Approved Copy
(Signed)

MASTER PLAN FOR COONOOR - LOCAL PLANNING AREA



LOCAL PLANNING AUTHORITY

COONOOR

COONOOR
MASTER PLAN

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DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

ABSTRACT

Local Planning Area- Master Plan for Coonoor Local Planning Authority-Approval under section 28 of the Tamil Nadu Director of Town and Country Planning Act, 1971-Accorded.

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HOUSING AND URBAN DEVELOPMENT(UD4(2)DEPARTMENT

G.O.Ms.No.168 Dated. 13.7.2006

Read:

1.G.O.Ms.No.205,Housing and Urban Development Department,dated.22.3.2001
2 From the Director of Town and Country Planning Lr.Roc.No.31286/2001/MP2, dated.21.2.2006.

= = = = =

ORDER:

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

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

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

NOTIFICATION

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

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

(By order of the Governor)

R.Sellamuthu,
Secretary to Government.

To
The Works Manager, Government Central Press, Chennai-79.
(for publication of notification in the Tamil Nadu Government Gazette)
The Director of Town and Country Planning , Chennai-2.
The Regional Deputy Director, Coimbatore Region, Coimbatore.
The Commissioner, Coonoor Municipality. Coonoor thro' The Director of Town and Country Planning,Chennai-2.
The Law Department, Chennai-9.
sl/sc.

/forwarded/by order/

S. Banuvathi
Section Officer.

[The approval (GOMs No. 168, dt 13.7.06) was published in TNGG No. 30, part II, Section-2, page 264, dt 2.8.06.]

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MASTER PLAN FOR
COONOOR LOCAL PLANNING AREA

REFERENCES:

Coonoor Local Planning Authority resolution No. 174, 175 Dated : 30.01.2006

Roc. No. 4328/ 2001 / F1 dated: 01.02.2006

Regional Deputy Director of Town and Country Planning, Coimbatore

Roc. No.1287/2002 CR 5 dated : .02.2006

Directorate of Town and Country Planning, Chennai

Roc. No.31286/2001 MP 2 dated:

Member Secretary
Coonoor Local Planning Authority
Coonoor.

Deputy Director of
Town and Country Planning
Coimbatore – Region

Assistant Director of
Town and Country Planning
Chennai.

Joint Director of
Town and Country Planning
Chennai.

Additional Director of
Town and Country Planning,
Chennai.

Director of Town and Country Planning,

Chennai.

Approved in G.O. Ms. No. 168 Housing and
Urban Development Department, Dated 13.7.2006

Secretary to Government

Housing and Urban Development Department,

Government of TamilNadu.

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MASTER PLAN FOR
COONOOR LOCAL PLANNING AREA

REFERENCES:

Re consented	:	G.O. Ms. No.205 Housing and Urban Development (ud4.2) Department, Dated : 22.03.2001
Publication	:	Tamilnadu Gazette Part VI Section I No. VI (1) 312/2002 Page : 251 Date : 22.05.2002
		Nilgiris District Gazette Page : 9 Date : 01.09.2002
		Newspaper Publication Dinamalar dt : 27.05.2003.

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ANNEXURE

EXISTING LAND USE MAP

PROPOSED LAND USE MAP

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INTRODUCTION

In Tamilnadu the Nilgiris Platcau, Queen of Hill Stations is situated at the point where the Easter and Western Ghats meet on a broad Based valleys surrounded by enchanting hills with salubrious climate. The coolness and greenary with native vegetation, the terraces of tea and regular forest of eucalyptus. The natural setting of hills, narrow valleys with numerous perennial rivers and few water falls, environs of flora and fauna attributes major attraction of tourists from all over the country and abroad. Hence based on toruism attraction the hills station urban centres and agglomeration areas are growing with congested and haphazard developments, conflicting land uses, in efficient transport networks and inadequate infrastructural facilities.

In order to guide and control the future developments in proper direction, providing basic infrastructural facilities, it has become imperative to prepare a master plan with long term perspective proposals for the town and vicinity areas. Almost all the towns in Tamilnadu has been implied the preparation of master plan.

Further it is also eminent that such master plans for hill area urban centres leveals greater importance in view of fragile ecology and their limited carrying capacity. In preparation of master pan and its enforcement is a special task especially for hilly areas in view of balancing the interest of the development of native population, by preserving the importance of ecology, natural phenomena and architectural and aesthetic aspects. The task of limiting the population and structural developments to the safe carrying capacity is more imperative, delicate, continuous and innovative approach.

Any planning in hill resort towns shall aim in preserving its scenic beauty, visual quality. Its ecology allowing sustainable development to meet out the needs of native people and also serves the floating population. The development control measures shall not only help in protecting areas to be conserved but also ensure that areas prone for land sides, soil erosion and areas that affect run off are prevented from any sort of development. Hence it is necessary to encourage only the least environmentally invasive form of development. Further the height of individual buildings which degrade the visual quality of the town have to be controlled through appropriate parametres.

Regarding preparation of master of plan for coonoor Local Planning Area, it is aimed the objects of achieving the land use and development control for the hilly areas subjected to environment audit or an environment analysis to assess the likely damages to the environment.

COONOOR MUNICIPALITY

CHAPTER-1

THE PRESENT SCENARIO

1.01 LOCATION

The Coonoor town is located at the confluence of the Nilgiris group of hills. It is situated at 75 4'East Longitude and 11. 21' North Latitude and one of the hill stations of Nilgiris hills or Western Ghost. This town is well connected by state highways runs in between Coimbature – Udhagamandalam and linked by narrow gauge railway lines which connect Udhagamandalam, Head quarters of Nilgiris District. The town is built around a wide valley on the edge of a crest of Nilgiris plateau. The town is situated at 1846 meters (6050 feet) above Mean Sea Level. The town covers an extent of 15.05 Sq. km and is having a population of 50079 as per 2001census.

1.02 CLIMATE

The climate of the town is salubrious throughout the year. The natural low temperature due to the altitude is further lowered by the moisture content and vegetation. During later part of April and earlier part of May are warmest in weather condition and moisture content gradually increases thereon under the influence of South West monsoon. The maximum temperature was 20c and minimum temperature was 8C during 1996. The wind direction is mainly west and southwest. The average wind speed is 6.2Kms/hour. The average annual rainfall of the town is 1142mm during 1995-96.

1.03 SOIL

The predominant soil in Coonoor hill is red and black. The soil is also in most of the areas and that the rock outcrops are sparsely seen.

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1.04 POPULATION

The population of the town as per 2001 census was 50079 comprising of 24782 Males and 25297 Females. The growth of the population of the town is given in table below:

Table 1.01 – Growth of Population of Coonoor Town – 1901 to 2001

CENSUS YEAR	POPULATION	DECADE VARIATION IN%
1901	8525	-------
1911	9983	16.52
1921	12215	22.86
1931	14326	17.30
1941	18783	31.11
1951	23902	27.26
1961	30690	28.90
1971	38007	23.40
1981	44750	17.74
1991	48043	7.03
2001	50079	4.24

source: Census of India 1901to2001

The growth of the population in the town was more or less uniform during 1941 to 1971 . During 1981 – 91 the trend has declined. During 1991-2001 the decade variations of the growth of population was only 4.2% which is less comparing to previous years. The nearby hydro electrical station and development of tea plantations attributes to growth of population and decade variations of population .The overall population density of Coonoor town was 3327/Sq.km. There was 990 males for 1000 females.

1.05 GROWTH OF TOWN

The hill town was previously inhabited by tribal people, the principal tribes being Todas, Kurumbas and Badagas. This town has been developed based on the developments of tea plantation as well as settlement of industrial workers due to kundah Hydro Electric Project nearby and tea plantation workers. This town becomes Municipality on 01.11.1866 and the

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town was upgraded to First Grade Municipality since 01.10.1961 as per G.O .Ms. No.61, RD&LA Dept., Dt. 14.03.61.As per Municipal administrative report the area of the town is 15.05 Sq. km and population has gradually increased from 8525 of the year 1901 to 50079 as per 2001 census

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1.06 LAND OWNERSHIP AND LAND VALUES

The lands in the town are primarily private owned. The private ownership constitutes about 70% of total area. The municipal land constitutes approximately 10% and government lands 20%.

The land value is even with highest price being quoted in the areas such as Grey Hills, Church Hill, Main Alwarpet, and Brook lands Area. In out-lying areas the prices are uneven and vary depending on the use, accessibility and a clear pattern is not discernible.

1.07 WORKING FORCE

The assessment of working force in an urban centre in various economic activities is an important factor in planning aspects. The participation rate according to 1971 census was 30.60%. Assuming 30%as the participation rate in Coonoor town the estimated working force by the year 2011 in the town will be 18000 persons and above,7%will be engaged in primary sector of the economy followed by 25%in the secondary sector and the reset 68% are the tertiary sector by the year 2011

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Table 1.02-Occupational pattern of Coonoor town

Occupation	Male	Female	Total	%to total Population	%to total Workers
1. Primary Sector					
1. Cultivators	10	1	11	0.03	0.095
2. Agricultural	13	13	26	0.07	0.225
1. Manufacturing, Processing, Servicing and Repairs					
1. Household Industry	40	7	47	0.124	0.407
2. Other than Household Industry	1918	111	2029	5.340	17.585
Total main Workers	1981	132	2113	5.560	18.313
Other workers	7327	2098	9425	24.800	81.687
Total workers	----------				
Total Population	9308	2230	11538 38007	30.358 100.000	100.000

Source Census of India 1971

1.08 PHYSICAL FEATURES

The town is blessed with Sims Park spread over an area of 11.35 Hectares and also Pasteur Institute is located in the famous for diagnostic centre for dog bite. The steep hills, narrow valleys with a number of rivulets enhance its scenic values. The Laws falls located near south boundary of the town abutting eastern side of Coonoor town to Mettupalayam down hill road also attracts the tourists. The wooded area and reserved forests, agricultural areas of tea plantation around Coonoor mark the extensive land use. The town is built around a wide valley on the edge of crest of Nilgiris plateau and surrounded by Tea plantations and wooded areas.

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1.09 LAND UTILIZATION

The corporate area of the Coonoor town is 15.05Sq.km and out of which the developed land forms about 561 Hectares or 37.28% of total area.

Table: 1.03: Existing Land Use Breakup in Coonoor Local Planning Area -2005

S .No	Usage in Hectare	in Percentage
1. Residential	233.20	15.50
2. Commercial	12.32	0.82
3. Industrial	6.80	0.45
4. Educational	20.46	1.36
5. Transport Communication (Including scheme road and Railway)	91.83	6.12
6. Public & Semi-public	36.52	2.42
7. Water Bodies	29.82	1.98
8. Reserved Forest	316 .88	21.06
9. Agriculture	528.99	35 14
10. Sanctioned DD Plan (less roads, water bodies & railway)	228.18	15.16
	1505 .00	100.00

1.10 RESI DENTIAL

The residential areas predominate the other developed areas and constitutes15.50% of the total areas of the towns. The usage is high density in the older part of the town with low density in fringe areas. The residential area is mainly concentrated in marked areas, Old Ooty road and Kothagiri road The residential building s, petty shops, hospital, saloons, laundries service industries, clinics and recreational clubs are covered under residential usage.

1.11 COMMERCIAL

The commercial activities are mainly concentrated along the Mount road, the main artery of the town. The commercial use covers an extent of 12.32 Hectares and constitutes 0.82% of the total area of the town. The commercial activities are predominant in Grey hill area near Bedford and around central bus stand and market as well as along Coimbatore – Udhagamandalam road.

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1.12 INDUSTRIAL USE

The town cannot be said to be industrialized. The tea processing units are noted to be industrial are automobile workshops, repair shops and service industries. The industrial use area occupies about 6.80 Hectares of the total area of the towns, constitutes 0.45%of the towns total area.

1.13 EDUCATIONAL & HEALTH

All schools, colleges and other higher educational institutions are considered under this use. The educational use occupies about 20.46 Hectares and constitutes 1.36%of the total area of the town. One Industrial Training Institute and one school for deaf and dumb run by the Government are also located in the town. Regarding the medical institutions there are one Government Hospital, 5 private nursing homes, 5 municipal maternity homes and one veterinary hospital located in the town. The number of educational institutions and medical institutions in different categories and strength are given in the table.

Table 1.04 – Educational & Medical Institution

S.No.	Type of Institutions	Number	Strength		Total
			Boys	Girls	
	Educational				
1.	Nursery and Primary Schools	21	2995	1865	4850
2.	High Schools	11	6810	1105	7915
3.	College	1	-	340	340
4.	Industrial Training Institute	1	73	-	73
	Medical		(Bed Strength)		
1.	Government Hospital	1	130		
2.	Private Nursing Homes	5	68		
3.	Municipal Maternity Homes	5	13		
4.	Veterinary Hospital	1	--		

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1.14 TRANSPORT AND COMMUNICATION

Coonoor town is well connected with the headquarters towns namely Coimbatore, Ooty in Tamilnadu and My sore in Karnataka state. The surrounding urban canters of the town are well connected by roads. The nearest airport is located at Coimbatore 82 Km's from Coonoor. Since Coonoor is located in a hill region at a high altitude (1846 miters from MSL) the road in the town runs with steep slopes and hairpin bends. Significant inter-city traffic can be noticed along Mettupalayam-Udhagamandalam road (State Highways) and Coonoor-Kothagiri road.

The Municipality maintains 66.62 Km length of different type of roads and main roads are maintained by Highways and Rural Works Department.

Table 1.05- Length of Roads and Foot Paths in Coonoor Municipal Area

S .No.	Description	Length in Km.
1.	Cement concrete foot path	12.54
2.	Tar Road	56.08
3.	Mettled road	---
4.	Un mettled road	---
	Total	66.62

Source: Administrative Report of the Municipality – 2003-2004

1.15 PUBLIC & SEMI-PUBLIC

The public and semi-public use includes all Government and Quasi-Government offices, Hospital, Medical, Public Health Institutions, Railway Stations, Bus terminals etc., and are found located abutting banks of the Coonoor river, Mount road and along Ooty road. Of particular importance under this use category is the internationally noted Pasteur Institute engaged in the preparation of vaccines for Rabbis, a Sericulture station maintained by Government of India and a homological Station are also located in Coonoor.

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1.16 WATER SUPPLY

Coonoor Municipality has been provided with protected water supply system since 1893. There are two sources, reservoirs water supplying to Coonoor namely Ralliah and Badami having the capacity of 360 lake liters 15 lakh liters respectively. These reservoirs are situated outside the municipal limit at a distance of 14 Km and 16 K.ms from the town respectively. The water from the storage is pumped to storage tanks located in Grays Hill and Mount pleasant. The capacity of the tanks are 145000 gallons and 37500 gallons respectively. Apart from this there are additional sources of water supply from the other places namely 1) KaradiPallam, 2) Bandhishola , 3) Gymkhana,4) Old Forest, Stream,5)NarayiniStream, 6)Attadi, 7)Pethapuram,8)Enagleden,9)Katteri,10)Gandhipuram,11)Railway compound. There are 221 public drinking water taps 4673 house connections and 371 non-residential drinking water supply connections in this town.

1.17 DRAINAGE AND SEWAGE DISPOSAL

There is organized drainage system in this town. Waste water from open drains from built-up areas let outs, natural drains. At present there is no proposal for the construction of underground drainage system in the Municipality. There are 19.09 Km length of concrete drainage and 14.12Km of earth drainage and all others are under open drainage system.

1.18 SOLID WASTE MANAGEMENT

There are 250 concrete dust bins in the town. The waste in the town is collected in dust bins and removed through the lorries to compost yard which are used for manufacture of compost. Private buildings are provided with septic tanks and leech pits. The wastes are cleared by Municipality through one tractor and two Lorries with municipal staff engaged for the purpose. The solid waste are dumped in the compost yard having an area of 11acres and located at a distance of 3Km from the town for the manufacture of compost.

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1.19 TOURIST SERVICE

The Coonoor town is considered as an important tourist centre, since the pleasant climate attributes attraction for the tourists. Coonoor is a service centre giving service to tourist and to the people in the surrounding areas.

1.20 TOURIST INFRASTRUCTURE

Since the Coonoor town is a service centre for tourist there is no such proper development of infrastructure. Except some lodges and hotels are available in the Bazaar area and Bedford hill areas.

1.21 THE DEVELOPEMENT CONTROL AT PRESENT

The municipality is enforcing Tamilnadu Hill Area Special Building Rules. There rules ensure special requirements of hill stations.

These rules tend to regulate construction of building within 100metres of the boundary of Sims Park. An Architectural and Aesthetic Aspects Committee has been constituted to scrutinize all developments applications with reference to preserving the hill area and advice the municipality on permitting building licenses. Further the Tamilnadu Government in G.O. Ms. No.754, H&UD Dept.,Dt. 22.11.94 have been ordered to constitute regional Planning Authority for Nilgiris district to control overall developments of the entire Nilgiris district.

Developments of lands within municipal limits are regulated by means of Detailed Development Plans. There are 9 Detailed Development plans of which 8 are sanctioned. The following table showing the details of Detailed Development Plans is given below:

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Table 1.06 – Development Plans in Coonoor Local Planning Area - 1998

Sl.No	Name of DD Plan	Area covered by DD Plan in acres	Stage
1.	Apple-by TP Scheme	60.69	Sanctioned
2.	Attady TP Scheme	97.94	Sanctioned
3.	Vannarpet TP Scheme	140.32	Sanctioned
4.	Rajaji Nagar TP Scheme	70.00	Sanctioned
5.	Grey Hills TP Scheme	44.71	Sanctioned
6.	Krishnapuram TP Scheme	69.41	Sanctioned
7.	Mount Pleasant TP Scheme	53.17	Sanctioned
8.	Ottupatarai TP Scheme	85.80	Sanctioned
9.	Alwarpet TP Scheme	102.00	Consented

1.22 In so far as the area covered under Sanctioned Detailed Development plans are concerned, the scheme clauses land use and regulations in force in the detailed development plan alone will apply. Separate action is to be taken to amend these DD Plans scheme clauses in respect to Hill Area Building Rules

1.23 The Coonoor Local Planning Area was notified u/s 10(1) of T&CP Act 1971 in G.O.Ms. No 2036,RD&LA Dept., Dt.20.09.73 and confirmed the same u/s 10(4) of T&CP Act 1971 in G.O.Ms. No658, RD&LA Dept., Dt.16.03.74. The Local Planning Authority for Coonoor LPA has been appointed u/s 11(1) of T&CP Act in G.O. Ms.No.651, RD&LA Dept., and Dt.08.04.75.

1.24 Regarding development control of this Local Planning Area, a Master plan was prepared and submitted to Government and Government has given consent for the Coonoor Master Plan u/s 24(2)of T&CP Act 1971 in G.O.Ms.No 971, H&UD Dept., Dt.30.09.89.

1.25 ADMINISTRATION AND FINANCE

The town is governed by Municipal Council with Commissioner as the Executive Authority and a team of competent officers and staff. The municipality is fairly placed aghi ascertaining the receipts and expenditure of the municipality and following table shows the details of receipts and expenditure for the period of the years from 1992 – 93 to 2003-04.

	Year	Receipt	Expenditure	Surplus/Deficit
1.	1992-93	21905130.90	21806030.40	99100.00
2.	1993-94	30473080.79	25231745.48	5241235.31
3.	1994-95	23278159.88	26635493.91	-3357334.03
4.	1995-96	31550193.29	32402955.63	-852762.34
5.	1996-97	33632552.25	31531832.90	2100719.35
6.	1997-98	473531.33	427594.65	45936.68
7.	1998-99	414244.63	483287.25	(-)69042.62
8.	99-2000	630.25	648.64	(-) 18.39
9.	2000-01	391.23	479.73	(-) 88.50
10.	2001-02	395.57	547.13	(-) 151.56
11.	2002-03	410.44	496.50	(-) 86.06
12.	2003-04	457.04	502.35	(-) 44.92

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CHAPTER-II

PROBLEMS

2.01. Coonoor river which is principally made up of Coonoor stream and streams coming from Jagathala, Mynalai, Aruvankadu etc. another stream coming from Bandhishola,Wellington,GymkhanaClub, Vannarpet through Coonoor market also joins at Coonoor bridge .These are the causes for flooding the areas namely Vannarpet,Market Complex, V.P. Street,Wellington road of Coonoor. Whenever the rainfall exceeds 200mm area of Vannarpet including V.P. Street, Market complex are likely to be inundated.

2.02. Width of the main roads in certain areas in not adequate ,further widening is extremely difficult on account on of hilly terrain.

2.03. There is no lorry terminal to park lorries. In Coonoor municipal area. Truck germinal project proposals for Rs. 15.00 lakhs has been submitted to the project director HADP Udhagai.

2.04. According to geological survey, it has been ascertained that Coonoor town area is a vulnerable for land slides including Coonoor-Kundha road junction

2.05. Coonoor, the Hill Resort in Nilgiris is often subjected to the vagaries of the nature with floods, soil erosion and land slides. This town suffered the fury of nature severely in the year 1978.

2.06 The indiscriminate falling of trees, location of settlements in the hillslopes and low lying areas prone to flooding and the exploitation of mother earth for agriculture are some of the causes for untold miseries and damages caused by floods and land slides.

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2.07 The planning area of Coonoor occupies moderately dissected plateau with slope ranging from 5' to 25' and in few places as high as 35'. After the disaster in 1978, the Geological Department has tae up a detailed study of the area in around Coonoor in the year 1980. The department has identified the spots or scars of old land slides (Palate Oscar—PS, Dangerous spots—DS) being the potential zones for land slides. The sports of soil erosion (SE) and stone quarries within Coonoor and Wellington urban limits. The survey further revealed that major erosion spots are in Wellington Cantonment area, South of Ooty road similar soil erosion spots are seen in the north western part of Wellington and they are seen in east-west and south of Grey Hill areas. Such palate Os car are also seen in the west and north-east of Stanley Park. The Geological Department has pointed out that there are potential areas (danger spots) for land slides in the south-eastern part; of Coonoor. Further many parts of the roads, cuts in Coonoor are found to be vulnerable zone for slides due to vertical cutting and due to the absence of retaining walls and of lined water channels.

2.08 There is a general feeling that over exploitation of lands especially the hilly slopes for agricultural purpose viz., vegetable cultivation has upset the ecological balance by loosing the top soil thereby increasing the risk of erosion.

2.09 The study map appended to the report indicates the spot susceptible for palate Oscar of land slides, soil erosion, dangerous spots and quarry sites. These sports and its surrounding to a depth of at least 30 meters is prohibitive for urban development.

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CHAPTER – III
OBJECTIVES

3.00 The objective of the preparation of Master Plan will be to;

1. Allow only sustained development in the hill station

2. To protect the area immediately surrounding the Sims Park from further construction and developments and enhance the utility of the area with adequate vegetative cover.

3. To protect the area around Sims Park from any further construction.

4. To regulate construction and other development activities through regulation in the use of lands for various purpose and framing of appropriate parameters of development.

5. To protect the existing forest and wooded land both under public and private ownership so that denudations become very difficult.

6. To provide adequate infrastructure facilities to meet the needs of tourist traffic.

7. To enable location of tourist lodges and time share cottages and commercial activities only in select areas without upsetting the overall ecology.

8. To provide a well designed transportation terminal for both inter city movement of passengers and for truck terminal

9. To regulate the location of Government, Quasi-Government and other offices so that their impact on the hill ecology is reduced.

10. Consciously try to locate the natural increase in population and permissible migrant population in settlements outside the corporate area so that concentrated habitations do not pose any ecological problem.

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CHAPTER – IV

THE PLAN

4.01 Taking into consideration the problem outlined in the earlier chapter, proposals have been drafted on the following principles.

a. The carrying capacity of the hill has been taken as an explicit constraint.

b. The ecological balance and natural beauty of the place is sought to be preserved.

c. The Sims Park which is located north of Kothagiri road (near Greys Hill) in the town and to be protected both biologically and visually.

d. The vegetation dominance of the landscape should not be lost of the building dominant environment.

e. The commercial and the tourist load should be within the carrying capacity of the hill.

4.02 The above policies are sough to be translated into action by,

a. A judicious distribution of land use.
b. Effective development control measures.

4.03 The broad land use proposals include,

a. A prohibited zone of 100m around the Sims Park to ensure the preservation of the scenic beauty of the focal point of the town.

b. Primary vegetative zone around the prohibited zone to a distance of 50 m to keep these focal points visually free from massive construction.

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c. A primary residential use zone to develop low density low rise buildings for purely residential use

d. Retention of existing agricultural use zone where annual and seasonal crops are grown for a long time.

e. Agricultural use zone have been retained as such.

f. Wooded areas zone to protect existing private forest cover, wooded areas, meadows etc.,.,

g. A multi use zone has also been suggested to meet the minimum commercial needs of the tourist and native population.

4.04 The hotels which are the prime sources of ecological degradation are to be allowed only 1 Km away from Sims Park.

4.05 A study of the population growth of the town indicates that the population growth has stabilized at its natural growth rate of 7.3% per decade. The Increase is very normal and hence sophisticated projection techniques are not attempted. The infilling in the existing developed areas and marginal addition could meet the residential and incidental requirement of the increasing population.

4.06 The Ralliah and Pandami water supply and sources of water supply from other 9 places can meet the requirement of the native and floating population in 2011.

4.07 By prescribing a large plot area and by restricting the plot coverage and the height the concept of sustainable development is proposed to be achieved

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4.08 The proposed land use for 2011 is as indicated hereunder.

S.No	Land uses	Code	Area in Hectares	% to the total area
1.	Primary Residential Zone	PR		
2.	Economically Weaker Section	EWS	5.2995	0.35
3.	Multiple Use Zone	MUZ		
4.	Primary Vegetative Use Zone	PVZ	10.2280	0.67
5.	Prohibited Zone	PH	20.7323	1.40
6.	Reserved Forest	RH	170.2289	11.31
7.	Wooded Area	WA	129.7042	8.62
8.	Agricultural Use Zone	A		
9.	Preserved Open Places (Sims Park)	-----	11.3480	0.75
10.	Water Bodies	------	29.8175	1.98
11.	Sanctioned T.P Scheme area (Exchanging Roads, Railway & Water Bodies)	-------	228.1820	15.16
		Total	1505.0000	100.00

Note:1.Reserved forest leased to Tan Tea has been included in Agricultural use.

2.Wooded area leased to tan Tea has been included in Agricultural Use.

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APPENDIX – A

DEVELOPMENT CONTROL RULES

The uses permitted and parameters of development in each use zone are given hereunder.

1 PRIMARY RESIDENTIAL USE ZONE (PR)

The major portion of Primary residential use Zones are earmarked in the centre and east of Sims Park and some portions in the west Coonoor River of the Local Planning Area.

Under the Primary Residential Use Zone the following parameters are prescribed,

All the provisions of Tamilnadu District Municipalities (Hill station) Building rules 1993 in respect of minimum extent and width of the plot, coverage and set back requirements shall be followed.

USES PERMITTED

1. The height of the building shall not exceed 7 meters or two floors respective or narrow structure like cellar, basement ground floor or first floor etc., which is less. The height shall be reckoned from the natural ground level of the site.

2. No other type of roof except cable roof is permissible in the uppermost floor of the building.

3. Only dwelling houses that confirm fully without relaxation to the hill area building rules and restrictions in the Master Plan.

4. Incidental used and professional consulting offices not employing more that 3 staff members.

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5. Petty shops of not exceeding a floor area of 50 Sqm. dealing with daily essential like provisions, soft drinks, newspapers, kiosks etc.,

6. Small service establishment not exceeding a floor area of 5 Sqm such as washer man, cycle repairs, tailors, hair dressers and beauty specialists, photographers, bakers etc., which do not generate any audible noise outside their compound. No motor mechanic shops will be allowed.

7. Nursery and primary schools in a plot area with minimum of 2000 Sqm.

8. Taxi and auto stand.

9. Parks and playfields.

10. Residential bank branches and post offices, Architectural and Aesthetic Aspects Committee may from time earmark reasonable areas meant exclusively for hosing economically weaker section and obtain approval of the Special Committee to be constituted by Government.

General

All the holding in existence at the time of publication of consent of Master Plan up to 30.09.89 may be permitted provided that they have registered document and valid sale deed subject to other parameters prescribed for the use zones.

Smaller pieces of land already purchased and registered for residential use up to 30.09.89 the date on which the draft Master Plan was consented may be approved as individual holdings for the purpose of residential construction. For the smaller plots purchased prior to consent of the Master Plan instead of the parameters of DC rules, the rules relating to TNDM (Hill Station) Building Rules, 1993 may be enforced.

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11. PRIMARY VEGETATIVE ZONE (PV)

Primary vegetative zone of 50 meter around the Sims Park beyond PH zones have been earmarked and shown in the map and schedules.

USES PERMITTED

1. Primary vegetation including trees or ornamental or fruit value but excluding annual crop.

2. Only a residential building of a single floor irrespective of nomenclature as basement cellar or ground floor etc., to the extent of not more than 250 Sqm. (6cents) of plinth area or 30% of the holding whichever is less is to be permitted in a holding. The height of that building shall not exceed 5.5 meters The height shall be reckoned from the natural ground level of the site only.

3. Sewage disposal, garbage dumping, running of dairy farms or maintenance of cattle farms shall not be allowed in this zone.

4. No relaxation of the above rules relative to the vegetative zone is permissible.

General

All the holdings in existence at the time of publication of consent of Master Plan may be permitted. Provided that they have registered documents and valid sale deed subject to other parameters prescribed for the use zone.

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III. PRIMARY RESIDENTIAL ZONE (Economically Weaker Section)

The areas have been earmarked wherever found the poor hut dwellings, one place of the Local Planning Area in the place, where the huts located and their surrounding areas also included. The compromising survey numbers have been shown in the schedule.

The survey numbers included in the schedule for this zone, the Tamilnadu District Municipalities Building Rules and Tamilnadu Hilly Areas Special Building Rules alone can be enforceable subject to the condition that the height of the building shall not exceed 10 meters or two floors in respective of nomenclature like cellar, basement etc., floor of the building. minimum extent, width site and open space except.

Minimum extent of the plot	40 Sqm.
Plot front width	4 M
Front setback	1 M
Plot coverage	75 %
Side setback	Nil.
Rear setback	Nil.

General

All the holdings in existence at the time of publication of consent of Master Plan may be permitted. Provided that they have registered documents and valid sale deed subject to other parameters prescribed for the use zone.

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IV. MULTI USE ZONE (MUZ)

USES PERMITTED

All uses that are permitted in the Primary Residential Zones.

Hostels and Single Person Apartments, Community Hall, Kalyanamandapam, Religious Buildings, Welfare Centers Gymnasium, Club Libraries, reading rooms, Petty offices, police, Fire Electric substations.

Government, Quasi-Government, offices of Local Authorities. Banks and public and Private Offices, Business and Commercial establishments.

Schools, Educational Institutions, Colleges and Research Laboratories.

Clinical dispensaries and Nursing Homes, Hospitals and Public Health Institutions.

Service Stations and Shops.

Warehouses and Repositories, Storing non-hazardous and non-toxic substances.

Cinema Theaters, Entertainment Houses.

Auto Repair shops and machine shops, Museums, Art Galleries, Aquaria Zoological or Botanical Gardens, Information and Communication Centers, Parking Lots and Transport Terminals, Sponsored Housing for Economically Weaker Section , Tribal, Plantation workers.

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Parameters of Development

Residential	
Minimum extent of the plot	150 Sqm.
Maximum plot coverage	50 %
Setback requirements	1.5 M in the front
	1.0 M on all other sides
Commercial	
Minimum extent of the plot	150 Sqm. (however this will not be applicable to kioskes bunks, petty shops, service day to day needs for which the plot size shall be 50Sqm.)
Maximum plot coverage	50 %
Setback requirements	
Petty shops	
Sides	Nil
Front	1.3 M
Rear	Nil
Other Commercial Establishments	
Sides	1.75 M
Front	3M
Rear	1.75 M
EDUCATIONAL	
Nursery Schools	
Minimum plot extent	Sqm
Plot coverage	50%
Setback	Front 3 M
	1.75 M on all other sides
PRIMARY SCHOOLS	
Minimum plot extent	1000 Sqm
Plot Coverage	40 %
Setback	3 M on all sides

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HIGH SCHOOLS

Minimum Plot extent	5000 Sqm
Plot coverage	30%
Setback	3 M on all sides

HIGHER SECONDARY SCHOOLS

Minimum plot extent	5000 Sqm
Plot coverage	30%
Setback	3 M on all sides

COLLEGES, HIGHER EDUCATIONAL INSTITUTIONS

Minimum plot extent	4 Hectare
Plot coverage	30 %
Setback	3 M on all sides

PUBLIC USES

Minimum plot extent	500 Sqm
Maximum plot coverage	40 %
Setback	3 M on all sides
Maximum height	7 M from ground level of the sides for all uses of buildings. The topmost floor shall be with slopped/gabbled roof.

Provide the hotels, lodges and restaurants that are already existing in Multi use Zone and which fall within Prohibited Use Zone or within 1 Km of Primary Vegetative around Sims Park, they will not be allowed to expand.

Minimum event shall not be applicable for sub Offices, such as Post Office, Police Station, Outpost, Village Administrative Officer's Office and district level Sub-officers.

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General

All the holdings in existence at the time of publication of consent of Master Plan may be permitted. Provided that they have registered documents and valid sale deed subject to other parameters prescribed for the use zone.

V.PROHIBITED USE ZONE (PH)

Prohibited zone comprises the areas 100 M around Sims Park, and all lands identified as land slide areas and all lands within 30 m of the land slide area. .

1. No construction is permissible within the prohibited zone. The buildings are in existence in PH zones should not be allowed to expand or alter the external appearance in any way. Only repairs without any structural alterations in the existing buildings may however be allowed. Disposal of sewage's garbage's and establishment of dairy and cattle farms shall not be allowed in these areas.

2. As said above, no development shall be permitted except a forestation, landscaping with trees and vegetation without any structure, buildings, sheds or any other such built-up elements.

No relaxation of these relating to the PH zone is permissible provided that incremental addition not exceeding 24% of the existing development is permitted subject to the provision of Primary Vegetative Zone.

The earlier land use survey reveals that certain areas are vulnerable for landslides, dangerous spots and quarry areas. The location and its surrounding to 30 M or as may be provided by any rule or regulation made for the purpose of development of land for any purpose is not permissible.

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The places of such vulnerable areas are marked in the proposed land use map of Coonoor Local Planning Area and the details are as follows;

S.No.	Prone area identified	Ward	Block	T.S. Nos.
1.	Dangerous spots	A A B	2 8 59	1 5pt,6pt,7pt 15,16
2.	Land Slides	A C	7 19	13 14
3.	Quarries	A C	3 7	10 2

PLACE OCCUR OF LAND SLIDES (Old Sliding)

W	B	Name of the Scheme	Old S.F. Nos.	New S .F.Nos.
A	23	Alwarpet Scheme	470/1pt,3pt,48,443/2pt 494/1A1pt 469pt 470/1pt,470/2C1pt,470/2C2Apt	23 14 37 23
A	26		913pt 912pt 634pt 1230pt	2 1 1pt 8pt 1pt
B	31	Rajaji Nagar Scheme	930pt 1230pt	41pt 1pt
C	17	Ottupattarai Scheme	2165pt 2168pt 2165/1Apt 2168pt	12pt 12pt 15

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C	4		2697/1Bpt 2683pt 2684pt 2685pt	88pt 103 104 105
C	2	Brindavan Convent	2429pt 2427pt 2428pt 2818pt 2819pt 2820pt 2831pt	201pt 205pt 206 3 2 1 37
A	8		163pt 165pt	9pt 8pt
A	34		171/2pt	4pt
C	2		2831pt 2832pt	37pt 88pt
A	36		170pt	1pt
C	7		2339pt 2316/1A1pt	5pt 2/1pt

VI. WOODED LANDS AND FOREST USES (WA)

Areas declared as reserved forests and land already under cultivation by the Government, Municipality or Private ownership, marginal lands, grazing lands and poramboke lands are indicated as wooded lands.

No uses other than those permissible in Primary Vegetative Zone shall be permitted provided prior approval is obtained from the appropriate authority for tree cutting in private wooded lands.

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

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General

All the holdings in existence at the time of publication of consent of master Plan may be permitted. Provided that they have registered documents and valid sale deed subject to other parameters prescribed for the use zone.

VII.AGRICULTURE USE ZONE (A)

This is use zone includes;

1) All lands presently put to actual annual or seasonal crops other than plantation.
2) Current follows
3) Permanent Pastures

Uses permissible

a) Cultivation of annual crops and seasonal crops without altering the soil condition and terrain.

b) Terrain modifications, contour bounding or terracing or other soil, Conservation techniques shall be undertaken with the prior sanction of Agricultural Engg. Department.

C) Crop rotation if any should be resorted to only with express approval of Agricultural Department.

D) Dairy, Cattle farms.

E) Water tanks, reservoirs

F) Sewage works and garbage dumps.

G) Cremation and Burial grounds.

H) Forestry.

I) Any addition of new areas to agriculture shall be done with the prior sanction of the Government.

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J) No construction of any structure or building is permitted except farm houses. The minimum extent of land holding required for setting up a farm house is 1hectare. the plinth area shall not exceed 100 Sqm and shall be single storied, maximum height permissible is 5.5M with sloped roof.

General

All the holding in existence at the time of publication of consent of Master Plan may be permitted. Provided that they have registered documents and valid sale deed subject to other parameters prescribed for the use zone.

VIII.PRESERVED OPEN PLACES (SIMS PARK)

This is essentially meant to keep the area open to sky and also to preserve the precincts of Sims Park. Hence all available open spaces whether it is private or public are sought to be preserved as such. No construction of a permanent nature will be allowed.

The following uses without involving any structure of permanent nature may be allowed with prior permission of Planning Authority.

Parks, Zoological, Botanical Garden.
Flower Show and Horticultural Show.

HOTEL ZONES

Hotels, Lodging houses and eating establishments, resorts, time share apartments by whatever name they are called will be permitted only on lands zoned for the purposes other than, Primary Vegetative zone, Prohibited zone, Agricultural zone, Forest and Wooded Lands zone provided the site is 1Km away from the boundary of Sims Park. The sites for hotels, lodging houses, resorts and time share apartments should satisfy the following parameters.

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1. Unstated hotels, Lodges etc - 2Acres
2. One Starred Hotels etc., - 4Acres
3. Two and Three or Four started hotels - 5Acres
4. Five starred Hotels, Property time share units, Resorts and similar units - 10Acres

Maximum plot coverage - 25%
Maximum Height - 7 m
Setback -- 3M Along the boundary line

The top floor should be with slopped/gabbled roof. The development parameters listed in various use zones shall be adhered to while making any addition or modification to any of the existing buildings. All the buildings shall be provided with adequate parking spaces for parking of vehicles with suitable ingress and egress as per the standards stipulated in the building rules.

Regarding location of Hotels near educational in institutions, the following rules should be strictly adhered.

No new hotel building should be constructed.

1. Within 10 M from the boundaries of Primary Schools.
2. Within 30 M from the boundaries of High Schools and Higher Secondary Schools.
3. Within 50 M from the boundaries of Colleges and Higher Educational Institutions.

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APPENDIX – B

COONOOR MASTER PLAN

LAND USE ZONES – SCHEDULES

PR	PRIMARY RESIDENTIAL
MUZ	MULTI USE ZONE
EWS	ECONOMICALLY WEAKER SECTION
PVZ	PRIMARY VEGETATIVE ZONE
PH	PROHIBITED ZONE
WA	WOODED AREA
A	AGRICULTURAL
DS	DANGERS SPOT
LS	LAND SLIDE

WARD - A

BLOCK NO.1	**(T.S.NO.1 TO 152)**
PR	NIL
MUZ-1	104,111,120 to123
EWS	NIL
PVZ	Nil
PH	NIL
RF	NIL
WA	NIL
A-1	1 to 103 ,106 to 108, 110, 111 pt. 112 to 119, 124 to 152.
Existing Road & Path	105,109
BLOCK NO. 2	**(T.S. NO.1 TO 7)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	1pt
DS	1pt

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WA	NIL
A-4	3,5
Existing Toad & Path	6,7
Water Bodies	2,4
BLOCK NO. 3	**(T.S.NO.1. TO 10)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A – 1	1 to 9
Existing Road , Path & Quarry	10
BLOCK NO. 4	**(T.S.NO. 1 TO 20)**
PR – 1	2,3/1 to5, 5pt, 6,7 11 to 19
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A – 1	3/6 ,3/7,4,5pt,8,9
Existing Road & Path	1,20
Channel	10
BLOCK NO. 5.	**(T.S.NO.1 TO 88)**
PR – 1	2pt,9,11 to15,16pt, 30 to33,35to41, 43 to 52,55 to 72, 74 to76,81 to 87
PR – 2	79pt
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF – 2	77, 88
WA – 1	78,79pt

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A – 1	1,2pt,3to8,10,16pt 17 to29,34,53,54
Existing Road & Path	42,73,80
BLOCK NO. 6	**(T.S.NO.1 TO 10)**
PR-2	3,4,6,7,10
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-1	1
A-2	2,5,8
Existing Road & Path	9
BLOCK.NO 7	**(T.S.NO. 1TO 20)**
PR- 3	9,10,12,13pt,18,19
MUZ-1	1to5,7,14 to17
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-2	11,20
LS	13pt
Existing Road & Path	6,8
BLOCK NO. 8	**(T.S.NO.1 TO 18)**
PR-3	2/1 to 3,4,6
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-2	1,2/5.10 to16,18
A-3	3,5,7,8
Existing Road & Path	17
Channel	9

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BLOCK NO.9	**(T,S.NO.1 TO 3)**
PR-4	1
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-3	2
A-4	3
BLOCK. NO.10	**(T.S.NO.1 TO 8)**
PR-4	3
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-4	2,5 to 8
Existing Road & Path	1,4
BLOCK NO.11	**(T.S.NO.1 TO 16)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-4	1 to 4,7to16
Channel	5,6
BLOCK NO. 12	**(T.S.NO.1 TO 16**
PR-5	12
MUZ-2	15 ,16
EWS	NIL
PVZ	NIL

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PH	NIL
RF	NIL
WA	NIL
A-4	1 to 11,13.14.
BLOCK NO.13.	**(T.S.NO.1 TO 12)**
PR-4	5,7 to 12
PR-5	1,3
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A4	4
Channel	2,6
BLOCK NO.14.	**(T.S.NO. 1 TO 14)**
PR-4	11
PR-6	4,8
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-4	2,3,5,6,9,10,12 to 14
Existing Road & Path	1,7
BLOCK.NO.15	**(T.S.NO.1 TO 22)**
PR-6	7pt,9,11 to 15, 17, 19, 20 to 22
MUZ	NIL
EWS	NIL
PVZ	7pt
PH	3,4,7pt
RF	NIL
WA	NIL

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A-4	NIL
Existing Road & Path	1,2,6,8,10,16,18
Channel	5
BLOCK.NO.16	**(T.S NO.1 TO 8)**
PR-7	3pt, 4pt
MUZ-2	1pt,2pt
EWS	NIL
PVZ	1pt,2pt,3pt,4pt,8pt
PH	2pt,8pt
RF	NIL
WA-4	2pt,3pt
A	8 pt.
Channel	5 to 7
BLOCK NO.17	**(T.S.NO.1 TO 24)**
PR-8	5 to 14,16,17,20,21
MUZ-3	18,19
EWS	NIL
PVZ	23pt
PH	23pt
RF	NIL
WA-4	1,23pt
A	NIL
Preserved Open Space	24 (Sims Park)
Existing Road & Path	2 to 4,15,22
BLOCK NO.18	**(T.S NO.1 TO21)**
PR-9	11pt,12 to16
MUZ	NIL
EWS	NIL
PVZ	2pt,10pt,11pt,18pt,19pt
PH	2pt,6 to 9, 10pt,18pt,19pt
RF	NIL
WA-5	19 pt, 21
A-5	2 pt17,18pt,20
Existing Road & Path	1,3 to 5

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WARD 'A'

BLOCK NO.19	**(T.S.NO. 1 TO 24)**
PR-9	3pt,4pt, 5 to 10, 15, 17, 20
MUZ-4	11 to 14, 12 to 24
EWS	NIL
PVZ	3pt
PH	3pt,4pt
RF	NIL
WA	NIL
A-5	NIL
Existing Roads & Path	1,.2,16,18,19
BLOCK NO.20	**(T.S.NO.1 To 6)**
PR-9	2pt,4pt,5pt,6pt
MUZ	NIL
EWS	NIL
PVZ	2pt,4pt,5pt,6pt
PH	2pt,6pt
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	1,3
BLOCK NO.21	**(T.S NO. 1TO7)**
PR	NIL
MUZ-5	NIL
EWS	NIL
PVZ	5 pt, 7 pt
PH	5pt,
RF	NIL
WA	NIL
A	NIL
Remaining all T.S Nos covered in Allwarpet Consented scheme	
BLOCK NO. 22	**(T.S.NO.1 TO 23)**
All T.S Nos covered in Allwarpet Consented scheme	

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BLOCK NO.23	**(T.S.NO.1 TO 124)**
All T.S Nos covered in Allwarpet Consented scheme	
BLOCK NO.24	**(T.S.NO 1 TO 52)**
PR	NIL
MUZ-5	NIL
EWS	NIL
PVZ	2pt, 7pt, 9pt, 10tp, 11,12,13,14pt 15pt 34pt 35pt, 36,37,40,41pt, 60 61,63
PH	2pt, 3 to 5,7pt,9pt,10 pt
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	NIL
Remaining all T.S Nos covered in Allwarpet Consented scheme	
BLOCK NO.25	**(T.S NO 1TO52)**
All T.S Nos covered in Allwarpet Consented scheme	
BLOCKNO.26	**(T.S.NO.1 TO 71)**
All T.S Nos covered in Allwarpet Consented scheme	
BLOCK. NO.27	**(T.S.NO.1 TO57)**
All T.S Nos covered in Allwarpet Consented scheme	
BLOCK NO.28	**(T.S. NO.1 TO 46)**
PR -10	12 pt
MUZ-5	2pt, 4 to 6,8 to 11,12pt,13,20pt,21,22 24,27,29,30,32 to 40,42 to45
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-5	12pt, 23
Existing Road & Path	1,7,25, 26 ,28 ,31,41,46
Attady Sanctioned T.P Scheme	2pt, 3,12pt ,14 to19,20pt

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BLOCK NO.29	**(T.S.NO 1 TO12)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-6	5
A-6	4pt,6,8 to 12
Existing Road & Path	1,7
Attady Sanctioned T.P. Scheme	2,3,4pt
BLOCK.NO .30	**(T.S NO.1 TO 36)**
All the T.S Nos. covered in Attady Sanctioned T.P. Scheme	
BLOCK NO.31	**(T.S.NO.1 TO24)**
All the T.S. Nos. covered in Attady Sanctioned T.P. Scheme	
BLOCK NO. .32	**(T.SNO.1 TO60)**
All the T.S. Nos. covered in Attady Sanctioned T.P. Scheme	
BLOCK NO.33	**(T.S.NO.1 TO16)**
PR-9	6pt,7pt
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-5	1,2pt,4pt,6pt,7pt,9 to16
Existing Road & Path	3,5,8
Attady Sanctioned T.P. Scheme	2pt,4pt
BLOCK NO.34	**(T.S.NO.1 TO11)**
PR-4	3,5,6,7,9 to 11
MUZ	NIL
EWS	NIL
PVZ	NIL

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PH	NIL
RF	4
WA	NIL
A-4	1
A-5	8
Existing Road & Path	2
BLOCK NO. .35	**(T.S.NO.1 TO31)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-6	6pt ,9pt,10pt,11pt,12pt, 13 to 16,17pt, 18pt,19,20pt,21pt,23pt,31
Attady Sanctioned T.P. Scheme	1 to 5,6pt,7,8,9pt,10pt,11pt,12pt,17pt 18pt,20pt,21pt,22,23pt,24to30
BLOCK NO.36	**(T.S.NO.1)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF3	1
WA	NIL
A	NIL
BLOCK NO. 37	**(T.S.NO.1 TO 11)**
PR4	6pt
MUZ	NIL
EWS	NIL
PVZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL

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WA	NIL
A-6	1,2pt,6pt,7,9 to11
Existing Road & Path	3,5,8
Attady Sanctioned T.P Scheme	2pt,4,6pt
BLOCK.NO.38	**(T.S NO. 1 TO 5)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF-4	1
WA-6	3,4
A	NIL
Existing Road & Path	2,5

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WARD – B

BLOCK NO.1	**(T.S.NO. 1 TO 31)**
All the T.S. Nos. covered in Vannarpet Sanctioned T.P. Scheme.	
BLOCK NO. 2	**(T.S.NO 1 TO 27)**
All the T.S.Nos. Covered in Vannarpet sanctioned T.P. Scheme	
BLOCK NO.3	**(T.S.NO.1 TO31)**
PR-11	6pt,7pt,17,18
MUZ-6	1pt,2pt,3pt
EWS	NIL
PVZ	1pt,2pt,3pt
PH	1pt,2pt,3pt 10 to 13,15,16,24
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	8,9,14,19,22,23,25 to 31
Vannarpet Sanctioned Scheme	1pt,2pt,3pt,4,5,6pt,7pt,20,21
BLOCK NO. 4	**(T.S.NO.1 TO95)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	3pt, 5pt, 6pt, 7pt,11pt,12pt, 17pt,18pt, 20pt,21pt, 22pt, 23pt,24pt,25pt,26pt,27pt,28
PH	1,3pt,14,15pt,16,17pt,24pt,25pt
RF	NIL
WA	NIL
A	NIL
Gray Hill sanctioned Scheme	2, 3pt,4,5pt,6pt, 7pt, 8pt. 9pt, 10pt, 11pt, 12pt,13, 15pt, 17pt, 18pt, 19, 20pt, 21pt, 22pt, 23pt, 25pt, 26pt, 27pt, 29 to 95
BLOCK NO.5	**(T.S NO 1 TO 3)**
PR	Nil
MUZ-7	2,3

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EWS	NIL
NIL	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & path	1
BLOCK NO.6	**(T.S.NO. 1 TO 17)**
PR	NIL
MUZ-7I	1pt,3pt,4pt,5,8 to 10,12 to 15,16pt
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing road & Path	2,6,7,11,17
Vannarpet Sanctioned Scheme	1pt,3pt,4pt,16pt
BLOCK NO.7	**(T.S.NO. 1 TO 72)**
PR	NIL
MUZ-7	1 to 5,7 to 20,22to29,31to33,35,to39 41to58,60to62,64to69,71,72
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	6,21,30,34,40,59,63,70
BLOCK NO.8	**(T.S.NO. 1 TO 27)**
PR	NIL
MUZ	5pt,8 to14,16to27
EWS	NIL
PVZ	NIL

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PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	6,7,15
Vannarpet Sanctioned Scheme	1 to 4,5pt
BLOCK NO.9	**(T.S.NO.1 TO 68)**
All the T.S. Nos. covered in Vannarpet Sanctioned T.P Scheme.	
BLOCK.NO.10	**(T.S.NO.1 TO 70)**
All the T.S. Nos. covered in Vannarpet sanctioned T.P Scheme.	
BLOCK NO.11	**(T.S.NO.1 TO 85)**
All the T.S. Nos. covered in Vannarpet Sanctioned T.P. Scheme	
BLOCK NO.12	**(T.S.NO.1 TO50)**
PR	NIL
MUZ-7	9 to 14
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-7	3
Existing road & Path	47
Railway	5,48
Channel	1,2,4
Apple By Sanctioned Scheme	6to8,15to46,49,50
BLOCK NO.13	**(T.S.NO.1 TO 46)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL

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Railway	39,40
Channel	38,41
Apple By Sanctioned Scheme	1 to37,42 to 46
BLOCK NO.14	**(T.S.NO.1 TO 95)**
All the T.S. Nos. covered in Appleby Sanctioned T.P.Scheme	
BLOCK NO.15.	**(T.S.NO.1 TO 100)**
All the T.S. Nos. covered in Krishnapuram Sanctioned T.P Scheme.	
BLOCK NO.16.	**(T.S.NO.1 TO 66)**
All the T.S. Nos. covered in Krishnapuram Sanctioned T.P. Scheme & Apple by sanctioned T.P. Scheme.	
BLOCK NO.17.	**(T.S.NO.1 TO 7)**
All the T.S. Nos. covered in Vannerpet Sanctioned T.P Scheme.	
BLOCK NO.18.	**(T.S.NO.1 TO 92)**
All the T.S. Nos. covered in Krishnapuram Sanctioned T.P. Scheme.	
BLOCK NO.19	**(T.S. NO. 1 TO 135)**
All the T.S. Nos. covered in Rajaji Nagar Sanctioned T.P. Scheme.	
BLOCK NO. 20	**(T.S.NOS 1 TO 53)**
All the T.S. Nos. covered in Krishnapuram Sanctioned T.P Scheme	
BLOCK NO. 21	**(T.S. NI. 1 TO 116)**
All the T.S. Nos. covered in Krishnapuram Sanctioned T.P. Scheme	
BLOCK NO. 22	**(T.S.NO.1 TO25)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Railway	1,7,18
Krishnapuram Sanctioned Scheme	2 to 6,8 to 17,19 to 25
BLOCK NO.23.	**(T.S.NO.1 TO 82)**
All the T.S. Nos. covered in Krishnapurm Sanctioned T.P. Scheme.	

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BLOCK NO. 24	**(T.S.NO.1 TO 28)**
All the T.S. Nos. covered in Krishnapuram Sanctioned T.P. Scheme.	
BLOCK NO.25.	**(T.S.NO. 1 TO 131)**
All the T.S. Nos. covered in Rajaji Nagar Sanctioned T.P. Scheme.	
BLOCK NO.26	**(T.S NO.1 TO 94)**
All the T.S. Nos. covered in Rajaji Nagar sanctioned T.P. Scheme	
BLOCK NO.27	**(T.S.NO.1 TO 127)**
All the T.S Nos. covered in Rajaji Nagar sanctioned T.P. Scheme	
BLOCK NO. 28	**(T.S.NO. 1 TO 48)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO. 29	**(T.S.NO.1 TO 42)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO. 30	**(T.S No.1 To 13)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO. 31	**(T.S NO.1 TO47)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO. 32	**(T.S NO.1 TO44)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO.33	**(T.S NO.1 TO8)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO.34	**(T.S NO.1 TO14)**
All the T.S Nos . covered in Rajaji Nagar Sanctioned T.P Scheme	
BLOCK NO.35	**(T.S.NO.1 TO 29)**
PR	NIL
MUZ-8	2 to 10,12to24, 26 to29
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing road & Path	1,11,25

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BLOCK NO.36	**(T.S.NO.1 TO 18)**
PR	NIL
MUZ-8	2pt,4 to 7,10,12,13,15 to 18
EWS	NIL
PVZ	NIL
PH	NIL
RF-5	8
WA-7	1,2pt,3,11,14
A	NIL
Existing Road & Path	9
BLOCK NO.37	**(T.S.NO.1 TO8)**
PR-12	4pt,5pt,6,8
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF-5	1
WA-7	4pt,5pt
A	NIL
Existing Road & Path	2,3,7
BLOCK NO. 38	**(T.S.NO.1 TO 22)**
PR	NIL
MUZ-8	2 to17,19,21,22
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing road & Path	1,18,20
BLOCK NO.39	**(T.S.NO.1 TO 42)**
PR	NIL
MUZ-8	2to32,35 to 37,39to42
EWS	NIL

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PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	1,33,34,38
BLOCK NO. 40	**(T.S.N0.1 TO 22)**
PR	NIL
MUZ-8	2 to 20,22
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	1,21
BLOCK NO.41	**(T.S.NO.1 TO 5)**
PR	NIL
MUZ	2,3
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	1,4,5
BLOCK NO.42	**(T.S.NO.1 TO 17)**
PR	NIL
MUZ-8	1to 7,9 to 12,14 to 17
EWS	NIL
PVZ	NIL
PH	NIL

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RF	NIL
WA	NIL
A	NIL
Existing Road & Path	8,13
BLOCK NO.43	**(T.S NO.1 TO6)**
PR	Nil
MUZ 8	1 to 6
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
BLOCK NO.44	**(T.S.NO.1 TO 13)**
PR	NIL
MUZ-8	1to13
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
BLOCK NO. 45.	**(T.S.NO.1 TO13)**
PR	NIL
MUZ-8	1,2,4,5,7, to 9,11to 13
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	6,10
Channel	3

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BLOCK NO. 46	**(T.S NO. 1 TO 30)**
PR	15 to 25,28,to 30
MUZ-8	1 to 11, 13
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	12,14,26,27
Channel	NIL
BLOCK NO. 47	**(T.S.NI 1 TO 19)**
PR	3 to 11,13,15, to 19)
MUZ-8	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	1,2,12,14
BLOCK NO.48	**(T.S NO 1 TO 16)**
PR-14	1 to 14, 16
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	15
BLOCK NO.49	**(T.S.NO.1 TO 30)**
PR-14	1 to 30
MUZ	NIL

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EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
BLOCK NO.50	**(T.S .NO.1 TO 9)**
PR-14	2pt,3 to 8
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road & Path	1,9
Attady Sanctioned Scheme	2pt
BLOCK NO.51	(T.S.NO. 1 TO 11).
PR-14	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF-6	3pt,5pt
WA	NIL
A-8	2,6, to 8,10,11
Existing Road & Path	1pt,4pt,9
Attady Sanctioned Scheme	1pt,3pt,4pt,5pt
BLOCK NO.52	**(T.S.NO.1 TO 21)**
PR	NIL
MUZ	4
EWS	NIL
PVZ	NIL
PH	NIL

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RF-7	10,11
WA	NIL
A-8	1 to 3,5,6,8,9,12 to 21
Existing Road & Path	7
BLOCK NO.53	**(T.S.NO.1 TO 16)**
PR	NIL
MUZ-10	1 to 12,14,15
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-8	13
Existing Road & Path	16
BLOCK NO.54	**(T.S.NO.1 TO 6)**
PR	NIL
MUZ-10	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-8	1,2,4 to 6
Existing Road & Path	3
BLOCK NO.55	**(T.S.NO.1 TO 20)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-7	1,6
A-8	3,5,7 to 9,11 to 20
Existing Road & Path	2,4,10

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BLOCK NO.56	**(T.S.NO.1 TO 13)**
PR-15	4,5,7,12,13
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-7	11
A-8	1
Existing Road & Path	2,3,6,8,9
Channel	10
BLOCK NO.57	**(T.S.NO. 1 TO 10)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	1
WA-7	4
A-10	2,3,6,8 to 10
Existing Road & Path	5,7
BLOCK NO.58	**(T.S.NO. 1 TO 19)**
PR	1, 4 to 9 14 to 19
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-7	NIL
A-10	2,10 to 13
Existing Road & Path	3
BLOCK NO.59	**(T.S.NO. 1 TO 23)**
PR	NIL
MUZ-8	1 to 3,5

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EWS-11	7 to 9
PVZ	NIL
PH	NIL
RF	NIL
WA-8	14,15pt,17
A-10	12,13,20 to 23
A-11	18,19
Existing Road & Path	6,10,11
Railway	16 pt
Channel	4
DS	15pt,16pt

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BLOCK NO.1	**(T.S.NO. 1 TO 71)**
PR-16	3,5
MUZ-12	14,15,17 to 20,22 to 28,40,42 to 44,46,50 to 54, 56 to 59, 61,66,68,71
EWS	NIL
PVZ	NIL
PH	NIL
RF-8	67,69
WA	NIL
A-12	1,2,7,9 to 13,16,29 to 39 45, 47 to 49,63,64
Existing Road Path	4,6,8,21,41,55,60
Channel	62,65,70
BLOCK NO.2.	**(T.S.NO. 1 TO 235)**
PR-17	6 to 33,40,to 49,51 to 68, 70 to 87,89 to 98, 100 to102,104pt,108pt,109pt,110pt,111 to 114,116 to 152,154 to 173,175 to 178,181 to185,186pt,187pt,188to 190,192,194pt,195,196pt,201
MUZ-13	38,174,228,229
EWS	NIL
PVZ	NIL
PH	NIL
RF-8	4
WA-9	1 to 3,202,203
A-12	35,37
Existing Road Path	5,34,36,39,50,69,88,99,115,153,179,180,191pt,230 231.
Mountpleasant Sanctioned Scheme	204 to 227,232 to 235
Ottupattarai Sanctioned Scheme	103,104pt,105 to 107,108pt,109pt,110pt,186pt,187pt, 191pt,192pt,193pt,194pt,197 to 200
BLOCK NO.3	**(T.S.NO.1 TO 84)**
All the T.S. Nos. covered in Ottupattarai Sanctioned T.P Scheme.	

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BLOCK.NO.4	**(T.S.NO 1 TO 120)**
All the T.S. Nos. covered in Ottupattrai Sanctioned T.P Scheme	
BLOCK NO.5	**(T.S.NO.1 TO 120)**
All the T.S. Nos. covered in Mountpleasant Sanctioned T.P Scheme.	
BLOCK.NO.6	**(T.S.NO 1 TO 65)**
All the T.S. Nos. covered in Mountpleasant Sanctioned T.P Scheme	
BLOCK NO.7	**(T.S.NO. 1 TO 35)**
PR-18	18 to 26,28 to 30,33
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road Path	16,17,27,31
Mountpleasant sanctioned Scheme	1 to 15, 32, 34, 35
BLOCK NO.8	**(T.S.NO. 1 TO 41)**
PR-18	1 to 3,5 to 7,9 to 22,25,26,32,34 to 37
MUZ-14	27 to 29,31,40
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road Path	4,8,23,24,30,33,38
Railway	39
Channel	41
BLOCK NO.9	**(T.S.NO. 1 & 2)**
PR	NIL
MUZ-14	1
EWS	NIL

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PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road Path	2
BLOCK NO.10	**(T.S.NO. 1 TO 78)**
PR	NIL
MUZ-15	21,22,24 to 32,34 to 36,38 to44,46 to 48, 50 to 78
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A	NIL
Existing Road Path	23,37,45,49
Channel	33
Ottupattarai Sanctioned Scheme	1 to 20
BLOCK NO.11	**(T.S.NO.1 TO 36)**
PR-19	25
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-13	9 to 21,23,24,36
Existing Road Path	26 to 35
Channel	22
Ottupattarai Sanctioned Scheme	1 to 8

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BLOCK NO.12	**(T.S.NO. 1 TO 26)**
PR	NIL
MUZ	21
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-13	1 to 6,8 to 17,19, 20,23 to 26
Existing Road Path	18
Channel	7,22
BLOCK NO.13	**(T.S.NO. 1 TO 82)**
PR	NIL
MUZ-15	1 to 9,13 to 19,21 to 29,31 to 33,35 to 41,42/1A,42/1B,1C,2,43 to 50,52,62 to 72,75 to 80
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-13	10 to 12,42/1D,54 to 56,58,60
Existing Road Path	20,30,34,51,53,57,59,61,73,74,81,82
BLOCK NO.14	**(T.S NO.1 TO 34)**
PR-20	1 to 17,19 to 27,33,34
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-13	NIL
Existing Road Path	18,28to32

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BLOCK NO.15	**(T.S.NO. 1 TO61)**
PR	NIL
MUZ-15	1,2,5 to8,10,12 to 17,20,22to36,40,41,43,45 to 52,54 to 61
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-10	44
A	NIL
Existing Road Path	3,4,9,11,18,21,37,38,39,42,53
Railway	19
BLOCK NO.16	**(T.S.NO.1 TO 123)**
PR	NIL
MUZ-15	1 to11,13 to 36,38 to 86, 89 to 92,94 to98,101,109 to123
EWS	NIL
PVZ	NIL
PH	NIL
RF-9	100
WA-11	12
A	NIL
Existing Road Path	37,87,93,99,102to108
BLOCK NO.17	**(T.S.NO 1 TO 19)**
PR	NIL
MUZ-16	4 to 11, 15
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-12	17
A-14	1 to 3,12 to 14,16,19
Existing Road Path	18

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BLOCK NO. 18	**(T.S.NO. 1 TO 156)**
PR	NIL
MUZ	NIL
EWS	3to6,8to1315to18,20to33, 35to44,46to61,63 to 66 68 to87,89 to 94,96 to 100,102 to 115,117 to125,127 to134,136.137,139 to144,146,148 to154
PVZ	NIL
PH	NIL
RF	155
WA	NIL
A-15	1,2,147
Existing Road Path	7,14,19,34,62,88,95,116,126,135,138,145,156
Channel	45,67,101
BLOCK NO.19	**(T.S.NO.1 TO 23)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-15	1 to 13, 14 pt,15 to 19,22,23
Existing Road Path	20,21
L.S	14pt
BLOCK NO.20	**(T.S. NO.1 TO 16)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-15	1 to 8,10,12 to 16
Existing Road Path	9
Channel	11

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BLOCK NO. 21	**(T.S.NO. 1 To 20)**
PR	NIL
MUZ-17	6
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA	NIL
A-15	9 to 14,18,20
Existing Road & Path	1to4 15 to 17,19
Railway	8
Channel	5
BLOCK NO. 22	**(T.S.NO. 1 To 7)**
PR	NIL
MUZ	NIL
EWS	NIL
PVZ	NIL
PH	NIL
RF	NIL
WA-13	2
A-16	3 to 5
Existing Road & Path	1
Railway	6
Channel	7

Commissioner/ Member Secretary
Coonoor Local Planning Authority,
Coonoor

Deputy Director of Town & Country Planning,
Coimbatore -18

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GOVERNMENT OF TAMILNADU
ABSTRACT

Local Planning Area -- Coonoor – Declaration of Local Planning Area Under Section 10(1) of the Town and Country Planning Act, 1971 – Preliminary Notification- Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRADTION DEPERTMENT

G.O.Ms.No.2036 Dated: 20 September 73

READ:

From the Commissioner , Coonoor Municipality,

Letter No.9236/73-F2,Dt:23-07-73

ORDER:

It is proposed to declare the local areas specified in Column (3) of the table in the notification appended to this order forming a local planning area mentioned in the corresponding entry in Column(2) thereof to be a local planning area and to constitute for such local planning area a local planning authority. The appended notifications will be published in English in the Tamilnadu Government Gazette and republished in English and in Tamil in the Nilgiris District Gazette.

2. The Collector of Nilgiris is requested to republish the notification in District Gazette.

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

4. The Collector or Nilgiris is requested to report to Government the date of republication of the notification in the District Gazette.

(BY ORDER OF THE GOVERNOR)

C.G.RANGABASHYAM
Secretary to Government.

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To

The Director of Stationery and Printing,
Madras for publication of the notification in the Tamilnadu Government Gazette.
The Collector of Nilgiris at Ootacamund.
The Director of Translation, Madras.
The Deputy Director of Town Planning , Coimbatore.
The Commissioner, Coonoor Municipality through the Chairman.
The Secretary, Tamilnadu Legislative Assembly Department with 325 copies to be placed on the table of the House.
The secretary, Tamilnadu Legislative Council Department, with 125 copies to be placed on the table of the House.

/Forwarded/

sd/ - xxx
Section Officer

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APPENDIX

NOTIFICATION

In the exercise of the powers conferred by Sub- Section(1) of Section 10 of the Tamilnadu Town and Country Planning Act, 1971 (Tamilnadu 35 of 1972) the Government of Tamilnadu hereby declares his intention to specify the local areas specified in Column(3) of the Table below to be a local Planning area with the name specified in the corresponding entry in Column(2)thereof. Notice is hereby given that this Notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of the publication of this Notification in the Tamilnadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said local area with respect there before the expiry of the period aforesaid will be duly considered by the Government of Tamilnadu. Objections and suggestions in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St. George, Madras-9.

THE TABLE

Sl.NO.	Name of Local Planning Area	Area Forming the Local Planning Area
		No. and Name of Revenue Village
1	2	3
1	Coonoor	17 Coonoor

sd/ - xxx
Section Officer.

/True Copy/

Assistant Director of Town
and Country Planning ,
Coimbatore.

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GOVERNMENT OF TAMILNADU
ABSTRACT

LOCAL PLANNING AREA – Coonoor - Declaration – Notification Under Section 10 (4) of the Tamilnadu Town and Country Planning Act, 1971 – Issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT
G.O. Ms .No.658 16th march, 1974.

READ:

G.O.Ms.No.2036, R.D.L.A., dated 20 September ,1973.

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 353 of part 11 section 1 of the Tamilnadu Government Gazette, Sub-section (3) of section 10 of the Tamilnadu Town and Country planning Act,1971 (Tamilnadu 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 local Planning area by the name specified in the corresponding entry in Column (2) thereof.

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

(BY ORDER OF THE GOVERNOR)

C.G.RANGABASHYAM
Secretary to Government.

To
The Director of Stationery and printing, Madras-1 for publication of the Tamilnadu Government Gazette.
The Collector of Nilgiris at Ootacamkund.
The Director of Town and Country Planning, madras-1.
The Deputy Director of Town Planning, Coimbator.
The Commissioner, Coonoor Municipality through the Chairman.
The Secretary, Tamilnadu Legislative Assembly Department with 325 copies of the notification for being placed on the table of the House.
The secretary, Tamilnadu Legislative Assembly Council Department, with 125 copies of the Notification for being placed on the table of the House.

Forwarded/by Order

sd/-xxx

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NOTIFICATION

In exercised of the powers conferred by the sub- section (4) of section 10 of the Tamilnadu town and Country Planning Act,1971 (Tamilnadu Act 35 of 1972) and after previous publication of the declaration under sub- section (1) thereof, the Governor of Tamilnadu hereby declares the area comprising the Revenue Villages specified in Column (3) of the Table below to be a local Planning area under the name specified in the corresponding entry in Column (2) thereof.

THE TABLE

SI.NO.	Name of Local Planning Area	Number and Name of Revenue Villages
1.	Coonoor	17 Coonoor

sd/ - xxx
Section Officer.

/ True Copy/

Assistant Director of Town
and Country Planning, Coimbatore.

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Local Planning Authorities – Constitution – Notification Under Section 11(i) of Tamilnadu Town and Country Planningact,1971 Issued.

RURAL DEVELOPMENT AND LOCAL ADMNISTRADTION DEPARTMENT

G.O/Ms.No.650 Dated; 08th April, 1975.

READ:

ORDER:

The appended notification will be published in the Tamjlnadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

R. BALASUBRAMANIAN
SECRETADRY TO GOVERNMENT

APPENDIX - NOTIFICADTION

In exercise of the power of the power conferred by provide to sub Section (1) of section 11of the Tamilnadu town and Country Planning Act, 1971 (Tamilnadu Act 35 of 1972) the Government of Tamilnadu hereby declares the Local Authority of the Local Planning Area specified below to be the Local Planning Authority for such areas.

1. Palani
2. Periyakkulam
3. Bodinayakanur
4. Theni Allinagaram
5. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharpuram
10. Udumalpet
11. Sathiyamangalam
12. Bhadvanisagar
13. Valparai
14. Manaparai

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15. Thuraiyur
16. Karur
17. Tiruvallur
18. Chengalpattu
19. Arakkonam
20. Gudiyatham
21. Vaniyambadi
22. Tiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupattur
29 Tindivanam
30. Villupuram
31. Nellikuppam
32 Panruti
33. Virdhachalam
34. Chindambaram
35. Mayuram (Mayiladuthurai)
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali
41. Pudukottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idapadi
46. Namakkal

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47. Mettur
48. Yercaud
49. Colachel
50 Kuzhithurai
51. Kanyakumari
52. Dharmapuri
53 Krishnagiri
54 Padmanabapuram
55 Kotagiri
56 Otacamund
57 Coonoor
58 Virudhunagar
59 Srivilliputhur
60 Rajapalayam
62 Sattur
63 Karaikudi
64 Aruppukottai
65 Devakotai
66 Parmakudi
67 Ramanathapuram
68 Sivaganga
69 Rameswaram
70 Kadayanallur
71 Kovipatti
72 Pulliangudi
73 Sankarankoil
74 Shenkasi
75 Thenkasi
76 Courtllam
77 Tirunelveli

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GOVERNMENT OF TAMILNADU
ABSTRACT

LOCAL PLANNING AUTHORITIES - Completion of Local Planning Authorities which comprises of Single Local Authority - Order.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

Dated;08th April 1975
Read:

G.O. Ms.No.650, R.D .& L.A., dated : 08-04-1974

ORDER

In the G.O read above , Government have constituted local planning authorities under the proviso to section 11(1) of the Tamilnadu Town and country planning act, 1971 in respect of local planning areas declared under section 10 of the said Act

2. According to the proviso to sub-section(1) of section 11 of the Tamilnadu Town and country planning act, 1971 (Tamilnadu Act 35 of1972) in case where the local planning area consists of the area under the Jurisdiction of a single local authority, the Government may declare such local authority as the local planning authority for that area. Sub – Section (3) of the said section 11 provides or appointment of the Chairman, Members and Member- Secretary for the Local Planning Authority other than the local authority, which has been declared as the Local Planning Authority under the said Sub-section (1)

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

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

5. The Direction of stationery and printing is requested to publish this order in the Tamilnadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

sd/ - x x x
Secretary to Government.

To
The Director of stationery and printing, Madras – 1.
The Director of Town and Country Planning , Madras-1.
The Inspector of Municipalities, Madras , all Collectors.
All Heads of Departments. The Chairman, Tamilnadu state Housing Board.
The Chairman, T.N.Slum Clearance Board, The Chairman, T.N.E.B.,
The Chairman , T.N. Water supply and Drainage Board. All Commissioners a Executive Officers of Townships through chairman.
All Departments of Secretariats. All section in RD&LA Department.

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APPENDIX

List of single local authorities which have been declared as local planning authorities under the provision to sub section (1) of section 11 of Tamilnadu Town and Country planning Act, 1971.

Sl.No	Name of the Local Authority	Name of the Local Planning Authority.
Madurai District		
1.	Palani Municipality	Palani
2.	Perakulam	Periakkulam
3.	Bodinayakanur Municipality	Bodinayakanur
4.	Thoni Allinagadram	Thoni-Allinagadram
5.	Cumbam Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
Coimbatore District		
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality	Gopichettipalayam
9.	Dharapuram Municipality	Dharapuram
10	Udumalpet Municipality	Udumalpet
11	Sathiyamangalam Municipality	Sathiyamangalam
12	Bhavanisagadr Township	Bhanisagadr
13	Vakoarau Township	Valjparai
Tirchirapalli District		
14	Manaparai Municipality	Manapari
15	Turaiyur Municipality	Turaiyur
16	Karur Municipality	Karur
Chingalpet District		
17	Tiruvallur Municipality	Tiruvallur
18	Chingalpet	Chinglepet
North Arcot District		
19	Arakonam Municipality	Arkonam
20	Gudiyatham Municipality	Gudiyatham
21	Tiruvannamalai municipality	Tiruvannamalai
22	Vaniyampadi Municipality	Vaniyambadi

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23	Arni Municipality	Arni
24	Walajapet Municipality	Walajapet
25	Ranipet Municipality	Ranipet
26	Arcot Municipality	Arcot
27	Ambur Municipality	Ambur
28	Tirupattur Municipality	Tirupattkur
South Arcot District		
29	Tindivanam Municipality	Tindivanam
30	Villupuram Municipallity	Villupuram
31	Nellikukppam	Nellikuppam
32	Panruti Municipality	Penruti
33	Virudhachalam Municipality	Virudhachalam
34	Chidambaram Municipality	Chidambaram
Thanjavur District		
35	Mayuram Municipality	Mayuram
36	Nagapattinam Municipality	Nagapattinam
37	Mannagudi Municipality	Mannargudi
38	Pattukkottai Municipality	Pattukottai
39	Tiruvarukr Municipality	Tiruvarur
40	Sirkali Municipality	SiekLI
41	Pudukottai Municipality	Pudukottai
Salem Distdrict		
42	Attur Municipality	Attur
43	Rasipuram Municipality	Rasipuram
44	Tiruchengode Municipality	Tiruchengode
45	Idapadi Municipality	Idapadi
46	Namakal Municipality	Namakal
47	Mettur Township	Mettur
48	Yercaud Township	Yercaud
Kanyakkumari District		
49	Colochel Municipality	Colachel
50	Kuzhithurai Municipality	Kuzhithurai
51	Padmanabhapuram	Padmanabhapuram
52	Kanyakumari Municipality	Kanyakumari

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Dharmakpuri District		
53	Dharmapuri Municipality	`Dharmapuri
54	Krishnagiri Muknicipality	Krishnagiri
The Nilgiris District		
55	Kotagiri Township	Kotagiri
56	Ootacamund Municipality	Ootacamund
57	Coonoor Municipality	Coonoor
Ramanathapurm District		
58	Virudhkunagar Municipaljity	Virudhunagadr
59	Srivilljiputhur Municipality	Srivilliputhur
60	Rajapalayam Muknicipality	Rajapalayam
61	Sivakasi Municipality	Sivakasi
62	Sattur Municipality	Sattur
63	Karaikudi Municipality	Karaikudi
64	Aruppukottai	Arukppukottai
65	Devakottai Muknicipality	Devakottai
66	Paramakudi Municipality	Paramakkudi
67	Ramanathalpuram Mkunicipality	Ramanatyhapuram
68	Sivaganga Municipalityi	Sivaganga
69	Rameswaram Township	Rameswaram

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GOVERNMENT OF TAMIL NADU
ABSTRACT

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

. . . . . .

HOUSEING AND URBAN DEVELOPMENT (UD 4 .2) DEPARTMENT

G.O (Ms) No. 205 Dated : 22.03.2001

READ :

1. G.O (Ms) No. 971 Housing and Urban Development Department, dated 30.09.89

2. From Special Commissioner of Town and Country Planning Letter Roc. No. 9261/97 MP2 dated 18.10.2000

. . . . . .

ORDER :

In the Governemnt order first read above, orders were issued giving consent under sub-section (2) of section of 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), to the Coonoor local planning authority to the publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Coonoor local planning area.

2. In his letter second read above, the Special Commissioner of Town and Country Planning has stated that a revised draft master plan for the Coonoor local planning area has been prepared as recommended by the Architectural and Aesthetic Aspects Committee of Nilgiris District taking into consideration, the current development and has requested the Government order first read above, and to give fresh consent to the revised draft master plan prepared with some modifications for Coonoor local planning area.

3. Under sub-section(2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby supersedes G.O (Ms) NO. 971, Housing and Urban Development Department, dated the 30th September 1989 and also gives her consent to the Coonoor local planning authority to the publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Coonoor local planning area.

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4. The draft master plan for Coonoor as approved by the Government under section 24 (2) of the said Act, is returned to the Special Commissioner of Town and Country Planning and he is requested to acknowledge to the receipt of the same. The special Commissioner 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 local planning authority before the master plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

AJAY BHATTACHARYA
SECRETARY TO GOVERNMENT

To
The Special Commissioner of Town and Country Planning, Chennai -2.
The Commissioner, Coonoor Municipality, Coonoor
The Nilgiris District.
Copy to

The Collector of Nilgiris District,
Udhagamandalam.
The Commissioner of Municipal Administration, Chennai -5.
The Regional Deputy Director of Town and Country Planning,
Coimbatore – Nilgiris Region, Coimbatore
The Member Secretary,
Coonoor Local Planning Authority, Coonoor
(Through Special Commissioner of Town and Country Planning)
sf/sc

FORWARDED / BY ORDER

SECTION OFFICER

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ABSTRACT

Information Technology - Setting up of Base Transreceiver Station Towers 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 : 01-04-2002

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 29-01-2002.

ORDER:

In the G.O. first read above, consolidated policy guidelines were issued specifying terms and conditions for the grant of centralised 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 and 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 maximise the average throughout the State, permission is required for renting / 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-exclusive 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 of 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 the following terms and conditions.

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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 3.5MT to 6.0 MT depending on the height of tower.

iv) A Telecom company providing infocom services and is desirous of utilising 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 / permission, 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.

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

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

viii) Damages caused, if any, shall be rectified by such company and bring back to original condition and to the satisfaction of the authorities concerned.

ix) Leasing of the premises or buildings to such company should not be detrimental to the daily routine and activities of the Office or Offices concerned.

x) Appropriate rent shall be charged from such company.

xii) 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 order issues with the concurrence of Housing & Union Development, Revenue and Public Works departments.

(BY ORDER OF THE GOVERNOR)

VIVEK HARINARAIN
SECRETARY TO GOVERNMENT

To
Tvl. Reliance Infocom Limited,
No. 17, Khader Nawaz Khan Road, Chennai-600 006.

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The Secretary to Government Housing & Urban Development department, Chennai - 9.
The Secretary to Government, Revenue department, Chennai - 9.
The Secretary to Government , Public Works department, Chennai - 9.
The Member Secretary, CMDA, Egmore, Chennai - 8.
The Director of Town & Country Planning, Anna Salai, Chennai - 2.
The Chief Engineer (General) (Building) PWD, Chepauk - 5.
All Departments of Secretariat, Chennai - 9.
All District Collectors.

Copy to:
The Managing Director, ELCOT. Chennai - 35.
The Principal Accountant General (A & E), Teynampet, Chennai - 18.
The Accountant General (Audit), Chennai - 6/35
The Secretary to Hon'ble Chief Minister, Chennai-9.
The Senior PA to Hon'ble Minister for Finance & IT, Chennai - 9.
The National Informatics Centre, Chennai - 9
(for hosting in Govt. website)
Sf/Scs.

/Forwarded / By order/

Section Officer

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ABSTRACT

Information Technology - Installation of Base Transreceiver Station Towers Telecommunication Companies - Exemption under Tamil Nadu District Municipalities Building Rules 1972 and Multistoreyed and Public Building Rules, 1973 - Orders - Issued.

MUNICIPAL & 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. 43829/2002/TP3 dt: 23-7-2002.
4) Government Lr.No.237/IT/2002-7 IT Dept., dt: 18-9-2002.

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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 Tamil Nadu / Quasi Government / Public Sector Undertaking / Local Bodies / Private Lands and Buildings subject to certain terms and conditions mentioned therein.

2. The Special Commissioner of Town and Country Planning sought the clarification of Government on the exemption of BTS towers from Tamil Nadu District Municipalities Building Rules and Multistoreyed 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.

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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 Multistoreyed and Public Buildings 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.164, MA & WS, dt. 16-6-1994 and in respect of other heritage towns in G.O. (Ms) No.22, MA & WS, dt. 30.1.1997.

(ORDER OF THE GOVERNOR)

L.N. VIJAYARAGAVAN,
SECRETARY TO GOVERNMENT.

To
The Special 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
The Commissioner, Corporation of Madurai /
Coimbatore / Trichy / Trinelveli / Salem
All Regional Directors of Municipal Administration
All Assistant Director of Town Panchayats (Zones)
All Municipal Commissioners (Through Commissioner of Municipal Administration)

Copy to:
Information Technology Department, Chennai - 9
Housing and Urban Development Department, Chennai - 9

// forwarded by order //

Section Officer.

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Copy of

GOVERNMENT OF TAMILNADU

ABSTRACT

Urban Development Installation of the Base transreceiver station towers in all the land usezones in the Master plan permission - orders issue

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HOUSING AND URBAN DEVELOPMENT (UD.4.2) DEPARTMENT

G.O. Ms. No. 302 **Dated : 12-12-2002.**

READ:

1. G.O. (Ms) No. 1730 Rural Development and Local Administration Department dated 24-07-1974.
2. G.O. (Ms) No. 2 Information and Technology Dept. dated 01-04.2002.
3. Government Lr. No. 237/I & T /2002 - 2 Information Technology Dept. dt. 03.05.2002.
4. From the Special Commissioner of Town and Country planning Lr. Roc. No. 13287 / 2002/ BA - 1 dt. 3-6-2002 and 17-7-2002.
5. Government Lr. No. 237/TT/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 licenced telecom company to install base Transreceiver 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 condition. 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 & 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 1-03-2002 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 Transreceiver station Towers to be installed on private land / buildings.

3. In the letter fifth read above the information Technology Department while issuing certain amendments to para 4 and 5 Government order second read above has directed municipal administration and water supply department and Rural Development Department to issue necessary orders exempting under Tamilnadu District Municipal Building Rules and Multistory eyed and Public Building Rules 1973, under G.O. 164 Municipal Administration and water supply department dated 15-6-94 and G.O. (Ms) No. 22 Municipal Administration and water supply department dated 30-01-1997 against restricting the height of the Building / Structures / Base Trans Receiver station Towers with

in the Heritage zone of the Heritage Towns and under G.O. (Ms) No. 1730 Rural Development and Local Administration Department dated 24-07-1974 allowing the Base Trans Receiver station towers in all the land use zones.

4. As regards the issue of allowing the Base Trans Receiver station Towers in all the land use zones. The Special Commissioner of Town and country planning in his letter fourth read above has reported that as per the Government order first read above only permissible uses specified in each zone as per the master plan can permitted. He has requested that since there is no provision at present it the master plan for permitting Base trans Receiver station Towers a Separate Government order or permitting trans Receiver 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 land use zones in the Master plan.

(BY ORDER OF THE GOVERNOR)
Sd / 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.
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.
The Private Secretary to Government, Chennai

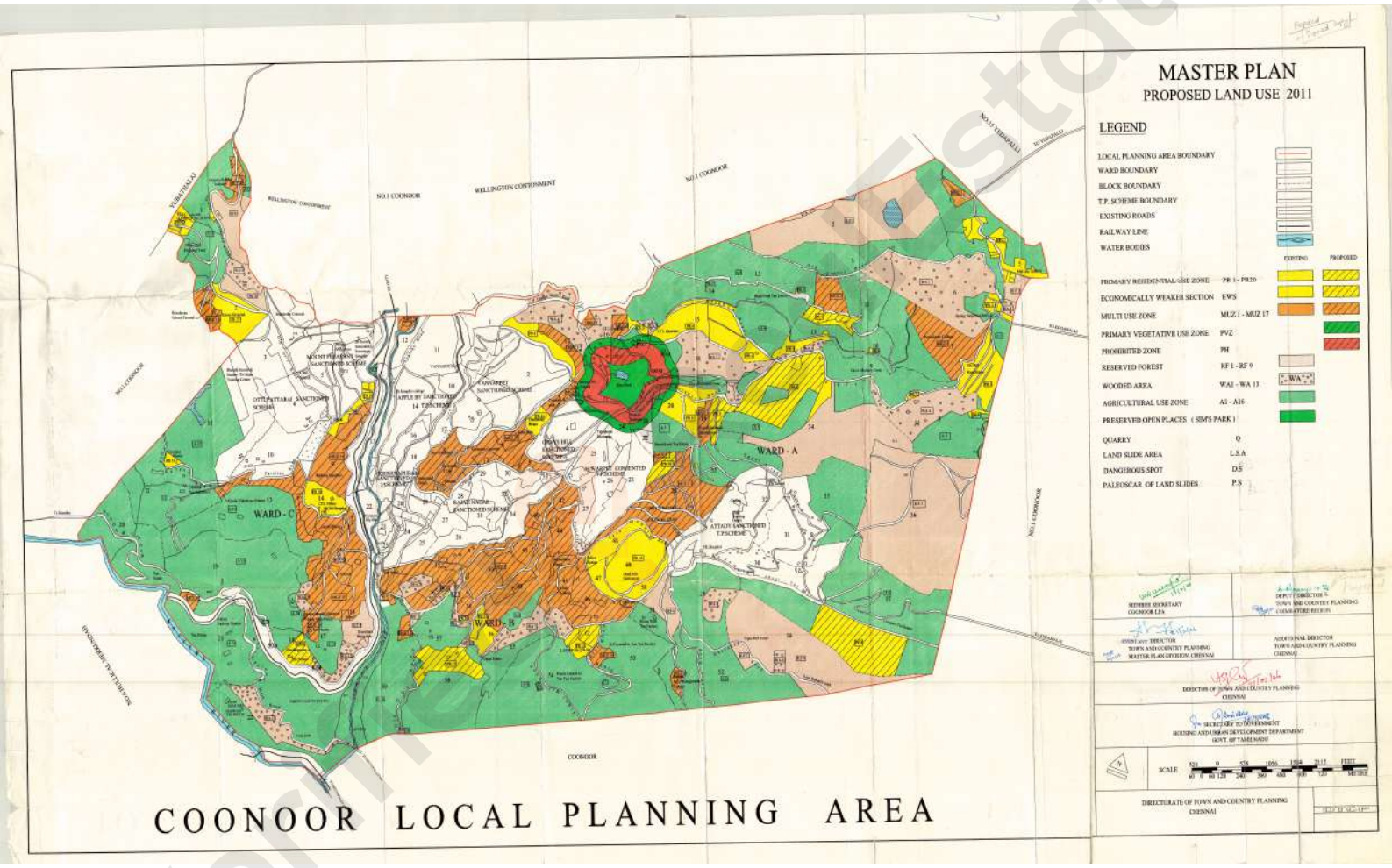
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Section officer

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COONOOR LOCAL PLANNING AREA

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