF No.31)

Usage	Area in hectares	% to developed area	% to total area
Residential	40.20	58.68	50.93
Commercial	4.28	6.25	5.42
Educational	11.06	16.15	14.01
Public & semi public	12.96	18.92	16.42
Agricultural	6.60	-	8.36
others	3.84	-	4.86
Total	78.94	100.00	100.00

Table 4.1 B

Proposed Land Use for Valparai planning Area

Usage	2001		
	Area in hectares	% to developed area	% to total area
Residential	40.20	58.68	0.18
Commercial	4.28	6.25	0.02
Educational	11.06	16.15	0.05
Public & Semi Public	12.96	18.92	0.06
Agricultural	6.60	-	0.03
Agro-Industrial	17997.40	-	82.61
Reserved Forests	1860.45	-	8.54
Others	1854.05	-	8.51
Total	21787.00	100.00	100.00

CHAPTER - 5

Land use Zoning

5.01 : The entire planning area of Valparai is classified into several zones according to its use. To follow this zoning, certain provision has been made in the zoning regulations on use of land and building in local planning areas. These regulations list out the permissible in each of the use zones and the restrictions to be imposed. The classifications of

the zones that shall be adopted in Planning Area of Valparai Township is as follows:

1. Residential Use Zone
2. Commercial Use Zone
3. Industrial Use zone/ Agro Industrial Use zone
4. Educational Use Zone
5. Public & Semi Public Use Zone
6. Agricultural Use Zone.

Of these the residential use zone has been sub-divided into two categories such as

1. Primary Residential Use Zone
2. Rural Residential Use Zone

Plan the proposals
~~5.01 - Every development~~ within the area covered by the Master ~~Plan for Valparai Local Planning Area~~ shall confirm to ~~the regulations prescribed~~ here under and also the ~~provisions~~ shown in the land use zoning map.

all the zone notation
~~5.02 - The classified use zones~~ mentioned in paragraph 5.01 ~~are identified within the Valparai Local Planning Area~~ and the above zones are demarked in the proposed land use map. Each zone is assigned with a code ~~notation~~. The zones and the code notation is shown in Table 5.1.

Table 5.1 - Use Zones

S.No.	Use Zones	Assigned code notation
1	Residential	
	a) Primary Residential	PR

(1)	(2)	(3)
	b) Mixed Residential	MR 1 to MR 7
2.	Commercial	C1 to C2
3.	Educational	E1 to E3
4.	Public & Semi Public	P1 to P6
5.	Industrial	I
6.	Agro Industrial	AGI1 to AGI 7.
7.	Agricultural	A1 to A4
8.	Reserved Forest	RF 1 to RF4

CHAPTER - 6

Zoning Regulations

6.01 : All the zones shall be regulated by the zoning regulation issued under the G.O.Ms. No.1730 RD & LA dated 24.7.74. The same is appended in Appendix.

6.02 : Agro Industrial Use Zone

Uses permitted

1. Plantation of tea, coffee, chincona, rubber and other forest products.
2. Modernisation, expansion of existing processing, etc. undertaken within plantation area subject to approval of competent authorities.

The location of new processing industries within the tea plantation areas shall be permitted.

6.03 : Reserved Forest

Areas declared as reserved forests and already under cultivation by the Government, local body or private

ownership. No other uses shall be permitted and there will be no relaxation of rules for conversion of lands. Any cutting of trees or felling of trees unless approved by authority competent to permit felling and cutting trees under Indian Forest Act or any authority nominated by Government.

Caravans, camping sites or exhibitions without involving any structure of permanent nature and running for short duration may be allowed with prior approval of the Collector.

5.04 : Such zoning regulation will best essential power with the competent authority for the enforcement of the Master Plan. Every Development within the area covered by the Master plan for Valparai local planning Area shall conform to regulations prescribed in the Appendix and also with the proposals shown in proposed land use map. These regulations shall guide the grant or refusal of permission and shall be enforceable. The Appendix B shows the classifications of zones with Block numbers and survey numbers.

5.05 : Based on the prevailing trend of developments the Master Plan for Valparai Township is proposed to be implemented in a phased programme.

APPENDIX - B

VALPARAI MASTER PLAN

SCHEDULE

The Numbers given for the following various use zones are the sub divisions numbers of Valparai Township of Survey No.31

Primary Residential Use Zone

PR S.F. No.2/1,2/3pt.

Mixed Residential Use Zone

MR1

2/10, 2/11, 2/14

MR 2

2/7, 14/2 to 14/5, 14/7, 14/8, 14/10, 14/11.

MR 3

18/18A2, 18/18B, 18/18C, 18/18D, 18/18E, 18/18F, 18/19, 18/20
34/1.

MR 4

18/1pt, 18/6, 18/21, 48/1pt.

MR 5

32/1, 32/3, 43/4pt, 43/6, 43/10 to 43/13.

MR 6

5/1, 5/2, 5/4 to 5/6, 43/1, 43/3A1, 43/3A2, 43/3A4, 43/7, 43/8

MR 7

43/5

Commercial Use Zone

CI

38/1 to 38/10, 39, 40/1 to 40/29, 41/1 to 41/9

C 2

12/8 to 12/13, 18/3, 18/4, 18/7 to 18/17

Educational Use ZoneE 1

2/2

E 2

18/1pt, 18/5

E 3

42

Industrial Use Zone

I : 48/7pt, 48/Bpt

Public & Semi Public Use ZoneP 1

2/5, 2/13, 2/15, 2/16, 2/17

P 29/1 to 9/7, 12/1, 12/2, 12/3E, 12/4A, 12/4C, 12/5C, 12/5A,
12/7A, 12/7B, 14/9.P 3

18/1pt, 18/18A, 18/22, 34/2

P 4

30 pt

P 5

31/1pt

P 6

37/1, 37/2, 37/4 to 37/7, 43/3B, 43/9

Agricultural Use ZoneA 1

2/3pt

A 2

18/23

A 3

43/4 pt

A 4

31/1 pt, 48/Bpt, 51/1

Roads

2/3pt, 3, 4, 5/3, 6, 7, 8, 10, 11, 12/3A, 12/4B, 12/5B, 12/6,
13, 14/1, 14/6, 15, 16, 17, 18/2, 30, 31/2, 32/2, 33, 35,
36, 37/3, 43/2, 44 to 47.

Water Bodies

1, 19 to 29, 43/3A3, 49, 50, 51/2, 52, 53.

Agro Industrial Use Zone

AGI 1

1

AGI 2

2,4

AGI 3

5 to 13, 18 to 20, 24, 29, 39

AGI 4

14,15, 16, 17, 30, 32 to 38

AGI 5

23, 25, 26, 27

AGI 6

28

AGI 7

21, 22

Reserved Forest

RF 1

3

RF 2

40

RF 3

41

RF 4

50

.. 2 ..

5. Clinics, Dispensaries and Nursing Rooms
6. Government Municipal and other Institutional Sub Offices.
7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub Station.
8. Banks and Safe Deposit Valuts;
9. Educational Institutions excluding colleges.
10. Restaurants, residential Hotels and other Board and Lodging Houses.
11. Petrol filling and service stations.
12. Departmental stores or shops for the conduct of retail business
13. Vegetable, fruit, Flower, Fish Eggs and Meat shops.
14. Bakeries, and Confectionaries.
15. Laundry, Tailoring and Goldsmith shops and
16. Cottage Industries permissible in residential areas under G.O.Ms. No.566 dated 13.3.1962.

+ Amendment issued in Govt. Letter No. 69759/UDIV(2)/89-11
BLUD Dated 22.6.92

D. "Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants."

"Restaurants with or without boarding and lodging houses star hotels and Non-star Hotels."

II COMMERCIAL USE ZONE - USE ZONE - 2

Uses permitted

1. All uses permitted in Use Zone 1(a) and 1(b) i.e. Residential Use zones;

.. 3.

2. All Commercial and business uses including all shops, stores, markets and uses, connected with the display of merchandise, either wholesale or retail rent excluding explosives, abnoxious 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 abnoxious or likely to cause health hazards.
5. Cinema theatres and other commercial entertainment centres.
6. Research, -experimental and testing laboratories not involving danger of explosion or health hazards.
7. Transportation terminals, including bus stands, railway stations and urbanised parking lots.
8. Automobile repair shops and garages.
9. Small Industries using electric motor not exceeding 20 HP and/or employing not more than 25 workers which are not noxious or offensive due to order, dust, smoke, noise, gas, or vibration or otherwise dangerous to public health and safety and
10. Installation of electric motors not exceeding 20HP for the incidental to the commercial activities permissible in the zone.

III INDUSTRIAL USE ZONE - USE ZONE 3

- a. Controlled Industrial Use Zone
- b. General Industrial use Zone
- c- Special Industrial and Hazardous Use Zone

Use Zone (a) Controlled Industrial Use Zone

Uses Permitted

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

2. Industries using electric power not exceeding 130 HP (LT Maximum load) but excluding industries of abnoxious and hazardous nature by reason of odour liquid affluent dust, smoke, gas, vibration, etc. or otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas, power during periods of power shortages or failure.
3. Hotels, Restaurants and clubs, places for social inter-course, recreation and worship and dispensaries and clinics and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

USE ZONE III (b) General Industrial Use Zone

Uses Permitted

1. All Commercial uses listed Use Zone 1(a), 1(b) and 2 i.e. residential and commercial use zones.
2. All Industries without restrictions on the horsepower installed or type of notice powers used excluding those are abnoxious or hazardous nature by reason or odour, liquid, effluent dust, smoke, gas, vibration, etc., or otherwise likely to cause danger or nuisance to public health or amenities.
3. Hotels, restaurants and clubs or places for social intercourses, recreation and . . . ; worship or for dispensaries and clinics; and
4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

USE ZONE III (c) Special Industrial and Hazardous Use Zone

Uses Permitted

1. All Commercial uses listed under Use Zones 1 and 2 i.e. residential and commercial use zones.

2. All industries permissible in the Use Zones III (a) and III (b) i.e., the controlled and general industrial use zones.
3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous fumes or explosion.
4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalies acids or other liquids or chemical producing flames, fumes and explosive, poisonous, irritant or corrosive gases.
5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust or which result in the subdivision of matter into fine particles subject to a spontaneous ignition.
6. Processing or manufacturing anything from which offensive or unwholesome smells arise.
7. Melting or processing tallow of sulphur.
8. Storing, handling or processing of manure, offal blood, bones, rags, hides, fish, horns or skin.
9. Washing or driving wool or hair.
10. Making fish oil.
11. Making soap, boiling, or processing oil, burning bricks, tiles, pottery or lime.
12. Manufacturing or distilling stage and artificial manure.
13. Brewin beer, manufacturing by distillation arrack or spirit containing alcohol whether denatured or not.
14. In general any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zones III (a) and III (b) i.e. controlled industrial and the general industrial use zone.
15. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics and

. . 6 . .

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

IV EDUCATIONAL USE ZONE - USE ZONE No.4

Uses permitted

1. Schools, colleges and other higher education and training institutions and the uses connected herewith.
2. All uses permitted in Use Zone 1 (a) i.e. Primary residential Use Zone.
3. Hostels, and single persons apartments.
4. Recreation clubs, libraries and Reading Rooms and
5. Restaurants.

V PUBLIC AND SEMI PUBLIC USE ZONE - USE ZONE 5

1. Government and Quasi Government offices.
2. Art Galleries, Museums, Acquaris, and public Libraries.
3. Hospitals, Sanitaria, and other medical and public health institutions.
4. Harbours, 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.
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. Residential Use Zones.

VI AGRICULTURAL USE ZONE - USE ZONE 6

Uses permitted

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

. . 7.

. . . 7 . . .

4. public and private parks, playfields, gardens, caravan and campsites and other recreational uses.
5. Dairy and Cattle farms
6. Piggeries and Poultry farms.
7. Water tanks and reservoirs.
- 8- Sewages farms and garbage dumps.
9. Airports and broadcasting installations.
10. Forestry
11. Cemeteries, Crematoria and burning and burial grounds.
12. Storing and drying of fertilizers.
13. Fish curing.
14. Salt manufacturing
15. Brick tile or pottery manufacture.
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying.

Sd/-
Director of Town and Country
Planning

/true copy/

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)

Sd/

Secretary to Government

All Director of Stationary and Printing, Madras-1
All Director of Town and Country Planning, Madras-2
All Inspector of Municipalities, Madras-1
All Collectors
All Heads of Departments
All Chairman, Tamil Nadu State Housing Board
All Chairman, Tamil Nadu Slum Clearance Board
All Chairman, Tamil Nadu Electricity Board
All Chairman, Tamil Nadu Water Supply and Drainage Board
All Commissioners of Municipalities and Executive Officers of
Townships through Chairman
All Departments of Secretariat
All Sections in RD & LA Department
The Secretary, Tamil Nadu Legislative Assembly/Tamil Nadu
Legislative Council with 375/125 copies of the notifications
for being placed on the table of the house.

(True copy/Forwarded by Order)

Sd/

Section Officer .

APPENDIX

NOTIFICATION

In exercise of the powers conferred by provision to sub-section (i) of section 11 of the Tamil Nadu Town and Country planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares the Local Authority of the local planning Areas specified below to be are local planning Authority for such areas.

- | | | |
|--------------------------|--------------------|--------------------|
| 1. palani | 31. Nallikuppan | 62. Saji apalayam |
| 2. periyakulam | 32. panruti | 63. Karaikudi |
| 3. Bodinayakanur | 33. Vridhachalam | 64. Aruppukkottai |
| 4. Theni-Allinagaram | 34. Chidambaram | 65. Devakottai |
| 5. Cumbam | 35. Mayuram | 66. paramakudi |
| 6. Kodaikanal | 36. Nagapattinam | 67. Ramanathapuram |
| 7. Pollachi | 37. Mannargudi | 68. Sivaganga |
| 8. Gopichettipalayam | 38. Pattukkottai | 69. Rameswaram |
| 9. Dharapuram | 39. Tiruvarur | 70. Kadayannallur |
| 10. Udumalpet | 40. Sirkali | 71. Kovilpatti |
| 11. Sathyamangalam | 41. Pudukkottai | 72. Puliangudi |
| 12. Bhawansagar Township | 42. Attur | 73. Sankaran koil |
| 13. Valparai Township | 43. Rasipuram | 74. Shenkottah |
| 14. Madhavai | 44. Tiruchengodu | 75. Thenkasi |
| 15. Maraiyur | 45. Idapadi | 76. Courtalam |
| 16. Kallar | 46. Namakkal | 77. Tirunelveli |
| 17. Tiruvallur | 47. Mattur | |
| 18. Chingleput | 48. Yercaud | |
| 19. Arakonam | 49. Colachel | |
| 20. Gadiyatham | 50. Kushithurai | |
| 21. Pantiyambadi | 51. Padmanabapuram | |
| 22. Tiruvannamalai | 52. Kanyakumari | |
| 23. Arni | 53. Dharmapuri | |
| 24. Valajapet | 54. Krishnagiri | |
| 25. Ranipet | 55. Kotagiri | |
| 26. Arcot | 56. Ootacamund | |
| 27. Ambur | 57. Coonoor | |
| 28. Tirupattur | 58. Virudunagar | |
| 29. Tindivanam | 59. Srivillipudur | |
| 30. Vilupuram | 60. Sivakasi | |
| | 61. Sattur | |

/true copy/

sd/-
section officer

/ true copy /

GOVERNMENT OF TAMILNADU

ABSTRACT

LOCAL PLANNING AUTHORITIES - Completion 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.

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 provision section 11 (1) of the Tamilnadu Town and Country Planning Act, 1971 in respect of local planning areas declared under section 10 of the said Act.

2. According to the provision to sub section (1) of section 11 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu 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 provision 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 this order.

5. The Director of Stationary and Printing is requested to publish this order in the TamilNadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

sd/

Secretary to Government

. . . 2 . . .

To

1. The Director of Stationery and Printing, Madras-1
2. The Director of Town & Country Planning, Madras-1
3. The Inspector of Municipalities, Madras. All Collectors. All Heads of Departments, The Chairman, Tamil Nadu State Housing Board. The Chairman, Tamil Nadu Slum Clearance Board. The Chairman, T.N.E.B. The Chairman, Tamil Nadu Water Supply and Drainage Board. All Commissioners and Executive Officers of Townships through Chairman, All Departments of Secretariat. All Sections in RD & LA Department.

(TRUE COPY / FORWARDED / BY ORDER)

Sd;-

Section Officer

/true copy/

APPENDIX

List of single local authorities which have been declared as local planning authorities under the provision to sub section (1) of sub section 11 of Tamil Nadu Town & 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	Theni-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
Coimbatore District		
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality	Gobichettipalayam
9.	Dharapuram Municipality	Dharapuram
10.	Udumalpet Municipality	Udumalpet
11.	Sathyamangalam Municipality	Sathyamangalam
12.	Bhavanisagar Township	Bhavanisagar
13.	Valparai Township	Valparai
Tiruchirappalli District		
14.	Manaparai Municipality	Manaparai
15.	Thuraiyur Municipality	Thuraiyur
16.	Karur Municipality	Karur
Chingleput District		
17.	Tiruvallur Municipality	Tiruvallur
18.	Chingleput Municipality	Chingleput
North Arcot District		
19.	Arakonam Municipality	Arakonam
20.	Gudiyatham Municipality	Gudiyatham
21.	Vaniyambadi Municipality	Vaniyambadi
22.	Tiruvannamalai Municipality	Tiruvannamalai
23.	Arni Municipality	Arni.

Sl. No.	Name of the Local Authority	Name of the Local Planning Authority
24.	Walajapet Municipality	Walajapet
25.	Ranipet Municipality	Ranipet
26.	Arcot Municipality	Arcot
27.	Ambur Municipality	Ambur
28.	Tirupattur Municipality	Tirupattur
South Arcot District		
29.	Tindivanam Municipality	Tindivanam
30.	Villupuram Municipality	Villupuram
31.	Nellikuppan Municipality	Nellikuppan
32.	Panruti Municipality	Panruti
33.	Vridhachalam Municipality	Vridhachalam
34.	Chidambaram Municipality	Chidambaram
Thanjavur District		
35.	Mayuram Municipality	Mayuram
36.	Nagapattinam Municipality	Nagapattinam
37.	Manargudi Municipality	Mannargudi
38.	Pattukkottai Municipality	Pattukkottai
39.	Tiruvarur Municipality	Tiruvarur
40.	Sirkali Municipality	Sirkali
41.	Pudukkottai Municipality	Pudukkottai
Salem District		
42.	Attur Municipality	Attur
43.	Rasipuram Municipality	Rasipuram
44.	Tiruchengode Municipality	Tiruchengode
45.	Idapadi Municipality	Idapadi
46.	Namakkal Municipality	Namakkal
47.	Mettur Township	Mettur
48.	Yercaud Township	Yercaud
Kanyakumari District		
49.	Colachel Municipality	Colachel
50.	Kuzhithurai Municipality	Kuzhithurai
51.	Padmanabhapuram Municipality	Padmanabhapuram
52.	Kanyakumari Municipality	Kanyakumari

sl. No.	Name of the local Authority	Name of the Local Planning Authority
Dharmapuri District		
53.	Dharmapuri Municipality	Dharmapuri Krishnagiri
54.	Krishnagiri Municipality	
The Nilgiris District		
55.	Kotagiri Township	Kotagiri Ootacamund Coonoor
56.	Ootacamund Municipality	
57.	Coonoor Municipality	
Ramanathapuram District		
58.	Virudhunagar Municipality	Virudhunagar Srivilliputhur Rajapalayam Sivakasi Sattur Karaikudi Aruppukkottai Devakkottai Paramakudi Ramanathapuram Sivaganga Rameswar am
59.	Srivilliputhur Municipality	
60.	Rajapalayam Municipality	
61.	Sivakasi Municipality	
62.	Sattur Municipality	
63.	Karaikudi Municipality	
64.	Aruppukkottai Municipality	
65.	Devakottai Municipality	
66.	Paramakudi Municipality	
67.	Ramanathapuram Municipality	
68.	Sivaganga Municipality	
69.	Rameswar am Township	
Tirunelveli District		
70.	Kadayanallur Municipality	Kadayanallur Kovilpatti Puliangudi Sankaran koil Shencottah Thenkasi Courtellam Tirunelveli
71.	Kovilpatti Municipality	
72.	Puliangudi Municipality	
73.	Sankarankoil Municipality	
74.	Shencottah Municipality	
75.	Thenkasi Municipality	
76.	Courtallam Township	
77.	Tirunelveli Municipality	

Sd/-

section officer

/true copy/

MASTER PLAN

EXISTING LAND USE MAP 1993

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC & SEMIPUBLIC
- AGRICULTURE WET
- AGRICULTURE DRY
- WATER BODIES
- VILLAGE BOUNDARY
- PLANNING AREA
- TOWNSHIP AREA ATTACHED SEPARATELY

MEMBER SECRETARY
EXECUTIVE AUTHORITY

DIRECTOR OF TOWN AND COUNTRY PLANNING

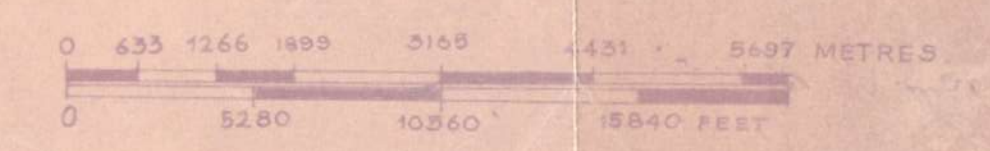
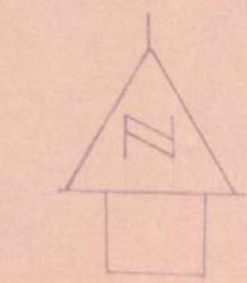
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN AND COUNTRY PLANNING

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

SCALE



PREPARED BY
DIRECTORATE OF TOWN AND COUNTRY PLANNING
COIMBATORE NILGIRIS REGION
GOVERNMENT OF TAMIL NADU



VALPARAI LOCAL PLANNING AREA

MASTER PLAN

PROPOSED LAND USE MAP 2001

LEGEND

	EXISTING	PROPOSED
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMIPUBLIC		
AGRO INDUSTRIAL AG1 TO AG17		
RESERVED FOREST RF1 TO RF4		
WATER BODIES		
VILLAGE BOUNDARY		
PLANNING AREA		
TOWNSHIP AREA ATTACHED SEPERATELY		

S. Jayachandran
23.3.94
MEMBER SECRETARY
EXECUTIVE AUTHORITY

K. Balakrishnan
30.3.94
DEPUTY
DIRECTOR OF TOWN
AND COUNTRY PLANNING

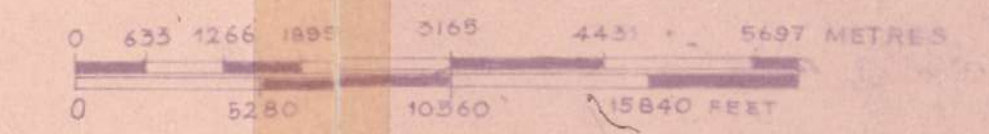
S. Jayachandran
27.3.94
Asst
DIRECTOR OF TOWN
AND COUNTRY PLANNING
MASTER PLAN DIVISION

S. Jayachandran
JOINT DIRECTOR OF
TOWN AND COUNTRY
PLANNING

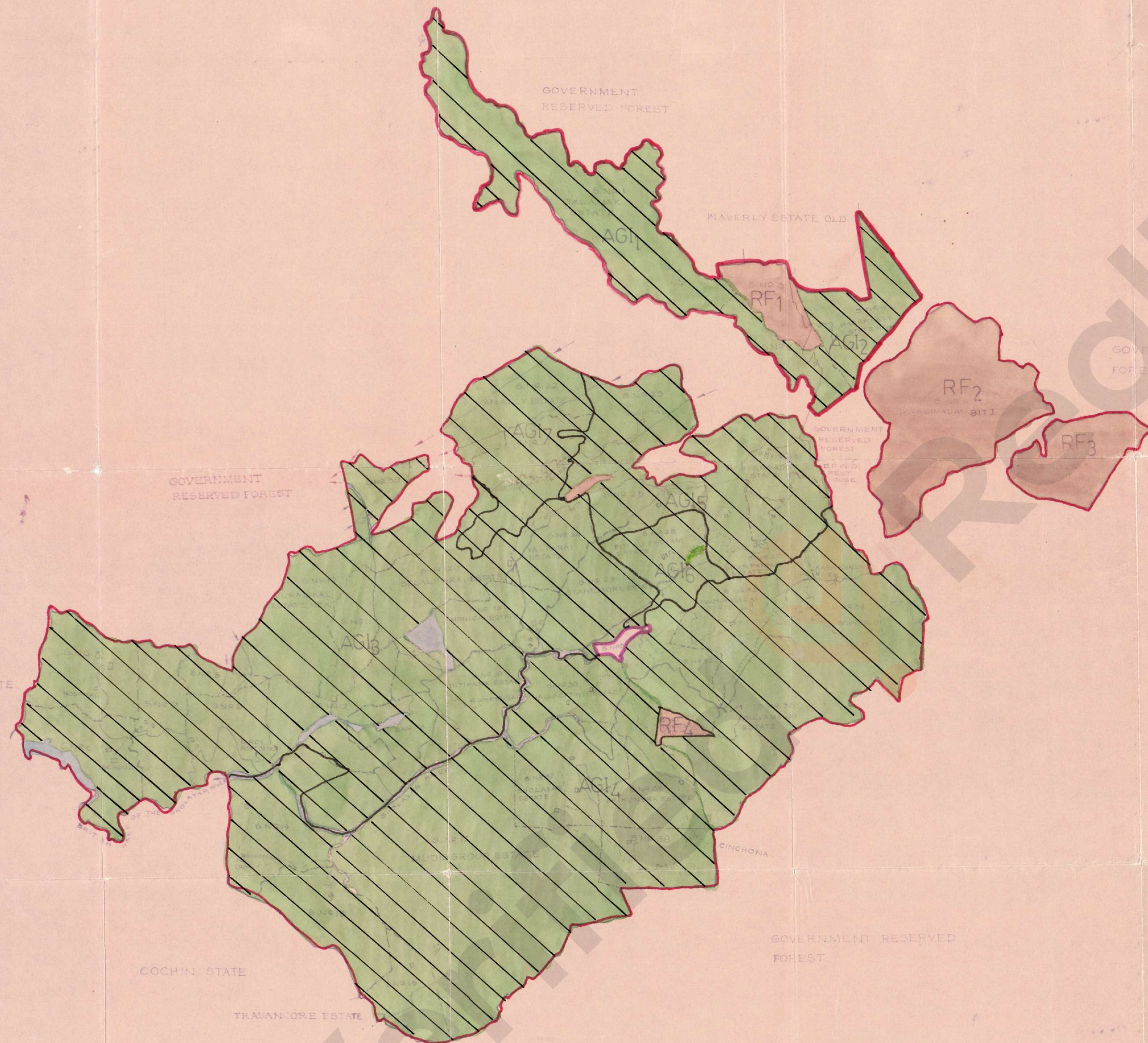
hnp
DIRECTOR OF TOWN AND COUNTRY PLANNING

K. Balakrishnan
20.3.94
SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

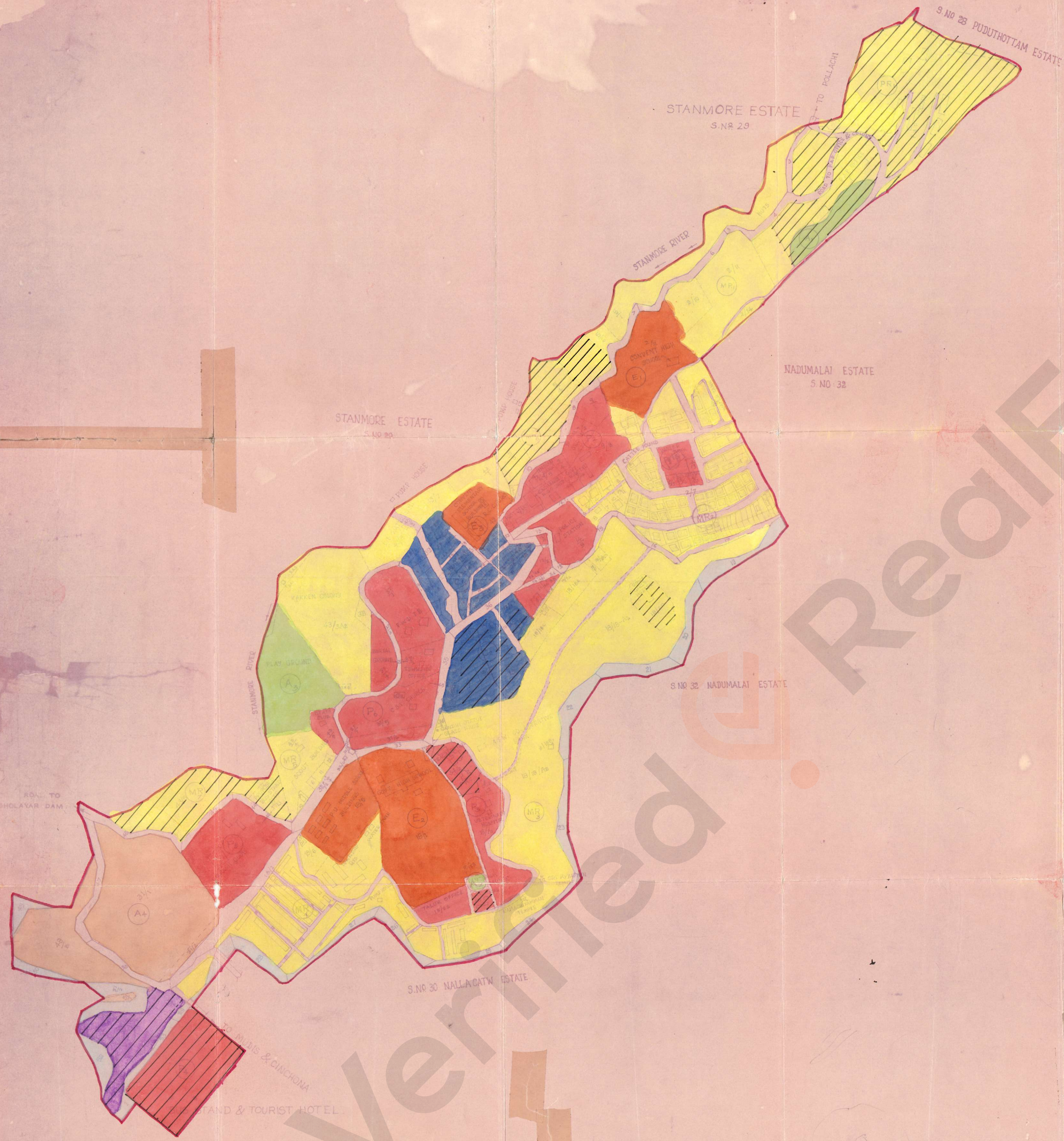
SCALE



PREPARED BY
DIRECTORATE OF TOWN AND COUNTRY PLANNING
COIMBATORE NILGIRIS REGION
GOVERNMENT OF TAMIL NADU



VALPARAI LOCAL PLANNING AREA



MASTER PLAN

PROPOSED LAND USE MAP-2001
VALPARAI TOWN

LEGEND		EXISTING	PROPOSED
PLANNING AREA			
RESIDENTIAL	PR-1		
	MR-1 TO 7		
COMMERCIAL	C-1 TO 2		
INDUSTRIAL	I-1		
EDUCATIONAL	E-1 TO 3		
PUBLIC & SEMIPUBLIC	P-1 TO 6		
AGRICULTURE	A-1 TO 4		
ROADS			

ENLARGEMENT OF SURVEY NO-31

[Signature]
MEMBER SECRETARY/ EXECUTIVE
AUTHORITY

[Signature]
DEPUTY DIRECTOR OF TOWN
AND COUNTRY PLANNING, COIMBATORE

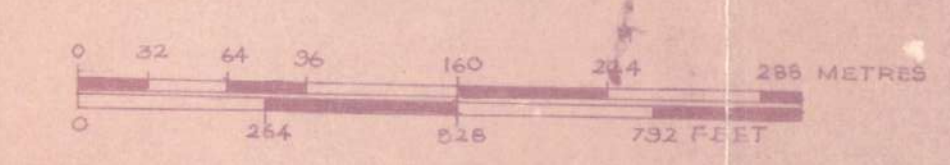
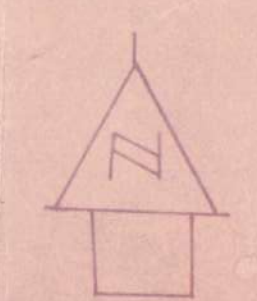
[Signature]
ASST. DIRECTOR OF TOWN AND
COUNTRY PLANNING, MASTER
PLAN DIVISION

[Signature]
JOINT DIRECTOR OF TOWN AND
COUNTRY PLANNING

[Signature]
DIRECTOR OF TOWN AND COUNTRY PLANNING, MADRAS

[Signature]
SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

SCALE



PREPARED BY
DIRECTORATE OF TOWN AND COUNTRY PLANNING
COIMBATORE - NILGIRIS REGION
GOVERNMENT OF TAMIL NADU.

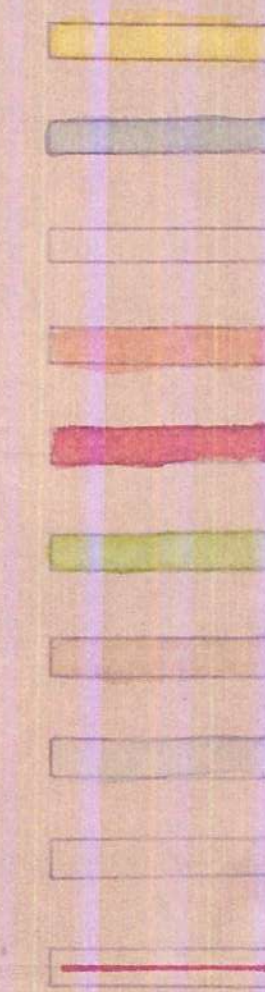
VALPARAI LOCAL PLANNING AREA

MASTER PLAN

EXISTING LAND USE MAP 1993

LEGEND

RESIDENTIAL
COMMERCIAL
INDUSTRIAL
EDUCATIONAL
PUBLIC & SEMIPUBLIC
AGRICULTURE - WET
AGRICULTURE - DRY
WATER BODIES
VILLAGE BOUNDARY
PLANNING AREA



STANMORE ESTATE
S NR 29

NADUMALAI ESTATE
S NR 32

STANMORE ESTATE
S NR 29

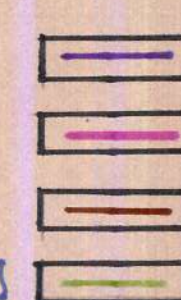
POOR CLASS AREA

CONTINUOUS BUILD UP AREA

ECONOMICALLY WEAKER SECTION

REFERENCE :

POOR CLASS AREA
CONTINUOUS BUILD UP AREA
ECONOMICALLY WEAKER SECTION
LOWER INCOME GROUP [LIG]



[Signature]
MEMBER SECRETARY
EXECUTIVE AUTHORITY

[Signature]
DEPUTY
DIRECTOR OF TOWN
AND COUNTRY PLANNING

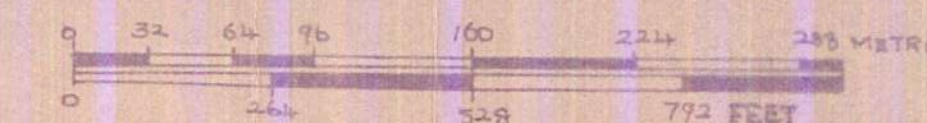
[Signature]
Asst. DIRECTOR OF TOWN
AND COUNTRY PLANNING
MASTER PLAN DIVISION

[Signature]
JOINT DIRECTOR OF
TOWN AND COUNTRY
PLANNING

[Signature]
DIRECTOR OF TOWN AND COUNTRY PLANNING

[Signature]
SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

SCALE



PREPARED BY
DIRECTORATE OF TOWN AND COUNTRY PLANNING
COIMBATORE NILGIRIS REGION
GOVERNMENT OF TAMILNADU

VALPARAI LOCAL PLANNING AREA