ஆணையர்
நகர் ஊரமைப்புத் துறை, சென்னை-600 002.
- 8 JAN 2014
00506

Commissioner
17 JAN 2014

ABSTRACT

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

= =

Housing and Urban Development [UD4(2)] Department

G.O.Ms.No.308 **Dated: 31.12.2013**

விஜய வருடம், மார்கழி திங்கள் 16,
திருவள்ளுவர் ஆண்டு 2044

Read again:

1. G.O.Ms.No.353, Housing and Urban Development Department, dated.13.11.2007.

Read also:

2. From the Commissioner of Town and Country Planning, letter Roc.No.16723/2008/MT1, dated.25.03.2011, 19.4.2012 and 29.11.2012.

======

ORDER:-

In the Government order first read above, the Government have accorded consent under sub-section (2) of section 24 of the Tamil Nadu Town and country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Thiruvallur local planning authority to the publication of a notice for the preparation of the modified master plan under section 26 of the said Act for the Thiruvallur local planning area.

2. The Commissioner of Town and Country Planning in his letter second read above has forwarded the draft modified master plan for the Thiruvallur local planning area. He has requested the Government to accord approval to it under section 28 of the said Act.

3. The Government, after careful consideration accept the proposal of the Commissioner of Town and Country Planning in para 2 above. Accordingly, in exercise of the powers conferred by section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu, after consultation with the Commissioner of Town and Country Planning, hereby approves the modified master plan for the Thiruvallur local planning area. The copies of the modified master plan for the Thiruvallur Area as approved by the Government are communicated to the Commissioner of Town and Country Planning.

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4. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Commissioner of Town and Country Planning is requested to ensure that the Notification is republished in the manner as prescribed in rules 12 and 15 of the Master Plan (Preparation, Publication and Sanction) Rules.

NOTIFICATION.

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

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

(BY ORDER OF THE GOVERNOR)

THANGA KALIYAPERUMAL,
SECRETARY TO GOVERNMENT.

To
The Works Manager,
Government Central Press,
Chennai – 600 079.
(for publication of notification in the TNGG)
The Commissioner of Town and Country Planning,
Chennai -600 002.
The Commissioner,
Thiruvallur Municipality,
Thiruvallur District.
The Member Secretary,
Thiruvallur Local Planning Authority,
(Through the Commissioner of Town and Country Planning,
Chennai -600 002).
The Regional Deputy Director,
Town and Country Planning,
Chengalpattu zone,
131, G.S.T. Road,
Chengalpattu.
(Through the Commissioner of Town and Country Planning,
Chennai -600 002).

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REVIEW OF MASTER PLAN FOR TIRUVALLUR LOCAL PLANNING AREA

Resolution of Tiruvallur L.P.A No.	:	Dated
Regional Deputy Director of Town and Country Planning, Chengalpattu Region, Chengalpattu	:	Roc.No.927/03-CR6
Commissioner of Town and Country Planning, Chennai	:	Roc.No.16723/08/MP1
Approved Master Plan Under	:	G.O.Ms.No.735, H & UD Dept, Dated.24.8.93
Review consent u/s 24(2) of T & CP Act, 1971.	:	G.O.Ms No.353, H & UD (UD 4-2) Dept, Dated 13.11.2007
Submitted for review approve. u/s 28 of T & CP	:	G.O. Ms. No: 308, H & UD (UD4-2) Dept, Dated: 31.12.2013

Member Secretary
Tiruvallur Local Planning Authority
Tiruvallur

Deputy Director of
Town and Country Planning
Chengalpattu –1

Asst.Director/~~Deputy Director~~
Master Plan Division
Town and Country Planning
Govt. of Tamil Nadu

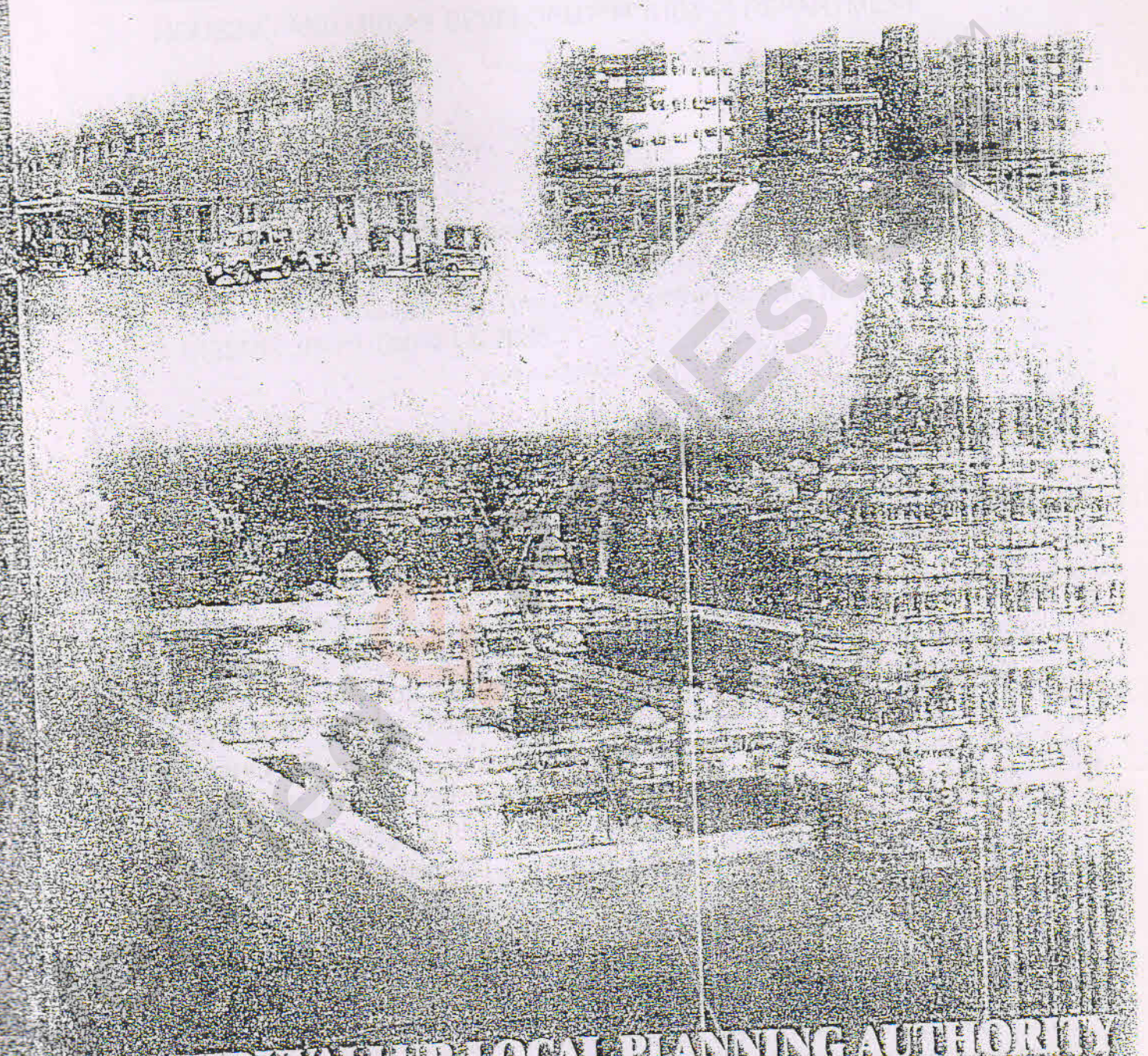
Joint/Additional Director of
Town and Country Planning
Govt.of Tamil Nadu

Director of Town and Country Planning,
Government of Tamil Nadu

~~For~~ Secretary of Government
Housing and Urban Development Department
Government of Tamil Nadu

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TIRUVALLUR
MASTER PLAN
Review Report



TIRUVALLUR LOCAL PLANNING AUTHORITY
Tiruvallur District

DTCP

TOWN AND COUNTRY PLANNING

Chengalpattu Region

DIRECTORATE OF

Government of Tamil Nadu

64

001315 9435/03

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

Dated: 13.11.2007

G.O.Ms.No. 353

READ:

1.G.O.Ms.No. 735, Housing and Urban Development Department, Dated 24.8.93.
2.From the Commissioner of Town and Country Planning Roc No. 9435/2003/MP1/Dated 1.6.2005.

==========

ORDER:

In the Government order first read above, the Government have approved the Master Plan for the Tiruvallur local planning area, under sub-section (2) of section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

2. Since, a period of eleven years have already been lapsed, the Commissioner of Town and Country Planning, in his letter second read above, has stated that a modified master plan for the Tiruvallur local planning area has been prepared, taking into consideration the current developments and also future developments, and has requested the Government to give consent to the modified draft master plan.

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

4. The draft modified master plan for the Tiruvallur local planning area, as consented to by the Government under sub-section (2) of section 24 of the said Act is returned to the Commissioner of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the Tamil Nadu Town and County Planning Act, 1971 (Tamil Nadu

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Tiruvallur Local Planning Authority

Review of Master Plan

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Preamble :

In the State of Tamil Nadu, there are rapid growth of development of towns in view of increasing population, Socio Economical and Physical backgrounds and day to day environmental activities. In order to regulate the growth of development of towns, it is imperative to prepare a perspective physical plan, called Master plan for the town based on the existing trend and direction of developments and the basic requirements of the people. Under such broad approach of physical planning, reservations are made for various land utilities such as residential, commercial, industrial and public and semi public purposes in preparation of Master Plan.

Hence, the department is engaged in the preparation of Master Plan for all major towns in Tamilnadu under the Town and Country Planning Act, 1971. Accordingly this department prepared a Master Plan for Tiruvallur Town in the year 1992 and the plan was approved by the Government of Tamil Nadu in G.O. Ms.No.735 Housing and Urban Development (UDIV) Department, Dated 24.8.1993, under section 28 of Town and Country Planning Act, 1971.

Now the department has taken up the Tiruvallur Master Plan for review and updating as per the instructions contained in section 32(b) of T & CP Act, 1971. According to the existing land use survey and data collection, made to know fresh further scope of development a review report has been prepared and it is obvious that this report will be more valuable and attributing perspective plan of further development.

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EXISTING CONDITIONS AND DEVELOPMENTAL ISSUES

1. Physical characteristics and natural resources

a. Location and Regional Setting

Tiruvallur is a Municipal Town since 1948. This town is geographically situated 13° - 9' North Latitude and 79°-55' East Longitude, situated +47 Mts M.S.L. It is located at a distance of 42km. West of Chennai and well connected by Chennai - Renigunta National Highway (NH205), Thriumazhisai, Sathyavedu, Redhills and Singaperumal Koil with State Highways. Adjoining towns such as Sriperumpudur, Tiruttani are located at a distance of 22km and 43km respectively. It is also connected with Thirupathi 100km towards west, Suruttapalli and Poondi Reservoir in the North direction at a distance of 24km and 10km respectively. This town has rail link of Broadgauge with Chennai to Arakkonam on its Southern Side.

This town being located in the North West part of Chengalpattu Region (one of the eight viable regions of the state) covers an extent of 12-27sq.km. and comprises part of Tiruvallur Village, Part of Iveli Agaram Village, Perumbakkam Village, Perikuppam Village and part of Pungathur Village. The town is bounded by Vedanginallur and Thalakkancheri villages in North, Ikkadu and Kakkalur villages in East, Coovam River and Vengathur village in South and Thiruppachur on the west.

The town is administered by Tiruvallur Municipality. During the year 1983, the town was upgraded as second grade Municipality and subsequently became first grade. This town is the head quarters of Tiruvallur District, bifurcated from Kanchipuram District since 1996.

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In order to control the planning and development, the town has been declared as a Local Planning Area U/s.10(4) of T & C.P. Act, 1971 in G.O.Ms.No.678 R.D. & L.A. Dept. dated 16.3.1974 and a Local Planning Authority was constituted u/s. 11(1) of T & C.P. Act, 1971 in G.O.Ms.No.650 R.D. & L.A. Dept. dated 8.4.1975. The Authority consists of a chairman being the Municipal Chairman and the Member Secretary being the Executive Authority of the Municipality.

b. Climate and Rainfall

Tiruvallur has a "Warm Most" climate which can be classified as the "Tropical Maritime Monsoon" type. The temperature throughout the year is high reaching a maximum 40°C in Summer during the months of April to July and recording a minimum average of 25.5°C temperature during winter in the months of December to February. The prevailing wind direction is South west in the morning and South east in the evening. The town gets rain from both South west and North East monsoons. Average Annual Rainfall is 112cm.

c. Existing Landuse

Residential Area

The Existing residential area of the local planning area is 489.46 Hectares which constitute about 39.90% of the total area of the Local Planning area. Residential area in the town have developed around the famous vaishnavite Shrine Lord Veeraraghava Temple and around the railway station. The developments around the temple are of continuous type with terraced and tiled roof, whereas in the scheme area, detached and semidetached type. There is no declared slum in Tiruvallur Town but as per the findings only one slum area is situated in Pungathur Village.

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Agricultural Use

The extent under this use is 324.84 Hectares which works out to be 28.18% Land under water, account for an extent of 221.20 Hectares which works out to be 18.05% in undeveloped area. The agricultural undeveloped area is distributed throughout the town surrounding the Eri.

d. Heritage, Sites, Buildings and Areas

Tiruvallur Town has an ancient famous temple of the Lord Vaidya Veeraraghavasamy (Vaishanavas) in Hindu religion. It is most important holy and pilgrimage centre attracting people, coming from all over South India. The town is named after the temple called 'Tiruevvul and later called as Tiruvallur 18th Century. It is one of the one hundred and eight Divya Desams and this temple's Mangalasasanam was done by Vaishnava Azhvargal. The Saivate saint Holy Ramalinga Adigalar when he was suffered from severe illness of stomach ache, he prayed the Lord Vaidya Veeraragavasamy by Thirupanchagam and recovered from his illness. The Lord gives Dharsan to Devotees with Bhujangasaiyana to recover from all the diseases. Hence, the Lord is called Vaidya Veeraraghavan. Every new moon day this temple attracts a large number of devotees from all around the town and from the surrounding villages.

The famous festival Brahmotsavam in the Tamil month of Chitirai (April) is celebrated every year and in all the other Tamil months other utsavams are celebrated fascinating devotees from all over South India.

The famous temple in this town devoted to Lord Vaidya Veeraraghavasamy which is dated back to 18th Century. This temple is one of the famous Vaishnavasthalam in Tamil Nadu.

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The following details were obtained from the book "Ancient Temples of Tamilnadu" by professor Thiru.A.M.Paramasivanandam.

This important Vaishnavat Sthala is situated in Tiruvallure Town. It is known by the Sanks krit names of "Kinriha Kshetra" Punyavartha Kshetra" and Velksha – Aranya – Kshetra" Thirumangai Alwar always refers to this place as Evvul.

Though a famous Vaishhavata Centre, there is also found here an old Siva temple. It is not mentioned in the Thevavams it still continues to be worshipped. It is found on the banks of a very big tank which is said to have belonged to it in past; to day it belongs to Vishnu temple.

The Lord is Veeraraghava perumal and the Goddess Vasumathi Nachiyar or Kanakavalli Thayar. The Lord is seen reclining on the Adi Sesha. The posture is called Bujanga Sayanam; hence the name of the deity.

Bujanga Sayana. Saligotra Maharishi worshipped the lord here and moved by his deep penance, Lord Vishnu appeared before him hence and asked where to rest. Hence another name for the place Thiru.Evvul. The Vimona is vijayakoti vim,ana. The sannathi faces east.

The Thirtha called Hridh Tapa Nasiui is one of the most sacred Tirtas of Vaishnava Sthalas. The name means that it helps remove the sins of the heart. On the new moon day every month hundreds of people take a dip in the holy Tirtha and worship of the lord. The new moon day of Month Tai is most important. Many festivals take place every month. Thirumazisai and Thirumangai Alwars have dedicated some of their hymns to the lord. The spiritual glories of the place have been beautifully described in the Sinkrahesa Stuti, a sloka composed by the Sri Nigamanta Mahadesika and the Andati of 108 Tirupatis (holy places) composed by the Divyakavi Pillai Perumal Iyengar.

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Adivasi Satyagopa Yahindra, Mahadesika, the first title holder of Ahobila mutt (Sri Alakia Singar) took efforts to build the steps on all the four sides of the thirthas. Many religious heads of the famous Vaishnava mutt who succeeded him have done many works of renovation in the temple and endowed many ornaments and jewels to the deity. The temple, is run by the mutt. 'Ahobila has been rendered in Tamilad Surga Vezh Kunram" and Thirumangai Alwar sings the glory of the Kunram.

There are a few inscriptions found in the temple; one of them speaks of the gift of a land to the temple by one Thriuvenkata Deva (belonging to the time to Kulothanga chola) to meet the expenses of the Mahava Sankaramana. Another belonging to 1552 Sakayeen Speaks of Sri Veeraraghava satgopajeer Swamigal, 13th title holder of the mutt who arranged for a festival the expenses are to be managed with the interest accruing from 133 pieces of gold. Another refers to one Algappa Chetti (1542 Saka) who gifted lands to the temple and raised a big Mantapa as well the other inscription date back to the Rajas of Vijayanagar likes Venravekata Raya, Sadasiva Raya and Ramadeva Maharaja who made many endowments of lands and villages to the temple.

The extent of the temple is 2.58 acres. The extent of the temple tank (Teppakulam) is 7.35 acres. In this area tank has been renovated and steps are provided on all four sides, besides tank, a Nandavanam has been built with land scapping.

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Commercial Use

The existing commercial area occupies 25.27 Hectares and constitutes 2.06% of the Local Planning Area.

The important commercial areas of the town are mainly at the junction of Rajaji Salai and Motilal Road and around market area. Also, in the Railway Station road the commercial development have occured due to the location of Railway Station. There are exclusively slaughter houses, fish and mutton stalls apart from the central market area with vegetable and other house hold articles.

There is no remarkable wholesale trade in Tiruvallur Town.

Industrial Use

The existing industrial area occupies 29.27 Hectares (i.e.) 2.38% of the total area. The Major industries in the Local Planning Area are Tamilnadu stone ware pipe manufacturing Company and Rice Mills. The other industries are small scale industries.

Public and Semi Public

The existing public and semi-public use covers an area of 54.90 Hectares in the town i.e., 4.48% of the total Local Planning Area. The usage under this category includes Government Hospital and Government Offices like collector's office, Taluk Office, Court Complex, Municipal Office, Sub-Collector's Office etc. Superintendent of Police office and other state government offices are functioning at Private Buildings and Central government offices are functioning at government Buildings.

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The following places are other tourist attraction centres which are located around Tiruvallur Town.

i. Tiruttani

It is located 43km distance from Tiruvallur. Is a famous Murugan Temple which is located on the hill. It is one of the famous temple for Murugan is Arupadiveedu. It is also declared as a Heritage town.

ii. Sriperumbudur

It is located 18km distance from Tiruvallur. It is also one of the ancient vaishnavite temple and the Sriperumbudur town is declared as a heritage town.

iii. Poondi

It is located 10km distance from Tiruvallur. It is a reservoir which supplies drinking water to Chennai.

iv. Thriuvalangadu

It is located 19km distance from Tiruvallur. One of the famous Siva Temple in Tamilnadu.

v. Suruttapalli

It is located 24km distance from Tiruvallur. It is bounded on the boundary of Tamilnadu but is located in Andhrapradesh.

vi. Periyapalayam

It is located 40km distance from Tiruvallur is a famous Bhavani Amman temple and situated on river bank Arani / Kusasthalai. Which is also one of the famous Amman temple in Tamilnadu.

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2. DEMOGRAPHY

a. *Existing Population, Migration and Household Characteristics*

POPULATION

The population of the town was 45517 as per 2001 census, out of which the male population was 22,924 and female population was 22,593. The thickly residential populated area is around the temple and then towards Southern direction from Tiruvallur town to Tiruvallur Railway Station.

Growth of Population

The population in Tiruvallur town was 25,234 during the year 1971 and rapidly increased during the year 1981 as 32,148 in the year 1991 as 38,556 and in the year 2001 as 45517. The population of the town has shown an increase of 80% over the decades 1971 - 2001.

The Growth of population of Tiruvallur town and decennial variation since the year 1901 are given in the table. Since 1951 the population of the town has gradually increased. The abnormal increase during the period 1971-2001 is due to growth in the commercial activity. The details of decade. Variation and percentage of increase in total population area as follows :

Table

GROWTH OF POPULATION

Year	Total Population	Decade Variation	Percentage
1901	9,092	-	-
1911	9,576	+ 0484	05.32%
1921	9,861	+ 0285	02.98%
1931	10,656	+ 0795	08.06%
1941	12,700	+ 2044	19.18%
1951	18,847	+ 6147	48.40%
1961	19,757	+ 0910	04.83%
1971	25,234	+ 5477	27.72%
1981	32,148	+ 6914	27.40%
1991	38,556	+ 6408	19.93%
2001	45,517	+ 6961	18.05%

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Population Density

The population density of the Local Planning area is 37 persons / Hectare in the year 2001. The maximum residential density occurs in Kondamapuram bazaar area and surrounding the temple. The minimum residential density occurs in the Periyakuppam and Iveli Agaram Village.

Sex Ratio

The decennial population based on sex ratio, since 1971 to 2001 is given below in which female population is less than male population and trend of increase is more or less even during the above period and very meager increase is found. The details of sex ratio during 1971-2001 are as follows

Table

SEX RATIO

Year	Total Population	Male	Female	Female / 1000 Male
1971	25,234	12,843	12,391	964
1981	32,148	16,295	15,853	973
1991	38,556	19,512	19,044	976
2001	45,517	22,924	22,593	985

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Literacy

As per 2001 census 75.6% of the total population of Tiruvallur town were literates of which males are accounted 54.5% and female 45.5%. There has been steady increase in the percentages of literates in the town from 57.8 in 1971, to 64.5% in 1981 and 70.05% in 1991.

3. ECONOMIC BASE AND EMPLOYMENT OCCUPATIONAL PATTERN

Regarding the occupation and working force of the population for the period 1971 to 2001 are as given below. There is no rapid trend of increase in various activities in Tiruvallur Town, except cultivators and Agricultural labourers who have been decreased in 2001 than in 1971 and this shows diversion of workers to other sectors. Percentages of marginal workers cannot be compared with that of 1971. Percentage of workers in total population in 2001 has increased by about 40% comparing to that of 1971.

The details of the occupational pattern area as given in the table below.

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TABLE

OCCUPATIONAL PATTERN

Year	Total Population	Cultivators	Agriculture Workers	Main Workers	Marginal Workers	Other Workers	Household Industry	Total Workers
1971	25,234	350	956	1,253	510	4,213	170	7,452
1981	32,148	340	929	473	675	6,710	256	9,383
1991	38,556	285	707	6,086	720	8,079	372	16,249
2001	45,517	176	601	13,085	1,208	13,071	445	28,586

(Sources as per census details)

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4. HOUSING AND SHELTER

The following table shows the number of houses and household constructions in the town and rural area as per 1991 census.

Table

Category	Town 1991	Rural Area 1991	Total L.P. Area 1991
House	7794	2500	10294
House under construction	257	158	415
Shortage of House	3500	2000	5500

As per the 1991 census there was a shortage of 5500 houses in the Local Planning Area.

Most of the houses are semi-pucca construction and remaining area pucca and Kutcha construction.

5. TRANSPORTATION

Municipal Area

The area covers under this usage of transportation and communication in the Local Planning area is 71.26 Hectares and 5.81% of the total Local Planning Area. The main uses under this head are roads, streets, lanes, bus terminals, railway station, railway lines etc. The main transportation routes that traverse Tiruvallur are the Chennai - Arakonam Broad Guage Railway and the Chennai - Thirupathi NH - 205 Road. The broad guage railway line is running on the Southern boundary of the town running east to west. The bus terminus is situated 2kms. away from the Tiruvallur Railway Station, Centraly located in the town and near by the temple.

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Tiruvallur town is well connected by bus routes from Chennai and major towns in adjoining districts, as high as 70 buses with about 5000 commuters, six bus routes having origin / destination or passing point in Tiruvallur. However, it is essential that more number of buses to Chennai may be operated.

Type and the length of the roads maintained by the municipality are given below.

Table

Type of Road	Length of Road in km
Bituminous Road	21.690
Concrete Road	3.470
Gravel Road	8.027
Earthen Road	6.912

BROAD GUAGE RAILWAY LINE

Railways have exclusively built two Railway tracks for sub-urban passenger line and two tracks for Express trains upto Tiruvallur from Central Railway Station.

Tiruvallur Railway Station is on the southern side of the town. A Road over bridge is being built across the Railway line near Tiruvallur Railway Station and also across the Cooum River which is on the southern side of the Railway line.

Railways operate 32 trains per day from Central Railway Station and Beach Railway Station upto Tiruvallur and 27 trains per day which stops at Tiruvallur Railway Station and Proceeds to Arakonnam (Peak hour service 25 trains).

31 trains start from Tiruvallur Railway station and goes to Central Railway Station and 27 trains stop at Tiruvallur Railway Station and proceeds to Central Railway Station. (Peak hour service 25 trains).

Seven express trains stop at Tiruvallur Railway Station on both ways. Hence Broad guage train facilities now available will, induce growth factors and influence more migration to Tiruvallur and surrounding area.

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Broad guage railway traction between Madras – Tiruvallur - Arakkonam attracted population in this town. The trains available at almost 15mts yo 30mts interval to Chennai.

6. FACILITIES

a. Education

There are 9 Primary Schools, 4 Middle Schools, I High School and 3 Higher Secondary Schools are available in this town. There is no college in this town. The nearest colleges are Srivenkateswara Engineering College and Tirumurugan Arts and Science College located at Tirupachur Village and another arts and Science College run by Kancheepuram Sankara Mutt at Kakalur Village which are all at distance of 2 to 5km distance from this town.

b. Health Care

The District Head Quarters Government Hospital had a bed strength of 50 is located in the heart of the town and on the Railway Station Road. It serves the needs of the people of the surrounding villages and Tiruvallur Town. There are two government maternity health centers and one Ayurvedic dispensary also.

Apart from this, there are 9 private hospitals, with a total strength of 30 private clinics available in this town.

One 'Indian Council Medical Research Institution' is also functioning on the north-west of the town which is located on the Sathyavedu road.

c. Recreation

There are about 5 cinema theaters and two small parks providing recreation to the public. No other recreation is available in this town.

d. Religious

Tiruvallur Town has an ancient famous temple of the Lord Vaidya Veeraraghavasamy (Vaishnavas) in Hindu religion. Apart from this there are a few small temples, Churches and moseques are existing in this town.

e. Socio – Cultural

There is no specific socio-cultural activity in this town.

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7. INFRASTRUCTURE

a. Water

Protected water supply to this town was established near coovam and Kusasthalai rivers. The water is collected from the infiltration gallery and is supplied to the town through over head water tank.

There are 12 pump house water supply zones in the town each supplied by two over head tanks.

- One in Rajamma Devi Park 5 lakhs litres capacity.
- Another in rural municipal school at Periyakuppam with a capacity of 1 lakh litres.

The total capacity of the OHT is 6 lakh serving a total population of 45,517. The distribution lines are 22.170km long. There are 3,019 house connections. The daily supply is 23.60 lakh litres (i.e) 54 litres per head per day.

It is proposed to increase the rate to 64.5 lakhs / per LPCd by identifying new source and improving the supply and distribution lines. Also, water supply planning area is to be improved by extending protected water supply and improving the present sources like well and bore wells.

b. Energy

The town has two electrical sub-stations located one at Malavalan Nagar which is on the Southern Side of the town and one at Kakkalur on the eastern side of the town.

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Both the electrical sub-stations are located outside of the Local Planning Area. There are 59 transformers in existence in the Local Planning Area and it has been proposed to install 27 more transformers for the present requirement of electricity of the town.

The total consumption of two electrical sub-stations is 67,010 units per day.

c. Drainage, Sanitation and refuse and solid waste disposal

The town is provided with a few open drains. At present 26kms length of drainage is maintained by the Municipality. Most of the streets do not have proper drains. Moreover many of the drains are badly damaged. Due to inadequate drainage system and lack of proper sanitation facilities, pose health hazards in the entire town in general. Therefore, action has to be initiated to provide under ground drainage and sewerage system to this town.

d. Communication

Two microwave towers and one main Telephone Exchange is located in the centre of the Town which provides effective communication facility. Also there is one Head Post Office, 2 Sub-Post Offices & Telegraph Offices providing communication facility to the local public.

e. Police Protection, fire Protection

One Superintendent of Police Office and police control stations are available for giving protection to the public. One Divisional Fire Service Office is situated adjoining the Taluk Office for giving necessary fire protection to the public.

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f. Cremation and Graveyards

Sufficient cremation grounds and Burial places are in existence in this town which are being maintained by the local body.

8. RESOURCES

Fiscal, Manpower and Land

The municipality being the Local Planning Authority is the executing Authority and hence the project proposals have to be implemented by this Authority. As regards financial position, the local body is lacking in funds for implementation and hence requires financial assistance from sources. Such as TUFIDCO, HUDCO and other Govt. Agencies. As regards man power and land, is available for taking up the works.

9. DEVELOPMENT MANAGEMENT

Development that are necessary can be envisaged through financial institutions and with the co-operation of other Departments. In case of any legal support, one sub court and a District Munisiff court are available.

10. MAJOR DEVELOPMENT ISSUES

The town has been thickly developed with major residential areas, commercial activities have developed around the Temple, Bus Stand area and on both sides of the main roads. The present Bus Stand is in a congested location needs to be shifted. Also a spacious market is required. The town is lacking in protected water supply and also has poor drainage system. Which are to be given importance for improvement.

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TABLE

TIRUVALLUR LOCAL PLANNING AREA - EXISTING LAND USE 2003

S. No	Land use	Non – Scheme Area			Scheme Area			Total	% to Developed / undeveloped area	% to total area
		Extent in Hec	% to developed area	% to Total area	Extent in Hec	%to Developed area	% to Total area			
I. Developed Area										
1.	Residential	203.60	63.44	24.07	285.86	79.51	75.01	489.46	71.93	39.90
2.	Commercial	15.53	4.84	1.84	9.74	2.71	2.56	25.27	3.71	2.06
3.	Industrial	12.13	3.78	1.44	17.14	4.77	4.50	29.27	4.30	2.39
4.	Public & Semi Public	37.73	11.76	4.46	17.17	4.78	4.51	54.90	8.08	4.48
5.	Educational	1.53	0.47	0.86	8.96	2.49	2.35	10.49	1.54	0.85
6.	Transportation & Communication	50.42	15.71	5.96	20.64	5.49	5.42	71.06	10.44	5.79
Total Developed Area		320.64	100.00	-	359.51	100.00	-	680.45	100.00	-
II. Un Developed Area										
1.	Agricultural Lands	303.51	57.84	3589	21.53		5.65	325.04	59.51	26.50
2.	Land Under Water	221.20	42.16	26.16	-		-	221.20	40.49	18.03
Total Undeveloped Area		524.71	100.00	100.00	21.53	100.00	100.00	546.24	100.00	100.00

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PROPOSALS

Master plan is a long-term proposal for 5 to 10 years to the Local Planning Area which involves various landuse classifications to regulate the zone viz. existing features and proposals for the trend and direction of developments and analysing future requirements for the public. After conducting field study and investigation, it is ascertained that the town has been thickly developed with major residential areas. Further, bothsides of National Highways, State Highways passing through this town and as well as around the Veeraraghava temple, Municipal Office and Bus Stand area have been developed with commercial activities. Accordingly Master Plan proposals have been arrived.

Projected Requirements

a. Population

The present population of the planning area is 45517 and the future population is calculated as given below.

Population Projection

The following methods are generally analysed in calculating the future population.

- Arithmetical increase method
- Geometric ratio method
- Least square method (Regression method)

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Table

S.No.	Methods	2001	2011	2021
1.	Arithmetical increase	45517	51957	58397
2.	Geometric Ratio	45517	52800	60192
3.	Least Square	45517	51694	58178

Out of these above methods, the figures arrived at through Geometric ratio method is selected as these figures are comparatively moderate convincing. Hence, the difference in population i.e., 60192 - 45517 = 14675 say 15,000 is to be accommodated in the planning area. Assuming the barren land will accommodate population at the rate of 150 persons / Hectare, the present vacant and barren land space would accommodate 15000 population.

2001 - 4.04 Hectares per 150 persons

2011 - 3.45 Hectares per 150 persons

2021 - 3.06 Hectares per 150 persons

Required 97.83 < 187.90 provided is sufficient.

Since the activities and development of Tiruvallur town and based on urban, tourism attraction and business activities, the primary residential zone proposed in the already approved Master Plan does not serve the purpose. Therefore, the Primary residential zone are not suggested in the reviewed Master Plan.

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i. Land Requirement for Residential Area

The existing residential areas which have become developed with commercial activities can be classified as mixed zone. Hence, a very few pockets of vacant lands available in the town limit have also been proposed as mixed residential zone together with the remaining residential areas in existence. In view of protecting the environments of the temple, some areas already developed as commercial centre around the temple in the already approved Master Plan are now classified into mixed residential zone. The area proposed in this zone is 688.83 Hectares.

In this zone, the present slum area are located in S.No.559 part of Pungathur village with an extent of 2.00 Hectares and about 200 families occupied at present. Hence, it has been proposed an extent of 5 Hectares for poor class in the slum area in the reviewed Master Plan.

ii. Land Requirement for Commercial Area

The existing trading and commercial areas on both sides of Kondamapuram, bus stand and market areas are the needs of the town. In the review master plan, the existing areas to the northern side of the temple, bothsides of the National Highways, eastern side of the temple tank, commercial activities are converted into mixed residential zone. The southern side of the Uthukkottai road, northern side of Avadi road have been proposed to be commercial areas covering an extent of 22.29 hectares.

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WHOLESALE MARKET AND TRUCK TERMINAL

Since Tiruvallur town is the growth centre for the surrounding villages and being the Head quarters of the District, it requires the market for vegetables and other crops for the surrounding village people. In view of providing such facility, an area has been proposed in the review Master Plan for the construction of wholesale market and truck terminal and the details of proposals are as follows :

	Name of Project	Village Name	S.F.No.	Area Proposed	Location	Rough Estimate	Source of Amount
1	Wholesale Market	Tiruvallur	433/ 2pt	0.55 Hectare	On the Northern side of Avadi Road	Rs.65 lakhs	50% Municipal Fund 50% Loan from T & C.P. Board Fund
2.	Truck Terminal	Perumbakkam	5,6, 7 &8	3.20 Hectare	On the Western boundary of Tiruvallur LPA and on the western side of Sathyavedu Road.	150 lakhs	50% T & C.P. Board Fund 50% loan

ii. Land required for Manufacturing Area

In Tiruvallur town, major industries are only rice mills and one stone ware pipe manufacturing Industry. The other industries are in the Industrial Estate in the adjoining Kakkalur village 2km. away from the town towards Chennai and is outside of the Local Planning Area. However an extent of about 8.17 Hectares is set apart for proposed industries.

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There is no extensive & heavy industry or special, hazardous, noxious and chemical industries.

iv. Land required for Public and Semi Public Area

For administration of the District, District Collector's Master Plan complex has come up in an area of 7515.93sq.m. of land in S.f.No.265 and 268 of Perumbakkam village. The proposed expansion of quarters and offices is 22.05 Hectares on the southern side of the N.H.205. The other public and semipublic use constitute in the Railway Station Road (State Highways) locating the Govt. Offices like District Head quarters Govt. Hospital with a strength of 75 beds, 5 private hospitals with 90 beds and 30 private doctors having consulting rooms in the town serve the needs of the people of the surrounding villages and this town. The Taluk office, court complex, municipal office, post office, Telecommunication office are in existence and are in retained in the reviewed Master Plan as Public use.

Regarding Educational Institutions, there are 9 Primary Schools, 4 Middle Schools, one High School and 3 Higher Secondary Schools available in this town. There is no college. One engineering college and one Arts & Science College are situated at a distance of 2 to 5km from this town i.e., outside the Local Planning Area. All the educational institutions except colleges are permissible in mixed residential zone of the Master Plan Hence, no educational zone is suggested in the reviewed Master Plan.

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iv. Utilities and Services

1. Water Supply

The daily water supply is 23.60 lakh litres (i.e.) 54 litres per head per day. Since it is found insufficient, it is proposed to increase the rate to 64.5 lakhs / per LPCD by identifying new source and improving the supply and distribution lines. Also, water supply planning area is to be improved by extending protected water supply and improving the present sources like well and bore wells.

ii. Energy

There are 59 transformers in existence in the Local Planning Area and it has been proposed to install 27 more transformers for the present requirement of electricity of the town.

The total consumption of two electrical sub-stations in 67,010 units perday.

iii. Drainage, Sanitation and refuse and solid waste disposal

Most of the streets do not have proper drains. Moreover many of the drains are badly damaged. Due to inadequate drainage system and lack of proper sanitation facilities, pose health hazards in the entire town in general. Therefore, action has to be initiated to provide under ground drainage and scwerage system to this town.

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Land requirement for parks and play fields

There are two notified parks in this town. In addition to that, there are certain public reserved sites handed over to the Municipality through gift deed for the usage of parks and play fields in the approved layout area. Hence, the proposed landuses such as open space available in the sanctioned D.D. Plan are taken into account.

In the review and updating of Tiruvallur Master Plan, the following proposals may be included which are in the report prepared by the Municipality for beautification of Tiruvallur Local Planning Area.

- Children's park to be proposed in approved layout CR/DTCP. M-82-44 / LP 26 about 50 cents of Municipal land nearby school and thickly developed residential area of Periakuppam village.

- Parking Lot and Landscape to be proposed in S.No.233 of Perumbakkam village about 3 acres of land for alienation.

Land requirement for Transport and Communication

i. Road

Since the town is a District Head Quarters and being municipality, its commercial and industrial developments and residential usage including function as residential. Suburb of Chennai are bound to grow. It is assumed that the Town is bound to grow in area wise and population as well. To accommodate this growth and the traffic generated by it, a Semi-circular ring road is proposed to a width of 30mts connecting the Chennai - Tirupathi National Highway. Another ring road in proposed to a width of 12mts connecting Sathyavedu road to red hills road.

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The work of forming Bye-pass road to Tiruvallur is now proposed for Rs.500 lakhs, for getting administrative sanction from the Government of Tamil Nadu. The proposed bye pass road connecting the State Highway from Railway line over Bridge and National Highway near Sathyavedu Road.

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ROAD PROPOSALS

DETAILS GIVEN BELOW :

Table

No.	Name of the Project	Village Name	Location	Rough cost estimate	Source of amount
..	Bye-pass road (New proposal)	Perumbakkam, Pungathur & Periyakuppam	Bye-pass road connecting the state high way from railway line over bridge and national highway near Sathyavedu road.	500 lakhs (High ways Department)	The Govt. of Tamil Nadu
2.	Bye-pass road as per sanctioned Master Plan	Perumbakkam, Iveli Agaram & Tiruvallur	Bye-pass road passing through East-west connecting Sathyavedu road to Red Hills road and avadi Road	400 lakhs	The Government of Tamilnadu
3.	Widening of Tiruvallur to Sathavedu road (opp) District Collector Office	Perumbakkam	Tiruvallur Sathyavedu (width 80') road connecting Tiruvalur to Tiruttani Road	Approximately Rs.50 lakh	Highways Dept.
4.	Widening of Tiruvallur Sel ai road to 40' width connecting Pungathur road	PUngathur	The existing Tiruvalur Sel ai Road North to south and east to west connecting Pungathur raod.	Approximately Rs.80lakhs	From Tiruvallur Local Planning fund.
5.	40' wide circular road including widen of existing road, southern side of the track in Periyakuppam village	Periyakuppam	Southern side of the Railway track and northern side of the coovam river	Approximately Rs.50 lakhs	From Tiruvallur Local Planning Authority fund.
6.	Tiruvallur Railway station road (40'width) Putlur village road in Periyakuppam village	Periyakuppam	Southern side of the Railway track and western side of Putlur Eri.	Approximately Rs.50 lakhs	From Tiruvallur Local Planning Authority fund.

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The fact that Tiruvallur town on its own accord is bound to develop a metamorphosis and metropolitan character and residential urbanisation creating an urban mode of different form, structure and functions - maximizing employment potential and providing low cost urban basic amenities. The traffic operational and Management Plan for Tiruvallur was suggested for Automatic Signals viz.

- At Kamarajar State
- One at Tiruvallur - Red Road Junction and
- One at Tiruvallur - Poondi Road

ii. Railways

The Southern Railway constructed a over bridge across the railway line. The state government and Highways authority are constructing over bridge across the coovam river which joins the railway over bridge for the free flow of vehicle travel adjacent to the Tiruvallur Railway Station

iii) Air Port, Sea Ports, And Dock Yards.

There is no Airport in this town. As there is no shore in this town, there is no seaport or dockyard.

iv. Bus Depots / Bus Stand / Truck Terminals

Tiruvallur town is well connected by bus routes from Chennai and other major towns in adjoining districts as high as 103 buses with about 32,150 commuters are operated in routes having origin / destination or passing point in Tiruvallur. The present bus stand is situated 3kms away from the Tiruvallur Railway Station and near by the Veeraraghava Peruma! Koil. Provision of bus bays has been made for

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accommodation for 10 buses only. It is not sufficient. Hence, a new bus stand has to be proposed in SNo.5, 6, 7 and 8 Perumbakkam Village which are situated on the Western boundary of Tiruvallur Local Planning Area and the Western side of Sathiyavedu Road. This proposal has been suggested by the Revenue authorities to be proposed near the new truck terminal proposal. This proposal has been suggested in the Traffic Operational Management Plan Report for Tiruvallur Town.

v. Transmission and Communication

As we entered the new millennium, Tiruvallur a municipal town 423km from Metropolitan City Chennai takes on a new function of Head quarters town of the District of the Same name. The two micro wave tower, one main telephone exchange and one Head Post Office, 2 sub-post offices is situated in the Local Planning Area. (Rajajipuram D.D.Plan No.1).

Tourism

Tiruvallur is the center place connecting various places of historical importance's such as Tiruthani, Kancheepuram, Tirupathi and Chennai. One of the famous Vishanva Temple (Sri Vaidhya Veeraraghava Perumal) is situated at Tiruvallur. Being connected with Thirumala - Thirupathi and Thiruthani, Tiruvallur is highly communicated with a large number of pilgrims who are passing through often.

As a place of having natural resources, we can site certain palces like Sree Ramanujá Temple located at Sriperumbudhur, Sree Pallikondeswarar Temple at Surutta Pali Konai falls near Uthukottai one of the Pancha Sabai at Thriuvalnkadu and the only picnic spot Poondi Reservior etc.

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Special Areas

Tiruvallur Town being an ancient town, it has got an old built up area around the shree Veeraghava Swamy Temple. As regards the temple it is renowned ancient temple and the Lord Veeraghava Swamy is being worshipped by the devottes from the surrounding villages and neighbouring towards. There is also a big temple tank (Theertham) adjoining the temple.

Hence this town has an heritage importance and therefore the areas need to be conserved. There is no scenic value areas and disaster prone areas.

Agriculture

The existing agriculture area being 324.84 hectare out of total area of 122.7 the town is utilised for agriculture purposes.

Since the town is growing and that the demand is increased in all sectors the proposed agriculture area is arrived has 108.63 hectare.

There is no forest area in this town also there is no poverty and Diory farming activities as well as brick kiln activity in the town.

Water Bodies

There is perumbakkam Eri, pungathur Eri,palathangal Eri, putlur Eri are availabale in this town. Apart from this coovam river is existing on the southern part of the town abutting the southern boundry.

In the above mentioned perumbakkam Eri an extent of 23.4 Hectares has been alienated for District Collector Office.

Similarly an extent of 5 Hectares of land has been set apart in pungathur Eri for Economically Weaker Section.

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Table

TIRUVALLUR LOCAL PLANNING AREA – PROPOSED LAND USE - 2011

Land Use	Non-Scheme Area			Scheme Area			Total Extent in Hectares	% to Developed / Undeveloped Area	% to Total Area
	Extent in Hectares	% to Developed Area	% to total Area	Extent in Hectares	% to Developed Area	% to total Area			
eveloped Area :									
Residential	402.97	76.37	47.65	285.86	79.51	75.01	688.83	77.64	56.15
Commercial	12.55	2.38	1.48	9.74	2.71	2.56	22.29	2.52	1.82
Industrial	20.30	2.40	2.40	17.14	4.77	4.50	37.44	4.22	3.05
Public & Semi Public	26.60	4.33	4.33	17.17	4.78	4.51	53.77	6.06	4.38
Educational	.	.	.	8.96	2.49	2.35	8.96	1.00	0.73
Transportation & Communication	55.24	10.46	6.54	20.64	5.74	5.42	75.88	8.56	6.19
Total Developed Area	527.66	100.00	.	359.51	100.00	100.00	887.17	100.00	.
Un Developed Are a									
Agricultural lands	87.30	27.45	10.32	21.53	.	5.65	108.83	32.05	8.88
Land under water	230.69	72.55	27.28	.	.	.	230.69	67.95	18.80
Total undeveloped are a	317.99	100.00	100.00	21.53	100.00	100.00	546.24	100.00	1000.00
Total Area	845.65	.	.	381.04	.	.	1226.69	.	.

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DEVELOPMENT AIMS AND OBJECTIVES

Scopes for Urbanisation

Tiruvallur town is a flat terrain but there are remarkable physical barriers of many areas, under water, obstructing the further development.

The extent of Tiruvallur town is 12.27 sq.km. and the population as per the census is 2001 is 45,517. The density of the town is 3710 persons / sq.km. for the entire local planning area there is no limitation for urbanisation due to the maximum population and population density fixed as there is large gap to be filled in.

The present development confirms to only to the local planning area. There is enough space for urbanisation within the present local planning area itself, and therefore there is no limitation due to administrative jurisdictions.

Considering the above factors, limitation for the urbanisation of the local planning area is very meager. Therefore the spatial distribution for the various land uses are worked out taking into consideration of the projected population for the year 2011 and various methods are worked out based on adopted standards.

Land Development Policy

The mutual interacting of landuses and urban service is essential for fostering functional efficiency and orderly growth of urban area.

Acquisition of Public and Private Lands

It is proposed to form link roads to channelise development on planned lines. The land required for the above purposes have to be acquired either by compulsory acquisition or by private negotiations. The lands required for the organized development of housing and commercial areas

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and provisions of water supply and drainage schemes and utilities and services. Open spaces, will also have to be acquired or alienated by the respective agencies.

Land Value

The land value within the Local Planning Area varies according to the pattern of development of the land uses. Land value is maximum between Rs.3,00,000/- and Rs.1,00,000/- per ground in the Local Planning Area. The value decreased gradually in the fringe areas. The wet and dry land which is having a high productive value of the Local Planning Area is having the average land value of Rs.20,00,000/- (Twenty lakhs) per hectare.

Regulation and Control Measures

All future developments will be regulated and controlled in accordance with the provisions contained in Town and Country Planning Act 1971, zoning regulations prescribed under this master plan. Tamil Nadu District Municipalities Building rules 1972.

Tamil Nadu Multi – Stories and public building rule 1973. Tamil Nadu Panchayat Building rules 1997 Act, rules instructions / Government orders issued on regulation of Heritage elements and monuments.

In addition, the land use zoning and other development controls will prevail over the master plan provisions wherever the detailed development plans are approved / sanctioned / consented.

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Details of Development Plans

The details of sanctioned Detailed Development Plans and comprising S.No are listed below :

	Comprising S.Nos.	Extent
Rajajipuram D.D.P. Part I	555 to 567, 571 to 575, 582 to 658, 668 to 686 of Periyakuppam Village	50.22 Hec. (124.10Acre)
Rajaji Puram D.D.P. Part II	497 to 554, 568 to 570, 576 to 581, 659 to 667, 687 to 696 of Periyakuppam Vilalge	57.56 hect (142.75Acre)
Rajajipuram D.D.P. Part III	469 to 472, 474 to 496 697 to 720 of Periyakuppam Vilalge	77.77 Hect (192.17 Acre)
Gandhipuram D.D.P. Part I	22 to 85, 87, 113 to 117, 149 to 156, 241 to 247, 249 to 251 of Periyakuppam Vilalge	33.36 Hec. (82.43 Acre)
Gandhipuram D.D.P. Part II	86pt, 88 to 112, 118 to 148 155pt, 157 to 201, 204, 214 to 226, 227, 229 to 240, 248, 252 to 301 of Periyakuppam Vilalge	56.59 Hect (139.77 Acre)
Gandhipuram D.D.P. Part III	202, 203, 205 to 213, 228, 302 to 468 of Periyakuppam Vilalge	84.04 Hect (207.67 Acre)
Chidambaram Nagar D.D.P.	12, 14 to 23, 28 to 29, 69 to 72,74 to 76, 78, 86 to 93, 94, 170 to 174 of Perumbakkam Vilalge	21.53 Hect. (53.20 Acre)

The above detailed development plans details as follows.

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DETAILS OF REVIEW APPROVED DETAILED DEVELOPMENT PLANS

S.No.	Name	Extent in Hec.	Sanctioned Order	Review Consent / Approval Details
1.	Rajajipuram D.D.P. Part I	50.22	G.O.No.2470 RD & LA Department Dated 16.12.1969	T & CP Act 1971, U/S.33(2). - Review approved - DTCP Roc No.13715 / 200 DPI Dated 10.10.2003.
2.	Rajajipuram D.D.P. Part II	57.59	G.O.No.1434 RD & LA Department dated 7.7.1972	T & CP Act 1971, U/S 33(2) - Review Approved DTCP Roc No.13800 / 2000 DPI dated 3.5.2002.
3.	Rajajipuram D.D.P. Part II	77.77	G.O.No.979 RD & LA Department dated 15.5.1972	T & CP Act 1971, U/S 33(2) - Review Approved - DTCP Roc No.31741 / 2002 DPI Dated 13.8.2003.
4.	Gandhipuram D.DP. Part I	33.36	G.O.No.1985 RD & LA Department dated 15.10.1969	T & CP Act 1971, U/S 33(2) Review Approved DTCP Roc No.3174 / 2002 DPI dated 13.8.2003.
5.	Gandhipuram D.D.P. Part II	56.56	G.O.No.1225 RD & LA Department dated 19.6.1972	T & CP Act 1971, U/S 33(1) - Review Consent - DTCP Roc No.1150 / 2000 DPI dated 8.8.2003.
6.	Gandhipuram D.D.P. Part III	84.04	G.O.No.79, RD & LA Department dated 16.1.1194.	Review Consent was given U/S 33(1) T & CP Act 1971, DTCP Roc No.14236 / 2003 DPI dated 21.8.2003.
7.	Chidambaram Nagar D.D.Plan	21.53	G.O.No.2444 RD LA Department dated 15.12.1969	T & CP Act 1971, U/S. 33(2) - Review Approved DTCP Roc No.4503/ 2003 DP, dated 17.11.2003.

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ANNEXURE I

TOTAL EXTENT OF TIRUVALLUR LOCAL PLANNING AREA

Village	Name of Village	Comprising S.No. details	Extent hectare	Acrs.
72	Iveliagaram	177 to 220	68.26.0	168.56
43	Pungathur	510 to 627	233.69.0	577.45
182	Periyakuppam (Non D.D.Plan area)	1 to 21, 721 to 975	275.54.0	680.85
	D.D. Plan area	22 to 720	359.52.0	888.35
			635.06.0	1569.2
75	Tiruvallur	221 to 509 and 628	107.64.0	265.99
44	Perumbakkam (Non DD Plan Area)	1 to 11, 13, 24, to 27, 30 to 68, 73, 77, 79 to 85, 95 to 169, 175 to 286.	160.51.0	396.61
	D.D.Plan area	12, 14 to 23, 28, 29, 69 to 72, 74 to 76, 78, 86 to 93, 94, 170 to 174.	21.53.0	53.20
			182.04.0	449.81
		Total Planning Area	1226.69.0	3031.01

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Annexure II

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

RURAL AND DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.(Ms.) No.678 Dated : 16.3.74

READ :

G.O.Ms.No.2060, RD & LA Dt.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 570 of part II section 1 the Tamil Nadu Government Gazette dated 7.1'.73 for general information as required under sub section 3 of section 10 of the Tamilnadu, Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). No objection or suggestion having been received, the Government declare the local area specified in column 3 of the 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.RANGABASHYAM,
SECRETARY TO GOVERNMENT

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NOTIFICATION

In exercise other power conferred by sub-section 4 of Section 10 of the Tamilnadu Town 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 Tamilnadu hereby declare the area comprising the revenue villages specified in column 3 of the Table below to be a local planning area under the name specified in the corresponding entry in column 2 thereof.

The Table

S.No.	Name of Local Planning Area	Number and Name of Revenue Villages
1.	Tiruvallur	164. Tiruvallur Town 163. Perumbakkam 164. Tiruvallur 164. Pungathur 162. Periyakuppam

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GOVERNMENT OF TAMIL NADU

ABSTRACT

al Planning Area – Thiruvalur – Conformation of the Local Planning Area under Section (4) of the Tamil Nadu Town and Country Planning Act 1971 – Orders issued.

HOUSING AND URBAN DEVELOPMENT DEPARTEMENT

Dated : 24.09.84

.(Ms.) No.813

READ :

G.O. Ms.No.153, H & UD, Dt.15.2.80
From the Director of Town and Country Planning, Lr.Roc.No.26675 / 83 MP2, Dt.29.4.84

RDER :

A proposal, notifying the intention of the Government to declare certain areas forming Thriuvallur Local Planning Area and to constitute a Local Planning Authority to the ruvallur Local Planning Area was published at page 173 of part II section 2 of Tamil du Government Gazette dated the 12th March 1980 for general information of the public as uired under sub-section (1) of section 10 of the Tamil Nadu town and Country Planning . 1971 (Tamil Nadu Act 35 of 1972). Two months time was given from the date of lication of the notification in the Tamil Nadu Government Gazette for the receipt of ections or suggestions. So far no objection or suggestion has been received. The vernment, therefore, declare the areas specified in column (2) of the table in the ification appended to this order to be a site for Local Planning Area, and the name cified in the corresponding entry in column (1) thereof.

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

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil du Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), and after ious publication of the declaration under sub-section (1 thereof, the Governor of Tamil du hereby declare the areas comprising the revenue villages.

Specified in column (2) of the table below to the site for the Local Planning Area, er the name specified in the corresponding entry in column (1) thereof.

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The Table

Name of the Local Planning Area	Area forming the site for Local Planning Area Number and name of Revenue Village (2)
Tiruvallur	Tiruvallur Taluk, Tiruvallur Panchayat Union 1. Tirur 13. Koppur 25. Perumalpattu 25/5. Aranvoyal 26. Veppampattu 28. Puliyur 29. Veppampattu 30. Ayathur 31. Sirukalathur 32. Thottikalai 35. Sirukadal 36. Sevapeti 37. Thozhur 38.Kilambakkam Sriperumbudur Taluk Poonmallee Panchayat Union 28. Gudapakkam

(BY ORDER OF THE GOVERNOR)

OM KUMAR,
COMMISSIONER & SECRETARY
TO GOVT.

The Works Manager,
Govt. Press, Madras –1.
(for Publication of the notification in Tamil Nadu Govt. Gazette requested to send a Gazette copy)

The Collector of Chengalpattu at Kancheepuram
(for publication of the notification in Tamil in District Gazette on receipt of the translation from Director of Translation).

The Director of Translation, Madras – 2 (to send a Tamil translation of the notification direct to the collection of the Chengalpattu)

The Director of Town and Country Planning,
807, Anna Salai, Madras – 2.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Tiruvallur Local Planning Area – consent of the Government to the Publication of notice of preparation of Master Plan – Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTEMENT

Dated : 5th January 1985

G.O.(Ms.) No.30

READ :

From the Director of Town and Country Planning,
Letter Roc.No.20384/83 – 1 MP 1 Dt.8.11.84

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 Tiruvallur Local Planning Authority to the publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Tiruvallur Local Planning Area.

2. The draft Master Plan for Tiruvallur Local Planning Area as approved by the Government under section 24(2 of the said Act, is returned to the Director of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Director of Town and Country Planning is requested to ensure that the various requirements specified in the Tamil Nadu Town and Country Planning Act and the Master Plan Rules are strictly adhered to by the Tiruvallur Local Planning Authority before the Master Plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

M.RAGUPATHY,
COMMISSIONER & SECRETARY TO GOVT.

/ true copy /

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Office of the Director of Town and
Country Planning, Master Plans
Division, Madras – 2.

Cndt. No.20384 / 83 – MP1

Dated : 13.2.1985

Copy of G.O.Ms.No.30 H & UD Department Dt.5.1.85
Communicated.

Sd/- xx xx xx
for Director of Town and Country
Planning

To

1. The Executive Authority /Commissioner, Tiruvallur LPA / Municipality
2. The Deputy Director, Chengalpattu – South Arcot Region. He is requested to monitor follow up action and report.
3. The Deputy Director (MP)
4. Senior Deputy Director DDP
5. Joint Director (BVJ) & (JVC)
6. Assistant Director (MP) 1, 2
7. Assistant Director (DDP) 1
8. Supervisors 1, 2, 3, 4 (MP)
9. Draftsman II, 1, 2, 3, 4 (MP)
10. MP1, MP2
11. Stock File
12. Spare – 10

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Annexure – 3

Copy of :

Local Planning Authorities – constitutions – notification under section 11(1) of Tamil Nadu and Country Planning Act 1971 issued.

G.O.Ms.No.650 RD & LA, dated 8th April 1975.

The append notification will be published in Tamil Nadu Government Gazette.

/ by order of the Governor /

R.B.
Secy. To Government

/ true copy / forwarded / by order

Appendix

Notification

In exercise of the powers conferred by provision to sub-section 1 of section 11 of Tamil Nadu Town and Country Planning Act 1971 Tamilnadu Act 35 of 1972 the Governor of Tamilnadu hereby declare the local authority of the local planning areas specified below to be local planning authority for such areas.

1 to 16...

17 Tiruvallur

18 to 73....

...

/ true copy /

sd / - xx xx
Section Officer

/ true copy /

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GOVERNMENT OF TAMIL NADU

ABSTRACT

(1)

Local Planning Area – Tiruvallur Local Planning Area – Amendment issued under section 10(1) of the Tamil nadu Town and Country Planning Act, 1971 - Confirmation under section 10(4) of the said Act – Notification – issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.(Ms.) No.143 Dated : 09.02.90
READ :

1. G.O.Ms.No.363, Housing and Urban Development Department dated 5.3.86.
2. From Director of Town and Country Planning Letter Roc.No.23042 / 89 / MP1, dated 27.6.89 and 5.9.89

ORDER :

A proposal notifying the intention of the Government to make an amendment to the publication of certain local areas forming Tiruvallur Local Planning Area was published with Housing and Urban Development Department Notification No.II(2) / HOU / 2131 / 86 date pages 277- 278 of part – II, section 2 of the Tamil Nadu Government Gazette dated the 2nd April, 1986 for general information as required under sub-section 91) of the 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) of the 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.CHELLAPPAN,
SECRETARY TO GOVERNMENT

To
The works Manger,
Government Central Press, Madras 79 (For publication of the Notification in the Tamil Nadu Government Gazette).
The Director of Translation, Madras – 9.
The Director of Town and Country Planning, Madras – 2.
The Collection of Chengai – Anna District, Kancheepuram

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Copy to
The Member Secretary, Thiruvallur Local Planning Authority,
Through Director of Town and Country Planning,
The Commissioner, Thiruvallur Municipality, Thiruvallur
Through Chairman.

The Director of Municipal Administration, Madras – 5.

/ Forwarded / by order /

Sd/xxxxxxxxxxxxxxx
Section Officer.

APPENDIX
NOTIFICATION

In exercise of powers conferred by sub-section (4) of the section 10 of the Tamil Nadu town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). The governor of Tamil Nadu hereby declares the area specified in column (3) of the Table below to be a Local Planning Area under the name specified in the corresponding entry in column (2) thereof, the same having been previously published as required by sub-section (1) of section 10 of the said Act.

THE TABLE

S.No.	Name of the Local Planning Area	Area forming the Local Planning Area
(1)	(2)	(3)
1.	Tiruvallur Local Planning Area	The entire Municpal area of Thiruvallur

.CHELLAPPAN,
ECRETARY TO GOVERNMENT

/ Forwarded / by order /

sd/xxxxxxxxxxxxxxxxxxxxx
Section Officer.

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Copy of

GOVERNMENT OF TAMIL NADU

ABSTRACT

(5)

Master Plan for Tiruvallur Local Planning Area – Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 Accorded.

HOUSING AND URBAN DEVELOPMENT (UD IV) DEPARTEMENT

G.O.(Ms.) No.735 Dated : 24th August, 1993

READ :

1. G.O.Ms.No.30, Housing and Urban Development Department, dated 5.1.85
2. From the Director of Town and Country Planning, Lr.Roc.No.23042 / 89 / MPA1, Dt.30..92 and 1.12.92.
3. G.O.Ms.No.909, Housing and Urban Development Dept. dated 8.9.98

ORDER

In the G.O.Ms.No.30, Housing and Urban Development Department, dated the 5th January 1985, the Government have given their consent to the publication, of a notice of the preparation of the Master Plan for Tiruvallur Local Planning Area.

2. Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Tiruvallur Local Planning Area submitted by the Director of Town and Country Planning. The delay of 2534 days in the preparation of the Master Plan and convening a meeting of the Local Planning authority is hereby ----. Copies of the Master Plan for Tiruvallur 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 Tamil Nadu Government Gazette.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of TamilNadu hereby publishes the approval of the Government under section 28 of the said Act for the Master Plan of Tiruvallur Local Planning Area submitted by the Director of Town and Country Planning.

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

(BY ORDER OF THE GOVERNOR)

L.N.VIJAYARAGHAVAN,
SECRETARY TO GOVERNMETN

/ true copy /

Office of the Director of Town
and Country Planning,
Master Plan Division,
808, Anna Salai, Madras – 2.

Dated : 09.09.1993

No.23042 / 89 / MPA1

Copy of the G.O.Ms.No.735 H & UDS Dated : 24.8.93 is communicated.

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

To
The Member Secretary, Tiruvallur LPA / Municipality
Regional Deputy Director, Chengleput Region
The Deputy Directors of HSBA and Development Plan divisions
Additional Director / All Joint Directors
Assistant Directors of MP and DP divisions
Stock File, Spare – 5.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan Tiruvallur Local Planning, Area – Tiruvallur Municipality, Pungathur Village – Change of land use of S.Nos.512/6 extent 42 cents from Residential use zone into commercial use zone – request – orders – issued.

HOUSING AND URPAN DEVELOPMENT (UD.IV.I) DEPARTMENT

G.O.Ms.No.61 Date : 17.3.95

Read

1. From Thiru.P.S.Natarajan, Tiruvallur Application dated 19.9.96
2. From the Director of Town and Country Planning Letter Roc.No.16691/95, MP1, dated 21.6.96 and 12.5.97, 1.7.97.

ORDER

The Government, after careful examination of the request of Thiru.P.S.Natarajan, Tiruvallur in consultation with the Director of Town and Country Planning have decided the accord permission for the change of land use from Residential use zone into commercial use zone in respect of an extent of 42 cent land in S.No.512/6 Tiruvallur Municipality, Pungathur Village within Tiruvallur Local Planning Area.

2. The Director of Town and Country Planning is requested to take necessary further action under the provisions of the Tamil Nadu Town and Country Planning Act, 1971 in this regard. He is also requested to incorporate the above change of land in the Master Plan for Tiruvallur Local Planning Area while submitting the same for final approval of the Government.

(BY ORDER OF THE GOVERNOR)

P.BASKARA DOSS,
SECRETARY TO GOVERNMENT.

To
The Director of Town and Country Planning, Chennai – 2.
The Regional Deputy Director of Town and Country Planning, Chengalpattu Region, Chengalpattu –1.
The Member Secretary, Tiruvallur Local Planning Authority, Tiruvallur.
The Commissioner, Tiruvallur Municipality, Tiruvallur
Thiru.P.S.Natarajan, 1/16 Salai Road, Pungathur Village, Tiruvallur Taluk.

/ FORWARDED / BY ORDER/

SECTION OFFICER.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan – Tiruvallur Local Planning area - Change of land use of T.S.No.512/6 from Residential Use Zone into commercial use zone orders passed – variation orders under sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 – issued.

HOUSING AND URBAN DEVELOPMENT (UD4.1) DEPARTMENT

G.O.(Ms.) No.489 Dated : 31.12.98

READ :

1. G.O.Ms.No.735, Housing and Urban Development Department datd 24.08.93.
   READ ALSO:
2. G.O.Ms.No.61, Housing and Urban Development Department dated 17.03.98
3. From the Director of Town and Country Planning, Chennai Letter Roc No.46691 / 95 MP1, dated 13.08.98.

ORDER :

On the request of Thiru.P.S.Natarajan, the Government have issued orders in the Government order second read above, for the change of land use of survey Numbers 512/6 from Residential use zone into commercial use zone the approved master plan of Tiruvallur Local Planning area. The Director of Town and Country Planning in his letter third read above has sent proposal for the publication of variation notification in the Tamil Nadu Government Gazette under sub-section (4) of section 32 or the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 to 9172). The Government after careful examination accept the proposal of the Director of Town and Country Planning and direct that variation is made to the land use maps immediately.

The following Notification will be published in the Tamilnadu Government Gazette:

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby makes the following variations to the Master Plan of Tiruvallur Local Planning Area approved under the Act with the Housing and urban Development Department Notification No.II(2) / HOU / 4650 / 93 and published at page 1061 of part II section 2 of the Tamilnadu Government Gazette, dated the 6th October'1993.

VARIATIONS

In the said Master Plan in the Annexure, under the heading "AREAS INCLUDED SANCTIONED IN DETAILED TOWN PLANNING SCHEMES"

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1. Under the heading "I(a) PRIMARY RESIDENTIAL", in sub-heading "PR 7-43 PUNGATHUR" for S.No.512, S.No."512 except 512/6"shall be substituted.

2. Under the heading "II COMMERCIAL", in the sub-heading "C 10-43 PUNGATHUR" for S.No."522pt", the S.Nos."512/6, 522pt "shall be substituted.

(BY ORDER OF THE GOVERNOR)

P.BASKARADOSS,
SECRETARY TO GOVERNMENT

To
The Works Manager
Government Central Press, Chennai - 79 (with a request to publish the Notification in Tamil Nadu Government Gazette).
The Commissioner of Town and Country Planning, Chennai – 2
The Regional Deputy Director of Town and Country Planning, Chengalpattu Region, Chengalpattu.
The Commissioner, Tiruvallur Municipality
Thiru.P.S.Nataraja,
46 Salai Road,
Pungathur Village, Tiruvallur Taluk,
The Law Department, Chennai – 9.
Copy for file.
sf/sc.

FORWARDED / BY ORDER

SECTION OFFICER

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Annexure 1(A)

GOVERNMENT OF TAMIL NADU

ABSTRACT

Town Planning – Preparation of Zonal Plans – Formulation of Draft regulations submitted by the Director of Town and Country Planning – Approved.

Rural Development and Local Administration Department

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

1. D.O.Letter No.28332 / MD / 73-1 RD & LA., Dt.7.3.73
2. From the Director of Town and Country Planning, Letter No.10989073, SM / Dt.2.3.74
3. From the Member – Secretary, Madras Metropolitan Development Authority, D.O.Letter No.19831/274, ADP / Dt.19.5.74

ORDER :

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

1. Residential Use Zone
2. Commercial Use Zone
3. Industrial Use Zone
4. Educational Use Zone
5. Public and Semi Public Use Zone
6. Agriculture Use Zone

Of course, 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 sub-divided into three categories namely:-

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

2. The director has also stated that the Tamil Nadu Town and Country Planning Act, 1971 provides for zoning of areas under section 1791) and 20(2) through the Master Plans and detailed Development Plans respectively. He has recommended that the Draft Zone regulation 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 Plan with such modifications may be necessary in consultation with him (the Directory) and the Government.

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

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

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

(By order of the Governor)
M.M.Rajendran
(Secretary to Government)

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APPENDIX

ZONE REGULATIONS

Residential Use Zone

Primary Residential Use Zone

Mixed Residential Use Zone

Zone 1(a) Primary Residential Use Zone

All residential building including single and multi family dwellings, apartment dwelling sand tenements together with apputenances pertaining there to.

Professional consulting Offices of the residents and other incidental uses therefore;

Petty shops dealing with daily essentials including retail provisions, Soft drinks, cigarettes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops

Hair dressing saloons and Beauty Parlours;

Nursery and Primary Schools;

Taxi and auto – rickshas stands, and

Parks and Play fields.

ZONE I (B) MIXED RESIDENTIAL USE ZONE

Permitted

All uses permitted under use zone (a) i.e., Primary Residential Use Zone,

Hostels and single person apartments

Community Halls, Kalyanamandapams, Religious Buildings, Welfare centres and Gymnasia;

Recreation clubs, Libraries and Reading rooms;

Clinics, Dispensaries and Nursing Homes

Government, Municipal and other Institutional Sub Offices.

Police stations, Post & Telegraph Offices, Fire Stations and Electric Sub station.

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8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding colleges;

10. Restaurants, without Residential accommodation and catering house and lodging house for less than 20 occupants. (Vide amendment issued in Govt. letter No.69759 / UD IV(2) 89/11 dated 22.6.1992).

11. Petrol filling and Service Stations

12. Departmental stores or shops for the conduct of retail business;

13. Vegetable, Fruit, Flower, Fish, Eggs and Meat shops;

14. Bakeries and confectionaries;

15. Laundry, Tailoring and Gold Smith Shops;

16. Cottage industries permissible in residential areas under G.O.Ms.No.56, dated 13.3.1962.

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

18. Installation of Base Trans receiver Station Towers vide G.O.ms.No.302 H & UD Department dated 12.12.2002.

II. COMMERCIAL USE ZONE – USE ZONE 2

USES PERMITTED

1. All uses permitted in Uses Zones 1(a) and 1(b) and i.e. Residential Use Zones.

2. All commercial and business uses including all shops, stores, market and uses, connected with the display of merchandise, either wholesale or retain rent excluding explosures, obnoxious products and other materials likely to cause health hazards;

3. Business offices and other commercial and financial institutions;

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

5. Cinema theatres and other commercial entertainment centers;

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

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

8. Automobile repair shops and garages;

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

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

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

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

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

III. INDUSTRIAL USE ZONE – USE ZONE 3

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

USE ZONE III(a) CONTROLLED INDUSTRIAL USE ZONE

USES PERMITTED

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

2. Industries using electric power not exceeding 130 H.P (L.T. Maximum Load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid, effluent, dust, smoke, gas vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

   Provided that these industries may use steam, oil or gas power during periods of power shortage of failure;

3. Hotels, Restaurants and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics;

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

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

6. Installation of Base Trans receiver Station Towers vide G.O.Ms.No.302 H & UD department dated 12.12.2002.

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USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE :

USES PERMITTED:

1. All commercial uses listed under Use zone 1(a), 1(b) and 2 i.e., residential and commercial use zones;
2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious 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 amenity;
3. Hotels, restaurant and clubs or places for social intercourse, 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.
5. software development and training vide G.O.Ms.260 H & UD Department dated 29.10.2002 and
6. Installation of Base transreceiver station tower's vide G.O.Ms.No.302 H & UD Department Dated 12.12.2002

USE ZONE III (C) SPECIAL INDSUTRAIL 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 Zone 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 be produce poisonous fume or explosion;
4. All uses involving storage handling manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids or other liquies or chemicals producing flames, fumes and explosive, poisonous, irritant or corrosive gases;

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

Processing or manufacturing anything from which offensive or unwholesome smells arise;

Melting or processing tallow or sulphur

Staring handling or processing of manure, offal, blend, bone, rags, hides, fish, hems, or skins.

Washing or driving wool or hair;

10. Making fish oil

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

12. Manufacturing of distilling sago and artificial manure;

13. Brewin beer, manufacturing by distillation arrack or spirit containing alchocol, whether danctured 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 zone III (a) and III(b i.e., controlled industrial and the general industrial use zones;

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

16. Residential buildings for caretakers watchman and other essential staff required to be maintained in the 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) i.e., primary residential use zone;
3. Hotels and single person apartments;
4. Recreation clubs. Libraries and Reading rooms; and
5. Restaurants.

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

USES PERMITTED

1. Government and Quasi Government Officers;
2. Art, Galleries, Museums, Acquaria and Public Libraries;
3. Hospitals, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and Flying Club
5. Organised parking lots and Bus and Taxi stands;
6. Parks, playfields, swimming pools, studio, Zoological Gardens, Exhibition Grounds, other Public and Semi Public open spaces; and
7. All uses permitted in the Use zones 1(a) and 1(b0 i.e, the residential use zones.

VI. AGRICULTURAL USE ZONE – USE ZONE 6

USES PERMITTED

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities
3. Rural settlements with allied uses
4. Public and Private Parks, play fields, gardens, caravan and camping sties and other recreational uses;
5. Dairy and cattle forms
6. Piggeries and Poultry farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Ceme tarries, crematoria and burning and Bural grounds;
12. Strong 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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GOVERNMENT OF TAMIL NADU

ABSTRACT

Land use zoning – Master Plan Locational restriction software units –Removal – orders – issued.

HOUSING AND URBAN DEVELOPMENT [UD IV (2)] DEPARTMENT

Dated : 29.10.2002

G.O.(Ms.) No.260

READ :

1. G.O.MS.No.1730 rural Development and Local Administration and Requisition Department Dated 24.07.1974.
2. G.O.Ms.No.300, IFD (ME2) dated 3.11.97.
3. From the Special Commissioner of Town and Country Planning Letter No.6336 /2002/ T Dated : 13.3.2002.

ORDER :

In the G.O. first cited read above, orders were issued prescribing the norms governing Land Use Zoning in respect of areas coming under Local Planning Area. According to the orders issued in the above Government Order, the Urban Areas are divided into the following six major use zones;

1. Residential Use zone
2. Commercial Use zone
3. Industrial Use zone
4. Educational Use zone
5. Public and Semi Public Use zone
6. Agricultural Use zone

Of these, residential use zone has been further sub-divided into two categories namely.

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

The Industrial Use Zone has been similarly Sub-divided into three categories, namely;

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

2. In the G.O. Second read above, while announcing the Information Technology Industrial Policy, it has been ordered that there will be no locational restriction for setting up units exclusively engaged in Software Development and Training.

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In his letter third read above, the Special Commissioner of Town and Country Planning has reported that Software units exclusively engaged in Software Development and Training are considered to be non conflicting uses and therefore there will be no locational restriction for setting up of these units on any land us classified, except those lands reserved for special and hazardous and agricultural land use in the Master Plan, in line with the provisions of amended Development Control rules of Chennai Metropolitan Development Authority, and that the information technology industries also should not be permitted in areas prohibited by various acts and Rules, relating to Coastal Regulation Zone, Archeological site, Heritage site, Airports, Burial Ground, quarry sites, Railway properties etc. The Special Commissioner of Town and Country Planning has now requested the Government to effect change as to G.O. (MS).No.1730 RD & LA Dept., dated 24.07.74 accordingly.

4. The Government after careful consideration accept the request of the Special Commissioner of Town and country Planning and Effect changes to the norms laid down in G.O. (MS) No.1730, RD & LA Dept. dated 24.07.74 to effect that units exclusively engaged in Software Development and training be permitted to avail all land uses., viz., residential (Primary and Mixed residential), Commercial, Public and Semi Public, Educational, Industries (Controlled and general industries) except those lands that are earmarked for special and hazardous industries and agricultural land use in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO
SECRETARY TO GOVERNMENT

To
The Special Commissioner of Town and Country Planning, Chennai – 2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai –8.
All Local Planning Authority / New Town Development Authority (through the Special Commissioner of Town and Country Planning, Chennai – 2).
Industries Department / Revenue Department / Municipal Administration and Water Supply Department, Chennai – 9.

SF / SC

/ Forward / by order /
(Sd). Bakthavatsala
Section Officer
/ True Copy /

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PALNNING
CHENGALPATTU REGION,
CHENGALPATTU.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Urban Development – Installation of the Base Tran receiver Station Towers in all the land use zones in the Master Plan – Permission – Orders - issued.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTEMENT

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

1. G.O. (Ms) No.1730, Rural Development and Local Administration Department, Dated 24.07.1974.
2. G.O. (Ms.) No.2, Information the Technology Dept. dated 01.04.2002
3. Government Lr.No.237/1 T/2002-2, Information Technology Dept. date 09.03.2002.
4. From the Special Commissioner of Town and Country Planning Lr.Roc. No.13287/ 2002 / BA1, dated 03.06.2002 and 17.07.2002.
5. Government Lr.No. 237 / IT / 2002-7, Information Technology Department dated 18.09.2002.

ORDER

In the Government Order second read above, the Information Technology Department had issued orders permitting any licensed telecom company to install Base Trans receiver Station Towers, equipment room and generator room on roof top or on the ground of premises and building belonging to Government on certain terms and conditions. Orders were also issued by the Government that exemption shall be given to such telecom companies from following the side set back rules of Chennai Metropolitan Development Authority / Director of Town and Country Planning for installation of Base Transreceiver station Towers and applicability of the said rules only to the construction of buildings.

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

3. In the letter fifty read above, the Information Technology Department with issuing certain amendments to paras 4 and 5 of Government Order second read above has directed Municipal Administration and Water Supply Department and Rural Development [illegible] orders exempting under Tamilnadu District Municipalities

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Building Rules and Multistoreyed and Public Building Rules 1973, under G.O.164, Municipal Administration and Water Supply Department dated 15.06.94 and G.O.Ms.) No 22, Municipal Administration and Water Supply Department, dated 30.01.97 against restricting the height of the Buildings / Structures / Base Trans Receiver Station Towers within the Heritage Zone of the Heritage Towns and under G.O. (Ms.) No.1730, Rural Development and Local Administration Department dated 24.07.74 allowing the Base Trans Receiver Station Towers in all the land use zones.

4. As regards the issue of allowing the Base Trans Receiver Station towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter fourth read above has reported that as per the Government order first read above onkly permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Trans receiver Station towers, a separate Government Order for Permitting Base Trans Receiver Station Towers in all land use zone in the master plan may be issued by the Government.

5. The Government after careful examination accept the proposal of the Special commissioner of Town and Country Planning and accordingly direct that the installation of Base Trans receiver station Towers shall be permitted in all the land use zones in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LALRAWNA SAILO,
SECRETARY TO GOVERNMENT

To
The Special Commissioner of Town and Country Planning, Chennai – 2
The Member Secretary, Chennai Metropolitan Development Authority, Chennai 8.
All Local Planning Authorities / New Town Development Authorities, (Through Special) Commissioner of Town and Country Planning.
The Information Technology Department / Rural Development Department / Municipal Administration and Water Supply Department, Chennai – 9.
The Private Secy. To Secy to Government, Chennai – 9.

/ Forwarded / by order /

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ABSTRACT

Information Technology – Installation of Base Trans receiver Station Towers by Telecommunication companies – Exemption under Tamil Nadu District Municipalities Building Rules 1972 and Multistoreyed and Public Building Rules, 1973 – Orders – issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MAI) DEPARTMENT

G.O.(Ms.) No.177

Dated : 17.12.2002

READ :

1. G.O.Ms. No.2, Information Technology Department, dated 1.4.2002
2. From the Special Commissioner of Town and Country Planning Lr.Roc.13287 / 2002 / BA1, Dt.30.05.2002.
3. From the Director of Municipal Administration, Lr.Roc.43327/2002 / TF3 Dt.23.7.2002
4. Government Lr. No. 237/ IT / 2002-7 IT Dpt. Dt. 18.09.2002

ORDER

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

2. The Special Commissioner of Town and Country Planning sought the clarification of Government on the exemption of, BTS towers from Tamilnadu District Municipalities Building Rules and Multisotreyed and Public Building Rules, 1973 and height restriction in respect of heritage towns. The Director of Municipal Administration has also requested the Government to issue necessary orders in this regard.

3. The Government after careful examination grant exemption to BTS Towers constructed by Telecom Companies, from the Tamil Nadu District Municipalities Building Rules 1972 and Multisotoreyed and Public Building

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Rules, 1973, subject to the conditions imposed in the G.O. and letter first and fourth read above. However, the exemption granted above is subject to the height restrictions in heritage towns ordered in respect of the Madurai Corporation in G.O. (Ms) No.184, MA & WS, dt. 16.6.1994 and in respect of other heritage towns in G.O. (ms) No.22, MA & WS, dt. 30.01.1997.

(ORDER OF THE GOVERNOR)

L.N.VIJAYARAGAVAN,
SECRETARY TO GOVERNMENT

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

/ forwarded by order /

Section Officer

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ABSTRACT

Master Plan – Tiruvallur Municipality and Local Planning Area – Change of land use in Perumbakkam Village to an extent of 13.65 ½ acres in S.Nos.133/2, 159/1, 2A, 2B, 160/1, 2, 3, 161, 162, 163, 180/3, 185/2, 190/1, 2, 3, 191, 192/1, 2 part, 193, 207/A10 – change of land use from Agricultural use zone into mixed residential use zone – request – orders issued.

HOUSING AND URBAN DEVELOPMENT (UD 4.1) DEPARTMENT

Dated : 17.05.2004

G.O.Ms.No.106

1. From Thiru.Perumal Chettiar and five others application dated 08.12.2000 and 09.06.2003.

2. From the Director of Town and Country Planning, Letter Roc No.20537 / 2001 / MP1 dated 31.05.2002 and 26.03.2004.

ORDER:

The Government, after careful examination of the request of Thiru.Perumal Chettair and five others in consultation with the Director of Town and Country Planning have decided to accord permission for the change of land use from Agricultural use zone into Mixed residential use zone for an extent of 13.65 ½ acres in S.Nos.133/2, 159/1, 2A, 2B, 160/1, 2, 3, 161, 162, 163, 180/3, 185/2, 190/ 1, 23, 191, 192/1, 2 part, 193, 207/A10 of Perumbakkam Village Tiruvallur Municipality and Local Planning Area.

2. The Director of Town and Country Planning is requested to take necessary further action under the provision of the Tamilnadu Town and Country Planning Act, 1971 in this regard. He is also requested to incorporate the above change of land use the Master Plan for Tiruvallur Local Planning Area while submitting the same for final approval of the Governments.

(By Order of the Governor)

LAL RAWNA SAILO,
Secretary to Government.

To
The Commissioner of Town and Country Planning, Chennai – 2
The Regional Deputy Director of Town and Country Planning, Chengalpattu Region, Chengalpattu.
The Member Secretary,
Tiruvallur Local Planning Authority, Chengalpattu
S/sd The Sr.P.A. to Minister (HUD) Dept., Chennai – 9.
The P.A. to the Secretary to Govt. HUD Dept., Chennai – 9.

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Section Officer

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Copy of Govt. Letter No. 12096/ UDIV(1) /93-4, dated 02-08-93 from the Joint Secretary to Government , Housing and Urban Development Department Madras- 9, addressed to the Director of Town and Ccuntry Planning, Madras-2.

Sub : Town Planning - Master Plan - Permitting installations upto 50 H.P. in Commercial use zones - Amendment to G.O.Ms.No. 1730 RD & LA. Dept., Dated 24-07-74 issued

Ref : 1. G.O. Ms. No. 1730, R.D. & L.A. Dept., dt . 24-07-74.

2. Your letter Roc. No. 18276/92/MPAI, dt. 20-05-92.

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

AMMENDMENT

For the owrds "10. Installation of electric motors not exceeding 20 H.P. for incidental to the commercial activities permissible in the Zone " the following may substituted:

" Manufacturing and service establishments and commercial uses using electric motors and or not exceeding 50 H.P and / or employing not more than 25 workers excluding those that are obnoxious or hazardous, nature by reason of edours , effluent, dust, smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or vicinity ".

/ True copy /

Sd.,

Section Officer.

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copy of

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

- - - - -

Sir,

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

Ref : 1. G.O. Ms. No. 1730, Rural Development and Local Administration, dated 24-7-74 .
2. From the Director of Town and Country Planning Lr. Roc.No.40747/89/MP2, dated 6-11-89
3. From the Member Secretary. Madras Metro polition Development Authority, Lr.No. CCC/1345/90 dated 7.9.90

- - - -

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

2.The following amendments are issued to G.O.Ms.No.1730, Rural Development and local Administration, dated 24-7-74

AMENDMENTS

In the said Government Order. in the Appendix,

1. Under the heading "I.Residential use Zone" under the sub-heading "Use-Zone I. (b) Mixed Residential use Zone", under the item "Uses permitted" in item 10 for the expression "Restaurants, Residential Hotels and other Board and Lodging Houses" the expression "Resturants without residential accommodation eating and catering houses and lodging houses for less than twenty occupants" shall be substituted

2. Under the heading "II.Commercial use zone Use Zone 2" under the item "Uses Permitted" after item 10 and the entries relating thereto, the following item and the corresponding entries shall be added, namely :-
11. "Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels"

Yours faithfully,

Sd/-
for Secretary to Government

// TRUE COPY //

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Copy of:

ABSTRACT

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

INFORMATION TECHNOLOGY DEPARTMENT

G.O.Ms.No.2 Dated 1.04.2002.

Read:-

1. G.O.Ms.No.7 Information Technology Department, dated 12.02.2001.
2. From Tvl. Reliance infocom Limited Chennai, letter Ref.no.2375/IT/2001-02, dated 29.01.2001.

ORDER:-

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

2. Tvl. Reliance Infocom Limited, who have been given centralised permission to lay optic fibre cables in Tamil Nadu, have indicated that in order to maximize the coverage throughout the state, permission is required for rening/leasing out Government land /Government buildings for putting up Base Transreceiver Station Towers (BTS Towers) at technically feasible locations. The company has also requested the Government to grant exemption to it from observing side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS Towers which are only temporary structures and to apply the rules only in the cases of construction of buildings for BTS equipment room, Diesel Generator set room etc.

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

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

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

ii) Availability of space of 4.5 mts. x 4.5 mts.

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

iv) A Telecom company providing infocom services and is desirous of utilizing the Government premises / buildings for installing the base stations, should comply with all the regulations and stipulations including that of the Ministry of Civil Aviation, Government of India, in installation of the Base stations. All Clearances / permissions, required in the process of establishing the base stations are to be obtained by such company.

v) Permission may be given on non-exclusive basis.

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The future extension / expansion of building / premises may be kept in mind.
Permission may be granted initially for a period of 10 (ten) years.
Damages caused, if any, shall be rectified by such company and bring back to original condition and to the satisfaction of the authorities concerned.
Leasing of the premises or buildings to such company should not be detrimental to the daily routine and activities of the Office or Offices concerned.
Appropriate rent shall be charged from such company.
Exemption shall be given to the telecom companies from side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS Towers and the said rules shall be applicable only to the construction of buildings.

5. This orders issues with the concurrence of Housing & Urban Development, Revenue & Public Works Departments.

(BY ORDER OF THE GOVERNOR)

(Sd) VIVEK HARINARAIN
SECRETARY TO GOVERNMENT.

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Information Technology Department, Secretariat, Chennai 600 009.

Letter No.237/IT/2002-7/ dated 18.09.2002.

From

Thiru Vivek Harinarain, I.A.S.,

Secretary to Government.

To

The Reliance Infocom Limited, 17 Khader Nawaz Khan Road, Chennai-6.

The Secretary to Government, Housing & Urban Development Department., Chennai-9.

The Secretary to Government, Revenue Department., Chennai-9.

The Secretary to Government, Public Work s Department., Chennai-9.

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

The Director of Municipal Administration, Chennai-5.

The Director of Town and Country Planning, Anna Salai , Chennai-2.

The Chief Engineer (Buildings)PWD Chepauk, Chennai 5.

All Departments of Secretariat, Chennai-9.

All District Collectors.

Sir,

Sub: IT Department – Base Transreceiver Station Towners installation – Exemption from side set back rules – orders issued – amendment to paras 4&5 of G.O.Ms.No.2, IT Dept., dated 1.4.2002.

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

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

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

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

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

...

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

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

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

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

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

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

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

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

4. The Municipal Administration and Water Supply Department and Rural Development Department are directed to issue necessary orders exemption under Tamil Nadu District Municipalities Building Rules and Multi storyed and Public Building Rules 1973, under G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms.No.22, MAWS Department dated 30.1.1997 against restricting the height of the Buildings/Structures/BTS Towers within the heritage zones of the Heritage towns and under G.O.Ms.No.1730 RD & LA, Dept., dated 24.7.1974 allowing the BTS Towers in all the land use zones.

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

Yours faithfully,

Sd/-

(T.Anwer Basha)

for Secretary to Government.

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

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

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

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. Pith works - manufacture of pith hat, garlands, flower.

59. Industry relating to ply shuttle looms making.

60. Printing and allied trade - Book binding, block making.

61. Ribbon manufacture.

62. Spinning cotton and wool in charkas.

63. Storing of articles in frigidarie.

64. Manufacture of syrups aerated waters and ice making.

65. Tailoring.

66. Twisting and throwing of silk and cotton yam.

67. Twisting and winding of silk thread cotton thread and artificial yam.

68. Vermicelli manufacture.

69. Wax coating on paper and cloth.

70. Weaving - cotton, woolen, tusser, jute, matks, silk.

71. Wood turners industry.

72. Wood clipping and grading.

73. Manufacture of woolen fabrics and woolen goods.

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

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

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

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64. Fountain pen manufacture.

65. Minor radio parts manufacture.

66. Braided cord manufacture.

67. Storing of articles in frigidaires.

68. Toys.

69. Clips.

70. Decorticating dhall by hand – grinding.

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

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

73. Wax coating on paper and cloth.

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Abstract

Master Plan – Reclassification Procedures Reducing time limit for reclassificatio streamlining of procedure – Delegation of power to Local Planning Authorities – Orde – Issued.

Housing and Urban Development (UD4(1) Department

G.O.Ms.No.94 Date:12.06.200

Read:

From the CTCP Lr.Roc.No.17619/2008/MP1, dated.21.1.2009

= = = = =

ORDER:

In his letter read above, the Commissioner of Town and Country Planning has suggested certain ways and means for removal of delay in giving effect to reclassifications of land use in Master Plans.

2. The Government after careful examinations accept the suggestion of the Commissioner of Town and Country Planning and order that "the proposal fo reclassification may be received by the respective Member Secretary of Composite Local Planning Authority or Regional Deputy Director in other areas and on receipt o such proposal, these officers shall simultaneously call for the remarks of respective local bodies and at the same time invite objections and suggestions through the loca newspapers from the Public by giving a 30 days time and on due consideration and analysis of all these objections and suggestions, the proposal should be forwarded to the directorate with resolution of Local Planning Authority, and these proposals will ther be scrutinised by the directorate and forwarded with remarks for necessary consideration by the Government for the issue of Government orders.

3. The Government will be examining the individual proposals received from the Commissioner of Town and Country Planning and issue an order granting reclassifications with or without conditions and then the local planning authorities by directors which are hereby delegaged with the powers of notifying the variations in the Tamil Nadu Government Gazette, will forthwith issue such variations based on the Government order.

4. The Government with a view to expediting reclassification cases delegate the power of issue of variation notification based on Government orders granting reclassification, to all the local planning authorities.

5. The Works Manager, Govt. Central Press is requested to publish the appended notification in the next issue of the Tamil Nadu Government Gazette.

(By Order of the Governor)

Surjit K Chaudhary,
Principal Secretary to Government.

To
The Works Manager, Government Central Press, Chennai – 79.
The Commissioner of Town and Country Planning, Chennai-2

The Regional Deputy Director of Town and Country Planning / Local Planning Authorities thro the Commissioner of Town and Country Planning, Chennai - 2

Copy to:

The Senior Personal Assistant to Minister (Information), Chennai-9

The Private Secretary to Principal Secretary to Government, Housing and Urban Development Department, Chennai-9

Sf/Se.

//Forwarded by Order//

Section Officer.

APPENDIX

NOTIFICATION

In exercise of the powers conferred by section 91 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby authorise the planning authorities under the said Act, to exercise the powers vested in the Government by sub-section (4) of Section 32 of the said Act to vary the regional plan, master plan or new town development plan, as the case may be, subject to the condition that the said powers shall be exercised in accordance with the directions issued by the Government in each case.

Surjit K Chaudhary
Principal Secretary to Government.

//True Copy//

Section Officer

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ABSTRACT

Urban Development – Development Control Regulations for Local Planning Areas covering Coimbatore, Madurai, Tiruchirappalli, Salem, Tirunelveli, Vellore, Tiruppur, Erode, Thoothukudi and Mamallapuram areas and sub-urban areas of Kancheepuram and Tiruvallur – Approved - Variation under sub-section (4) of section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) – Notified.

==========

HOUSING AND URBAN DEVELOPMENT (UD 4-1) DEPARTMENT

G.O. Ms. No.130

Dated: 14.06.2010

Read:

1) G.O. Ms. No.1730, Rural Development and Local Administration Department, dated 24.07.1974.
2) G.O. Ms. No.138, Housing and Urban Development (IV) Department, dated 07.02.1990.
3) G.O. Ms. No.54, Housing and Urban Development (IV) Department, dated 11.01.1991.
4) G.O. Ms. No.399, Housing and Urban Development (IV) Department, dated 29.06.1992.
5) G.O. Ms. No.735, Housing and Urban Development (IV) Department, dated 24.08.1993.
6) G.O. Ms. No.505, Housing and Urban Development (IV) Department, dated 20.07.1994.
7) G.O. Ms. No.661, Housing and Urban Development (IV) Department, dated 12.10.1994.
8) G.O. Ms. No.122, Housing and Urban Development (IV) Department, dated 06.02.1995.
9) G.O. Ms. No.219, Housing and Urban Development (IV) Department, dated 19.05.2000.
10) G.O. Ms. No.139, Housing and Urban Development (IV) Department, dated 10.05.2002.
11) G.O. Ms. No.287, Housing and Urban Development (IV) Department, dated 08.07.2004.
12) G.O. Ms. No.105, Housing and Urban Development (IV) Department, dated 23.03.2005.
13) G.O. Ms. No.167, Housing and Urban Development (IV) Department, dated 13.07.2006.
14) G.O. Ms. No.280, Housing and Urban Development (IV) Department, dated 27.10.2006.
15) G.O. Ms. No.143, Housing and Urban Development (IV) Department, dated 11.08.2009.

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Read also:

1) From the Director of Town and Country Planning, letter No.10189/09 BA1 24.12.09.

2) From the Director of Town and Country Planning, letter No.10189/09 BA1 23.04.10.

= = = = = =

ORDER:-

In his letters read above the Director of Town and Country Planning has sent roposals for approval of Development Control Regulations in respect of Special uildings, Multi-Storeyed Buildings, Group Developments and Layouts for being followed the local planning areas of Coimbatore, Madural, Tiruchirappalli, Salem, Tirunelveli, ellore, Mamallapuram and like areas. The broad guidelines fall in line with the evelopment Regulations of Second Master Plan for Chennai Metropolitan Area, 2026 odifying the provisions as may be required for the planning areas like Coimbatore, ıdural, Tiruchirappalli, Salem, Tirunelveli, Vellore, Tiruppur, Erode, Thoothukudi and mallapuram areas and sub-urban areas of Kancheepuram and Tiruvallur. In the ntext of rapid urbanisation and developments occurring in the whole State, nprehensive guidelines for all developments are considered necessary to suit the sent trend of development. The public will be greatly benefited with the guidelines. comprehensive guidelines will also ensure uniformity and will help to avoid different nical interpretations at various levels and will be of great facilitator to the general lic for expeditious issue of planning permission.

The Director of Town and Country Planning has requested to approve the gested Development Control Regulations in the absence of regulations for elopments such as Special Buildings, Multi-Storeyed Buildings, Group Developments Layouts in the already approved Master Plan having zoning regulation but without development regulations.

2. The Government, after careful consideration, approve the proposal of the tor of Town and Country Planning in para.1 above and approve the Development ol Regulations for Special Buildings, Multi-Storeyed Buildings, Group Developments ayouts as in the annexure to this order for being followed in local planning areas ing Coimbatore, Madural, Tiruchirappalli, Salem, Vellore, Tiruppur and Erode areas ntire sub-urban areas within the districts of Kancheepuram and Tiruvallur.

3. The Government direct that the provisions which are already incorporated in aster Plan of Hill areas town and Master Plan for New Town Development Areas e protected and continued to be followed. Similarly provisions of Coastal tion Zone norms of the coastal towns shall not be disturbed and shall be ied. As regards use zone regulations, the regulation approved in the G.O 1st read shall be followed.

4. The Government also direct that an Empowered Committee be and is ited to look into the special cases where a clear and demonstrable hardship is

caused and issues for relaxation of planning parameters and any other related issues as follows:-

(1) Secretary, Housing and Urban Department - Chairman.
(2) Secretary, Municipal Administration and Water Supply Department - Member.
(3) Member-Secretary, Chennai Metropolitan Development Authority - Member.
(4) Director of Town and Country Planning - Member - Convenor.

The proposals pending prior to the Notification of the Regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of the Notification on uniform guidelines duly following transitory provisions.

5. In any of the aspect not covered by the provisions in the proposed Development Control Regulations, the matter shall be referred either to Empowered Committee or Government for a decision and clarification.

6. Accordingly the Government have decided to vary the Master Plan for the local planning areas of Erode, Vellore, Tiruvallur, Coimbatore, Madural, Gummidipoondi, Kancheepuram, Salem, Chengalpattu, Tiruppur, Tiruchirappalli approved in the G.O.s 2nd, 4th, 5th, 7th to 10th and 12th, 15th read above respectively under the Tami Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to provide for incorporation of Development Control Regulations in the respective Master Plan for the planning areas concerned as in the Notification appended to this order.

7. The Development Control Regulations for special buildings, Multi-Storeyed buildings, Group developments and the layouts approved and annexed to this order shall be followed in the local planning areas of Mamallapuram, Tirunelveli and Tuticorin. These Development Control Regulations shall form part of the master plan to be approved for the above local planning areas.

8. The Director of Town and Country Planning is directed to pursue action accordingly.

9. The Works Manager Government Central Press, Chennai-600079 is directed to publish the Notification appended to this order in the next issue of the Tamil Nadu Government Gazette.

(By Order of the Governor)

Ashok Dongre,
Secretary to Government.

To
The Director of Town and Country Planning, Chennai -2.
The Secretary, Municipal Administration and Water Supply Department, Chennai - 9.
The Secretary, Rural Development and Panchayat Raj Department, Chennai-9.
The Member-Secretary, Chennai Metropolitan Development Authority, Chennai-8.

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The Managing Director, Tamil Nadu Housing Board, Chennai - 35.
The Managing Director, Tamil Nadu Slum Clearance Board, Chennai - 5.
The Director of Municipal Administration, Chennai - 5.
The Director of Town Panchayat, Chennai - 108.
All District Collectors.
The Works Manager, Government Central Press, Chennai - 79. (w.e)
for publication of Notification in the Tamil Nadu Government Gazette.)

Copy to:-

The Secretary (K.R) to Chief Minister's Office, Chennai -9.
The Special Personal Assistant to Minister (Information), Chennai - 9.
The Special Personal Assistant Chief Minister's office, Chennai -9.
The Special Personal Secretary to Chief Secretary to Government, Chennai -9.
The Municipal Administration and Water Supply Department, Chennai - 9.
The Rural Development & Panchayat Raj Department, Chennai - 9.
The Senior Private Secretary to Secretary, Housing and Urban Development Department, Chennai - 9.
The Housing and Urban Development (UD-I, UD-II, UD-IV, UD-V, UD-VI) Department, Chennai - 9.

//Forwarded / By Order//

15-6-10

Section Officer.

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NOTIFICATION-3.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruvallur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4650/93 on page 1061 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 6th October 1993.

VARIATION

In the said master plan, the following Development Control Regulations shall be added at the end, namely:-

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DEVELOPMENT CONTROL REGULATIONS

Index

DCR No.	Content	Page No.
1.	Short Title	1
2.	Definition	1
3.	Regulations for Special building	1
4.	Group development	4
5.	Multi-storeyed Building	11
6.	Premium FSI	18
7.	Transferable Development Rights	18
8.	Proximity to quarries and crushers	19
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	Schedule – I – Open Space Reservation	26
	Schedule – II – Parking Standards	27-29
	Schedule – III – Structures permissible in the minimum prescribed Front setback, side setback and rear setback	30-31
	Schedule – IV – Special regulations for physically disabled	32-33
	Schedule – V – Rain water conservation	34-35
	Schedule – VI – Spaces excluded from Floor Space Index and coverage computation	36-37
	Schedule – VII – Additional FSI benefits for Information Technology developments	38-39
	Schedule – VIII – Tamil Nadu Electricity Board and Fire and Rescue Service standards	40-42

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1. Short title. – These regulations may be called Development Control Regulations for Erode / Vellore / Tiruvellore / Coimbatore / Madurai / Gummudipoondi / Kancheepuram / Salem / Chengalpattu / Tiruppur / Tiruchirappalli Local Planning Area.

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

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

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

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

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

Explanation.-

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

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... site examples:-

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

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

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

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

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

THE TABLE.

Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
Minimum plot extent	220 sq.m.	300 sq.m.		---
Minimum plot width/frontage	9m	9m		---
Minimum road width	9m	9m	9m	9m.

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4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.- (1) Additional FSI of 20% will be permissible for stilt parking.

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

theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres

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

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

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

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

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

To cite examples.–

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

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

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other

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side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

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

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

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

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

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

THE TABLE.

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

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

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

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

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

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

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

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

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

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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

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

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

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

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

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

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recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

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

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

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

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

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

The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However,

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these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

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

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

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

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

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

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

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

) Basement Floor;-

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

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

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

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

Display Board.- The details of the development for which planning ermission issued, date of expiry of permit etc. shall be displayed in the ormat prescribed by the Authority on a board of size at least 60cm x 20cm.

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

(1) (a) Site Extent.- The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

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

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

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

Explanation.- Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting

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junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

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

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

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

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

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

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%

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

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

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

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

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

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

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... for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

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

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

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

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(4) Basement Floor.-

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

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

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

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

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

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

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

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

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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

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

(7) Fire safety, detection and extinguishing systems.- (a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

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

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

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

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

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

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

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

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

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

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be

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Authority of the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

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

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

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

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

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

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

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

5. **Premium FSI**

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

Transferable Development Rights.- (1) In certain circumstances, the velopment potential of the whole or a part of the plot/site may be separated

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from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Econom ically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

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

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

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

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

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

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

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

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

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

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

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

THE TABLE.

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

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

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

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

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

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

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

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

(c) Roads for industrial developments:-

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

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

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be connected to a public road of minimum width of minimum 9 metres.

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

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

(v) While determining the length of roads,-

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

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

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

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

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

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.- (i) Reservation of land for community and recreational purposes in a layout or subdivision for residential,

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industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

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

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

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

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

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

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

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and

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transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

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

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

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

(vi) Scheme road concessions

(vii) Public purpose concessions

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

(5) **Sub-division and amalgamation of plots / sites.-** The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

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Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

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

10. Empowered Committee.- Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

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

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Schedule – I

Open Space Reservation

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

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

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

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

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

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

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

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

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Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	Residential For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	No. of cars.
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum 1.5 metres x 2 metres, with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	Commercial	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but --- (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	
	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every 10 guest rooms.	
	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than 100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra	

		area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.			
	6. Industries	i) Floor Area upto 100 square metres	Nil		
		ii) Floor Area upto 500 square metres	One lorry space		
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.		
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.			
	PART – II				
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.			
2.	i) Radius	Minimum inside radius of lane 4.5 metres			
	ii) Gradient	1. Preferred gradient 4% (1 in 25)			
		2. Absolute maximum gradient 5% (1 in 20)			
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.			
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.		
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.		
		3.	Type of Parking	Stall size Minimum	Aisle width
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		

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			7. The slope of a curved ramp shall be that of the centerline of its path.

PART – III

Multi Level Parking :

1.	No. of storeys permissible	
2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum
3.	Clear height between floors	- 2.10 metres minimum
4.	Parking stall dimension	- 2.5 metres x 5 0 metres
5.	Inside radius of curve	- 7 metres minimum
6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum
7.	Gradient of slopping floors	- Not steeper than 1 in 20
8.	Loading standards	- 400 kg / sq.m. maximum
9.	Ramps if two way, shall be separated.	

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Structures permissible in the minimum prescribed Front setback, side , setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

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

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

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

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(b) In case of ordinary buildings,

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

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

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

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

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

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

Explanations.- (1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

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

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Schedule - IV

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

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

(1) Site planning:

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

(2) Parking:

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

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

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

(3) Building requirements:

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

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

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

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

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

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

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Schedule – V

Rain water conservation

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

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

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

Or

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

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(2) Additional regulations for all buildings:

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

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

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

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paces excluded from Floor Space Index and coverage computation.

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

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

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

(3) Lift wells in all the floors.

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

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

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

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

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

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

(10) Porches / Canopies / porticos.

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

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

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

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group

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development and multi-storeyed building at ground floor/ stilt parking floor.

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

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

(ix) Electrical / switch gear rooms in all the floors.

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

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Additional FSI benefits for Information Technology developments

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

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

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

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

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

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

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(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

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

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

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(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

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

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

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

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

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

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cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

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

(b) Directorate of Fire and Rescue Services standards:

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

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

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

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

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a 'flame-arrester'.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

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

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

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

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

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shall have emergency and automatic lighting with independent power supply".

Ashok Dongre,
Secretary to Government.

// True Copy //

Section Officer.

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Office of the Director of
Town and Country Planning,
807, Anna Salai, Chennai – 600 002.

Roc. No. 19690/10 Special Cell Dated: 2.2.2011

Sub: Development Control Regulations – Certain modification in regulations - Subject placed before the Empowered committee – Clarification and recommendation of the committee – Follow-up – Regarding.

Ref: 1) G.O.Ms.No.130, Housing and Urban Development (UD4-1) Department, dated: 14.6.2010.
2) Empowered Committee meeting held on 19.8.2010 and 14.1.2011.

With reference to the G.O. cited above common development control regulations have been issued for nine corporation areas except Chennai and for the districts of Kancheepuram and Tiruvallur.

Since certain difficulties were experienced during the implementation of above DCR, certain planning parameters required to be included in the DCR etc., a subject was placed before the Empowered committee held on 19.8.2010 and 14.1.2011.

The following recommendations were made by the committee in the first meeting held on 19.8.2010.

Subject	Recommendation of the committee
1. Applicability of Development Control Regulations in the sub urban areas of Kancheepuram and Tiruvallur districts	(a) Applicability: The issue of applicability of DCR notified vide G.O.Ms.No.130 of H&UD dated 14-06-2010 in the sub urban areas within the districts of Kancheepuram and Tiruvallur was discussed in detail. Considering the phase of developments outside the peripheral limit of CMDA, the committee clarified that the spirit of the G.O. clearly mentions the sub urban areas falling in Kancheepuram and Thiruvallur District. Therefore it is clarified that the whole districts of Kancheepuram and Tiruvallur may be considered for implementing the DCR. (b) MSB declaration: However, the committee observed that it is necessary to follow the procedures with regard to the declaration of MSB area as per section 4 of Multi storied and Public building rules 1973 for the sites which

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	undergoes urbanization process and falls outside the Local Planning Authority (LPA) areas of Kancheepuram and Tiruvallur districts.
Rule No.5 of DCR	The committee clarified that the plot extent of 1200 sq.m. may also be considered for Multi-storied building area.
Rule 9(1) of DCR	(a) Roads of length above 120M and upto 200M (b) Roads of length above 200M and upto 500M (c) Roads of length above 500M and upto 750M and upto 1000M Industrial Developments: (a) The length of road above 150M and upto 200M (b) The length of road above 200M and upto 250M (c) The length of road above 250M and upto 500M

The following recommendations were made by the committee in the second meeting held on 14.1.2011.

Subject	Recommendation of the committee
1. – Minimum road width for layout	If proposed layout is having two public access roads of atleast 7 metres width from approved layouts, then approval can be issued. These public access should be properly laid on ground.
2. Size of EWS plots – Norms for Economically weaker section	The committee recommended that the size of EWS plot area shall not exceed 60 sq.m. The proviso to 9(2)(d)(ii) may be in this line. ***Provided that the minimum size of the plot shall not be less than 4.0 metres in width and 8 metres in depth and the total area shall not exceed 60 sq.m.***
Minimum reservation of EWS	The committee took note that since 10% of the site area and the 10% FSI area earmarked are the same, accepted the suggestion to include "or 10% of total FSI area), in regulation 4(2) and 5(1) of the DCR. Also, expression 'separate block is to be provided' for lower income group" has to be added in this paragraph as follows: Hence, in 4(20) and 5(11), the following lines may be inserted.

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	In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) **or** ***10% of total FSI area*** *and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.* ***Further, it shall be a separate block.***
	The committee accepted the suggestion to include parameters for EWS/Poor class Area/ Declared as slum area by local body in the case of ordinary building only. Hence, a separate schedule may be introduced as schedule-ix deleting the parameters suggested for special building area in this Agenda.

Schedule - IX

The following parameters shall be adopted for EWS/LIG/ Poor Class Area/ Declared as slum area by local body.

Sl. No.	*Parametres*	*Ordinary building*
1)	*Minimum plot extent*	*32 sq.m.*
2)	*Minimum plot width/ frontage*	*4.0m.*
3)	*Minimum road width*	*---*
4)	*Maximum height of building*	*G+1 maximum length of 7.0mts.*
5)	*Maximum FSI*	*1.50*
6)	*Maximum Plot Coverage*	*75%*
7)	*Minimum Front set back*	*1.0m.*
8)	*Minimum Side setback*	*Nil*

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9)	Minimum Rear set back	1.0m.
10)	OSR	It should be followed as per Schedule-I
11)	Parking space	As mentioned in Schedule-III
12)	Spacing between blocks	---

3. Continuous built-up area	The committee accepted the parameters prescribed for the continuous built-up area A new schedule viz., Schedule-X may be introduced as continuous built-up area along with the parameters.

Schedule-X

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

Sl. No.	Parametres	Residential and shop
1)	Maximum height of building	G+1 (or) Stilt + 2 floors subject to a maximum of 9.0mts.
2)	Maximum FSI	1.50
3)	Maximum Plot Coverage	75%
4)	Minimum Front set back	1.3m.
5)	Minimum Side setback	Nil
6)	Minimum Rear set back	Nil
7)	OSR	It should be followed as per Schedule-I
8)	Parking space	As mentioned in Schedule-III

4. Large developments	The committee decided to adopt 10 hectares as large development area and the link road as 18metres. width for these developments. Hence, the regulation 4(22) may be amended accordingly as follows: *(22) In the interest of the public for better circular in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments* ***which is 10 Hectares or more*** *where link roads* ***to a width of 18m*** *have to be provided for connectivity to the adjoining lands/areas by the developer. The applicant shall hand over such link roads free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.*
5. To insert some provisions in the special building to that of group development.	The committee accepted the suggestion to include regulation of group development such as 4(2)(b), 4(3)(vi), 4(4), 4(5), 4(7) to 4(9), 4(11) to 4(25) for special building also.

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6. Corridor width	The committee accepted the suggestion to increase the corridor width from 1m. to 1.5m. in regulation 4(5) and 5(3).
7. Definition of Special building	The committee accepted the suggestion to adopt the definition of special building in the "The Planning Authority (Levy of infrastructure and Amenities charge) Rules, 2007 instead of the definition in 2(h). ***"Special building" means a building with more than two floors not exceeding 4 floors inclusive of ground floor i.e. not more than ground + 3 floors or a building with basement/stilt floor and 4 floors or a residential building more than 4 dwelling units or a building accommodating commercial or industrial or institutional or combination of such activities exceeding a floor area of 300 square meters.***
8. Minimum extent and frontage for special buildings of industrial and institutional use	The committee suggested to adopt minimum plot extent of 892 sq.m. and minimum plot width/frontage as 25m. in Table 3(8), against Sl. No.(1) and (2) for institutional zone, educational, public and semi public and industrial of the development regulation as follows: Minimum plot extent – ***892 sq.m.*** Minimum plot width/frontage –***25m.***
9. Front set back for special building	The minimum front set back suggested for all the categories i.e., ***"Based on road width*** ***(i) NH/SH-7m.*** ***(ii) (other road upto 12m – 3m*** ***12m to 18m – 4.5m.*** ***More than 18m-6m."*** was accepted for amendment in section 3(3)(7) by the committee since the building lines of layout and group development is conflicting.
10. Additional FSI for basement	The suggestion to provide additional FSI of 20% to basement was discussed at length. Further more justification is required to arrive at a decision. The issue may be further analysed and brought in next Empowered Committee meeting.
11. Minimum size of layout	The committee recommended that the dimension of the site mentioned as 9.0m x 15.0m. should be adopted for the residential purpose only. Hence suggested to amend regulation 9 as follows: ***The minimum dimension of the residential site shall be 9.0m x 15.0m.***
12. Specification for recreation club	The parking norms prescribed for the recreation club was accepted by the committee for adoption in regulation clause 2(h) of Schedule-II.

(h) Recreation club	***One car space for every 75sqm of floor are or part thereof.***

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The recommendations of the committee shall be followed for the subjects mentioned above and for others, the Development Control Regulations shall prevail.

This circular comes into immediate effect. The above circular shall be acknowledged by return of post.

(sd/-) Pankaj Kumar Bansal
Director of Town and Country Planning

To
All MS(i/c)s and RDD(i/c)s
Copy to:
Joint Director,
Assistant Directors,
AA/PA and Supervisors,
web-site,
spare-1

/forwarded/by order/

P. Hapsi Bai
Superintendent

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ANNEXURE - III

ANNEXURE - SCHEDULE

LAND USE ZONE. FOR TIRUVALLUR LOCAL PLANNING AREA

Serial No.1

IVELI AGARAM

Comprising S.No.

S.No. 177 to 220

Village No. 72.

I. Residential Use Zone

a. Primary Residential Use Zone

Nil

b. Mixed Residential Use Zone

S.Nos. 177, 178, 179/2 to 6, 180/1, 2A, 2B, 181/2, 182/1, 2A1, 2A2,2A3,2B, 2C, 2D, 2E, 2F, 3, 4, 5, 6, 183/2A, 2B, 2C, 2D, 2E, 184, 186, 187, 193 195, 196/1 to 9, 11, 12, 197/1 to 4, 199, 205/except 1, 206/except 2, 207, 208, 209/1, 210, 211/except 2, 212, 213, 214/2, 3, 4, 215/except 1, 216/2A1, 2A2, 2A3, 4A1, 4A2, 5, 220.

II. Commercial Use Zone

III. Industrial Use Zone

a. Controlled Industrial Use Zone

Nil

b. General Industrial Use Zone

S.Nos. 216/2B,3,4B

c. Special Industrial Sc Hazardous Use Zone

Nil

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IV. Educational Use Zone

Nil

V. Public and Semi Public Use Zone

Nil

VI. Agricultural Use Zone

S.Nos. 191, 194,202,203/1,3,4

VII. Water Bodies Use Zone

S.Nos. 179/1, 181/1, 183/1, 196/10, 198, 200, 201, 203/2, 205/1,206/2, 209/2,211/2,214/1,215/1,216/1.

VIII. Roads and Railways

a. Road

S.Nos. 185, 188, 189, 190, 192, 204, 217, 218,219.

b. Proposed road

Nil

c. Railways

Nil

EWS	-	Nil
Poor Class Area	-	Nil
Continuous Buitup Area	-	Nil

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PUNGATHUR

Comprising

S.No.510to627

Village No.43

1. Residential Use Zone

   a. Primary Residential Use Zone

      Nil

   b. Mixed Residential Use Zone

      S.Nos.510/1 to 13, 15 to 18, 20 to 31, 51 l/(except 4), 512/1 to 4, 513/1, 2, 4, 514/1 to 4, 517(except 9), 518/(except 13) 519/ (except 7), 520/. (except 3, 4, 522/ (except 1A, 2), 525/ (except 2, 529/1B, 2.530/2, 532/ (except 3, 8, 9), 533/ (except7), 534/ (except 2), 535/(except 8), 536/ (except 2), 537/ (except 7), 538/ (except 6), 539/ (except 6), 540/ (except 2), 541/ (except 2), 542/ (except 9) 543/ (except 7, 8), 544/1 to 8, 547 to 550, 552, 560/1, 2, 3, 4, 561, 562, 563, 564, 565, 566, 569/IA, 1B, 2, 570/1A2, IB, 3A, 3B, 571, 573/ (except 4), 574/ (except 2), 575/1, 2, 576/ (except 2, 6), 578/(except. 10. 14).579, 580, 581/ (except 9), 582/ (except 7,9), 583/1 A, 584. 585, 586/ (except 2, 4), 587/ (except 4), 590, 591/ (except 1, 8), 592,593/ (except 1), 595/ (except 4), 596/1, 597, 598/1A, 2, 599, 600. 602, 603/(except4), 604, 605, 607, 610, 612/ (except 3).614/1. 2, 3, 615, 616, 620, 624.

II. Commercial Use Zone

S.Nos 583/1B, 512/6

III. Industrial Use Zone

   a. Controlled Industrial Use Zone

      Nil

   b. General Industrial Use Zone

      S.Nos.512/5

IV. Educational Use Zone

Nil

V. Public & Semi Public Use Zone

S.Nos. 525/2, 531

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VI. Agricultural Use Zone

S.Nos. 515/2,516, 546/(except 5), 551, 553 to 556, 557/1, 2pt, 3pt, 558pt, 576/2, 6, 595/4, 612/3.

VII. Water Bodies Use Zone

S.Nos. 510/19, 511/4, 513/3, 514/5, 515/1,522/2, 526, 528, 532/3, 9, 533/7, 534/2, 535/8, 536/2, 537/7, 541/2, 543/8, 544/9, 545, 546/5, 559pt, 570/1Alpt, 2, 573/4, 574/2, 575/3. 578/10, 14, 581/9, 582/7, 586/2, 4, 587/4, 591/1, 593/1, 596/2, 598/1B, 601,603/4.

VIII. Roads and Railways

a. Road

S.Nos. 510/14, 515/3, 517/9, 518/13, 519/7, 520/3, 4, 521, 522/1A. 523, 524, 527, 529/1A, 530/1, 532/8, 538/6, 539/6, 540/2, 542/9, 543/7, 567, 568, 570/1Alpt, 572, 577, 582/9, 583/2, 588, 589, 591/8, 594, 606, 608/1, 2, 609, 611/1,2, 3, 613, 617, 618, 619, 621, 622, 623, 625, 626, 627.

b. Proposed Road

A4-A4 Road-100'0" 30.0m

S.Nos. 557/2pt, 3pt, 558pt, 559pt.

c. Railways - Nil

EWS – S.Nos. 559pt

Poor Class Area - Nil

Continuous Builtup Area - Nil

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PERIYAKUPPAM

Comprising S.No.

1 to 21 721 to 975

Village No. 182 /

1. Residential Use Zone

a Primary Residential Use zone

Nil

b. Mixed Residential Use Zone

S.Nos: 6/except 1, 7/except 2, 9, 11, 15 to 21, 721/1, 4A2, 4A3, 5, 6, 7, 8A, 8B, 9, 10, 19, 724, 725, 726, 727, 728, 729, 730 to 737, 738/2, 3, 4, 739 to 742, 743pt, 745pt, 746pt, 747, 749, 751/2pt, 752, 753, 754, 755, 756pt, 757/ 1pt, 2pt, 759/Ipt, 2Apt, 2Bpt, 760pt, 762/Ipt, 2pt, 3, 4, 5, 6, 763/Ipt, 2, 3pt, 4pt, 5, 6, 7, 8, 764, 765, 766pt, 767/ except 10pt, 11pt, 12pt, 14pt, 15pt, 16pt, 17pt, 18pt, 768pt, 769pt, 770, 771, 772, 773, 774/Ipt, 2pt, 775pt, 777, 778, 779, 780, 781, 783, 784, 785, 786, 788, 789, 790, 791, 792, 793, 794, 795, 817, 837, 838, 852/1A2, 854, 858/2, 859(except 859/1A), 860/2A, 2B, 861/2B2, 862/2A, 2B2, 863, 867/2B, 870, 871, 872/except 1pt, 873 to 881, 884 to 887, 890/2pt, 891/2, 892/2Apt, 2Blpt, 2B2pt, 2B3pt, 2B4pt, 3, 893/2, 894pt, 895pt, 897, 898, 899/2, 907, 908, 909/except 2, 910/1, 3, 911/except 2, 912/1, 2, 913/Ipt, 914/1, 2, 9I5pt, 916/lApt, 2pt, 917/2, 918pt, 919/Ipt, 2, 920/Ipt, 2pt, 92 1pt, 922, 923pt, 924/ 1pt, 2, 925, 926, 927pt, 928/ 1, 2Apt, 2Bpt, 930 to 932, 941, 942, 944pt, 945/1A, 1B, 1Cpt, 2, 946pt, 947pt, 948pt, 949, 950, 951pt, 952/1pt, 2pt, 3pt, 953pt, 954pt, 955pt, 956pt

II. Commercial Use Zone

Nil

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III. Industrial Use Zone

a. Controlled Industrial Use Zone
Nil

b. General Industrial Use Zone

S.Nos. 796, 822A, 822B/except 3B, 823, 824, 825, 826A, 826B, 827 to 831, 832A, 832B, 833, 834, 839/except 1A, 3B, 840, 843A/2A, 843B, 844, 845, 846A, 846B, 847, 848/2B, 3B, 849, 850, 851/2A, 2B.

c. Special Industrial & Hazardous Use Zone

Nil

IV. Educational Use Zone

Nil

VI. Public and Semi Public

S.Nos. 2, 3, 4, 5, 6/1, 8, 10, 12, (S,No.l3, 14 included in the field No, 12) 864, 865/2, 866, 867/ IB, 868.

VI. Agricultural Use Zone

S.Nos. 799 to 805, 806/1, 807/1, 808, 809, 810, 811, 812, 814/2A, 2B, 815/1A, 2A, 816/2, 818/except 1, 819/except 1, 820A/1B, 2B, 3B, 820B/2, 852/ 1A1, 2, 890/1, 891/1, 900, 901, 903 to 906, 933 to 940, 957, 958, 960, 961.

VII. Water Bodies Use Zone

S.Nos 722pt, 723, 738/1, 744pt, 748, 758, 761, 776, 782,787, 797, 798, 806/2, 807/2, 813, 814/1, 815/1B, 2B, 816/1, 818/1, 819/1, 820A/3A, 821A, 82 IB, 822B/3B, 835, 836pt, 869, 882, 883, 888, 889, 892./Ipt, 893/Ipt, 899/1, 902, 909/2, 910/2, 911/2, 912/3, 913/2pt, 914/3, 917/1, 929, 943, 959, 962 to 968, 969, 970 (included with 962) 971 to 975.

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VIII. Road and Railways

a. Roads

S.Nos 1, 7/2, 853/1, 2B, 855, 856, 857, 858/1, 859/1A, 861/1A, 2A1, 2B1, 862/1, 2B1, 865/1, 867/1A, 2A1, 2A2, 2A3, 896.

b Proposed Road

A5-A5 Road - 40'0" 12.0m

S.Nos. 722pt, 743pt, 744pt, 745pt, 746pt, 750pt, 751/1pt, 2pt, 756pt, 757/1pt, 2pt, 759/1pt, 2Apt, 2Bpt, 760pt, 762/1pt, 2pt, 763/1pt, 3pt, 4pt, 766pt, 767/10pt, 11pt, 12pt, 14pt, 15pt, 16pt, 17pt, 18pt, 768pt, 769pt, 774/1pt, 2pt, 775pt, 836pt, 918pt,919/1pt, 920/1pt, 2pt, 921pt, 923pt, 924/1pt, 927pt, 928/2Apt, 2Bpt, 944pt, 945/1Cpt, 946pt, 947pt, 948pt, 951pt, 952/1pt, 2pt, 3pt, 953pt, 954pt, 955pt, 956pt.

A6-A6 Road 40'0" 12.0m
(Widening)

S.Nos. 872/1pt, 890/2pt, 892/1pt, 2Apt, 2B1pt, 2B2pt, 2B3pt, 2B4pt, 893/1pt, 894pt, 895pt, 913/1pt, 2pt, 915pt, 916/1Apt, 2pt.

C. Railways

S.Nos. 721/(except 1, 4A2, 4A3, 5, 6, 7, 8A, 8B, 9, 10, 19); 750pt, 751/1pt, 820A/1A, 2A, 820B/1, 839/1A, 3B, 841, 842, 843A/1, 2B, 842, 848 / except 2B, 3B, 851/1, 852/1B, 853/2A, 2C, 860/1, 861/1B, 2A2.

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Gandhipuram DD Plan – I

(Comprising S.No. 22 to 85, 87, 113 to 117, 149 to 156, 241 to 247, 249 to 251)

I. Residential Use Zone

S.Nos. 22pt, 23/1Apt, 1Bpt, 2pt, 24pt, 25, 26pt, 27/1pt, 2pt, 3pt, 28pt, 29pt, 30/1pt, 2pt, 37pt, 38/1pt, 2, 39, 40/1, 2, 3, 4A, 4B, 7, 41/1pt, 2, 42/1pt, 2pt, 43/1Apt, 1B, 1Cpt, 1D, 1E, 1F, 2Apt, 2B, 2Cpt, 2D, 2E, 2F, 2G, 44/1Apt, 1B1pt, 1B2pt, 2A, 2B, 2C, 2D1pt, 2D2pt, 45/1A1pt, 1A2pt, 1A3pt, 1Bpt, 1C1pt, 1C2pt, 2pt, 3, 4pt, 45/1D, 1E, 1F, 46/1A, 1B, 1C1, 1C2, 1D, 1E, 1F, 1G, 46/2A1A1pt, 2A1A2, 2A2pt, 2A1B, 2B,47/1pt, 2pt, 3pt, 48/1A1pt, 1A2pt, 1Bpt, 1Cpt, 1Dpt, 49/1A, 1B, 2, 3, 50/1pt, 2pt, 51/1pt, 2, 3, 4, 5, 6, 52/1pt, 2, 3, 4, 5, 53/1A1A1pt, 1A1A2, 1A1A3, 1A1A4, 1A1A5pt, 1A1A6pt, 1A1A7, 1A1Bpt, 1A2, 1B, 2pt, 3A, 3B, 4, 5, 54/1pt, 2Apt, 2B, 3A, 3Bpt, 55/1, 2, 56/1pt, 2pt, 59, 62/1pt, 2pt, 63/1pt,2pt, 64pt, 65/1pt, 2pt, 3pt, 66/1pt, 2, 67/1 pt, 2, 3, 4, 5, 6, 7, 68pt, 69/1pt, 2pt, 71/1Apt, 1B, 2pt, 72/1pt,2, 73/1pt, 2pt, 74/1A1pt, 1A2pt, 1A3pt, 2, 75/1A1Apt, 1A2pt, 1A3, 1Bpt, 76/1Apt, 1Bpt, 2, 77/1pt, 2pt, 78, 79/1pt, 2Cpt, 2A, 2B, 2D, 3, 80, 81/1, 2Apt, 2B, 82/1A, 1B1, 1B2A, 1B2B, 1B2C, 1C1, 1C2, 1D, 2, 83/1Apt, 1Bpt, 1Cpt, 2, 84/1A, 1B, 2, 85/1Apt, 1B1pt, 1B2, 1B3, 87/1pt, 2Apt, 2Bpt, 113/1pt, 2, 114/1pt, 2, 115/1pt, 2A, 2Bpt, 116/1pt, 2, 117pt, 149/1pt, 2pt, 3pt, 4, 150/1Apt, 1Bpt, 2pt, 3, 151pt, 152/1pt, 2pt, 153/1pt, 2pt, 3, 4, 5pt, 6pt, 7pt, 154/1pt, 2Apt, 2B, 2C, 3Apt, 3Bpt, 4, 156/1pt, 2Apt, 2Bpt, 2Cpt, 2D, 2E, 2F, 2G, 241/pt, 242pt, 243pt, 245pt, 246/1pt, 2pt, 247/1pt, 2pt, 249pt, 250pt, 251pt.

III. Part – I

Roads to be formed by LPA - AA, BB, CC, C1C1, DD, D1D1

AA Road : (100 feet road winding)

S.Nos. 29pt, 30/2pt, 31/1pt, 2A1pt, 2A2pt, 2Bpt, 32pt, 87/1pt, 2Apt, 2Bpt, 31/2A2pt.

BB Road (70 feet wide road widening)

S.Nos. 22pt, 23/1Apt, 1Bpt, 24pt

CC Road (50 feet wide road widening)

S.Nos. 247/1pt, 2pt, 246/1pt, 2pt, 245pt

C1C1 Road (50 feet wide road New formation and widening)

S.Nos. 117pt, 116/1pt, 74/1A1pt, 48/1A1pt, 47/1pt, 2pt, 3pt,32pt, 46/2A1A1pt,2A2pt, 45/1A1pt, 1C2pt, 4pt, 33/1pt, 2pt, 9pt, 32pt, 33/13pt, 4pt, 28pt, 27/1pt, 2pt, 29pt, 23/2pt, 26pt, 34pt, 75/1A2Apt, 73/2pt, 75/2Bpt, 76/1Apt, 1Bpt, 77/2pt, 75/1Bpt, 76/1Apt, 1Bpt, 77/1pt, 79/1pt, 2Cpt.

DD Road (40 feet wide new formation and road widening)

S.Nos. 68pt, 69/1pt, 70/1pt, 2pt, 71/1Apt.

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D1D1 Road (40 feet road widening)

S.Nos. 32pt

Part – II

Roads to be formed by Land Owners: EE, E1E1, E2E2, E3E3, E4E4, E5E5, E6E6, E7E7, F1F1, F2F2, F3F3, F4F4, F5F5, F6F6.

EE Road (40 feet)

S.Nos. 28pt, 27/2pt, 3pt, 32pt, 37pt, 38/1pt, 43/1Apt, 1Cpt, 2Apt, 2Cpt, 52/1pt, 51/1pt, 55/1pt, 2pt, 41/1pt, 54/1pt, 56/1pt, 2pt, 65/1pt, 2pt, 3pt, 67/1pt, 68pt, 66/1pt, 42/1pt, 70/1pt.

E1E1 Road (40 feet New Road)

S.Nos. 29pt, 30/1pt, 32pt

E2E2 Road (40 feet New Road)

S.Nos. 36pt, 43/1Apt, 33/1pt, 8, 9pt, 15pt, 44/1Apt, 1B1pt, 1B2pt, 42/1pt, 2pt, 1B1pt, 1B2pt, 45/2pt, 1A2pt, 1A3pt, 1Bpt, 1C1pt, 1C2pt.

E3E3 Road (40 feet Road new formation and winding Road)

S.Nos. 44/1B1pt, 2D1pt, 2D2pt, 54/3Bpt, 53/1A1A1pt, 2Pt, 1A1A5pt, 1A1A6pt

E4E4 Road (40 feet New Road)

S.Nos. 42/1pt, 2pt, 54/3Bpt, 53/1A1A1pt,

E5E5 Road (40 feet Road new formation and winding Road)

S.Nos. 67/1pt, 68pt, 69/1pt, 2pt, 71/1Apt, 2pt, 72/1pt, 73/1pt, 48/1A2pt, 1Bpt, 1Cpt, 1Dpt, 74/1A3pt, 1A2pt, 1A1pt.

E6E6 Road (40 feet Road new formation and winding Road)

S.Nos. 245pt, 244/1pt, 243pt, 155pt, 63/2pt, 66/1pt, 154/1pt

E7E7 Road (40 feet Road new formation Road)

S.Nos. 70/1pt, 154/1pt, 156/1pt

FF Road (30 feet Road new formation and winding Road)

S.Nos. 69/1pt, 67/1pt, 50/1pt, 50/2pt, 51/1pt, 52/1pt, 53/1A1Apt, 54/2Apt, 53/1A1Bpt.

F1F1 Road (30 feet Road new formation and winding Road)

S.Nos. 56/1pt, 57pt, 64/pt, 62/1pt, 2pt, 63/1pt, 243pt

F2F2 Road (30 feet Road new formation Road)

S.Nos. 70/1pt, 2pt, 153/1pt, 2pt, 5pt, 6pt,7pt, 154/3Apt, 3Bpt

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F3F3 Road (30 feet Road new formation Road)

S.Nos. 154/3Apt, 2Apt, 150/1Apt, 2pt, 156/2Apt, 2Bpt, 2Cpt, 149/1pt, 2pt, 3pt, 153/1pt

F4F4 Road (30 feet Road new formation Road)

S.Nos. 73/1pt, 70/3pt, 2pt, 153/7pt, 1pt, 152/1pt, 2pt, 150/1Apt, 1Bpt, 151pt, 150/2pt, 149/1pt, 117pt.

F5F5 Road (30 feet Road new formation Road)

S.Nos. 116pt, 117pt, 114/1pt, 115/1pt, 2Bpt, 113/1pt, 85/1Apt, 1B1pt

F6F6 Road (30 feet Road new formation and Existing Road)

S.Nos. 79/2Cpt, 77/1pt, 81/2Apt, 83/1Apt, 1Bpt, 1Cpt

GG Road (20 feet Road new formation Road)

S.Nos. 247/1pt, 246/2pt, 249pt

G1G 1 Road (20 feet Road new formation Road)

S.Nos. 243pt, 155pt, 154/1pt, 154/2Apt

G2G 2 Road (20 feet Road new formation Road)

S.Nos. 154/2Apt, 155pt, 242pt

G3G3 Road (20 feet Road new formation Road)

S.Nos. 251pt, 241pt, 155pt, 156/1pt.

IV. Reservations

i. Proposed School

S.Nos. 28pt, 27/2pt, 32pt, 29pt, 37pt, 34pt, 35, 36pt, 38/1pt, 33/1pt, 2pt, 3, 4pt, 5, 6, 7, 10, 11, 12, 13pt, 14, 15pt

ii. Park and Public purpose

S.Nos. 32pt, 75/1A1B, 1A1C, 1A2pt, 1A1Dpt, 2A1, 2A2, 2A3, 2Bpt

iii. Open Spaces

S.Nos. 250pt, 243pt, 242pt, 251pt

iv. Existing PWD Office

S.Nos. 32pt

v. Burrial Ground

S.No. 32pt

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VII. Poor Class Area

i. S.Nos. 57pt, 58/1A1, 1A2, 1A3, 1B, 1C1, 1C2, 1C3, 1C4A1, 1C4A2, 1C4A3, 1C4A4, 1C4B2, 59, 60, 61, 62/1pt, 2pt, 245pt.

ii. S.Nos. 245pt, 246/1pt, 2pt, 247/1pt, 2pt, 244/1pt, 2, 243pt, 249pt, 250pt, 251pt, 241pt, 242pt, 154/1pt, 156/1pt.

VIII . Commercial Use zone

S.Nos. 70/1pt, 2pt, 3pt, 73/1pt, 72/1pt, 71/1Apt

IX . Industrial Use zone

Nil

VIII . MSB Area

Nil

Water bodies

S.Nos.31/1pt, 2A1pt, 2A2pt, 2Bpt, 32pt, 155pt

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Gandhipuram DD Plan – 2

(Comprising S.Nos. 86pt, 88 to 112, 118 to 148, 155pt, 157 to 201, 204, 214 to 226, 227, 229 to 240, 248, 252 to 301)

I. Residential Use Zone

S.Nos. 89/1Bpt, 1C, 1D, 90/1Bpt, 1C, 1D, 103/1, 2pt, 104, 105pt, 106pt, 107pt, 108, 109pt, 110pt, 111pt, 112pt, 118pt, 119, 120pt, 121, 122, 123, 124pt, 125pt, 127pt, 128pt, 129, 132/1, 2, 3, 4pt, 133, 134pt, 135pt, 136pt, 137, 138pt, 139pt, 140pt, 142pt, 145/1, 2pt, 146pt, 147, 148pt, 157pt, 158pt, 159pt, 160pt, 161, 162, 163/1, 2pt, 165pt, 170/1Apt, 1Bpt, 2pt, 171pt, 172pt, 173, 174, 175, 176/1Apt, 1Bpt, 1Cpt, 177pt, 179pt, 180pt, 181/1, 2A1, 2A2, 2B, 182/1pt, 2, 3, 4, 183/1, 2, 184/1pt, 189pt, 190/1, 2A1A, 2A1B, 1A2, 2B, 2C, 191/1, 2, 3, 193pt, 194pt, 195/1B3, 197/2A1, 2A2, 2B, 198/1A1A, 1A1A2, 1A1A3, 1A1A4, 1A1A5, 1A1A6, 1A1A7, 1A1B, 1A1C, 1A1D, 1A2, 1B, 2A1A2, 2A1B, 2A2, 2A3, 2B, 3A, 3B1A, 3B1B, 3B1C, 3B2A, 3B2B1, 3B2B2, 3B3, 4, 5, 6, 7, 8,9, 10, 11, 12, 13, 14, 15, 199/1A1A, 1A1B, 1A2, 1B, 2A, 2B, 2C, 3A1A, 3A1B, 3A1C, 3A2, 3B, 4A1, 4A2, 4A3, 4B, 5, 6, 7, 8, 9, 10, 11, 201/1A, 1B, 1C, 1D, 1E, 214/1, 2, 215/1A, 1B, 1C, 2, 3, 4, 5, 216, 217/1A1B, 2A, 2B1, 2B2, 2B3, 3, 4, 218/2, 219/2A1, 2A2, 223/1pt, 2, 3, 224/1, 2, 225/1, 2, 226//1pt, 2, 3pt, 229, 230pt, 232pt, 235pt, 236pt, 237/1, 2, 238, 239, 240pt, 248/1pt, 2pt, 252/1pt, 2, 253/1, 2, 254, 255, 256pt, 258/1pt, 2pt, 259pt, 260pt, 261pt, 262pt, 263pt, 264/1pt, 2pt, 265, 266, 267pt, 268pt, 269/1pt, 2pt, 270pt, 271, 272pt, 273/1pt, 2pt, 274/1pt, 275pt, 276pt, 277/1pt, 2pt, 278pt, 279/1pt, 2pt, 280/1Apt, 1Bpt, 2pt, 281pt, 282/1pt, 283pt, 284pt, 285pt, 286, 287/1pt, 2pt, 3, 4pt, 288pt, 289pt, 290pt, 291/1Apt, 1Bpt, 2pt, 292pt, 293pt, 294, 295pt, 297pt, 299pt, 300/1Apt, 1Bpt, 2pt, 301/1pt, 2pt, 3Pt.

Part – I

II. Roads to be formed by LPA -

DD Road : (60 feet road)

S.Nos. 118pt, 120pt, 147pt, 146pt, 125pt, 145/2pt, 126pt, 127pt, 128pt, 138pt, 139pt, 140pt, 141pt, 192pt, 179pt, 178pt, 180pt, 177pt, 176/1Apt, 1Bpt, 1Cpt, 227pt, 226/3pt, 226/1pt

D1D1 Road (60 feet road)

S.Nos. 278pt, 269/1pt, 2pt, 270pt, 267pt, 272pt, 273/1pt, 233pt, 232pt, 170/1Apt, 169pt, 170/2pt, 168pt, 142pt, 141pt, 277/1pt, 2pt.

D3D3 Road (60 feet road)

S.Nos. 301/2pt, 289pt, 288pt, 287/2pt, 4pt, 1pt, 274/2Fpt, 2Apt, 2Gpt, 2Ept, 230pt.

EE Road (50 feet Road)

S.Nos. 248/1pt, 2pt, 252/1pt, 240pt, 155pt, 157pt, 148pt, 147pt, 118pt, 111pt, 112pt, 86pt, 89/1Apt, 1Bpt, 90/1Apt, 1Bpt.

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E1E1 Road (50 feet Road)

S.Nos. 261pt, 262pt, 268pt, 269/1pt, 248/1pt, 256pt

E2E2 Road (50 feet Road)

S.Nos. 278pt, 280/2pt, 1Bpt, 1Apt, 292/pt, 291/1Bpt, 1Apt, 2pt, 290pt, 291/1Bpt, 2pt, 285pt, 288pt, 289pt.

FF Road (40 feet wide)

S.Nos. 103/2pt, 101/2pt, 105pt, 102/2pt, 3pt, 106pt, 107pt, 109pt, 110pt, 89/2Bpt, 86pt, 111pt.

F1F1 Road (40 feet wide)

S.Nos. 102/1pt, 2pt, 132/4pt, 134pt, 135pt, 136pt, 140pt, 192pt, 193pt, 195/1A1pt.

F2F2 Road (40 feet Wide)

S.Nos. 257/2Apt, 2Bpt, 258/1pt, 2pt, 236pt, 164pt, 159pt, 160pt, 145/2pt, 125pt, 146pt, 259pt.

F3F3 Road (40 feet wide)

S.Nos. 236pt, 263pt, 235pt, 264/2pt, 234pt, 233pt, 264/1pt, 273/1pt.

G3G3 Road (30 feet Wide)

S.Nos. 235pt, 165pt, 144pt, 163/2pt, 145/2pt, 127pt, 143pt, 166pt, 168pt.

Part – II

II. Roads to be formed by Land Owner:

F4F4 Road (40 feet wide)

S.Nos. 279/1pt, 2pt, 296. 297pt, 298pt, 299pt, 280/1Bpt, 1Apt, 295pt, 300/1Apt, 1Bpt, 2pt, 293pt, 301/2pt, 289pt, 301/3pt.

F5F5 Road (40 feet wide)

S.Nos. 170/1Apt, 1Bpt, 171pt, 172pt, 232pt, 231pt, 274/1pt, 275pt, 276pt, 282/1pt, 283pt.

F6F6 Road (40 feet wide)

S.Nos. 284pt, 283pt, 275pt, 274/2Apt, 1pt, 230pt, 174pt, 291/2pt, 231pt, 229pt.

IV. Reservations

i.	Open Space	-	S.Nos. 268pt, 269/1pt
ii.	Park	-	S.Nos. 157pt, 158pt
iii.	Park	-	S.Nos. 125pt, 126pt, 124pt, 130, 131

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iv.	Public Purpose	-	S.Nos. 235pt, 233pt, 234pt, 165pt, 169pt, 167, 166pt, 168pt, 144pt, 143pt, 142pt, 141pt, 139pt, 138pt, 128pt, 273/1pt, 127pt.
v.	Educational Use	-	S.Nos. 282/2pt, 275pt, 274/1pt, 231pt, 282/1pt, 283pt
vi.	Open Space-II	-	S.Nos. 102/1pt,101/2pt , 100pt, 99/1Bpt, 1C1pt, 1C2pt, 1C3pt, 1C4pt, 195/1A1pt, 1B1pt, 2A, 102/2pt, 3pt
vii.	Open Space-III	-	S.Nos. 89/1Apt, 90/1Apt.
viii.	Church & Burrial Ground	-	S.Nos 200
ix.	Educational use	-	S.No.204
x.	Govt. Office	-	S.No.91/2pt & 92/2pt
xi.	Kovil	-	S.No.219/1Apt

VII. Poor Class Area - Nil

VIII . Commercial Use zone -I

S.Nos. 90/2Apt, 2Bpt, 2C, 92/1A, 1B, 1C, 91/1, 98/1, 99/1A, 1Bpt, 1C1pt, 1C3pt, 99/1C4pt

Commercial Use zone -II

S.Nos. 193pt, 194pt, 195/1A1pt, 1A2pt, 188, 179pt, 187/1A, 1B, 185/1pt, 2, 186/1A, 1B, 184/2, 222/1pt, 221/1Apt, 1Bpt, 1Cpt, 1Dpt, 187/2, 219/1Apt, 186/2pt, 182/1pt, 184/1pt, 222/2pt, 223/1pt

Commercial Use zone –III - S.Nos. 257/1, 2Apt

IX . Industrial Use zone - S.Nos.89/2A, 2Bpt, 90/2Apt, 2Bpt,93, 94, 95/1, 2, 96/1, 2, 97/1, 2

VIII . MSB Area - Nil

Water bodies

S.Nos. 86pt, 88, 100pt, 141pt, 144pt, 155pt, 164pt, 178pt, 195/1A1, 196/1, 219/1B, 227

Existing Roads

S.Nos. 91/2pt, 92/2, 98/2, 99/1C2pt, 2, 101/1, 186/2, 187/2, 195/1B2, 2B, 196/2, 197/1, 217/2A, 218/1, 219/1C, 2A1, 2B, 220, 221/2, 222/2, 227pt, 296, 298, 118pt, 120pt, 125pt.

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Gandhipuram DD Plan – 3

(Comprising S.Nos. 202, 203, 205 to 213, 228, 302 to 468)

I. Residential Use Zone

S.Nos. 202/1A1A1, 1A1A2, 1A1B, 1A1C, 1A1D, 1A2, 1A3, 1B, 2B, 2B1, 2B2, 3, 203, 205pt, 206/1pt, 2A, 208/1, 2, 3, 4, 5A2, 5B, 209/1A1, 1A2, 1A3, 1B, 2, 3, 210/1, 2, 211/1, 2A, 2B, 212/1, 2A, 2B, 213, 228/1A, 1B, 2, 302/1, 3pt, 304, 305, 306/1, 2, 307pt, 308pt, 309pt, 349pt, 351, 352pt, 353pt, 354/1pt, 2pt, 355/2pt, 366pt, 369/1pt, 2, 3, 371pt, 372/1, 2pt, 373pt, 374, 375/1pt, 2pt, 410/1pt, 412pt, 415pt, 417pt, 418/2pt, 432/1, 2, 438/2, 439/3, 454/1pt, 2pt, 3pt, 4pt, 455/1pt, 2pt, 456pt, 465/2, 467/2C, 468pt.

III. Part – I

Roads to be formed by LPA - BB, B1B1, B2B2, CC, C1C1, C2,C2, D1D1, D2D2, D3D3, D4D4.

BB Road : (80 feet New Road)

S.Nos. 307pt, 308pt, 309pt, 313/1pt, 349pt, 371pt, 372/2pt, 373pt, 375/1pt, 2pt, 377/1pt, 376pt, 416pt, 412pt, 413/5, 411/1pt, 440/1pt, 2pt, 3pt, 428/pt, 454/4pt, 451pt, 452pt, 453pt, 461pt, 462pt, 468pt, 460/2pt.

B1B1 Road (80 feet New Road)

S.Nos. 348pt, 346pt, 345/1Cpt, 2pt.

B2B2 Road (80 feet wide road widening)

S.Nos. 205pt, 206/1pt, 2Bpt, 207pt, 468pt

CC Road (60 feet New Road)

S.Nos. 468pt, 456pt, 457pt, 455/1pt, 2pt, 454/1pt, 2pt, 3pt, 4pt, 453pt.

C1C1 Road (60 feet New Road)

S.Nos. 322/1pt, 2pt, 3pt, 4pt, 5pt, 323/1pt, 2pt, 321/2Bpt, 324/3pt, 326/1pt, 2pt, 3pt, 327pt, 337/1pt, 2pt, 338/1pt, 2pt, 344/2pt, 3Apt, 3Bpt, 345/1Apt, 1Bpt, 1Cpt, 2pt, 383/1pt, 384pt, 385pt, 386pt, 396pt, 398/2pt, 399/1pt to 5pt, 6Apt, 6Bpt, 400/2pt, 401/1pt, 6pt, 403pt, 408/1pt, 2pt, 3pt, 409pt, 410/2pt, 428pt.

C2C2 Road (60 feet Road Widening)

S.Nos. 428pt, 468pt.

DD Road (50 feet New Road)

S.Nos. 302/2pt, 3pt, 355/2pt, 354/1pt, 2pt, 356/2Apt, 2Bpt, 353pt, 356pt, 366pt, 367pt, 368pt, 369/1pt, 416pt, 417pt, 418/1pt, 2pt, 414/1pt, 415pt, 412pt, 413/1pt, 4pt.

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D1D1 Road (50 feet New Road)

S.Nos. 353pt, 354/1pt, 352pt, 371pt, 367pt, 349pt

D2D2 Road (50 feet New Road)

S.Nos. 349pt, 377/1pt, 378/1pt, 2pt, 379pt, 380/1Bpt, 2pt, 3pt, 389pt, 388pt.

D3D3 Road (50 feet New Road)

S.Nos. 319/2Bpt, 3pt, 331pt, 332/1pt, 333pt, 332/2pt, 334pt, 340/1Apt, 340/1Bpt, 349pt, 348pt, 382pt, 380/3pt, 388pt, 387pt, 396pt, 397pt, 399/5pt, 6Apt

D4D4 Road (50 feet New Road)

S.Nos. 307pt, 313/1pt, 2pt, 314pt, 349pt, 308pt

Part – II

II. Roads to be formed by Land Owners: EE, E1E1, E2E2, E3E3

EE Road (40 feet New Road)

S.Nos. 376pt, 377/1pt, 2pt, 380/1Apt, 394pt, 393/3pt, 391/1pt, 2pt, 396pt, 399/2pt, 3pt, 4pt, 6Apt, 397pt.

E1E1 Road (40 feet New Road)

S.Nos. 318/2pt, 312pt, 311pt, 313/1pt, 317pt,

E2E2 Road (40 feet New Road)

S.Nos. 317pt, 318/1pt, 2pt, 316pt, 332/1pt, 2pt

E3E3 Road (40 feet New Road)

S.Nos. 334pt, 335pt, 336pt, 337/2pt, 338/1pt.

IV. Reservations

i. School	-	S.Nos. 453pt, 457pt, 458, 459, 460/1, 2pt
ii. Open Space – I	-	S.Nos. 355/1, 2pt, 356/1, 2Apt, 2Bpt, 357, 358, 359, 360, 361/1, 2, 362, 363, 364, 366pt, 368pt, 423, 424, 425, 426/1, 2, 427. 417pt, 418/1pt, 2pt, 421/1, 2, 420, 419/1, 2, 414/1pt, 2A, 2B, 2C, 413/1pt, 2, 3, 4pt.
iii. Public Purpose	-	S.Nos. 313/1pt, 2pt, 349pt, 378/1pt, 379pt, 381, 382pt, 348pt, 380/3pt, 2pt
iv. Kovil	-	S.Nos. 468pt

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v. Open Space – II - S.Nos. 322/1pt, 2pt, 3pt, 4pt, 5pt, 323/1pt, 2pt, 326/1pt, 2pt, 3pt, 337/1pt, 2pt, 338/1pt, 2pt, 344/2pt, 3Apt, 3Bpt, 345/1Apt, 1Bpt, 1Cpt, 2pt, 385pt, 386pt, 398/2pt, 399/6Bpt, 384pt.

vi. Existing School - S.Nos. 206/2Bpt,

VII. Poor Class Area - Nil

VIII . Commercial Use zone - S.Nos. 468pt, 207pt

IX . Industrial Use zone

I. S.Nos.309pt, 308pt, 307pt, 310/1, 2, 311pt, 313/1pt, 318/2pt.

II. S.Nos.313/1pt, 2pt, 312pt, 314pt, 315, 316pt, 332/2pt, 317pt.

III. S.Nos. 318/2pt, 317pt, 319/2A, 2Bpt, 316pt, 331pt, 332/1pt, 2pt

IV. S.Nos. 319/2Bpt, 3pt, 320/1A,1B, 2, 3, 321/1, 2A, 2Bpt, 322/1pt, 2pt, 3pt, 4pt, 324/1A, 1B, 2, 3pt, 325, 326/1pt, 3pt, 327pt, 328, 329, 330/1, 2, 331pt, 333pt, 334pt, 335pt, 336pt, 337/1pt, 2pt.

V. S.Nos. 334pt, 340/1Apt, 1Bpt, 2, 335pt, 336pt, 338/1pt, 2pt, 339, 344/1, 2pt, 3Apt, 3Bpt, 343, 342, 341, 347/1, 2, 345/1Apt, 1Bpt, 1Cpt, 346pt, 348pt.

VI. S.Nos. 348pt, 346pt, 345/2pt, 382pt, 380/3pt, 388pt, 387pt, 383/1pt, 2, 385pt, 386pt, 397pt, 399/6Apt, 398/1, 2pt (396 except).

VII. S.Nos. 377/1pt, 2pt, 378/2pt, 380/1Apt, 1Bpt, 2pt, 3pt, 389pt, 390, 388pt, 387pt, 391/1pt, 2pt, 393/1, 2, 3pt, 397pt, 399/4pt.

VIII. S.Nos. 376pt, 394pt, 395/1, 2, 393/3pt, 411/1pt, 2, 410/2pt, 3pt, 4, 409pt, 408/1pt, 2pt, 404, 405, 406, 407, 402/1, 403pt, 401/1pt, 2, 3, 4, 5A, 5B, 5C, 401/6pt, 400/1, 2pt, 399/1pt, 2pt, 3pt, 4pt, 5pt, 6Apt (396pt, 416pt, 402/2 except).

IX. S.Nos. 430, 431, 434/1, 2A, 2B, 2C, 2D,435/1, 2, 3, 437, 438/1, 439/1, 2, 440/1, 2, 3, 441/1A, 1B, 2, 465/1, 449, 450, 451pt, 452pt, 462pt, 461pt, 448, 447, 445, 446, 444/1, 2, 443/1, 2A, 2B, 3, 442/1, 2A, 2B, 464/1, 2, 3A, 3B, (Except 465/2, 439/3, 438/2, 436, 433, 463, 432/1, 2)

VIII . MSB Area - Nil

Water bodies

S.Nos. 302/2pt, 318/1pt, 319/1, 370, 402/2, 428pt, 436, 463, 208/5A1, 303, 349pt, 350, 365pt, 367pt, 416pt, 429, 396pt, 422, 429pt, 433, 466/1, 2.

Existing Road

S.Nos.208/5A3, 467/1, 2A, 2B

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Rajajipuram DD Plan – 1

(Comprising S.Nos. 555 to 560pt, 561 to 567, 571 to 575, 582 to 658, 668 to 686)

I. Residential Use Zone

S.Nos. 555/1pt, 2, 556/1pt, 2A1pt, 2A2, 2B, 557pt, 558/1pt, 2pt, 3pt, 4Apt, 4B1, 4B2pt, 559/1A, 1B, 1c, 1D, 1E1A, 1E1B, 1E2A, 1E2B, 1E2C, 559/2, 3, 4, 562pt, 563pt, 564pt, 565pt, 566pt, 567/1pt, 2pt, 571/1pt, 2pt, 572/1Apt, 1B, 1C, 1D, 2, 3, 4, 5, 6Apt, 6Bpt, 7, 8, 573pt, 575/2pt, 3pt, 4pt, 582, 583/1pt, 2pt, 3, 584, 585/1, 2, 586pt, 587pt, 588pt, 589pt, 590pt, 591/1Apt, 1Bpt, 2pt, 592/1, 2pt, 593/1pt, 2, 594pt, 595pt, 596/1pt, 2pt, 597pt, 598pt, 599pt, 600pt, 601pt, 603pt, 604/(1 to 5)pt, 605/1pt, 2pt, 606pt, 607/1pt, 2pt, 608/1pt, 2pt, 3pt, 609, 611pt, 612pt, 614/2pt, 1B, 1A, 616, 617, 619/1pt, 2pt, 623/1Apt, 1B, 624.1A1, 1A2, 2, 625/2, 626/1A1A, 1A1B, 1A1C, 1A1D, 1A2, 1A3, 1B 628/1pt, 2B, 2A, 629/1Apt, 1B, 630, 631/1, 2, 3, 632/1A, 1Bpt, 1C, 2pt, 3, 4, 5, 633/1A, 2Apt, 634, 635, 636, 637/1A1pt, 1A3Bpt, 1Bpt, 1Cpt, 1D, 2pt, 638/1A1pt, 1A4, 1A2, 1A3, 1A5, 1A6, 1A7, 1B, 2, 639/1A1pt, 1A2pt, 1A4, 1B, 1C, 1Dpt, 1E, 2, 640/1A1pt, 1A2, 1A3pt, 1A4, 1A5, 1A6pt, 1A7, 1B, 1C, 1Dpt, 641/1A, 1B1, 1B2, 2B1pt, 2B2pt, 3A1, 3A2, 3A4, 3A5, 3A6, 3A7, 4B2, 4B3, 4B4, 4B5, 4B6, 642/1A, 1C1, 1C2, 1C3A, 1C3B, 1C4, 2A, 2B1pt, 2B2, 3Apt, 3B1A, 3B1B, 3B2pt, 643pt, 644pt, 645pt, 646pt, 647pt, 648pt, 649pt, 650pt, 651pt, 652, 653, 654/1pt, 2pt, 655pt, 656/1A1pt, 1A2pt, 1Bpt, 2pt, 657, 658, 668/1, 2, 669, 670pt, 671, 672pt, 673pt, 674pt, 675, 676pt, 677pt, 678/1pt, 2pt, 679/1pt, 2, 680pt, 681pt, 682, 683,/1Apt, 2pt, 3pt, 684/1pt, 2, 685pt, 686pt.

III. Part – I

Roads to be formed by LPA - AA, BB, CC

BB Road : (60 feet New Road)

S.Nos. 633/1B2, 2Apt, 2B1, 637/1A1pt, 2pt, 638/1A1pt, 642/2B1pt, 3Apt, 3B2pt, 641/2B2pt, 2B1pt, 643pt, 644pt, 647pt, 648pt, 649pt, 650pt, 651pt, 677pt, 676pt, 678/1pt, 2pt, 679/1pt

CC Road (50 feet New Road)

S.Nos. 647pt, 649pt, 646pt, 606pt, 607/1pt, 2pt, 608/1pt, 2pt, 3pt, 605pt, 604/(1 to 5)pt, 609pt, 572/1Apt, 573pt, 574/1pt, 2, 571/2pt, 610pt, 602pt, 575/1pt,(2,3,4)pt.

AA Road (100 feet Road Widening)

S.Nos. 558/1pt and 2pt, 3pt, 4Apt, 625/1

Verified by PeriStone

Part – II

II. Roads to be formed by Land Owner: D1D1, D2D2, D3D3, E1E1, E5E5, E6E6, E7E7, E8E8, E9E9, E13E13.

D1D1 Road (40 feet Wide New Road)

S.Nos. 555/1pt, 558/4B2pt, 556/2A1pt, 560pt, 567/1pt, 2pt, 565pt, 571/1pt, 2pt, 556/1pt.

D2D2 Road (40 feet Wide New Road)

S.Nos. 651pt, 600pt, 599pt, 601pt, 597pt, 596/1pt, 595pt, 596/2pt, 593/1pt, 592/2pt, 591/1Apt, 1Bpt, 588pt, 587pt, 586pt, 575/(2,3,4)pt.

D3D3 Road (40 feet wide New Road)

S.Nos. 558pt, 591/1Bpt, 2pt, 590pt, 589pt, 655pt, 656/2pt, 672pt, 673pt

EE Road (30 feet formation of New Road with existing Road)

S.Nos. 637/1A1pt, 1A2pt, 1A3Apt, 1A3Bpt, 1Bpt, 1Cpt, 638/1A1pt, 639/1A3, 1A1pt, 1C, 1A2pt, 621pt, 623/1Apt, 628/1pt, 629/1Apt, 2, 619/1pt, 2pt, 640/1A1pt, 1A3pt, 1A6pt, 1Dpt.

E1E1 Road (30 feet formation of New Road with existing Road)

S.Nos. 643pt, 645pt, 646pt, 613pt, 614/3,4, 5, 6pt, 608/1pt and 3pt, 641/3A3, 4A, 4B1, 639/1A1pt, 1Dpt

E5E5 Road (30 feet wide New Road)

S.Nos. 612pt, 611pt, 610pt, 563pt, 572/1Apt, 6Apt, 6Bpt, 564pt, 608/1pt and 3pt.

E6E6 Road (30 feet wide New Road)

S.Nos. 600pt, 603pt, 606pt, 605pt, 604pt, 602pt, 594pt

E7E7 Road (30 feet wide New Road)

S.Nos. 573pt, 594pt, 595pt, 593/1pt

E8E8 Road (30 feet wide New Road with existing Road)

S.Nos. 594pt, 599pt, 598pt, 597pt, 655pt, 654/1pt, 2pt

E9E9 Road (30 feet wide New Road)

S.Nos. 593/1pt, 596/2pt, 590pt, 655pt, 656/1A1pt, 1A2pt, 1Bpt.

E13E13 Road (30 feet wide New Road)

S.Nos. 572/1Apt, 564pt, 566pt, 560pt, 557pt

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IV. Reservations

i. Park and Open	-	S.Nos. 561, 562pt, 560pt.
ii. Public Purpose	-	S.Nos. 628/1pt
iii. Open Space	-	S.Nos. 680pt, 681pt
iv. Play Ground	-	S.Nos. 608/1pt, 3pt
v. Existing Play Ground	-	S.Nos. 612pt
vi. Park	-	S.Nos. 670pt
vii. Park	-	S.Nos. 674pt, 683/1Apt
viii. Park	-	S.Nos. 683/2pt, 3pt
ix. Children Play Ground	-	S.Nos. 571/1pt
x. Children Play Ground	-	S.Nos. 571/2pt
xi. Park	-	S.Nos. 685pt
xii. Park	-	S.Nos. 646 pt
xiii. Public Purpose	-	S.Nos. 628/1pt
xiv. Park	-	S.Nos. 684/1pt
xv. Park	-	S.Nos. 583/1& 2pt, 589pt
xvi. Children Play Ground	-	S.Nos. 586pt
xvii. Park	-	S.Nos. 600pt, 601pt,
Park	-	S.Nos. 654/2pt
Park	-	S.Nos. 680pt, 681pt.
Post and Telegram Office	-	S.Nos. 620/1, 2
Existing School	-	S.Nos. 613pt, 614/(3, 4, 5, 6) pt
Community Hall	-	S.Nos. 605/1pt, 2pt, 604/(1 to 5)pt, 606pt,
Govt.Girls School	-	S.Nos. 615pt, 619/3
Park	-	S.Nos. 686pt
Children School	-	S.Nos. 674pt,
Existing Telephone exchange Office	-	S.Nos. 622
Existing Post Office	-	S.Nos. 623/2, 624/1B
VII. Poor Class Area	-	Nil

VIII . Commercial Use zone -1

S.Nos. 574/1pt, 3, 575/1pt

Commercial Use zone -2

S.Nos. 626/2

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Commercial Use zone -3

S.Nos. 633/1B1A, 1B1C, 1B1B, 1B1D, 2B2, 2B3, 2B4, 632/1Bpt, 1D, 2pt,637/1A1pt, 1A2pt, 1A3Apt.

IX .Industrial Use zone - Nil

VIII . MSB Area - Nil

Water bodies

S.Nos. 560pt, 602pt, 610pt, 618, 621pt, 627, 640/2, 641/2A, 3B, 4A, 642/1B, 3A

Existing Road

S.Nos. 615pt, 625/1

Verified RealEstate™

Chidambaram Nagar DD Plan

(Comprising S.Nos. 12, 14 to 23, 28, 29, 69 to 72, 74 to 76, 78, 86 to 93, 94, 170 to 174)

I. Residential Use Zone

S.Nos. 12pt, 14/3A, 16/1pt, 2Apt, 2Bpt, 17/1Apt, 2pt, 3pt, 4pt,5Apt, 18/1Apt, 2, 19pt, 20pt, 21/1pt, 2pt, 3pt, 4pt, 5pt, 22/1pt, 2pt, 23/2pt, 28/1pt, 2, 3, 29/1pt, 2pt, 69pt, 74pt, 75/2pt, 76pt, 78/1pt, 2pt, 86/1pt, 2pt, 87/1pt, 2pt, 88/1pt, 89/1Apt, 1Bpt, 2pt, 90pt, 91/1, 92/2Apt, 2Bpt, 93/2pt, 94/1pt, 2pt, 170/1pt, 2pt, 3pt, 4pt, 171/1pt, 2pt, 172pt, 173, 174/1A1A1pt, 1A1/A2, 1A1/A3, 1A1/A4, 1A1/A5, 1A1/A7, 1A/1C, 1A/1B, 1B1C, 1A2, 2.

III. Part – I

Roads to be formed by LPA -AA, A1A1, BB, CC, C1C1, C2C2, C3C3

AA Road : (80 feet road winding)

S.Nos. 18/1Apt, 23/1pt, 2pt

A1A1 Road (80 feet road widening)

S.Nos. 12pt

BB Road (50 feet New Road)

S.Nos. 76pt, 69pt, 75/1pt, 2pt, 74pt, 71pt, 72/5

CC Road (40 feet New road)

S.Nos. 23/1pt, 28/1pt, 29/1pt, 2pt, 69pt, 76pt

C1C1 Road (40 feet wide new road)

S.Nos. 78/1pt, 86/1pt, 92/1, 2Apt, 93/1pt, 94/1pt, 170/1pt, 2pt, 3pt, 4pt

C2C2 Road (40 feet Existing and New Road)

S.Nos. 23/2pt, 18/1Apt, 19pt, 20pt, 21/1pt, 2pt, 3pt, 4pt, 22/1pt, 2pt, 16/2Apt, 2Bpt.

C3C3 Road (40 feet New Road)

S.Nos. 76pt, 78/2pt, 75/1pt, 2pt, 86/2pt, 87/1pt, 2pt, 93/1pt, 2pt,94/1pt, 2pt, 92/2Bpt, 90pt, 171/1pt, 2pt, 170/2pt

Part – II

Roads to be formed by Land Owners: C4C4, DD, D1D1, D2D2, D3D3, D4D4, EE

C4C4 Road (40 feet New Road)

S.Nos. 29/1pt, 2pt, 16/1pt, 2Apt, 15pt

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DD Road (30 feet Existing & Proposed Road)

S.Nos. 29/1pt, 16/1pt, 2Apt

D1D1 Road (30 feet New Road)

S.Nos. 92/2Apt, 2Bpt, 170/2pt

D2D2 Road (30 feet New Road)

S.Nos. 170/4pt

D3D3 Road (30 feet New Road)

S.Nos. 74pt, 75/2pt, 87/2pt, 88/1pt, 91/2, 3, 89/2pt, 87/3

D4D4 Road (30 feet Existing & Proposed Road)

S.Nos. 171/1pt, 172pt, 89/1Bpt, 174/1A1A1pt

EE Road (20feet new Road)

S.Nos. 17/1Apt, 2pt, 3pt, 4pt, 17/5Apt

VI. Reservations

i. School & Play Ground

S.Nos. 14/1A, 1B, 3B, 15pt, 16/2Apt, 2Bpt

ii. Temple - S.No. 12pt

iii. Mosque - S.No. 12pt

iv. TB Resourch Centre - S.No. 23/1pt

v. KalyanaMandapam - S.No. 74pt

VII. Poor Class Area

S.Nos. 12pt, 18/1B, 2, 17/1Apt, 1B, 1C, 70/1, 2, 14/2A1, 2A2, 2B1, 2B2, 72/1A, 1B , 1C, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 3A1, 3A2, 3A3, 3A4, 3A5, 3A6, 3B, 4A, 4B.

VIII . Commercial Use zone

S.Nos. 17/4pt, 5Apt, 74pt, 88/1pt, 69pt

IX .Industrial Use zone - Nil

VIII . MSB Area - Nil

Water bodies - S.Nos.88/2

Existing Road - S.Nos. 14/1Apt, 17/5B, 71pt, 72/2H, 2I, 170/1A1A1pt.

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C1C1 Road (50 feet new road)

S.Nos. 542pt, 543pt, 540/1pt, 536/1pt, 539pt, 538pt, 537pt, 661pt, 660pt, 666/1A1pt, 666/1A2pt, 2pt, 688pt.

C2C2 Road (50 feetRoad)

S.Nos. 523pt, 524pt, 528pt

C3C3 Road (50 feet New Road)

S.Nos. 536/1pt, 2pt, 526pt, 527pt, 524pt, 525pt, 522pt, 510pt, 511pt, 515pt, 512pt

DD Road (40 feet New Road)

S.Nos. 510pt, 509pt, 664pt, 692/1pt, 2pt, 505/1, 2, 3, 4, 5A1A1A/1A1Apt, 5A1A1A/1A3pt, 8Apt, 504/1B1Apt, 1B1Hpt, 1Apt, 1B1Dpt, 1B1Ept, 3pt, 693/3pt, 503pt, 694/2H1pt, 696/1A1pt.

Part – II

II. Roads to be formed by Land Owners:

D1D1 Road (40 feet New Road)

S.Nos. 666/1A2pt, 1A3pt, 1B2Apt, 2pt, 688pt, 691pt, 692/1pt

D2D2 Road (40 feet New Road)

S.Nos. 687/1Apt, 2E1pt

D3D3 Road (40 feet New Road)

S.Nos. 687/2Apt, 2Bpt, 2Cpt, 2Dpt, 2E1pt, 2E3F, 2E3Bpt, 2E4pt, 695pt, 688pt.

D4D4 Road (40 feet Road)

S.Nos. 505/5A1A1A/1A3pt, 5A1A1A/1A1Apt, 5A1Cpt, 7pt,8Apt, 11pt, 12pt, 5A1A/1Bpt, 501/1B1pt, 2pt, 498pt, 499/10pt.

D5D5 Road (40 feet Road)

S.Nos. 689/1A1Apt, 694/1pt, 695pt, 687/2E1pt, 2H1pt

D6D6 Road (40 feet Road)

S.Nos. 694/1pt, 695pt, 696/1A1pt, 1Bpt, 1Cpt, 20Apt, 20Bpt

D7D7 Road (40 feet Road)

S.Nos. 576pt, 577/1Apt, 570/1pt, 568pt, 570/2pt, 3pt

EE Road (30 feet Road)

S.Nos. 504/1BEpt, 1B1Gpt, 1B1Apt, 503pt

E1E1Road (30 feet Road)

S.Nos. 501/1B6pt, 2pt, 3pt, 498pt, 497/1A1pt

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FFRoad (20 feet Road)

S.Nos. 516/1Apt, 522pt

IV. Reservations

i. Public Purpose	-	S.No.517pt,
ii. Public Purpose	-	S.No.545pt
iii. Park	-	S.No.688pt
iv. Park	-	S.No.664pt
v. Park	-	S.No.498pt
vi. Children's Park	-	S.No.691pt
vii. Children's Park	-	S.No.524pt
viii. Open Space	-	S.No.501/3pt, 497/1A1pt, 1A2A1pt, 1A2A2pt, 1A2Bpt
ix. Open Space	-	S.No.503pt, 504/1B1Ept, 1B1Gpt, 1B1Jpt, 3pt.
x. Open Space	-	S.No.692/1pt
xi. Church & School	-	S.No.554/1B, 2A, 2B, 568p(except 548 & 560)
xii. Govt. Hospital	-	S.No.549pt, 550, 551, 552, 553
xiii. Children's Playground	-	S.No.511pt
VII. Poor Class Area	-	Nil
VIII . Commercial Use zone	-	Nil
IX .Industrial Use zone	-	Nil
X . MSB Area	-	Nil
Water bodies	-	S.Nos. 497/2, 521pt, 548pt, 560pt
Existing Roads	-	S.Nos. 519, 520

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Rajajipuram DD Plan – 3

(Comprising S.Nos. 469 to 472, 474 to 496, 697 to 720)

I. Residential Use Zone

S.Nos. 470/1A, 1B,1C, 1D, 2A, 2B1, 2B2, 3A, 3B1A1, 3B1A2, 3B1B1, 3B1B2, 3B2, 3B3 3B3D, 3B3E, 3B3F, 471/1, 2, 472/1A, 1B, 1C, 1D, 1E, 1F, 2, 3, 475pt, 476/1pt, 2, 3pt, 4Apt 4Bpt, 4Cpt, 4D, 4E, 475pt, 476/1pt, 2, 3pt, 4Apt, 4Bpt, 4Cpt, 4D, 4E, 477/1pt, 2pt 480/1Apt, 481pt, 482pt, 483pt, 484pt, 485pt, 486, 487pt, 488pt, 489pt, 492/2, 493, 495 496pt, 697/1A1A, 1A1B, 1A2, 1B2B, 2A, 3A1, 3A2, 3A3, 3B, 3C, 698pt, 699/1pt, 700pt 701/1pt, 2Apt, 702/1pt, 2A, 703pt, 704/1Apt, 705/1pt, 706/1pt, 707pt, 708pt, 709/1A 1B, 2, 710/1, 2, 711pt, 712pt, 713pt, 714pt, 715, 716pt, 717pt, 718pt, 719

III. Part – I

Roads to be formed by LPA - AA, A1A1, BB

AA Road : (50 feet Existing and widening Road)

S.Nos. 496pt, 484pt, 481pt, 480/1Apt, 699/1pt.

A1A1 Road (50 feet New Road)

S.Nos. 480/1Apt, 699/1pt, 701/2Apt, 702/1pt, 704/1Apt, 705/1pt,706/1pt,708pt, 720/2pt

BB Road (40 feet New Road)

S.Nos. 477/1pt, 2pt, 480/1Apt

Part – II

II. Roads to be formed by Land Owner: EE, E1E1, E2E2, E2E3, E4E4, E5E5, E6E6, [illegible]

EE Road (40 feet Existing New Road)

S.Nos. 699/1pt, 700pt, 701/1pt, 703/pt, 707pt, 711pt, 708pt.

EE Road (30 feet New Road)

S.Nos. 476/1pt, 483pt, 482pt, 481pt

E1E1 Road (30 feet New Road)

S.Nos. 476/1pt, 477/1pt, 2pt, 482pt, 481pt

E2E2 Road (30 feet New Road)

S.Nos. 699/1pt, 701/1pt, 702/1pt, 703/pt

E3E3 Road (30 feet New Road)

S.Nos. 699/1pt, 701/2Apt, 702/1pt, 704/1Apt

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E4E4 Road (30 feet New Road)

S.Nos. 707pt

E5E5 Road (30 feet New Road)

S.Nos. 720/2pt

E6E6 Road (30 feet Road new formation Road)

S.Nos. 720/2pt

உ_உ_ சாலை (20 feet Road new formation Road)

S.Nos. 475pt, 476/3pt, 4Apt, 4Bpt, 4Cpt

VI. Reservations

i. Kovil	-	S.Nos. 488pt
ii. Park Layout	-	S.Nos. 489pt
iii. Open Space	-	S.Nos. 487pt
iv. Children Play Ground	-	S.Nos. 485pt, 487pt.
v. Primary School	-	S.Nos. 484pt
vi. Children Play Ground	-	S.Nos. 476/1pt, 477/1pt, 2pt.
vii. Agriculture Engg. Office	-	S.Nos. 699/3
viii. Park (Layout)	-	S.Nos. 714pt
Ixa. Govt. High School	-	S.No. 698pt
ixb . School and Play Ground	-	S.No.712pt, 713pt, 716pt
Xa. Open Space	-	S.Nos. 712pt, 716pt
Xb. Public purpose	-	S.No.701/1pt
Xia. Park	-	S.No.717pt
Xib. Public purpose	-	S.No.718pt
Xii Park (Layout)	-	S.Nos. 711pt
xiii Park (Layout)	-	S.Nos. 704/1Apt
xiv. Park (Layout)	-	S.Nos. 708pt
xv. Scheme Open Space	-	S.Nos. 702/1pt, 2pt
xvi. Scheme Open Space	-	S.Nos.701/2Apt, 2B, 702/1pt, 2B, 704/1Apt, 1B, 705/2A, 2B, 706/1pt, 2A, 2B, 720/2pt.
xvii. Scheme Open Space	-	S.Nos. 474, 477/1pt, 2pt, 478/1, 2, 479/1, 2, 480/1Apt, 1B, 2, 699/1pt, 2
xviii. Children Play Ground	-	S.Nos. 475pt, 476/4Apt, 477/1pt
xxi. Park	-	S.No.707pt

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VII. Poor Class Area	-	Nil
VIII . Commercial Use zone	-	Nil
IX . Industrial Use zone	-	S.Nos.491
VIII . MSB Area	-	Nil
Water bodies	-	S.Nos. 491/1, 494, 720/1, 2pt, 492/1, 481pt
Existing Roads	-	S.Nos. 469, 490

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TIRUVALLUR

Comprising S.No.

221 to 509 and 628

Village No.75

1. Residential Use zone

a. Primary Residential Use Zone

Nil

b. Mixed Residential Use Zone

S.Nos. 225, 227pt, 229, 239, 231/except 1, 10, 46, 234, 236, 237/1, 2, 240, 242/except 7, 244, 245/1Apt, 247/1, 2 to 7, 8A, 8B, 9, 248/1Alpt, 1A2, IB, IC, ID, 249/except 34, 7, 250/1, 2 to 8, 10, 254/2pt, 255/1Apt, 1Bpt, 1Cpt, 2, 3A, 3B, 3C, 260/1pt, 2A, 2B, 3A, 3B, 261/1pt, 2 to 26, 262, 264/except 1, 265/1pt, 2, 267/except 14, 19, 268/except 3, 269/except 6, 271, 272, 273/1, 8, 274/1, 275, 279, 281, 284, 286, 289, 291, 293, 295, 298, 301, 303, 310, 313/except 2, 315,323(except 323/39), 324/2, 325, 327, 333, 335, 337, 339, 342, 344, 349, 352, 354, 356, 363, 365, 368, 373, 376, 377, 378, 380, 383, 384/2, 386, 389, 391, 393, 395, 397, 400, 403, 407, 410, 412/except 1, 416, 418, 420, 422, 425, 427/exeept 1, 428, 434pt, 435pt, 436/ 1pt, 2, 3pt, 439/1Alpt, 1A2, 1A3, IB, 3A, 3B, 441pt, 443/1, 450, 452, 454, 457/1, 2, 3, 461, 464, 467, 471, 474, 476, 477, 480, 483/except 1, 488/1 to 7, 490, 494/except 1, 496, 498, 502, 505/except 2, 506/except 8, 509.

II. Commercial Use Zone

S.Nos. 221/exept 9, 16, 222/1 pt, 2, 3pt 4pt, 5, 6, 223/2, 3A, 3Bpt, 4pt 5pt, 7, 8pt, 9pt, 433/2pt.

III. Industrial Use Zone

a. Controlled Industrial Use Zone

Nil

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b. General Industrial Use Zone

S.Nos. 245/except 1A, 5, 254/2pt, 3, 273/except 1, 8, 274/2, 3

c. Special Industrial and Hazardous Use Zone

Nil

IV. Educational Use Zone

Nil

V. Public Semi Public Use Zone

S.Nos. 323/39

VI. Agricultural Use Zone

S.Nos. - 221/ 16, 223/1, 247/10, 248/2, 4, 256pt, 259

VII. Water Bodies Use Zone

S.Nos. 221/9, 223/6, 237/3, 245/5, 248/5, 249/3, 4, 7, 250/9, 254/ 1pt, 255/4, 256pt, 261/27, 268/3, 269/6, 433/ 1pt, 437, 438, 439/2, 440pt, 443/2, 447, 449, 478, 486, 505/2, 506/8.

VIII. Roads and Railways

a. Road

S.Nos. 224, 226, 228, 231/1, 10, 46, 232, 233, 235, 238, 239, 241, 242/7, 243, 246, 248/3, 251, 252, 253, 257, 258, 263, 264/1, 266, 267/14, 19, 270, 276, 277, 278, 280, 282, 283, 285, 287, 288, 290, 292, 294, 296, 297, 299, 300, 302, 304, 305, 306, 307, 308, 309, 311, 312, 313/2, 314, 316, 317, 318, 319, 320, 321, 322, 324/1, 326, 328, 329, 330, 331, 332, 334, 336, 338, 340, 341, 343, 345, *346,* 347, 348, *350, 351,* 353, 355, 357, 358, 359, 360, 361, 362, 364, 366, 367, 369, 370, • 371, 372, 374, 375, 379, 381, 382, 384/1, 385, 387, 388, 390, 392, 394, 396, 398, 399, 401, 402, 404, 405, 406, 408, 409, 411, 412/1, 413, 414, 415, 417, 419, 421, 423, 424,, 426, 427/1, 429, 430, 431, 432, 442, 444, 445, 448, 451, 453, 455, 456, 458, 459, 460, 462, 463, 465, 466, 468, 469, 470, 472, 473, 475, 479, 481, 482, 483/1, 484, 485, 487, 489, 491, 492, 493, 494/1, 495, 497, 499, 500, 501, 503, 504, 507, 508, 628.

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b. Proposed Road

A2-A2 Road - 40'0" 12.0m

S.Nos. 222/1pt, 3pt, 4pt, 223/3Bpt, 4pt, 5pt, 8pt, 9pt, 227pt., 245/1Apt, 248/1Alpt, 254/1pt, 2pt, 255/1 Apt, 1Bpt, 1Cpt, 260/1pt, 261/1pt, 265/1pt

A3- A3 Road - 100'0" 30.0m
433/1pt, 2pt, 434pt, 435pt, 436/1pt, 3pt, 439/1A1pt, 440pt, 441pt.

c. Railways - Nil

EWS - S.Nos. - Nil

Poor Class Area - S.Nos.223 to 236

Continuous Built up Area :- S.Nos. 254/2pt, 255/1Apt, 1Bpt, 1Cpt, 2, 3A, 3B, 3C, 260/1pt, 2A, 2B, 3A, 3B, 261/1pt, 2 to 26, 262, 264/except 1, 265/1pt, 2, 267/except 14, 19, 268/except 3, 269/except 6, 271, 272, 273/1, 8, 274/1, 275, 279, 281, 284, 286, 289, 291, 293, 295, 298, 301, 303, 310, 313/except 2, 315,323(except 323/39), 324/2, 325, 327, 333, 335, 337, 339, 342, 344, 349, 352, 354, 356, 363, 365, 368, 373, 376, 377, 378, 380, 383, 384/2, 386, 389, 391, 393, 395, 397, 400, 403, 407, 410, 412/except 1, 416, 418, 420, 422, 425, 427/except 1, 428, 434pt, 441pt, 443/1, 450, 452, 454, 457/1, 2, 3, 461, 464, 467, 471, 474, 476, 477, 480, 483/except 1, 488/1 to 7, 490, 494/except 1, 496, 498, 502, 505/except 2, 506/except 8, 509.

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PERUMBAKKAM

Comprising S.No.

1 to 11, 13, 24 to 27, 30 to 68, 73, 77, 79 to 85, 95 to 169,'175 to 286.

Village No.44

1. Residential Use Zone

a. Primary Residential Use Zone

Nil

b. Mixed Residential Use Zone

S.Nos. 1pt, 2/1pt, 2pt, 3, 4, 24, 25, 26, 27, 30, 31, 32, 33, 41, 43, 44, 45pt, 47pt, 48/1, 2, 3pt, 4, 49pt, 50/2Alpt, 2A2pt, 2A3pt, 2A4, 2A5, 2A6, 51/1, 2pt, 52pt, 53/lApt, 1Bpt, 1Cpt, ID, 2, 3, 4, 5, 54/lpt, 2, 3, 4, 55, 56, 60 to 68, 77, 79 to 85, 96 to 101, 103, 104/except 2B, 105/lApt, IB, 1C, 106/lpt, 2pt, 3pt, 4, 5A, 5B, 6, 107, 108/lpt, 2, 3, 109, 110, 111pt, 112/lpt, 2, 115pt, 116/lpt, 2pt, 3pt, 117pt, 118pt, 119, 120,121/1 pt,2pt, 3,122/1 A, lBpt, 2, 3, 123 to 144,145/1 pt2pt,3pt, 146pt, 149pt, 150pt, 151, 152pt, 155/2, 156 to 169, 176/2, 178, 179, 180/except 2, 181, 182, 183, 184, 185/except 1,186 to 199,201,203 to 206,207A / except 6A 7B, 8B, 9B, 14B, 15B, $16B_5$ 16C, 207B/except 3B. 4B, 6B, 8B 9B, 10B, 11B,207C/except 1B, 1D,2A,2B,208/2A, 2B1, 209/1, 3, 210, 211/except 2, 212, 213/1, 2, 3A, 3C, 4A, 5, 214/3A, 3B, 215pt, 216/1, 2B, 217/1A 1C, 2A, 2C, 218/1, 3A, 219, 220/except 1A, 24 3A 221 to 224, 225/except 1, 226/except1, 227, 228, 229/1B, 2A, 230/2, 231, 232/2, 241/1, 2, 3, 242/1 pt, 2, 3, 4, 6.

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II. Commercial Use Zone

S.Nos. 5,6/1A,1B,2pt,7pt,8pt, 9pt

III. Industrial Use Zone

a. Controlled Industrial Use Zone

Nil

b. General Industrial Use Zone

Nil

c. Special Industrial and Hazardous Use Zone

Nil

V. Public and Semi Public Use Zone

S.Nos. 34 to 38, 39pt, 40, 214/1, 229/1 A, 232/1, 234, 235, 237, 240, 241/4, 5, 242/5, 243, 244/1pt, 2pt, 245, 246, 247/1pt, 2Pt, 250/1pt, 2pt, 3pt, 4, 5, 6, 251/1, 2pt 3, 4pt 253/2A, 2B, 254 to 268,270,272, 275,276,278 to 284,285/1,2pt, 3,4pt, 6,7, 8,10,11.

VI. Agricultural Use Zone

S.Nos. 50/1, 52pt, 104/2B, 105/2pt, 153, 154, 155/1, 176/1.

VII. Water Bodies Use Zone

S.Nos. 9pt, 42, 46pt, 49/ 1, 57, 58, 59, 95, 102, 113pt, 114pt, 147pt, 148pt, 177, 180/2, 185/1, 225/1, 226/1, 233, 236, 238, 239, 248pt, 249pt, 252, 253/1, 269, 271, 273, 274,277, 285/5, 9, 286pt

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VIII. Roads and Railways

a. Road

S.Nos. 10, 11, 13, 73, 175/1, 2,.200, 202, 207A/6A, 7B, 8B, 9B, 14B, 15B, 16B, 16C, 207B/3B, 4B, 6B, 7B, 8B, 9B, 10B, 11B, 207C/.1B, ID, 2A, 2B, 208/1, 2B2, 209/2, 211/2, 213/3B, 4B, 214/2, 215pt, 216/2A, 217/IB, 2B, 218/2,. 3B, 220/ 1A, 2A, 3A, 229/2B, 230/I.

b. Proposed Road

Al-Al Road -80'0" 24.0m

(Widening)

S.Nos. 1pt, 2/lpt, 2pt, 6/2pt, 7pt, 8pt, 9pt

A2-A2 Roact-40'0" 12.0m

S.Nos. 39pt, 45pt, 46pt, 47pt, 48/3pt, 49pt, 50/2Alpt, 2A2pt, 2A3pt, 51/2pt, 52pt, 53/1 Apt, 1Bpt, 1Cpt, 54/lpt,105/1Apt, 2pt, 106/lpt, 2pt, 3pt, 108/lpt, 111pt, 112/lpt, 113pt, 114pt, 115/lpt, 116/lpt, 2pt, 3pt, 117pt, 118pt, 121/lpt, 2pt, 122/IBpt, 145/lpt., 2pt, 3pt, 146pt, 147pt, 148pt, 149pt, I50pt, 152pt.

A4-A4 Road- 100' 30.0m

S.Nos. 242/1pt, 244/1pt, 2pt, 247/1pt, 2pt, 248pt, 249pt, 250/ 1pt, 2pt 3pt, 251/2pt, 4pt, 285/2pt, 4pt, 286pt.

C.

Railway

EWS - Nil

Poor Class Area

S.Nos. 82, 83 to 85, 95 to 101, 103, 106 to 110, 111 to 115, 122, 123, 124, 127, 160, 166, 169, 181 to 193, 198, 199, 200

Continuous Buitup Area - Nil

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Chidambaram Nagar DD Plan

(Comprising S.No. 12, 14 to 23, 28, 29, 69 to 72, 74 to 76, 78, 86 to 93, 94, 170 to 174)

I. Residential Use Zone

S.Nos. 12pt, 14/2A1, 2A2, 2B1, 2B2, 3A, 16/1pt, 2Apt, 2Bpt, 17/1Apot, 1B, 1C, 2pt, 3pt, 4pt,5Apt, 18/1Apt, 1B, 2, 19pt, 20pt, 21/1pt, 2pt, 3pt, 4, 5pt, 22/1, 2pt, 23/2pt, 28/1pt, 2, 3, 29/1pt, 2pt, 69pt, 70/1, 2, 72/1A, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 3A1, 3A2, 3A3, 3A4, 3A5, 3A6, 3B, 4A, 4B, 4C, 74pt, 75/2pt, 76pt, 78/1pt, 2pt, 86/1pt, 2pt, 87/1pt, 2pt, 88/1pt, 89/1Apt, 1Bpt, 90pt, 91/1pt, 92/2Apt, 2Bpt, 93/2pt, 94/1pt, 2pt, 170/2pt, 3pt, 4pt, 171/1pt, 2pt, 172pt, 173, 174/1A1/A1, 1A1/A2, 1A1/A3, 1A1/A4, 1A1/A5, 1A1/A7, 1A/1C, 1A/1G, 1B1C, 1A2, 2.

III. Part – I

Roads to be formed by LPA -AA, A1A1, BB, CC, C1C1, C2C2, C3C3

AA Road : (80 feet road winding)

S.Nos. 18/1pt, 23/1pt, 2pt

A1A1 Road (80feet road widening)

S.Nos. 12pt

BB Road (50 feetNew Road)

S.Nos. 76pt, 69pt, 75/1pt, 2pt, 74pt, 71pt, 72/5

CC Road (40 feetNew road)

S.Nos. 23/1pt, 28/1pt, 29/1pt, 2pt, 69pt, 76pt

C1C1 Road (40 feet wide new road)

S.Nos. 78/1pt, 86/1pt, 92/1, 2Apt, 93/1pt, 94/1pt, 170/1pt, 2pt, 3pt, 4pt

C2C2 Road (40 feet Existing and New Road)

S.Nos. 23/2pt, 18/1Apt, 19pt, 20pt, 21/1pt, 2pt, 3pt, 4pt, 22/1pt, 2pt, 16/2Apt, 2Bpt.

C3C3 Road (40 feet New Road)

S.Nos. 76pt, 78/2pt, 75/1pt, 2pt, 86/2pt, 87/1pt, 2pt, 93/1pt, 2pt,94/1pt, 2pt, 92/2Bpt, 90pt, 171/1pt, 2pt, 170/2pt

Part – II

Roads to be formed by Land Owners: C4C4, DD, D1D1, D2D2, D3D3, D4D4, EE

C4C4 Road (40 feet New Road)

S.Nos. 29/1pt, 2pt, 16/1pt, 2Apt, 15pt.

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DD Road (30 feetExisting& Proposed Road)

S.Nos. 2B 1pt, 16 1pt, 2Apt

D1D1 Road (30 feet New Road)

S.Nos. 92/2Apt, 2Bpt, 170/2pt

D2D2 Road (30 feet New Road)

S.Nos. 170/4pt

D3D3 Road (30 feet New Road)

S.Nos. 74pt, 75/2pt, 87/2pt, 88/1pt, 99/2, 3, 89/2pt, 87/3

D4D4 Road (30 feetExisting& Proposed Road)

S.Nos. 171/1pt, 172pt, 89/1Bpt, 174/1A1A1pt

EE Road (20feet new Road)

S.Nos. 17/1Apt, 2pt, 3pt, 4pt, 17/5Apt

VI. Reservations

i. School & Play Ground

S.Nos. 14/1Apt, 1B, 3B, 15pt, 16/2Apt, 2Bpt

ii. Temple - S.No.12pt

iii. Mosque - S.No. 12pt

iv. TB - S.No.33/1pt

v. KalyanaMandapam - S.No.74pt

VII. Poor Class Area

S.Nos. 12pt, 18/1B, 2, 17/1Apt, 1B, 1C, 70/1, 2, 14/2A1, 2A2pt, 2Bpt, 2B2pt, 72/1Apt, 1Bpt, 1Cpt, 72/2A, 2B, 2C, 2D, 2E, 2F, 2G, 3A1pt, 3A3, 3A4, 3A5, 3A6, 3B, 4A, 4B, 4C

VIII . Commercial Use zone

S.Nos. 17/4pt, 5Apt, 74pt, 88/1pt, 69pt

IX .Industrial Use zone - Nil

VIII . MSB Area - Nil

Water bodies - S.Nos.88/2

Existing Road - S.Nos.17/5B, 72

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