FOR

KURICHI NEW TOWN DEVELOPMENT AREA

G.O. Ms. 807 H&UD Dept. dt. 14.3.95

OFFICE REFERENCES:

I) KURICHI NEW TOWN DEVELOPMENT AUTHORITY. : Roc. 732/88/KNTDA

II) REGIONAL DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, COIMBATORE. : Roc. 3213/91

III) DIRECTORATE OF TOWN AND COUNTRY PLANNING. : Roc.No 24854/88

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10/1/94

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PART - A

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NEW TOWN DEVELOPMENT PLAN FOR KURUCHI NEW TOWN DEVELOPMENT AREA

CHAPTER -I

INTRODUCTION

1.01 Development of communication and industrilisation and growth of population in Town and Cities have created many problems which become compounded by long neglect and compli cated by piecemeal planning and development. The increasing complexity of urban society has created the need for adjustment and modifications for the physical forms of Urban Development

1.02 The need to take the preparation of New Town Development plans for urban areas is to ensure a desirable, healthy and habitable environment for the present and future inhabitants of the urban area. The New Town Development Plan will provide for an orderly and well balanced growth of a city co-oordinating various activities to harmonise with each other .

1.03 The Kurichi New Town Develpment Plan consists of three revenue villages viz., (1) Kurichi (2) Malaimachampatti and (3) Siripalayam of which Kurichi is a Special Grade Town Panchayat and the rest two are under the category of village Panchayats.

1.04 The area of Kurichi New Town Development lies adjacent to theboundary of Coimbatore Local Planning Area, for which a Plan has already been prepared and submitted to Government for sanction by the Directorate of Town and Country Planning, Madras. The population of New Town area is 72,325 as per 1991 census. The extent of Plan area for Kurichi New Town Development is 4797.96 hectare al[illegible] Kurichi Town Panchayat has been classified by 1981 [illegible] Urban

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cetre among 17 urban centres included in Coimbatore Urban Agglomeration.

1.05 The Industries around Coimbatore is mainly concentrated along the radial roads viz., National Highways and State Highways. Kurichi being located along State Highways (Coimbatore - Dindigul) is provided with a number of small scale and medium sized Industries. Hence this has resulted in uncontrolled haphazard development of human settlements and development of industries.

1.06 As there has been no single Authority to control and guide these developments considerable confusion and damage have already been caused to the environment and the process is still continuing . In order to control and chanalise the development and design a physical environment for Kurichi and its vicinity area the New Town Development Plan for Kurichi has been prepared for the above delineated areas.

1.07 Under the TamilNadu Town and Country Planning Act 1971 (TamilNadu Act 35 of 1972) , the responsibility of preparing and executing New Town Development Plan for the New Town Development Area vests with the New Town Development Authority for the purpose of developmental control and implementation of Development Plan For Kurichi(59) and its adjoining two villages viz., Malaimachampatti(69) and Siripalayam(67) notified by Government of Tamilnadu under Section 10(1) and 10(4) of Town and Country Planning Act. As per G.O. Ms No.151 Housing and Urban Development Department dated 15.2.1980 preliminary notification was issued for declaring the New Town Development Area consisting of the above three revenue villages in Coimbatore Taluk and the same has been confirmed in G.O Ms No 444 Rural Development and Local Administration Department dated 19.6.[illegible]

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1.08 As such Kurichi New Town Development Authority was constituted under Section 11(4) of Town and Country Planning Act 1971, as per G.O.Ms.No.333 Housing and Urban Development Department dated 24.4.1984, with District Collector, Coimbatore as the Chairman, Deputy Director of Town and Country Planning, Coimbatore; M.L.A. of Perur Assembly Constituency; Thiru L.G.Balakrishnan, an Industrialist; Executive Engineer, TamilNadu Housing Board of Integrated Urban Development Division, Coimbatore and Managing Director of Charan Transport Corporation are as Members and Assistant Director of Town and Country Planning, as a Member-Secretary.

1.09. The draft New Town Development Plan for Kurichi New Town Development area has been prepared and submitted by the Directorate of Town anb Country Planning was consented by Government under section 24(2) of Town and Country Planning Act 1971 vide G.O.Ms.No.1014 Housing and Urban Development Department dated 20.7.88. Master plan approved details to be added.

OBJECTIVE OF THE NEW TOWN DEVELOPMNENT

1.10 The need to under take the preparation of New Town Development Plan for Kurichi New Town Development Area is to bring all the independant and conflicting developments into a scientifically planned frame work by fitting them into a preconceived plan, so that the development within the planning area would atleast in future be regulated in an economically and an orderly manner.

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STRATEGY FOR DEVELOPMENT OF KURICHI INTO NEW TOWN DEVELOPMENT AREA

1.11 Kurichi New Town has been excluded from Coimbatore Local Planning Area which covers as extent of 1331 sq.kms. including the extent of the New Town. The New Town Development Authority has been constituted by Government for Kurichi and its environs, in order to regulate and control the urban activities. Hence the Master Plan for Coimbatore Local Planning Area has been prepared leaving areas of Kurichi New Town Development and the New Town Development Plan is now submitted to Government for sanction. The Master Plan for Coimbatore Local Planning Area covers area of 1287 sq.kms with a population of 19.88 lakhs as per 1991 census. The New Town Development Plan for Kurichi can pave the way for integrated development of Kurichi New Town with Coimbatore Local Planning Area.

1.12 The Planning period for Kurichi New Town Development is taken as 25 years from 1985 to 2011. This plan has to be reviewed once in five years as per the provisions under sub-section(4) of section 32 of Town and Country Planning Act 1971.

1.13 The New Town Development Plan lays down policies and programmes for the overall development of Kurichi New Town area taking long term view requirements. The emphasis of the Plan is on the regulation of land and building use. The Plan has allocated land for various uses in appropriate locations and in a manner interrelated to each other. So as to promote orderliness and smooth functioning within the New Town areaControl of development and use of land i

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Kurichi New Town Development Areas being regulated in accordance with provisions under Chapter VI of the Tamilnadu Town and Country Planning Act 1971 and rules there under and instructions issued by Government and Director of Town and Country Planning from time to time and have to be regulated in accordance with the Development Control Rules forming part of the Kurichi New Town Development Plan.

CHAPTER: II

STUDY OF THE EXISTING CONDITIONS:

LOCATION:

2.01 Kurichi New Town Area is located at a distance of 5 Kms from Coimbatore city, The District Head Quarters, along the Coimbatore-Dindigul State Highways road, in between Coimbatore and Pollachi. The Madras-Cochin broadgauge railway line and the metre-gauge railway line from Coimbatore to Dindigul pass through Kurichi New Town. The railway junction at Podanur, a hamlet of Kurichi Revenue village, is situated at distance of 8 kms. from Coimbatore railway junction. Sri Echanari Vinayagar temple located at Echanari a hamlet of Kurichi Village at a distance of 12 kms. from Coimbatore to Pollachi road. This temple attracts large public gathering during Vinayagar Sathurthi festival and Tamil Newyears day. This is one of the famous Vinayagar Temple in Tamilnadu next to Karpaga Vinayagar Temple at Pillayarpatti in Pasumpon MuthuRamalinga Devar District

2.02 Kurichi New Town extends over an area of 47.97 sq.kms and over its importance first as an industrial centre consisting of the private and Government industrial estates.

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PHYSICAL FEATURES:

2.03 Kurichi New Town is located at an elevation of 442 metre above mean Sea Level. The Noyyal river from Western Ghats passes at the Northern boundary of the New Town. The North-Western part of the New Town is provided with a big tank viz., Kurichi tank. The tank is filled up by the Noyyal river during Winter season, since the rain water mainly flows in the Noyyal river during the South-West Monsoon. The lands of the Eastern side of the tank is provided with water facility by the tank and hence wet cultivation is predominent in this part till Podanur in the East and Noyyal river on the North. In the Western part of New Town area certain area has been under hillocks. The stretches of Western ghats passes Eastwards through the adjacent Madukkarai Township and touches the boundary of New Town and ends with this hillocks. The terrain is having slight undulation in Kurichi and Siripalayam villages and plain in Malaimachampatti area. There exists an abudant dry agricultural lands for development along both sides of National State Highways.

CONSTRAINTS TO DEVELOPMENT

2.04 The broad-gauge railway line the metre-gauge railway line the Kurichi tank at the extremity of the New Town and the hillocks at its Western parts are the Natural constraints to the development within the New Town Area. Apart from this one Cement factory, which is situated at Madukkarai since 1934, at a distance of 3 km from the New Town, was a barrier to the Industrial and residential development in the vast stretches of land area in the New Town limits due to its heavy air pollution. The cement company has provided electrostatic precipitator to control heavy air pollution from October 1990 onwards.

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present there is no air pollution problems due to cement factory. s expected that fast development will take place in future.

MATE AND RAIN FALL:

2.05 The seasonal climate condition are moderate and the weather is uniformly salubrious owing to its elevation, proximity to continuous stretch of hills covered with forests and the effect of cool wind blowing through the Palghat pass during the monsoon. The average maximum and minimum temperature of the town are 35.8 C and C22.4 C . The annual maximum rainfall is 729.6 mm. Cool winds and pleasant climate prevail throughout the year and the moisture content in the atmosphere fluctuates and increases considerably under the influence of South-West monsoon winds.

AND SUB-SOIL

2.06 The soil in and around Kurichi New Town is mainly red sand and gravel with a moderate area of red and block loam. Red loam and sand under garden crops and black loam under tank irrigation are remarkable. Limestone is found in abudance in the hills near Madukkarai, which is adjacent to the New Town boundary as its West. Limestone is being used in the manufacture of cement in cement factory at Madukkarai. The soil condition in Kuichi and its environs is good from the point of view of building construction and urban development. The watertable vary from place to place according to its slope. The minimum and the average level is 25' and 50' and above respectively.

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POPULATION: KURICHI NEW TOWN

2.07 The population of Kurichi New Town area as per 1991 census is 72,325 and out of which Kurichi alone is provided with 63,688 persons. The New Town area extends over an area of 47.97 sq.kms and the overall density of population is worked out to be 15 persons per hectare. The revenue villages included in New Town Development Area, their extent and population are given in Table Number (1).

TABLE No: 1 POPULATION AND AREA

Sl. No.	Name of New Town	Area forming the site for NewTown	Extent in Hectares	Population(1991)
		COIMBATORE TALUK (South)		
1.	KURICHI	59. Kurichi	2031.36	63,688
		69 Malaimachampatti	1579.50	4,375
		67 Siripalayam	1187.10	4,262
		TOTAL	4797.96	72,325

DEMOGRAPHIC STUDIES

2.08 The growth of population of Kurichi New Town for the census years are as follows:

TABLE No: 2 GROWTH OF POPULATION

Year	Male\ Female	Kurichi Town Panchayat	Siripalayam Village	Malaimacham patti village.	Kurichi New Town Area
1.	2.	3.	4.	5.	6.
1961	Male	14,627	1,276	681	16,584
	Female	13,783	1,311	687	15,778
	Total	28,407	2,587	1,368	32,362

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1.	2.	3.	4.	5.	6.
1971	Male	20.907	1,572	964	23.453
	Female	19,620	1,483	931	22,034
	Total	40,537	3,055	1,895	45,487
1981	Male	25,279	1,909	1,669	28,857
	Female	23,657	1,670	1,390	26,717
		48,936	3,579	3,059	55,574
1991	Male	33,471	2,348	2,536	38,355
	Female	30,217	1,914	1,839	33,970
		63,688	4,262	4,375	72,325

TABLE:No:3 The growth of population of Kurichi New Town for the census years are as follows:

Year	Population of Kurichi Town Panchayat	Percentage of Increase	Population of KurichiTown	Percentage of Increase.
1961	28,407	----	32,362	----
1971	40.537	42.70	45,487	40.56
1981	48,936	20.72	55,574	22.16
1991	63,888	30.15	72,325	30.14

The growth of population in Kurichi Town Panchayat has been considerably increased during the last three decades due to the increasing industrial activities, especially along Pollachi road in Kurichi Town Panchayat. The population increase is marginal in the remaining parts of Kurichi New Town area because of its predominant rural activities.

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DENSITY:

2.09 The overall density of population in Kurichi New Town is at the rate of 15 persons per hectare. At present the net residential density of the New Town is calculated at 205 persons per hectare in which Kurichi Town provides the maximum net residential density. There is more possibility of increasing the density of population in the Two settlements of Kurichi New Town viz., Kurichi and Malaimachampatti, due to the influence of urban development, which is almost in all parts of Kurichi village.

2.10. LITERACY AND SEX RATIO: TABLE No: 4

The literacy and sex ratio of the population of Kurichi New Town is given in table below:-

Year	Literates		Total	Literacy rate %
	Male	Femal		
1961	9,329	4,828	14,157	43.75
1971	15,206	8,891	24,097	52.98
1981	20,983	14,169	35,152	63.25
1991	29,881	21,112	50,993	70.51

The growth of literacy rate has been considerably increased during the last four decades. The higher level of literacy may be due to the educational facilities available in the Coimbatore Corporation Area. In 1991 the literacy among male 58.6 percent and female 42.4 per cent and the state in 54.6 per cent. The New Town is well above the district and State Literacy Rate. The sex ratio works out to 886 female for 1000 males as per 1991 census in the New Town Area.

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ECONOMIC BASE OF NEW TOWN

2.11 According to 1991 census 32 percent of the total population of the New Town constitute the working force. Since the rural activities are predominant in Malaimachampatti and Siripalayam villages. The economic activity is based on the industries in Kurichi village. The recent development of Industries in Malaimachampatti village has accelerated the urban activities in the New Town area. In Siripalayam village of New Town area still the agricultural activity are predominent except a few industries. Since the entire New Town area constitutes the population of 72,325 as per 1991 census and the major constituent is Kurichi Town Panchayat, which accounts for 63,688 the economic activity in New Town in mainly depending on the working population in Kurichi Town Panchayat .

2.12 There are 302 industrial establishments within Kurichi New Town limits, 252 units in Kurichi, 14 units in Siripalayam and the rest 36 units are in Malaimachampatti. The industries are mainly engaged in manufacturing engineering goods viz., compressors, lathes, drilling machines, electrical goods, spinning mills and textile equipments etc., including chemical products like rubber and plastics. The occupational pattern of Kurichi New Town as per 1991 census are given as follows:

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TABLE No: 5

OCCUPATIONAL PATTERN OF KURICHI NEW TOWN

Description	No.of	Percentage to Total workers
I. MAIN WORKERS		
1. Cultivators	949	4.1
2. Agricultural Labours	2,234	9.7
3. Household industries	534	2.3
4. Manufacuturing,processing, servicing, mining, livestock quarrying, constructions& other workers.	19,234	83.9
Total Main workers	22,941	100.00
II. MARGINAL WORKERS	206	
Total workers	23,147	
III. NON WORKERS	49,178	
Total Population	72,325	

About 32 percent of the population of New Town constituted total workers as per 1991 census. It is lesser than that of 45.73 percent in Coimbatore Taluk and 44.14 percent of Coimbatore District. The Main workers constitute 83.9 percent of the total workers of the household industries labourers constitute 2.3 percent other workers such as manufacturing processing, Servicing, repairs, quarrying and constructions constitute 83.9 percent of the total main workers.

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About, 13.75 percent of the total workers are engaged in primary activities and 86.25 per cent of the total workers engaged in secondary and teritiary activities. Other remaining 68 per cent of the total population of New Town are non-workers. The Commercial activities are less in Kurichi New Town area. Since people depend more in Coimbatore city in this aspect.

LAND USE:

2.13 The Kurichi New Town situated along the major transportation route viz., Coimbatore-Dindigul, State Highway adjoining the Coimbatore city, the New Town has a coporate area of 47.97 sq.kms. The New Town has mostly developed along the State Highways in North-South direction and both roads along the railway junction at Podanur. The residential development have mainly occurred along the road connecting State Highway at Sundarapuram and Podanur. The railway colony at Podanur in Kurichi Town Panchayat covers a considerable extent and it has been well developed. Apart from this radial development, residential development has occured in pockets at different part of the New Town area. Residential colonies have also occured very near to the industrial units in order to have an easy access for the industrial workers to the working place.

2.14 The commercial and shopping activity is along the Pollachi road on both sides starting from Kurichi Tank at the North to the junction of Madukkarai road with State Highways. The Commercial activity is also predominant along Pothanur road near railway junction at Pothanur.

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2.15 Major part of the Kurichi New Town Area undeveloped and covered by dry agricultural fields, in which the tank and hillocks also form a considerable extent, the agricultural wet and dry together occupies an extent of 2828 hectares, in which 465 hectares are covered by wet lands. The poramboke land occupy in extent of 895 hectares, of which 190 hectares are hillocks and P.W.D.tank.

2.16 The toal developed area of Kurichi New Town is 969.90 hectares and forms 41.06percent of the gross area of New Town. The rest of 58.94 percent is only dry agriculture and vacant lands. The Table 6 shows the extent of all major of land uses class G.O.Ms.No.1730 RD&L.A Dt. 24.7.1974 within the Town a survey conducted during March 1993

TABLE No: 6

LAND USE BREAKUP OF KURICHI NEW TOWN 1993

Sl. No.	Usage	Area in hectares	Percentage to developed area.	Percentage of Total Area
1.	Residetial	1321.36	67.08	27.53
2.	Commercial	47.79	2.43	1.00
3.	Industrial	339.57	17.25	7.08
4.	Public&SemiPublic	202.30	10.26	4.22
5.	Educational	58.89	2.98	1.23
6.	Agricultural&Vacant	2828.05	-----	58.94
	TOTAL	4797.96	100.00	100.00

2.17 The pattern of residential development of Kurichi New Town area more or less follows Coimbatore city, Namely the radial development along the arterial roads, high densities in the older parts. The residential developments are mainly concentrated along the

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railway station, namely railway colony, along Vellalur road along Sundarapdram road on both sides. To meet the housing needs of industrial workers housing colonies have been constructed in Phase I and Phase II under Integrated Urban Development Programme near the Kurichi Industrial Estate. The Developments of residential buildings are meagre in the rest of the area except the recent developments along Pollachi road in Malaimachampatti village. A little over 67 percent of the developed area of Kurichi New Town forms the residential use. The Commercial uses includes shopping and businees, banking institutions,hotels, lodging and theatres. The Commercial area is mainly located along Podanur main road and Pollachi road at Sundarapuram. There is no commercial complex or major commercial activity is least when compared to other towns. Since Coimbatore city in very close people depend upon the city for such activities. There is one Tomotto market along Pollachi road and this market is being constructed under State Integrated Urban Development Project with an estimated cost of Rs.30 lakhs.The commercial uses occupy 2.43percent of the total developed area.

2.18 There are a number of medium size and small scale industries in Kurichi New Town. There exist one private Industrial Estate and one Government Industrial Estate on both sides of Pollachi road. The Industries have been developed mainly along the State Highways road on either side due to easy accessibility and the cheap land cost. But there is a constraint to develop Industries or residential area beyond the Broad-gauge railway crossing along Pollachi road. Industries have alos been developed in Malaimachampatti and Siripalayam village in the New Town. About 25.04 hectares of land has been notified in Malaimachampatti village under Land Aquisition Act 1894 by Government for Industrial Development(SIDCO).

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2.19. There are 302 Industrial establishments within the Kurichi New Town limits, 252 units in Kurichi, 36 units in Malaimachampatti and 14 units in Siripalayam. The Industries are mainly engaged in manufacturing engineering goods viz., compressor, machines, lathes, drilling machines, electrical good, textile equipment etc., Including the chemical products like rubber products and plastics. In Kurichi New Town 42 Industries are above 100 H.P capacity and 38 numbers are cottage Industries. Also there are 4 Spinning and Weaving mills. 17.25 percent of the developed area is occupied by industries.

2.20 In order to increase the industrial enterprises, in Kurichi New Town, allocation of land is to be provided in appropriate locations in the proposed New Town Development Plan.

2.21 Under Public and Semipublic uses, includes Government and Quasi-Government offices, Hospitals and other public health institutions and organised parking lots etc., The existing usage in this category covers an extent of 202.30 hectares forming 10.26% of the developmed area. The public uses have been mainly concentrated in Podanur of Kurichi Town Panchayat and in the rest of the parts, these facilities are alomost absent.

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2.22 Educational uses includes schools, colleges and other higher educational and training institutions etc., The area under educational use occupies 58.89 hectares which worksout to 2.93% of the developmed area of the Town. The Kurichi New Town there are 11 elementary schools, 11 middle schools and 2 high schools within the NewTown limits. One Training Institute for Railway staff is functioning at Podanur in Kurichi. Pandit Nehru Arts College and Lakshmi Narayana Vishalatchi college of Arts and Science and Industrial Training Institute at Malaimachampatti are exist in Kurichi Town there is no Higher Secondary school in this area.

2.23 The transport and communication use consists of streets, roads, lanes, bus and truck terminals and Railways. Kurichi is well connected with Coimbatore city and with the other nearby settlements by State Highways and Major district roads. The State Highways (Coimbatore-Dindigul) passes more or less at the middle of the New Town. The roads leading to Maddukarai Chettipalayam, Vellalore are the important arterial roads which connect the New Town with major district roads and the State and National roads to have link with the other important towns within the district. The railway facility is well provided for Kurichi Town. The broad gauage and metre gauge railway line both passes through the Podanur railway junction in the New Town.

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SERVICE AND COMMUNITY FACILITIES

WATER SUPPLY:

2.24 Kurichi New Town is served protected water supply system but restricted to Kurichi Town Panchayat limits. The rest of its settlements in Kurichi New Town are under village panchayats and are served by protected water supply system with well and bore wells as the source. The Siruvani water supply system with well and borewells as the source. . The Siruvani water supply scheme has been extended to serve Kurichi Town Panchayat.

2.25 The existing water supply scheme with Siruvani as source cannot be extended to the rest of the New Town area since the augmentation of water is not possible.

2.26 There are three over-head tanks supplying Siruvani water with a daily total capacity of 15 lakhs litres of water in Kurichi Town Panchayat. There over head tanks are located at Sundarapuram, Mettur and Housing Unit. The additional to that, 7 ground-level reservoirs 93 deep borewells and 30 public taps. In the settlements Malaimachampatti and Siripalayam there exist 4 over head tanks 9 wells and the two ground level reservoirs and 5 bore wells which supply water through 80 public taps.

2.27 The present water supply in Kurichi New Town is not sufficient per capital water supply works out to 67 litres/head/day. Measures have to be taken to improve the water supply position to meet the needs of growing population taking into account all the 3 settlements into one unit. There is a proposal to augument the existing water supply scheme the tapping water from Bhavani river to Coimbatore and sorrounding villages including Kurichi New Town by the Tamilnadu Water Supply and Drainage Board.

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DRAINAGE AND SEWAGE

2.28 The New Town has not been served by underground drainage system. Only open drains are provided in all the parts of the town. Since Malaimachampatti and Siripalayam are rural settlements the problem on drainage and sewage disposal is not much comparing the urban settlement viz., Kurichi.

CONSERVANCY

2.29 In Kurichi Town Panchayat 53 persons have been employed to manage the activity on drainage and sewage disposal. One tractor with trailor and the carts are utilised for disposal of garbage and rubish.

COMMUNITY FACILITY

To be changed by the Collected Particulars

EDUCATION

2.30 There are 11 elementary schools, 11 middle schools High Schools, two arts colleges, One Pharmacy college, one Industrial Training institute and One Railway staff training Institute offers educational facilities. Since Coimbatore city is also a major educational centre for higher education. These facilities are now provided by the Institution in Coimbatore city.

HEALTH INSTITUTION

2.31 Medical facilities are easily available to the people in Kurichi Town Panchayat and its surroundings. The rural settlements in New Town are not provided with these facilities. There are 25 medical institutions providing with a bed strength of 310 with in Kurichi New Town area. There table shows the number of medical institutions and its bed strength table No.7

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TABLE No:7 · MEDICAL INSTITUTIONS

Sl No.	Classification	Ownership	Total Numbers	Bed Strength
1.	Primary Health Centre	Government	2	10
2.	Railway Hopital	Government	1	120
3.	Nursing Homes	Private	7	35
4.	Hospitals	Private	3	145
5.	Dispensaries	Private	12	---
		Total	25	310

ELECTRICITY

2.32 Electricity supply is maintained by TamilNadu Electricity Board. Almost all the houses have been electrified . There) street tube lights within Kurichi New Town and out of Kurichi 1312 are provided in Kurichi Town Panchayat and also 19 Sodium Vapour lights are provided in Kurichi Town Panchayat.

HOUSING

2.33 In Kurichi New Town area, during the year 1981 and 1991, 11,823 and 19,968 residential houses were constructed respectively. According to above said census, the average number of persons per household is 4.7 persons, and 3.62 persons respectively. in 1979 under I.U.D.P the Tamilnadu Housing Board constructed 1080 houses under the hirepurchase scheme in the New Town area namely Kurichi Housing Unit Phase-I and Phase-II

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TRANSPORT AND COMMUNICATION

2.34 Kurichi is well connected with Coimbatore city and the other nearby settlements by State Highways amd Major district road. The State Highways passes at the centre of the New Town. The roads leading to Madukkarai, Chettipalayam, Vellalur are the important arterial roads which connect the New Town with Major district roads and Highways roads to have link with the other important towns within the district. These roads have become the main development roads for Kurichi New Town. There is a major constraint to link Kurichi New Town directly with Coimbatore-Trichy road due to Noyyal river flowing in between. This link with State Highways road by having constructed an over-bridge on Noyyal river,can serve good to have an easy access to the Coimbatore city its Eastern part within a short time.

2.35 The railway facility is available at Pothanur in the New Town itself, which is 8 kms. away from the Coimbatore junction. The railway links the New Town with Kerala State and the adjoining States in the country. The nearest airport for Kurichi New Town is at Peelamedu, in Coimbatore city which is about 10 kms. away.

2.36 The main mode of mass transportation within and outside the town is buses operated by C.T.C and private owners. There is no bus terminal facility available in the New Town at present.

RECREATION

2.37 There are no major parks within the New Town limits. There is no public play space except the play grounds owned by educational institutions.

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AREA UNDER DEVELOPMENT CONTROL:

2.38 Development of land within the New Town is proposed to be controlled and regulated under Town and Country Planning Act 1971, through the New Town Development Plan.

FINANCE:

2.39 House tax, Professional tax, Entertainment tax, Remunerative enterprises and License fees are the main source of income in Kurichi New Town. The major income is from Kurichi Town Panchayat and the other 2 panchayats have lesser source of income comparing to Kurichi Town Panchayat.

2.40 The Receipt and Expenditure for Kurichi Town Panchayat for the ye[illegible]91-1992.

KURICHI TOWN PANCHAYAT

Income under Major head

) House Tax .....Rs. 29,45,[illegible]53/-

2) Professional Tax.....Rs. 47,839/-

3) Entertainment Tax..... Rs. 2,93,400/-

4) Exchange of property..... Rs. 25.71,000/-

5) Daily Market ..... Rs. 85,500/-

6) Licence Fees..... Rs. 1,46,988/-

7) Building Licence Fees ..... Rs. 2,58,763/-

The ordinary Income and Expenditure are Rs.95,45,500/- and 93,86,053/- respectively during the year 1991-1992.

2.41 The Income and Expenditure for the rest of the New Town Development area during the same period are Rs.3,63,463/- amd Rs.1,92,022/- [illegible]ctively.

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CHAPTER IV

ANALYSIS AND ASSESSMENT

3.01 Kurichi New Town, which is adjacent to Coimbatore Corportation with an extent of 47.97 sq.kms. with dry agricultural and vacant lands. The aim of the New Town Development Plan is to guide the growth of the Town for the future development in a systematic and scientific manner.

3.02 The problems facing in Kurichi New Town are lack of community facilities mixed land luses, traffic congestion, housing, shortage, uncontrolled fringe and radial development lack of enough financial resources, rapid growth of population and determination of the physical structure and environment of urban area.

3.03 The economic base of Kurichi New Town is oriented towards industrial employment, trade and commerce and primary occupations. The Town having been located on the main Highways and the shopping centre itself developed along the Highway and along the major transportation route, there will be congestion in those area as the town grows. To meet the growing demand, suitable shopping places should be earmarked in the New Town Development Plan. The Development of town is along the radial roads with its adjacent areas in between them remaining such as Industrial or Residential area. Suitable plan should be designed to regulate the developments in a controlled manner to provide the necessary infrastructre facilities.

3.04 As per the land use survey conducted during the March 1993, by the New Town Development Authority, Kurichi that wet and dry agricultural lands occupy an extent of 2828 hectares. In which the

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wet and dry lands occupy 110 and 2718 hectares respectively. The developed area occupies 41.06% of the total New Town area. The wet lands are mainly located at the Eastern Part of Kurichi tank. In which sugarcane and coconut are being cultivated. These wet lands are to be preserved as agricultural lands. Dry lands are located on the Southern parts of the New Town. Due to failure of monsoon rains, poor fertility of soil, poor yield of capacity and non availability of agricultural labourers large extent of dry lands are kept vacant and they are being converted into Housing sites and Industrial purposes etc.,

3.05 Since vast stretches of land in the New Town are still vacant, there is potential for urban development with respect to housing, industries and commercial activities. Hence suitable measures can be undertaken to regulate the activities by the well design of the proposed land use in the New Town Development Plan.

ASSESSEMENT OF POPULATION AND LAND NEEDS

3.06 In general the Planning should intend to achieve within the limitation of available financial and technical resources. The proposals to be formulated in the Development Plan have to be broad based and the proposals are to be devised on the following specific aspects etc.,

i) The ultimate population for which the New Town Development Pla should be designed for the year 2001.

ii) Determination of space standard for all uses.

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

iv) The arrangement of all the land uses and transport routes concerned to form as satisfactory a totality as possible.

v) The determination of service in which future development shall take place.

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vi) The selection of actual sites at present under developed, for urban use in order to accomocate all additional area determined.

vii) The zoning of entire land into broad based density and use zones for different uses and the framing of zoning regulations needed for controlling developments.

viii) Designing and programming the plans.

POPULATION ESTIMATION

3.07 The overall dimension of physical environment of New Town is mainly based on the size of polution . The future trend of population growth is estimated in order to access the future space needs for various categories of land uses. They assist in determining the amount of space needed for recreation areas, schools , and other community facility for all segments of population.

The population of Kurichi New Town area for the past decades 1961,1971,1981,and 1991 are 32,362; 45,487; 55,574; and 72,325 respectively. In order to asses the future requirements the future probable population was estimated by using a few population methods the exponential curve method is widely used by various departments for the population projection. Hence for the Planning purposes, the projected population obtained by the exponential curve method can be used. The Population of Planning years in Kurichi Town Panchayat for 2001 and 2011 are 95,000 and 1,24,000 respectively. These figures are taken for design purpose.

ESTIMATION OF WORKING FORCE:

3.08 The assessment of the working force on various economic activity is a most important factor in planning as this estimation is required to asses the land need for the various categories of land uses. The participations rate in Kurichi New Town as per 1991 census is 32 percent. The number of persons coming under the various age groups by 2011 is assumed as given below:

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TABLE No 8

AGE GROUP

Age Group	Percentage of age group population to the Total population	Percentage of age group male population to the total population.	Percentage of age group female population to the Total population
0-14	30	15.00	15.00
15-34	39	19.50	19.50
35-59	25	12.50	12.50
60 and above	06	3.00	3.00
Total	100	50.00	50.00

3.09 While calculating the working force, it is assumed that the age group between 15-59 will be the workable age group out of which 80 percent of the total males and 40 percent of the total females in that area particular age group will constitute the total workers. The calculations of working force is based on this assumption only.

3.10. The total number of persons in workable age group wil be 64 percent of the estimated population 2011 is 79,360 comprising in equal parts of males. The total workersis estimated at 48,774 comprising of 29,262 males and 19,512 females, constituting in all 39.33 percent of anticipated population of 1,24,000 in 2011 employment in agricultural sector has reached a stage of saturation and available extent of Agricultural land decreases as lands fall in Urban use. Due to the fast development in the New Town area and adjoining Coimbatore Local Planning Area, the Planning area will get progressive employment opportunity in secondary and tertiary sectors. However it is assumed that participation rate will be 35 percent and 38.85 percent in the year 2001 and 2011 respectively. The projected occupational pattern of New Town area comprising breakup of workers in various economic activities is given in TABLE No: 9

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Table No: 9

OCCUPATIONAL PATTERN OF KURICHI NEW TOWN - 2001, 2011

Description	1991			2001			2011		
	Workers	% of Total population 73,325	% of Total worker 23,147	Workers	% of Total population	% of Total worker	Workers	% of Total population	% of Total worker
	1	2	3	1	2	3	1	2	3
I Main Workers									
1.Cultivators	949	1.31	4.09	760	0.80	2.28	372	0.30	0.76
2.Agriculture Labour	2234	3.08	9.65	1900	2.00	5.72	1240	1.00	3.77
3.House Hold Industry Workers	524	0.72	2.26	1235	1.30	3.72	2232	1.80	4.57
4.Manufacturing Processing, Servicing, Mining, Live Stock,Quarying construction and other workers	19234	26.59	83.12	28880	30.40	86.85	43400	35.1	89.00
5.Marginal Workers	206	0.28	0.88	475	0.50	1.43	930	0.75	1.90
Total Workers	23147	31.98	100.00	33250	35%	100.00	48774	38.85	100.00
Non Workers	49178	68.02%		62750	65%		75226	61.15	
Total Population	72325	100%		95000	100%		124000	100%	

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PART - B

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CHAPTER IV PROPOSALS

THE NEW TOWN DEVELOPMENT PLAN FOR SPATIAL REQUIREMENT

4.01 The rapid growth of population in the adjacent Coimbatore city has been responsible for increased utilisation of land particularly on the radial roads in Kurichi New Town. Residential and industrial development are the major land development activities within Kurichi New Town area. The Tamil Nadu State Housing Board and Industries Department have been the major public agencies in the development of land for Housing and Industries respectively. The form suggested for the future development of Kurichi New Town Development has taken into account the present trends of development and the desirability of future development as suggested in the proposed land use pattern in the New Town Development Plan.

4.02 Kurichi New Town area comprises of Kurichi town panchayat, Malaimachampatti and Siripalayam villages with an extent of 47.97 sq.kms. In Kurichi Village, there is constraint for development such as hillocks and large tract of land under tank Promboke. Land scape with slight sloping fields are predominant in Siripalayam Village. The land scape is almost plain the other settlement Viz., Malaimachampatti

4.03 41.06 percent of the total area in New Town forms developed area and the remaining 58.94 percent are still undeveloped Dry (Agricultural and Vacant) as per the field survey conducted during March 1993. The proposed population for Kurichi New Town for the year 2011 is 1,24,000

4.04 The Kurichi New Town area is proposed to be allocated for the following use zones viz.,

1. Residential
2. Commercial
3. Industrial
4. Education
5. Public and Semi Public
6. Agric...

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4.05 In the case of Kurichi New Town Development the residential area occupied 64.32 percent of the developed area with net residential density of 61 persons per hectare for the population of 72,325, a gross density of 37 persons per hectare and the over all density of 15 persons per hectare. The assigned population for Kurichi New Town for 2001 and 2011 are 95,000 and 1,24,000 respectively. The Total extent of Kurichi New Town is 4797.96 hectares. The Total area available for development for the year 2011 is taken to be 3912 hectares leaving Agricultural lands of 154.26 hectares comprising of wet lands and Hillocks and 597.96 hectares of Railway and Road Area.

LAND USE BREAK UP:

RESIDENTIAL USE:

4.06 The residential area to accommodate future population of 1,24,000 of the Town has been worked out assuming a net residential density of 60 persons / hectare, taking into consideration of existing net residential density of 60 persons per hectare and an extent of 2075 hectare will be required for residential use in 2011. The present residential use occupies 1170 hectares which works out to 64.32 percent of the developed area. The Major roads passing through the settlements internal residential street and lanes form part of it. According to the guideline issued for the preparation of Master Plans for various towns residential coverage should be 53 to 64percent as standard range. Existing residential use accounts for 64.32 percent. The proposed residential area covers 53.05 percent of the developed area which is within the standard range. The total area of urbanisable will be 3912 hectares. The total population of the New Town area will be distributed among the primary mixed residential zones. As shown in the proposed land

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COMMERCIAL USE:

4.07 The commercial use includes all commercial and business uses, financial institutions, commercial entertainment centre, ware houses, automobile repair shop etc. The present land use of the New Town shows that 2.64 percent of the urbanised area of the town is under commercial uses. The above per centage is inclusive of local shops and petty shops also. The trade and commercial is one of the Major economic base of the developing Industrial town. The Planning standard for various town suggests 3 to 6 percent of urban area. Hence 4.68 percent of the total extent of urban area is assumed for allocating commercial use. Thus area required for commercial use in assessed as 183 hectares in 2011. The commercial area reservation has been made along the 100 feet ring road (Bye-Pass Road) along Coimbatore - Pollachi road and certain pockets of areas in Siripalayam and Malaimachampatti settlements as marked in the proposed land use map.

Integrated Development of small and medium town projects:

The town and country planning organisation in New Delhi has approved the program of centrally sponsored IDSMT scheme during the year 1993 for 8 towns in Tamilnadu, Kurichi is one among them.

1)	Tomatto market and shopping center	Rs.46.00 Lakhs.
2)	Local roads with side drain	Rs.40.02 Lakhs
3)	Slaughter house	Rs.10.00 Lakhs
4)	Mutton stalls	Rs. 3.50 Lakhs
	Total	Rs.99.52 Lakhs

Administrative sanction for above project has been obtained around Aug'93 .

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INDUSTRIAL USE:

4.08 There is a steady growth of medium scale Industries during the past decades and still there are more potential for development of Industries, especially in Kurichi and Malaimachampatti settlements of Kurichi New Town. Already there is one private Industrial estate and one Government Industrial estate (SIDCO) along the Coimbatore-Pollachi Road. Further an extent of 25 hectares of land has been notified under Land Acquisition Act in Malaimachampatti settlement for Industrial Development by the Government during 1992. The present land use break-up for Industrial sector is 18.69percent (340 hectares) of the total Urban area. The Planning Standard for various town suggests 10 to 15 percent of Urban area.

The main economic base of the New Town is medium sized manufacturing Industries. Large tract of dry agricultural vacant land is available in Malaimachampatti and Siripalayam settlements. Based on the existing Industrial developments and future Industrial requirements, availability of lands at cheap cost considering future developments 32.54percent of Urban area is allotted for Industrial use. The extent of land required for Industrial use during the planning period has been 1273 hectares to accommodate industrial use. The required extent of land is provide along the both side of the proposed 100 ft bye-pass road, along the Coimbatore - Pollachi road, Palathurai - Chettipalayam road, Eachanari - Chettipalayam road, Sundarapuram - Madukkarai road considering the present pattern of development and anticipated future trend and shown in the proposed land use map - 2011. Necessary Infrastructural facilities namely water supply, electricity, proper approach roads etc to be provided.

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EDUCATIONAL USE:

4.09 Educational use includes schools, colleges and other higher educational training Institutions etc., The existing land use breakup of the developed area of the New Town indicated a per centage of 2.64 percent (40 hectares) standards for educational use in ranging from 3 to 8 percent. The Coimbatore and its environs serves the purpose in imparting higher collegiate educational facilities and professional studies. Hence existing 2.64 per centage of urban area is adopted for educational land use allocation. An extent of 103 hectares of land has been provided in the proposed land use 2011 which is more than the double the extent of the existing educational area. There is no higher secondary school in the New Town area.

Hence one such school have to be provided in the proposed educational zone at appropriate location. In the proposed land use plan, the educational areas has been provided in Malaimachampatti, Siripalayam and Podanur settlements.

4.10 **PUBLIC AND SEMI PUBLIC**

Government and Quasi Government offices, Libraries Health institutions, Bus stand, Parks, Parking spaces, Play fields, Public and Semi-Public open spaces fall under this category. The present land use breakup of the New Town occupies an extent of 202 hectares, which works out to 11.11 percent of the developed area. The Tamil Nadu water supply and drainage Board sewage from and Pothanur Railway Junction area occupies the major extent under this use.

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An extent of 278 hectares of land has been allocated for this purpose in the proposed land use Plan. It works out of 7.11 per cent of the developed area. The land suggested for this use lies along the Coimbatore - Pollachi road. Coimbatore Master plan ring road (Bye-Pass road adjoining areas of Golf field in Malaimachapatti - Chettipalayam road and rifle range near Pothanur.

4.11 **AGRICULTURAL USE**

The area under this use constitutes registered wet agricultural lands, irrigation tanks, hillocks , etc., In the New Town area one irrigation tank viz., Kurichi tank of 133-61 hectares extent is located in North-West of the Town. Its Ayacut area is 148.8 hectares. Wet lands located on the Eastern side of the tank are proposed to be retained as such considering Agricultural importance besides with the portion of hillocks area in the Western part of the New Town.

The total extent of the land retained in the agricultural purpose is 288 hectares. And their location are shown in the proposed land use map.

TRAFFIC AND TRANSPORTATION:

Bye-Pass roads:

4.12 Almost all parts of Kurichi New Town are served by a good transportation system of roads viz State Highways and Major District Roads and other arterial roads. But the link roads connecting these roads are not sufficiently provided to have a bye-pass and to reduce the travel-time. It has been considered that the traffic flow will increase due to the increasing trend of

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development of various land uses in Kurichi new town. Hence in order to satisfy the future traffic and transportation needs, new link roads have been suggested to link the existing roadways and as well as to have links with the areas proposed to be developed in the near future. Accordingly the following new link roads have been proposed in the New Town development plan, the details on the width of the roads and the roads which are connected by the link roads are given below:

(1) The alignment of 100 feet ring road ie A-A Road (Bye-Pass road,) suggested in the Coimbatore Local Planning Area is such that it passes almost in the Centre of East-West of the Kurichi New Town area and the same is proposed For Adoption in the New Town Development plan also.

(2) New Link Roads.

The link roads have been proposed to have an easy access into the various parts inside and outside of the New Town area through the shortest route.

The formation of 80 feet width link roads will effect in reducing the traffic congestion in major transportation routes within the town. Accordingly Four link roads have been suggested to serve well to all the land uses which are proposed for development.

1) B - B Link connecting Pollachi Road, and Bye-Pass (eastern side) road.

2) B1-B1 Link connecting Siripalayam Roads between Malaimacham-patti Chettipalayam road and Bye pass Road.

3) B2-B2 Link Connecting Othakkalmandabam-Madukkarai Road with Eachanari Settlement-Madukkarai Road.

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3. Widening of Existing roads:

The existing roads between the settlements of New Town Development Area are not having sufficient width. The widenning of the such roads are identified and suggested for widening uniformly to width of 80 feet. The new link road and widening of roads suggested are marked in the proposed New Town development plan land use Map.2011. and their survey No. details are furnished in the road schedule enclosed in this report.

Railway crossing

During the peak hours that is around 8.30 a.m. and 5.00 p.m. the frequency of closing of railway gate near Kurichi Industrial Estate located in the Pollachi- Coimbatore causes stoppage of large number of vehicular traffic and almost paralyse traffic flow for a considerable amount of time. Due to avoid of stoppage of a huge number of vehicular traffic it is proposed to construct an overbridge across the railway line which is essential to cope up with traffic of the Dindigul - Coimbatore state highway rough cost estimate for overbridge across the railway line is Rs. 55.00 Lakhs approximately.

4.13 PROPOSED LAND USES.

Proposed land use for Kurichi New Town area in the above mentioned broad classification for Planning year 2011 AD is given in Table No. 10

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Table No. 10
Proposed Land use breakup of Kurichi New Town De

For 2011

Usuage	Area in Hectares	Percentage to total Developed Area	Perc Total
1.	2.	3.	4.
Residential	2075	53.04	43.25 into
Commercial	183	4.68	3.81
Industrial	1273	32.54	26.53
Education	103	2.63	26.53 2.15
Public & Semi Public	278	7.11	5.80
Agricultural	288	---	6.00
Roads & Railways	597.60	---	12.46
Total	4797.96	100.00	100.00

CHAPTER - V

5.01 LAND USE ZONING

The New Town development Plan lays down policies and programmes for over all development of Kurichi New Town areas taking long term view requirement. The emphasis of the plan is on the regulation of land and building use. The New Town Development Plan has allocated for various uses such as residential, commercial and educational and public uses etc., in appropriate locations and in a manner inter related to each other so as to promote an order-liness and smooth functioning. For this purpose all lands in the Kurichi New Town area have been categorised under the following use zones as mentioned in the Development control rules. Annexed in this report

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

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

(i). Primary Residential use zone

(ii). Mixed Residential use zone and

Industrial use zone has been similiarly sub divided into three categories such as

(i). Controlled Industrial use zone and

(ii). General Industrial use zone

(iii). Special Industrial and Hazardous use zone

The entire Kurichi New Town area land use has been broadly classified as mentioned above, and their details are furnished land use schedule with revenue village wise and revenue survey no details are annexed with this report.

5.02 It is however to be noted that. In each use zone certain uses will be permitted normally certain uses may be permitted an appeal to Director of Town and Country Planning or to Government as the case may be and all other uses will be specifically prohibited. The use under each of the above six categories along with regulations in respect of height, floor space Index, plot coverage, minimum set back and such other regulations have been specified in the development control rules appended in this report and also the proposals shown in the proposed land use map - 2011. The grant of Planning Permissions within New Town area is being regulated in accordance with Development Control Rules forming part of the New Town

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CHAPTER VI
Copy of:

GOVERNMENT OF TAMIL NADU
ABSTRACT

NEW TOWN DEVELOPMENT AUTHORITY - Kurichi New Town Development Authority - Declaration of New Town Development Authority - under section 10(1) (V) of the Town and Country Planning Act 1971 - Notification - Issued.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.151 Dated:15/2/1980

From the Director of Town & Country Planning,
letter Roc.No.20138/79 dated 18/9/1979.

ORDER:

It is proposed to declare the area specified in Column (i) of the Table in the notification appended to this order forming a site for the New Town mentioned in corresponding entry in Column (2) thereof to be a New Town Development Area and to constitute for such local planning area a local planning authority. The appended notification will be published in English and in Tamil in the Coimbatore District Gazette.

(2) The Collector of Coimbatore is requested to republish the notification in the District Gazette.

(3) The Director of Translation, Madras is requested to arrange to have the Notification translated into Tamil and forward the translation urgently to the Collector under intimation to Government.

(4) The Collector of Coimbatore is requested to report to Government the date of republication of the Notification in the District Gazette.

(BY ORDER OF THE GOVERNOR)

P.KANDASAMY,
COMMISSIONER AND SECRETARY TO
GOVERNMENT.

To
The Director of Stationery and Printing,
Madras (for publication of the Notification
in the Tamil Nadu Government Gazette.)

-/ True copy : Forwarded : By order /-

Sd/-
Section Officer.

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" APPENDIX "

NOTIFICATION

In exercise of the powers conferred by Clause (c) Sub-section (1) of Section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares his intention to specify the area specified in column (2) of the Table below to the site for the New Town Area with the name specified in the corresponding entry in column (1) thereof.

Notice is hereby given that this Notification will be taken into consideration under Sub-section (4) of the said section 10 of the said Act on or after the expiry of two months from the date of the publication of the Notification in the TAMIL NADU GOVERNMENT GAZETTE and that any objection or suggestion, if any which may be received from any inhabitant or any local authority of institution in the said area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objection and suggestion if any in writing, should be addressed to tge Commissioner and Secretary to Government. Housing and Urban Development Department, For St.George, Madras 600 009.

THE TABLE

Name of the New Town Area. (1)	Area forming the New Town Development Area — Number and Names of Revenue Villages (2)
KURICHI	59 Kurichi 67 Siripalayam 69 Malaimachampatti

P. KANDASAMY
Commissioner & SEcretary to
Government.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

NEW TOWN DEVELOPMENT AREA - Kurichi - Confirmation of New Town Development Area under section 10(4) of Tamil Nadu Town and Country Planning Act 1971 - orders - Issued.

HOUSING AND URBAN DEVLOPMENT DEPARTMENT

G.O.Ms.No.444

Dated:19/6/1981

READ: 1. G.O.Ms.No.151 Housing and Urban Development dated 15/2/1980.

2. From the Collector of Coimbatore Lr.No.Rc.70893/80 D7 dated 1/9/1980.

...

ORDER:

A proposal, notifying the intention of the Government to declare certain area forming the site forKurchi New Town Development Area and to constitute for such New Town Devlopment Area, a New Town Development Authority, was published at page 173 of part II - Section 2 of Tamil Nadu Government Gazette dated the 12th March, 1980 for general information as required under sub-section 3 of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972). The month's time was given from the date of publication for the receipt of objection or suggestions. So far, no objection or suggestion has been received. The Government therefore declare the areas specified in column (2) of the Table in the Notification appended to this order to be a site for New Town Area, and the name specified in corresponding entry in column (2) of the Table in the Notification appended specified in the corresponding entry in column (1) thereof.

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

(By order of the Governor)

P. KANDASAMY,
Commissioner and Secretary to Government.

"APPENDIX"
NOTIFICATION

In exercise of the powers conferred by Sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 or 1972) and after previous publication of Tamil Nadu hereby under sub-section (1) thereof the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column (2) of the Table below to be the site for the New Town Area Under the name specified in the corresponding entry in Column (1) thereof.

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THE TABLE

Name of New Town Development Area	Area forming the site for New Town Development Area Number and Name of Revenue Villages.
KURICHI	59 Kurichi 67 Siripalayam 69 Malaimachampatti

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GOVERNMENT OF TAMIL NADU

ABSTRACT

NEW TOWN DEVELOPMENT AUTHORITY - Kurichi Constitution of New Town Development Authority under section 11 (4) of the Town & Country Planning Act 1971 - Orders - Passed.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.333 Dated:24.4.84

READ:

1) G.O.Ms.No.151 Housing and Urban Development Department dated 15.2.1980.
2) G.O.Ms.No.444 Housing and Urban Development Department dated 19.6.1981.
3) From the Director of Town & Country Planning Lr.No.Roc.20130/79 MD dated 3.11.1982.

ORDER:

The Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) provides for the constitution of Regional Planning Authority, Local Planning Authority and New Town Development Area after the declaration of Regional Planning Area, Local Planning Area, or a site for New Town as the case may be under section 10 of the said Act. Section 11(4) of the above Act stipulates that the composition of New Development Authority constituted under section 11(1) of the Act, shall be as follows:

(a) The Chairman, to be appointed by the Government:

(b) The Chairman of the Regional Planning Authority concerned or a Member of the Regional Planning Authority nominated by him.

(c) The Deputy Director of Town & Country Planning of the Regional concerned;

(d) Such persons not exceeding four in number nominated by the Government of whom one shall be a Number of the State Legislature representing a constituuency which consists of or comprises in or relates to the New Town and

(e) A Member Secretary to be appointed by the Government.

(2) Under Sub sections (1) and (4) of Sectional of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) and in consultation with Director of Town & Country Planning, the Governor of Tamil Nadu hereby constitutes the Kurichi New Town Development Authority which should consist of...

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(1) CHAIRMAN .. District Collector of Coimbatore

(2) MEMBER .. Deputy Director of Town and Country Planning, Coimbatore - Nilgiris Region.

(3) MEMBERS (1) Thiru — M.L.A

(2) Thiru L.G.Balakrishnan, Kurichi,

(3) Executive Engineer, Integrated Urban Development Programme, Division, Tamil Nadu Housing Board, Kurichi.

(4) Managing Director, Cheran Transport Corporation.

(5) Assistant Director of Town and Country Planning.

(3) Orders regarding the appointment of Chairman and Members representing the Regional Planning Authority will be issued in due course.

(BY ORDER OF THE GOVERNOR)

SD/ RAMACHANDRA RAO,
Commissioner and Secretary to Government.

To
The Director of Town & Country Planning, Madras - 2.
The Deputy Director of Town and Country Planning,
Coimbatore - Nilgiris Region, Coimbatore.

The Collector of Coimbatore.

/Forwarded-by order/

Sd/-
Section Officer.

/true copy/

ASSISTANT DIRECTOR OF TOWN AND
TRY PLANNING, COIMBATORE.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan for Kurichi New Town Development Area - Consent of the Government of the Publication of notice for Preparation of Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.1014 Dated: 20th July,1988
Read:

From the Director of Town & Country Planning,
Lr.Noc.No.9679/UP6 dt.17.12.86 and 31.7.87.

ORDER:

Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning, Act, 1971 (Tamil Nadu act 35of 1972) the Governor of Tamil Nadu hereby gives his consent to the Kurichi New Town Development Authority to the Publication of a notice under section 26 of the said Act, for the preparation of the Master Plan for Kurichi New Town Development Area.

2. The draft Master Plan, Kurichi as approved by the Government under section 24(2) of the said Act, is returned to the Director of Town Country Planning and his is requested to acknowledge the receipt of the same. The Director of Town & 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 New Town Development Authority before the master plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

V.SELVARAJ,
COMMISSIONER & SECRETARY TO
GOVERNMENT

/true copy/
Office of the Director of Town & Country Planning, Master Plan Division, Madras - 2.

Endt.No.24854/88/MP2 Dated 1.10.88
Copy of G.O.Ms.No.1014 H&UD dated 20.7.88

for DIRECTOR OF TOWN & COUNTRY PLANNING

To
1. The Executive Authority,
   Kurichi NTDA., Kurichi.
2. The Deputy Director of Town & Country Planning
   Coimbatore - Periyar Region, Coimbatore.
3. The Deputy Directors of (MP) & (DDP) Divi
4. Additional Director (I/C.)/Joint Director
5. Assistant Director (MP)
6. Assistant Director (DDP)
7. Supervisors (MP) 1,2,3

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M.P APP. G.O.MS NO 327 dt 14.3.95

PART-C

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DEVELOPMENT CONTROL RULES
FOR
KURICHI NEW TOWN DEVELOPMENT AUTHORITY

CHAPTER : VII

PREAMBLE:

The Kurichi New Town Development Area was notified and confirmed under section 10(1) and 10(4) of the Town and Country Planning Act 1971, vide G.O Ms.No. 151 dt. 15.2.80 and 444 dt.19.6.81 Housing and Urban Development Department respectively. The New Town Development Authority was constituted under section 11(4) of the Town and Country Planning Act 1971,as per G.O.No.333 H&UD dt.24.4.84

Section 18(1) of the Town and Country Planning Act 1971 (Act 35 of 1972) prescribes that the New Town Development Authority shall prepare "New Town Development Plan " referred to section 17(2) of the Act.

Accordingly the Regional Directorate of Town and Country Planning ,Coimbatore and Kurichi New Town Development Authority has carried out necessary surveys and studies and prepared the "New Town Development Plan" for the Kurichi New Town Area in 1985 and Government have consented in G.O.No. 1014 H&UD Department dt. 20.7.88. The Authority has further carried out surveys and studies in 1993 and prepared the revised New Town Development Plan.

JURISDICTION

The New Town Development Plan covers an extent of approximately 4797.96 Hecatres and includes with Kurichi Town Panchayat and another two villages in Madukkarai Panchayat Union viz.,Malaimachampatti and Siripalayam.

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CONTENTS OF THE NEW TOWN DEVELOPMENT PLAN

The New Town Development Plan lays down policies and programmes for the over all development of the Kurichi New Town Development Area. The emphasis of the Plan is on the regulation of the land and building use. The plan has allocated land for uses such as Housing , Industries , Commerce, Play fields and other types of major Urban land uses in appropriate locations and in a manner interrelated each other so as to promote orderliness and smooth functioning. For this purpose all lands in the New Town Development Area have been categorised under the following use zones:

1) Primery Residential use zone.
2) Mixed Residential use zone.
3) Commercial use zone.
4) Controlled Industrial use zone.
5) General Industrial use zone.
6) Special and Hazardous Industrial use zone.
7) Educational use zone.
8) Public and Semi Public use zone.
9) Agricultural use zone.

In each use zone certain uses will be permitted normally, certain other uses may be permitted on appeal to the Director of Town and Country Planning and other uses will be specifically prohibitted. The uses under each of the above categories along with the regulations in respect of height,Floor Space, Index, plot coverage minimum setback and such other regulations have been specified taking into consideration of the different part of the New Town Area.

1) Areas of Existing Village Nath m, Old Settlements and thickly built up areas.

2) Areas covered by approved layouts, Industrial areas and other than the areas in item N0.1.

The grant of Planning Permission within the Kurichi New Town Development Area is being regulated in accordance with the Development Control Rules forming part of the New Town Development Plan.

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DEVELOPMENT CONTROL RULES FOR KURICHI NEW TOWN DEVELOPMENT AREA

PART-I-PERMISSION AND ZONE

1) WRITTEN PERMISSION FOR DEVELOPMENT

(a) No person shall carryout any development as defined in clause (13) of section 2 of the Tamil Nadu Town and Country Act 1971 (Tamil Nadu Act 35 of 1972) without the written permission of the Authority or such other person to whom this power has been delegated by the Authority.

b) Any site approval or Planning Permission for any development under these rules shall not absolve the applicant of his responsibility to get clearance or permission under other Acts and Rules.

c) For the uses specified in item (a) to (c) of clause (13) of section 2 of the Act , the question of issuing Planning Permission does arise as much as they do not constitute 'DEVELOPMENT ' as defined under the Act.

d)DEFINITION

i) In these rules , unless there is anything repugrant in the subject or context, 'ACCESSORY USE' means any use of the premises subordinate to the Principal uses and customarily incidental to the Principal uses.

ii) Act means the Town and Country Planning Act 1971 (TamilNadu Act 35/1972) as amended from time to time.

iii) Authority means, the Kurichi New Town Development Authority, constituted under the Act.

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iv) 'Development' means the definition, the activities defined in the clause 13 of the 2 of the Town and Country Planning 1971.

v) 'New Town Development Plan' means a plan for the development, or redevelopment or improvement, within the jurisdiction of the Development Authority, and includes , NewTown Development Plan, Part Plan or Sectoral Plan, prepared under this Act.

vi) "Plot Coverage" means the extent to which the plot is covered with the building or structure and this expressed as per centage of the ratio of the buildup area, plot area.

vii) "Floor space index" means the quotient obtained by dividing the total covered area (plinth area) for all Floors by the plot area.

$$\text{Floor space index:} \frac{\text{Total covered area overall Floor}}{\text{Plot area}}$$

NOTE:
The following services and structures shall not be included in the determination of floor area and maximum plot coverage.

A basement or cellor and space under building constructed on stills, and used as parking space , store rooms, and air-conditioning plant room used as accessary to the principal use.

Electric cabin or substation, watchman Booth pump house and garbage shaft and,

Staircase room and lift room above the topmost storey architechtural features, chimneys and elevated tanks.

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viii) Height of building means, the height measured from the average level of the centre line of the street, on which the site abuts, provided that, staircase head room lift rooms, chimneys, and elevated tanks above the topmost floor and architechtural features and parapet of height upto 1 mtr. shall not be included in calculating the height of the building.

2) MANNER OF OBTAINING PERMMISSION

(a) For the purpose of obtaining permission the applicant shall submit to the Member-Secretary of the Authority or to such other Authority or person as designated by the Authority.

(i) An application in form 'A' with Annexure - I accompanied by plans, specifications, etc., mentioned there in the case of laying out of land for building purposes.

(ii) An application in form 'B' with Annexure-II accompanied by detailed plans, specification, site plan, topo-plan to a redious of 100 meters drawn to a scale of 1:500 and such other details as may be prescribed from time to time in the case of development of land and building, change of land and building use and in case of site approval, to know whether this particular type of development contemplated is permissible or not

(iii) Along with an application, the applicant should furnish in the form prescribed in Annexure- III obtained from the owner builder, promoter or developer of atorney holder to the effect that they are jointly and severally to carryout developments in acordance with the permission granted and also for payment of development charges security deposit amount and all other charges laid from time to time by the Kurichi New Town Development Authority and also liable for penal actions for developments made incontravention of these rules

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for such categories of development like special buildings and multy storied buildings and other development as defined in the said rules as may be approved by the Authority with previous approval of Director of Town and Country Planning.

NOTE: For issue of Planning Permit, application in the appropriate form furnishing all informations and plans required therein shall be submitted directly to the New Town Development Authority or to the Authority through concerned Local Body.

2(b) If the Plan and information given under sub-rule 2(a) do not give all the particulars necessary to deal satisfactorily with the case, the Member-Secretary or other Authority or person concerned may within 30 days from the date of receipt of the plans and other particulars require the production of such further particulars and details as he deems necessary.

i) The written Permission shall be issued by the Member-Secretary or such other authority or person designated for the purpose by the Authoirty .

ii) While granting Permission the Kurichi New Town Development Authority or other Authority or person to whom the Authority had delegated its powers may impose such restrictions and conditions as may be necessary under these rules.

iii) The applicant, owner, builder ,promoter or power of attorney holder shall not put the building to use without obtaining completion certificate from the Kurichi New Town Development Authority for such categories of buildings like special buildings and multi storyed buildings and other developments as defined in the said rules as may be approved by the Authority with previous approval of the Director of Town and Country Planning.

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3 DEVELOPMENT TO BE IN CONFIRMITY WITH THESE RULES:

(a)i) No development shall be in contravention of these rules.

ii) No land, premises or building shall be changed or put to use not in confirmity with the provision of these rules

b) No development shall be made unless a site is approved for the development by the Authority.

4)DESIGNATION OF USE IN NEW TOWN DEVELOPMENT PLAN.

Where the use of site or premises is specifically designated in the New Town Development Plan , it shall be used only for the purpose so designated. Shown in Map No D.P/K.N.T.D.A 3/93

Provided that and subject to the provisions of the Tamil Nadu District Municipalities Act 1920 (Tamilnadu Act V 1920) and Tamilnadu panchayat Act 1958(TamilNadu Act XXXV of 1958) any lawful use of premises existing prior to the commencement of these rules may continue provided further that a non-conforming use ie. case which under these rules will not be premissible in the concerned zone, shall not be extended or enlarged.

EXPLANATION: FOR THE PURPOSE OF ABOVE RULE

i) Improvement to building or mechinery intended to make the operations more economical cleaner, less noise and provide amenities to workers which do not add the manufacturing capacity as may be specially approved by the Authority shall not be deemed to be extension or enlargement.

Provided also that it will be open to the Authority to order at any time the discontinuance subject to such restrictions and conditions as may be imposed by it on an existing use which is non-conforming.

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ii) Where for an area a detailed layout plan of land development has been prepared and approved by the DTCP or New Town Authority or such other Executive Authority of local body or Agency or person which the power has been delegated by the Authority, the Zoning shown on such layout plan shall be applicable and the developments in the Area shall be regulated according to these rules.

iii) In all other cases of development, the provision of the rules shall apply.

iv) The minimum extent of plot frontage and site dimension under these rules shall not apply to sites sub-divided and registered prior to the publication of these rules in the Tamilnadu Government Gazette.

v) Notwithstanding anything shown in the New Town Development Plan.

a) all lands and premises listed in Annexure-IV shall be deemed to be zoned under Primary Residential use zone.
b) All lands and premises listed in Annexure - V shall be deemed to be zoned under Mixed Residential use zone.
c) All lands and premises listed in Annexure-VI shall be deemed to be zoned under Commercial use zone.
d) All lands and premises listed in Annexure-VII shall be deemed to be zoned under Controlled industrial use zone and the list of Industries and allowable and Specified as in Annexure XV
e) All lands and premises listed in Annexure-VIII shall be deemed to be zoned under General Industrial use zone and the list of Industries are allowable and specified as Annexure.
f) All lands and premises listed in Annexure-XI Educational use zone
g) All lands and premises listed in Annexure-X public and Semi - Public use zone.
h) All lands and premises listed in Annexure XI Agriculture use zone.
i) The list of survey numbers for the new link roads and widening of roads and railways are listed in Annexure XVII

NOTE Special and Hazardous industries listed in Annexure XII shall be permitted with the previous approval of Director of Town and Country Planning and pollution Control Board only in the General industrial use zone.

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REQUIREMENT FOR SITE APPROVAL

5. No piece of land shall be used as a site for the construction of a building for any development of the Authority considers that:-

i) The site is insanitary and that it is dangerous to construct a building or

ii) If by virtue of the small or shops of the site is not suitable for development or

iii) If the site is near a water body or water course and proposed development is likely to contaminate the said water body or water course or

iv) If the site is likely to be inundated and satisfactory arrangement for proper drainage is not possible or.

v) If the site is filled up tank or row lying or of made up soil by depositing rubbish or offensive matters and the proposed is likely to be affected by deepness owing to sub soil water or.

vi) If the site does not abuts any existing public or private street forming part of a layout sanctioned under the provisi of the relevant Local Body Act.

EXPLANATION: If the site abuts the street or pathway in an unapproved layout in which the roads have already been handed over to the localbody with or without its concurrance the applicant should pay thepenaltyfees fixed by the Authority from time to time, in addition to the proportinate cost towards the road formation, drainage construction, culverts con[illegible], street light provision,and water supply etc. [illegible]ed by the Authority. The penalty and the develo[illegible]e fixed by the Authority time to ti[illegible]ch the Government of schedule of rate.

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6) WIDTH OF THE ROADS IN THE NEW TOWN DEVELOPMENT PLAN.

i) Existing and Proposed names of all major roads together with setback lines for them shall be in accordance with the details specified in Rule.20 The Authority may prescribe or modify their rights of way or setback lines from time to time with the approval of the Director.

ii) No Building shall be erected within the boundary and set back lines prescribed except the following.

a) Unsupported sunshade, balcony or other projections, attached to the wall so long as such structure do not fall within 1.5M of the street alignment of boundaries of the site. However, sunshades not exceeding 0.6M may be permitted in such open sapce

b) Single flight or spiral staircase of maximum 1M width

c) A compoundwall of height not exceeding 1.5M

7) MINIMUM SETBACK LINES FOR PUBLIC /LAND SEMIPUBLIC BUILDINGS

Setback all around on each side for all buildings such as Theatre, Kalyanamandapams, Exibition Stalls, Hospitals, Nurshinghomes and automobile garages, weigh bridges, and service workshops shall not be less than 6M.

8) BOUNDARIES OF ZONES

The different use zones are shown in different colours and notations as shown in the New Town Development Plan map prepared by the Authority. Shown in map No D.P/K.N.T.D.A 3/93.

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PART-II USE ZONES

9. PRIMERY RESIDENTIAL USE ZONE

1. In the Primery Residential use zone, buildings or premises shall be normally permitted only for the following purposes and accessory uses permissible non residential activity shall be limited to one in a sub-division.

a) Any residence including dwelling, detached, semi detached continuous tenaments or flats.

b) Professional consulting offices of the residents and incidential use there to occupying a floor area not exceeding 40 sqm.

c) Petty shops, dealing withdaily essential including retail sale of provisions, soft drinks, cigarettes, news papers tea stalls, confectionery retail shops, mutton stalls, milk shops, cycle repair shops, tailoring shops may be permitted subject to the conditions imposed by the Authority occupying a floor area not exceeding 30 sqm.

d) Clinics, hospitals, dispensaries, and nursing homes, occupying floor area not exceeding 300 sqm. and departmental stores with floor area not exceeding 100 sqm.

e) School of commerce including tutorial institutions occupying floor area not exceeding 40 sqm.

f) Parks and Play grounds occupying an area of not exceeding 2 hectare.

g) Taxi stands and Car parking.

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h) Farms, gardens nurseries occupying an area not exceeding 2 hectare.

i) Installation of motor for pumping water, Air conditioning and lifts.

j) Cottage Industries list in G.O.Ms.No. 565&566 dated 12th March 1962 and as amended, run by power upto 5 HP. Vide annexure XIII

k) Craft centres, assembling of electronic parts for manufacture or radios, transistors, television sets, computer chips and such other within installation not exceeding 5 HP. and the number of employees not exceeding 10 Nos.

l) Storage of domestic cooking gascylinger, kerosene and HSD oil subject to the conditions imposed by the Authority after obtaining necessary clearance from the Director of Fire Service and the Department of Explosives of the Government of India.

m) Nursery, Primary and High Schools.

2) In the following uses may be permitted with the special sanction of the Director of Town and Country Planning.

a) Hostels, dormitories, restaurants not exceeding 800 sqm in floor area.

b) Public utility building like sewage pumping station, water-works, fire stations, telephone exchanges, Government and Semi Government offices serving the local needs, libraries, bus terminals and depot yards occupying a site area not exceeding 300 sqm. Community halls, clubs, religious buildings, gymnas[illegible] welfare of Town [illegible]tions, occupying a floor area not exceedings 300 [illegible] metres on

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d) Parks and Play grounds occupying a site area not exceeding 4 hectare.

e) Petrol filling stations and service stations with installation not exceeding 5 HP.

f) Markets and area for shops occupying an area not more than 100 sqm.

g) All uses not specifically permitted under sub-rule 1 and 2 shall be prohibited in this zone.

h) The extent of plot size, plot frontage, floor space index plot coverage, height and set back lines for residential uses and other specified uses namely clinics, dispensaries, nursing homes, nursery schools and primery schools not exceeding 300 sqm in floor area and schools of commerce will be regulated as per table given below:

i) Nursery and primery schools exceeding 300 sqm. in floor area will be regulated as per the table in Educational use zone but they will be permitted in Primery Residential use zone.

j) In other uses viz. Commercial, Industrial etc., clinics, dispensaries and nursing homes exceeding 300sqm in floor area w[illegible] regulated inaccordance with the rules under respective use [illegible]

k) In the cases of approved sub-divisions and layou[illegible] plot. size [illegible] space index and all set back [illegible] regulated according to the layout conditions spar[illegible] of Town and Country Planning while approving la[illegible]

(3)

1.5 M[illegible] -1

[illegible]ceeding 300 [illegible]s

[illegible] metres on

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THE TABLE

(A) MINIMUM EXTENT OF PLOT: 75 sqm except in areas specifically continuous building, economically weaker section and in respect of layout approved by Director of Town and Country Planning for the development by the TamilNadu Housing Board, TamilNadu Slum Clearance Board AdiDravidar Welfare Schemes or such othe Quashi Government Agencies.

(B)MINIMUM PLOT FRONTAGE : 6 mtrs except in areas set apart for continuous buildings where it shall no be less than 4.5M.for housing for econom cally Weaker Section and in respect of layout approved by Director of Town and Country Planning for the development by Tamilnadu Housing Board, TamilNadu Slum Clearance Board, Adi-Diravidar Welfare Schemes and other similar schemes und taking Quashi Government it shall not be less than 4.0M

(C) MAXIMUM PLOT COVERAGE: 75%

(D) MAXIMUM HEIGHT : One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metr for every 30 cm. by which the building setback from the street for 15 metres whichever is less except in areas set part specifically for multy stories buildings.

(E) MINIMUM SET BACK : In accordance with rule 26 where build lines have not been specifiedit shall as follows:

i) FRONT SETBACK

Abutting road width	Residence	shop
(1)	(2)	(3)
Below 10 M	1.5 M	1.5 M
10 M and above but lessthan 15 M	3.0 M	[illegible] 300 [illegible] metres on

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15m and above but less than 4.5m 30m 3.0m

30m and above 6.0m

Explanation: For economically weaker section and the layouts approved by Director of Town and Country Planning for TamilNadu Housing Board, Tamil Nadu Slum Clearance Board, Adidirvidar Schemes and other Quashi Government Schemes, The Front Set back shall not be less than 1.00m irrespective of the road width where the building line is proscribed.

ii) Rear set back

Depth of the plot	Residence	shop
Upto 15 mtr	1.5 m	Nil
Between 15 Mtr to 30 Mtr.	3.0 m	
Above 30 Mtrs	4.5 m	

Explanation:

Structures like a lavatory, bathroom, lumber room, garage etc., not intended for human habitation and servant quarters may be permitted in the rear set back provided that such structures do not occupy more than one third of the rear width of the site and 6 mtrs of the depth of the site. Provided further that the height of such structures does not exceed 4 mtrs. measured from the ground level of the site.

For economically weaker section plots and other plots approved for TNHB, TNSCB, Adidiravida Welfare Schemes etc., the set back space shall be 1.5 mtr.

i forces

ceeding 300

metres on

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iii) side set back

Width of site	Residence	Shop
Upto 6 mtrs	1.00 mtr on one side	
Above 6 mtrs and less than	1.5 m one more side	Nil
More than 9 mtrs	1.5 mtr on either side	

Explanation: For the constructions in areas set apart for continuous buildings, Poor class area, Economically weaker section and in respect of plot approved for the TamilNadu Housing Board and TamilNadu Slum Clearance Board and Adi Diravidar Welfare Housing Scheme leaving of side open space is not necessary.

f) Where it is proposed to have more than one activity in a particular building the space regulations that will govern the development shall be based on the dominent activity in the building.

10. MIXED RESIDENTIAL USE ZONE:

(A) In the mixed residential use zone, building or premises shall be normally permitted only for the following purposes and accessory use.

i) All uses permissible under sub rule 1 and 2 of rule 9.

ii) Banks and safe deposit vaults offices occupying floor area not exceeding 300 sqm.

iii) Restaurants occupying floor area not exceeding 500 sqm.

iv) Hotels, Hostels, boarding and lodging houses, doomi forces and welfare institutions occupying a floor area not exceeding 300 sqm.

...ze, plot fronta... ...s

and set back lines in ... ...r ... metres on

to the rule 9.

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v) Establishment and shops retailing in vegetable fruits, flowers, fish, meat and such other daily necessities of the residents occupying a floor area not exceedings 300 sqm of an organised market.

vi) Bakeries and confectioneries, londaries, tailoring, goldsmith shops, hair dressing saloons, flower mills, occupying floor area not exceeding 300 sqm.

vii) Patrol filling stations, automobile service station and workshops occupying a site not exceeding 300 sqm.

viii) Manufacturing service establishments using Electric motors not more than 15 HP and or employing not more 10 workers excluding those which are obnoxious or hazardous in nature by reason of odour effluent dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger and nuisance to public health aminity occupying a site area of not exceeding 300 sqmtrs.

ix) Cinema theaters, assembly halls, and reading rooms.

B) The following uses may be permitted with special sanction of the Director of Town and Country Plannings.

i) Departmental stores, for conduct of retail business, professional consulting offices and uses under clauses (II)(III)(IV)(VI) sub-rule (A) above without restriction of floor space.

ii) Colleges, higher educational technical and research institutions.

C) All uses not specifically mentioned under sub rule 10 (A) and (B) above shall be prohibited in the zone.

D) The extent of plot size, plot frontage, floor space subject plot coverage, height and set back lines in the zone metres on regulated according to the rule 9.

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11. COMMERCIAL USE ZONE:

A) In the commercial use zone, buildings, or premises shall normally be permitted only for the following purposes and accessory uses.

i) All uses permitted in Primary and Mixed Residential use zones.

ii) All commercial and business uses including all shops stores, markets and uses connected with this display and sale of merchandise either wholesale or retail excluding explosives, obnoxious products and other materials likely to cause health harazdous.

iii) Business offices and other commercial and financial institutions, without limitation of floor area.

iv) Warehouses and other uses connected with storage or wholesale trade but excluding storage or explosives or products which are either obnoxious or likely to cause health hay yards.

v) Organised parking lots, multi-storey parking. Bus terminal and depots.

vi) Educational, technical and research institutions.

vii) Garment industry irrespective of the number of persons employed where the authority is satisfied of its non-objectionable nature based on its performance characteristics.

B) All uses not specifically mentioned under rule and ..5m shall be prohibited. 3.0m 1.5m

C) The extent of plot size floor space ind... Commercial ...es shall be regulated according to ...to with the belo... For other activities of residential char... iding subject tional character where public assemble will ...ed ... 1.5 metres on cordance with the table given under the resp...

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THE TABLE

A. Minimum extent of plot	40 square metres.
B. Minimum plot frontage	2.0 metre
C. Minimum Road width	4.5 metres
ii) Maximum plot coverage	75 percent
D. Maximum height	One and half times the width of the abutting road provided that this height may exceed to the extent of one metre for every 30 cm. by which the building is set back from the street or 15 metres whichever is less except in areas set apart specifically for multi-storeyed building.
E. Minimum set back	In accordance with sub-rule (1) of Rule 6 where no set back lines have been specified the building line shall be as follows.
(i) Front set back	Road Width — Set back 7m and below — 1.5m above 7m upto 15 m — 3.0m above 15m — 4.5m
(ii) Side set back	Nil for the roads upto 7m width For other roads with the height of the building subject to a minimum of 1.5 metres on either side by Planning Authority

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ii) Rear set back	Nilfor the roads of 7m width	For other roads 1/4th the height of the building subject to a minimum of 1.5 metres.

2. CONTROLLED INDUSTRIAL ZONE

a) This type of industries will be permitted only within he Kurichi village of areas lies out side industrial Estate and here in areas set partial for Industrial zoning.

b) In the controlled light industrial zone buildings or premises shall be normally permitted for the following purposes and necessary uses.

i) All uses permissible in the commercial use zone with the sanction of the authority except residential uses.

ii) Residential buildings for security and other essential staff required to be maintained in the premises.

iii) All industries using electrical power utilising machinery not exceeding 130 Horse power or with employees not exceeding 100 in number but excluding all industries of obnoxious and hazardous nature by reasons of odour, effluent, dust, smoke gas, vibration, etc., or otherwise likely to cause danger or nuisance to public health or amentity.

iv) All industries not producing noxious or dangerous effluents or where sufficient precaution to the satisfactory of the authority have been taken to eliminate noxious to danger effluents.

b) The following uses may be permitted c gate sanction of the Directory of Town & Country Planning room of not in height and in extent shall be

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(i) Storage of petroleum, timber exploves and inflammable and dangerous materials.

(ii) All industries upto 200 H.P. where sufficient precautions have been taken to the satisfaction of the authority eliminate noxious or dangerous effluents.

C) All uses not specifically permitted under rule (a) and (b) shall be prohibited.

D) The extent of plot, floor, pace index, set back lines etc., for light industrial uses shall be regulated according to the table given below. For other activities of Residential and commercial character and institutional activities where public assemble, they will be regulated in accordance with the table given under the respective zone.

THE TABLE

A. Minimum extent of plot	220 sq. mtr.
B. Minimum plot frontage	12 mtr.
C. i) Minimum Road width	10 mtr.
ii) Maximum plot coverage	60 percent.
D. Set back lines-Front setback:	In accordance with rules 6 (i) Where no setback lines have been specified the building line shall be 4.5 metres for roads width upto 15 metres, and and 6.0 metres for other of width exceeding 15 metres, provided that gate pillars, security room of not more than 4.5 mtr in height and 50 sq. mtr in extent shall be

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E. Side set back	1.5 mtr
F. Rear set back	3 metrs
G. Maximum Height	One and half times the width of abutting street provided that this height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street, or 15 metres whicher is less, except in area set apart specifically for multi-storied building.

13. GENERAL INDUSTRIAL ZONE:

a) This type of industries will be permitted only within the approved industrial estates and all industrial use zone areas specified in Malaimachampatti and Siripalayam villages only.

b) In the General Industrial Zone buildings or premises shall be normally permitted for the following purposes and accessory uses.

i) All commercial and industrial uses permissible in the light industrial zone.

ii) All Industries using electrical power upto 500 essential staff required to be maintained within the area.

iii) All Industries (Without producing noxious or dangerous effluents, or where sufficient precautions to the satisfactions of the authority have been taken to eliminate noxious or dangerous effluents which are not coming under the category of 12 & 14.

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c) All uses not specifically mentioned under rules (a) and (b) shall be prohibited in the zone.

d) The extent of plot sizes floor space index, set back lines of General industries will be regulated according to table given below. For other uses namely residential, commercial, light industrial, special and haradous industrial and institutional uses, etc., They will be regulated in accordance with the table given under the respective use zone. When a site is used both for General Industry and light industry the regulation, that will given the development in the site shall be decided on the basis of the dominant type of the industry.

THE TABLE

A. Minimum extent of plot	1000 sq.mtr
B. Maximum plot frontage	20 metres
C. i) Minimum road width	12 mtrs
ii) Maximum coverage	75 precent
iii) Minimum set back lines:	

i) Front set back: In accordance with Rule 6(i) where building lines have not been specified the building line shall be 4.5 metres in . for all roads. Gate pillars and security room of not more than 4.5 in height 50 square metres extent shall be permitted in the front set back.

iii) Side set back Minimum 3 metres on all sides.

E. Maximum height: One and half times the width of the abutting street provided this height may be exceeded to the extent of one metre for every 30 centi-metres by which the building is set back from street or 15 metres which ever.

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14. SPECIAL AND HAZARDOUS INDUSTRIAL USES

a) Though No seperate areas are alloted for this purpose the special and hazardous industrial zone buildings or premises shall be normally permitted only for the following purposes and accessory uses with the previous approval of Director of Town and Country Planning and the authorities of Tamil Nadu Pollution Control Board, in the areas permited by the Director of Town & Country planning.

i) All special and hazardous industries using upto 500 horse power irrespective of type of motive power uses as listed in Annexure XII occupying a site area not exceeding 0.5 hectare.

ii) Uses involving storage, handling and other uses incidental to the industries in Annexure VII occupying a site area not exceeding 0.5 hectare.

iii) In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in light and General industrial use zones occupying, a site area not exceeding 0.5 hectare.

b) The following uses may be permitted special sanction of the authority.

i) All uses under a(i), (ii), and (iii) above occupying a site area exceeding 0.5 hectare and or 500 H.P

ii) All uses permissible in the General industrial zone.

c) All uses not specifically permitted under rule (a) and (b) shall be prohibited.

d) The extent of plot, floor space index, set back etc., for special and hazardous industries shall be regulated according to the table given below. For other use viz., Commercial, Controlled industrial General Institutional, etc., they will be regulated in

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THE TABLE

A. Maximum extent of plot .....2500 sqmtrs.

B. Minimum plot frontage..... 30 mtr.

C. i) Minimum road width..... 20 mtr.

ii) Maximum plot coverage..... 60 percent.

D. Minimum set back, lines.

i) Front set back..... 10 mtrs.

ii) Rear and side set backs..... 6 mtrs.

E. Maximum Height one and half time and width of abutting street, provided that this height may be exceeded to the extent of 1 mtr. for every 30 centimeters by which the building is set back from the street or 15 metres whichever is less except in area set apart specifically for multistoreyed buildings.

15. EDUCATIONAL USE ZONE

A) In the Educational zone buildings or premises shall be normally permitted for the following purposes and accessory uses where the site area does not exceed 10.0 hectares.

i) Government and Quasi-Government offices, professional offices.

ii) Art Galleries, museum, public libraries social and culture institutions and religious buildings.

iii) Hospitals, sanitoria and other medical and public health institutions.

iv) Parks, ply fields, swimming pools and other public and semi public open spaces.

v) Broadcasting installation and weather stations.

vi) Public utilities, storage and public yards municipal and

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vii) Installation of electric motors upto 25 Horse power may be permitted for the use incidental to the uses mentioned in item (i) to (vi) above.

b) The following uses may be permitted with the special sanction of the Director of Town and Country Planning, Madras.

i) All uses normally permitted in the zone occupying a site area exceeding 10.0 hectares.

ii) Transportation, terminals, including bus and railway stations, airports, parking lots.

iii) Cinema theaters and other commercial entertainment centers and Kalyanamandapams.

iv) Circuses, touring talking, sports stadium, recreational complexes, exhibitions, fairs.

v) Colleges and institutions of higher education, research technical and training in nature.

vi) Crematoria, Cemetries, burial and burning grounds.

vii) Uses permissible in residential zones incidental to institutional use.

viii) Installation of electric motors beyond 25 Horse power for the use mentioned above.

ix) All commercial uses incidental to institutional uses without any installation.

x) Petrol filling stations and Services stations with installation not exceeding 5 Horse power.

c) All use not specifically permitted under sub-rule (a) and (b) shall be prohibited.

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d) The extent of plot, floor space index and set backs for the institutions shall be regulated according to table given below. For other uses namely residential, commercial etc., they will be regulated in accordance with table under the respective zones.

THE TABLE

A. Minimum extent of Plot.....2500 sq.mtrs.

B. Minimum street width..... 10 metres.

C. Minimum plot frontage..... 30 mtrs.

D. Minimum set back lines...

(i).Front setback

Road Width	Set back
Below 7m	3.0m
Above 7m upto 15 metres	4.5m
Above 15m	6.0m

ii) Side set back — 3 meters to be left on either side.

iii) Rear set back — 3 metres.

E. Maximum height — One and half times the width of abutting street provided that this height may be exceeded to the extent of 1 mtrs for every 30 centimetres, by which the building is set back from the street or 15mtrs whichever is less, except in areas set apart specifically for multi-storyed buildings.

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16. PUBLIC AND SEMI PUBLIC USE ZONE

a) In the Public and semi Public use zone building or premises shall normally permitted for the following purposes and accessory uses;

i) All public and semi-public, recreational uses and open space, parks and playgrounds, zoological and botanical gardens, nurseries, water front development, museums and memorials:

ii) Installation of electric motors of not exceeding 5 horse power may be permitted for pumption water for gardening purposes.

iii) Transportation terminals, cinemas, theaters and open air theaters exhibitions circuses, fairs and festivals grounds, public utilities.

iv) Incidental residential uses for essential staff required to be maintained in the area.

v) All activities incidental to recreational use as may be decided by the authority.

vi) Installation that may be necessary for the uses mentioned above.

vii) All agricultrual uses.

viii) Burial and / or burning grounds or crematoria.

b) All uses not specifically mentioned under rule (a) and (b) above shall be prohibited.

(c) For building in the area same regulations in respect of extent of plot, floor space index etc., shall be applicable in accordance with the table given under respective zones.

17. AGRICULTURAL ZONE

a) In the argicultural use zone building or premises shall be normally permitted only for the following purposes and accesso-

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i) All agricultural uses:-

ii) Farm houses and buildings for agricultural activities.

iii) All the uses permissible in the residential use zones within the natham boundaries (Settlements).

iv) Dairy and cattle farms.

v) Piggeries and poultry farms.

vi) Water tanks and reserviors.

vii) Forestry

viii) Storing and drying of fertilisers.

ix) Installation of electric machinery of not exceeding 15 horse power may be allowed for the use mentioned above.

x) Parks and play grounds camping sites and other recreational uses.

xi) Sewage farms and garbage dumps burial/burning grounds, bricks kilns and tile manufacturing industries.

xii) All uses normally permitted in the Primary Residential zone with the exception of residences.

xiii) Installation of electric motors that may be necessary for the uses mentioned above, and for mill for grinding, hulling, etc., of cereals, pulses food grains and oil seeds provided the site has proper access.

xiv) Burning grounds, crematoria.

xv) Temporary touring cinemas.

xvi) Stone Crushing unit with 25 Horsepower

b) All uses not specifically permitted under rules (a) and above be prohibited.

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c) For building in the area the same regulations in respect of extent of plot floor space index etc., shall be applicable in accordance with the table given under the respective zones. Building that may be permitted in the area will be subject to such conditions as may be stipulated by the authority.

GENERAL NOTE: If any of the use specified in the G.O.Ms.No.1730 RDLA dt. 24.7.1974 is ommited those rules will also be permitted with subject to the conditions of these rules.

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PART - III

18. GENERAL PROVISIONS

A. MULTI STORIED AND PUBLIC BUILDINGS.

Multi storied buildings and buildings exceeding four floor and or fifteen metres in height shall be permitted only the previous approal of Director of Town and Country Planning. Following roads within the depth of 60 metres on either side of the road.

I. Pollachi road.

II. Madukkarai Market road.

III. Pothanur - Chettipalayam road.

These buildings should conform the special rules for multi-stories buildings given in Annexure XIV.

B. In all other roads and areas, the maximum height of the buildings shall not exceed fifteen metres or four floors, provided architectural features like Gopurams, Water tank or similar structure may be permitted subject to the ceiling of 20 metres height from ground level with the Special sanction of Director of Town and Country Planning.

NOTE: When a building abuts on more than one road in the maximum permissible height of such building shall be computed with reference to wider road provided that the maximum depth of plot of to which such height is permissible shall be limited to 25 metres from the building line of the wider road.

C. CONTINUOUS BUILDINGS: Without side open space to be left shall be permitted in areas specifically set part for construction of such buildings.

(i) The existing village nathams and settlements specified in the

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(ii) From time to time the Authority may add to or delete areas from this rule with the previous approval of the Director of Town & Country Planning.

(iii) The Authority may from time to time mark sufficient area in residential use zone of the economically weaker section of the scoeity or for the poor class housing.

D. SET BACK PROVISIONS:

The minimum set back all round on each side for all Public and Semi-Public buildings such as office buildings, Schools buildings, Kalyana Manadapams, Community halls, Exhibition halls, Shopping complexes, Automobile garages, weigh bridges and Service Workshops shall be not less than 6 metres.

19. LAY OUT AND SUB DIVISION

A. The layout out and sub-division of land for building purposes shall be carryout only in accordance with the provision specify below.

I. The width of the streets and roads in the layout shall conform to the minimum requirements given below and being conformity with New Town Development Plan, If any for the area except in Flats or in area reserved for economically weaker section or poor class housing.

Description (1)	Minimum width (2)	Remarks. (3)
A) Passage		
I. In areas economically weaker section, poor four class housing and for continuously buildings area.		
a) For single plot	1.00 metre	The passage will remain private.
b) For two to four plot	1.5 metre	
c) For more than four plot small passage is not permissible like (a)		

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(1)	(2)	(3)
II. a) When it is intended to serve upto two plots and the length of passage should not exceed of 40 metre.	3.0 metre	The passage will remain private.
III. When it is intended to serve upto ten plots length of passage does not be exceeded 80 metres.	4.75 metre	The passage will remain private.
IV. When it is intended to serve upto ten plots length of passage should not be exceeded 100 metres.	6.0 metre	The passage will remain private.
B. STREETS AND ROADS		
I. Streets intended to serve not more than 10 plots on one side & or subject to a maximum length of 120m.	7.0 metre	All street shall become public. The Land owners/developer shall hand over these street /road portion through a letter of relinquishment in a stamp paper to the local Authority concerned after forming the roads as per specifications contained under relevant section of TamilNadu District Municipalaties Act 1920.
II. Streets intended to serve not more than 20 plots on one side and or subject to maximum of 240 metres.		
III. Roads of length more than 240 metre but below 400mts.	12 metre	
IV. Roads of length between 401 to 1000 metres.	18 metre	-do-
V. Roads of length more than 1000 metres.	24 metre	-do-

C. SPLAY: A Splay at the intersection of two are more streets /roads shall be provided as below:

Width of smaller road.	Space to be left for splay/rounding of.
1. Road upto 10 metre	1.5m x 1.5m.
2. Road above 10 metre	1/3rd of the width of road.

Provided that the above provisions shall not apply to all layouts and sub divisions in existence on or before 01.08.1992

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Note: 1 All streets except cul-de-sac streets shall be connected to a public or an approved private streets at both ends.

Pedestrain pathways and cul-de-sac streets shall be conncected to a Public or an Approved Private street at one end.

IV. Cul-de-sacs:-

Can be provided when their length do not exceed 60 metres. They shall be provided with a twin around area of 9 metres x 9 metres at the closed end.

20. PASSAGES/STREETS AND ROADS FOR INDUSTRIAL DEVELOPMENT

Description (1)	Minimum width of passage. (2)	Remarks (3)
i) When it is intended to serve only one plot and length of the passage does not exceed 100 metres	5 metres	The passage will remain private.
ii) When it is intended to serve two to five plots and the length of the passage does not exceed 120 metres	7.0 metres	-do-
iii) When it is intended to serve more than 5 plots	12.0 metres	The street shall become public
iv) All streets except cul-de-sac street shall be connected to a Public or an approved street at both ends, Pedestrain path ways and cul-de-sacs streets shall be connected to a public or an approved private street at one end.	....	....
v) No plot in a layout shall be sub-divided or utilised for any purpose other than the purpose for which the site is approved except with the prior approval of the Director of Town & Country Planning.		

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(1)	(2)	(3)
vi) Reservation of land for communal and recreational purposes in a layout or sub-division for residential, commercial or industrial or combination of uses of such layouts shall be as follows:		

Extent of layout (1)	Reservation (2)
a) For the first 3000 sq.m	Nil
b) Above 3000 sq.m	10 precent of the area excluding roads shall be referred and this space shall be maintained as communal and recreational open space to the satisfaction, of the Authority or transformed to the Authority by gift deed for the maintenance. It is obligatory to reserve 10 precent of the layout area. Provided that the above provision shall not apply to all layouts and sub divisions in existence on or before 01.08.1992

5(2) 20 (vii)

vii) The space apart for the roads and the 10 precent area reserved for communal and recreational purposes under (item VI) above shall be deemed to the zonal under Public and Semi-Public use zones as the case may be. The land so registered shall be transferred to the Authority or the local body designated by the Authority through a gift regi tered deed before the actual approval of the layout under the provision of Town and Country Planning Act 1971. Th exact mode of conveyance should be consistent with the relevant enactments and regulations.

viii) The buildings and use of land shall conform to the c tions that may be imposed while sanctioning the lay the Director of Town & Country Planning and the Au The space set part for Commercial, Institutional and other uses shall be deemed to be zoned for C Institutional, Public and Semi-Public correspor under the New Town Devleopment Plan.

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ix) The land for communal recreational purposes shall be restricted to ground level in a shape and location to be specified by the Kurichi New Town Devleopment Authority. The land so reserved shall be free from any construction by the layout owner, developer or promotor.

x) 10 percent of layout area additionally shall be reserved for the public purpose in these layouts which are more than 20,000 sq.mt. in extent. Interested departments shall be given intimation of layout approval by the Kurichi New Town Devleopment Authority and requested to purchase the land from the owner or developer ot promoter on paying the cost of plots so reserved. The owner or developer or promoter has every right to sell the lands for residential purpse if no demand from any public department received within two years of the approval after duly getting approval from the Director of Town & Country Planning and Kurichi New Town Devleopment Authority.

21.SPECIAL BUILDING

A. The following rule shall apply to "Special Building" explanation "Special Buildings" names.

i) a residential or commercial buildings with more than 2 floors (ground + 2 floor) (or)

ii) a residential buildings with more than six dwelling units or

iii) a commercial buildings exceeding a floor area of 200 square metres.

Provided that any construction in the first and second floor as an addition to an individual existing grounds and first floor which is as special buildings 3 years old shall not be constructed.

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B. i) The minimum width of the road on which the site abuts shall be 9 metres, however a building for residential use upto three storeys or six dwelling units may be permitted on a site abuting or gaining access from a 7 metre wide road.

ii) If the site does not directly abut a public road but gains access through a private passage from a public road of minimum width as prescribed above the minimum width of the private passage shall be follows:

iii)	Description	Minimum width
1.	When it is intended to serve four dwelling or upto 300 square metres of commercial building and the passage does not exceed 60 metres	4.75 mtrs.
2.	When it is intended to serve 5 to 10 dwellings or upto 500 square metres of commercial buildings and the length of the passage does not exceed 80 metres	7.00 mtrs.
3.	When it is intended to serve not more than 16 dwelling or upto 1000 square metres of commercial buildings and the length of passage does not exceed 100 metres.	9.00 mtrs.
4.	When it is intended to serve not more than 20 dwellings or upto 1500 square metres of commercial buildings and the length of passage does not exceed 200 metres.	10.00 mtrs.
5.	When it is intended to serve more than 20 dwelling or more than 1500 square metres of commercial building.	12.00 mtrs.

C. For front set back and side set back rules whatever said in the other rule the rule shall be regulated for the special buildings are as follows:-

Width of road on which	set back
1) Front set back	
Site abuts:	
i) 9 metres and below.....	3.0 metres
ii) Above 9 metres and upto 12 metres	4.5 metres
iii) Above 12 metres.....	6 metres.

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2. Side set back

Height of the building

	6.5 m and below	3.0m
(i)	Above 6.5 m and 9.5m	4.0m
(ii)	Above 9.5 and 12.5m	5.5m
(iii)	Above 12.5 and upto 15.0m	5.0m
(iv)		

3. Rear set back

Depth of the plot.	Set back
15m and below (i)	3.0 m
Above 15m and upto 30m (ii)	4.0 m
Above 30m (iii)	4.5 m

D. Parking: The parking standard prescribed in Annexure of the rules shall be followed.

E. Open Space Reservation of land for communal and recreation purposes shall be as follows:-

Extent of site	Reservation
For the first 3,000 sq.mtr.	Nil
Above 3,000 sq.mtr.	10 percent of the area excluding roads shall be reserved and this space shall be transferred to the authority or to the local body designated by it, free of cost, through a deed. It is obligatory to reserve the 10 percent space of this site area and no charges can be accepted in lieu in case of new development or redevelopment.

EXPLANATIONS:

1) For the purpose of this rule, existing development is defined as on "where the extent of ground area covered by structure already existing (prior to application) is 25% and above of the total site area.

2) In case of existing development, where, it is difficult to leave the 10% area as open space for communal/recreational purposes, the Authority reserved the right to collect the market value of equivalent land in lieu of the land to be reserved

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However, it on a future date, the developer wants to demolish the existing structures and raise new structures on the site is question, the communal and recreational space shall be reserved as per the rule.

3) The land so reserved shall be free from any construction by the owner or developer or promoter. The land for communal and recreational purposes shall be restricted at ground level, in a shape and location to be specified by the "Kurichi New Town Development Authority".

4) The Authority reserved the right to enforce the maintenance of such reserved lands by the owner to the satisfaction of the Authority or order the owner to transfer the land to the Authority or any local body designated by it, free of cost, through gift deed. The Authority or any Local Body designated by the Authority,as the case may be reserved the right to decide on entrusting the maintenance work to the institution / individual on the merit of the case.

22) SECURITY DEPOSIT The applicant shall deposit a sum at the rate of Rs.15/- per square metre of all floor area as a refundable non interest earning Security Deposit for the following categories of the buildings, namely:-

i) Special buildings with six dwelling or more and

ii) Commercial buildings exceeding 200 sq.mtrs of floor area.

The deposit shall be refunded on completion of the development as per the approved plan as certified by the Kurichi New Town Development Authority. If the development is not as per the approved plan and violation of these rules the Security Deposit would be forfeited by the Member-Secretary, Kurichi New Town

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Development Authority after giving a show cause notice to the applicant. In the matter of forfuture of the security deposit the decision of the Member-Secretary shall be final.

23) DEVELOPMENT CHARGES:

Every developer intending to develop any areas shall obtain Planning Permission from the Authority or payment of development charges at the reate fixed in G.O. Ms.No.657 H&UD Dept dt. 6.7.90. The rate of development charges may be modified by the Authority from time to time with the previous approval of Director of Town & Country Planning and the Government.

24) APPROVAL POWERS

(i)The Permission for any layout shall be granted by the Kurichi New Town Development Authority with Prior approval of Director of Town and Country Planning subject to such conditions and regulations as may be stipulated by him.

(ii) The Member-Secretary shall approve all the cases which satisfy Development Control Rules, Layout conditions in the approved layouts or in the sites prior to 01.08.1992 as received by the Kurichi New Town Development Authority.

25(i) The Director of Town and Country Planning shall approve the appeal casses made against the refusal of the Development Authority/ Local Authority by relaxing the Tamilnadu District Municipalities building rules 1972 Development control rules which ever is necessary provided that appeal should be made within 60 days of the refusal order by the applicant.

25(ii) The Government may either suo moto or an application exempt from the operation of alll or any provision of these rules any buildings or any specified clause of buildings for reasons for recorded in writting provided that such applicationmade within 60 days from the date of receipt of the order of the Authority/

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26. BUILDING LINE FOR THE MAJOR ROADS.

1. Bye pass road	: 30.5 mtr from the centre line of the road and no new construction or additions to be existing building shall be allowed directly abuting this road.
2. All 80'00" road	: 6 metre.
3. Coimbatore - Dindigul road	: 6 metre.
4. Road between Pollachi road junction to Podanur Railway station road	: 4.5 metre.
5. Chettipalayam - Podanur road	: 4.5 metre.
6. Sarada mill road	: 3 metre.
7. Sundrapuram - Madukkarai road	: 6 metres.

27. PARKING: The requirement of parking shall be regulated according to the particular use to which the building or premises is uses in accordance with the standards specified in the Annexure XVI.

28. ARCHITECTURAL CONTROL: The architectural facade or elevation of any building or the architectural features of any premises shall be in omformity with such conditions as the authority may impose at the time of grant of permission.

29.PRESERVATION OF BUILDING OF HISTORICAL OR ARCHITECTURAL INTEREST

If a building or premises not covered under the Archaeological Monuments Act, in the opinion of the Authority is historical or architectural interest and is in danger or demolition or alternation likely to affect its character by a development, the authority may impose such conditions as it may deem [illegible] for the [illegible]

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30. TREE PRESERVATION:

a) The Authority may is of the interest amenity make a tr presentation order for any trees or belt of forest land.

b) The tree preservation order may prohibit the felling, top ping, lopping or wilful distruction of the trees concerned, excep when those operations are carried out with the Permission of th authority and under such conditions, as the authority may deem c it.

c) In granting Planning Permission for any where appropriate make adequate provision for the Presentation or Planning of trees

31. ADVERTISEMENT CONTROL:

Any hording, structure or any device erected or used princi pally for the purposes of displaying advertisements, shall be i conformity with the condition that the authority may deed fit t impose from time and must be maintained in a safe condition to th satisfaction of the Authority.

32.THESE RULE TO PREVAIL:

a). In the application of these rules there is conflic between the requirements under any other Act or rules or By laws in force the, requirements under these rules and the provisions of the TamilNadu District Municipalities Act or Panchayat Act or any other law relating to the local authority for the time being inforce or any rule by-law or regulation made under the said act or laws such provisions which are contrary to these rules shall stand suspended

b) The Notification made under the TamilNadu District Municipalities Act 1920 Panchayat Act 1958 and the TamilNadu Public Health Act 1939 (TamilNadu Act of III of 1939) as regards

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settling of the Industrial and residential area in the Kuricni New Town Development Area will cease to operate from the date of commencement of these rules.

(c) The land and building uses shall be regulated under the new Town Development plan under the Town and Country Planning Act 1971

33. DISCRETIONARY POWERS:

a) In such sites or lands where it is not possible to set apart open space required under these rules the authority with prior approval of the Director of Town & Country Planning or Government may modify or dispence with the open space requirements provide further that no building or more than two storeys shall be allowable in such cases.

b) In specific cases where a clearly demostrable hardship is caused the Authority with prior approval of Director of Town & Country Planning or Government may permit any of the dimension prescribed by these to be modified in respect of a site of building but not the land use.

c) In the case of organised market, and shopping centres, the authority of Director of Town & Country Planning or Government may at its discretion permit use of machinery not exceeding 15 H.P in respect of each shop, if it considers that such permissin could not be injurious to health or amenity for the area.

34. DELEGATION OF POWERS:

Any of the powers, duties or function conferred or imposed or vested in the Authority by any foregoing rules may be delegated to any Officer, under its control or to any Officer of Government or to a Local Body.

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35. Identification of boundries:

(a) In conformity with the intent and spirit of these rules, the Authority may uncertainity exists as the boundaries in the land users maps the following rules shall apply.

(i) Boundaries indicated approximately following the centre line of the streets, Highway lands shall be constructed to follow such center line.

(ii) Boundaries indicated approximately folowing established boundaries of S.F. Nos. shall be constructed as following such S.F. boundaries .

(b) Boundaries indicated parallel to or extension of feature indicated (i) and (ii) above shall be so constructed. Distance not specificaly on the map shall be determined by the scale of map.

36. PENALTIES:

Every person who shall commit any break or any of the for going rules shall be punishable with fine which may extend Rs.1000/- and in the case of continuing break, with fine which may extend to Rs.50/- for every day during which such break continues after conviction for the first such break.

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KURICHI NEW TOWN DEVELOPMENT AUTHORITY

Cost Rs.50.00

APPLICATION FOR PLANNING PERMISSION FOR LAYING OUT OF LAND FOR BUILDING PURPOSES,

Under Section 49 of the Town & Country Planning Act, 1971 (Act 35 of 1972)

FORM - A

From

For office use only
Ref:
Date received:

To
The Member - Secretary,
Kurichi New Town,
Development Authority,
Kurichi.

/Affix court fee stamp/
(one rupee).

Through

Sir,

I hereby apply for Planning Permission for laying out of my land in S.No. for building purposes/desire to find out whether undernoted Development is permissible.

I forward herewith the following Particulars in Quadruplicate duly signe by me and the Licensed Surveyor.

a) A topo plan of the site showing adjoining areas to a radius of 150 metres all round from the proposed layout under reference, making clearly therein the boundries of the proposed layout in red colour, existing roads, structures, streams, burial grounds and H.T. or L.T. Power lines to passing through layout and levels of the site.

b) A detailed site plan to a scale of not less than 1:800 showing the proposed layout indicating size of plots, width of the proposed roads, open spaces and amenities provided and type of buildings be built, if any and.

c) The particulars in the Annexure.

I/We the owner/legal representative of every of the land to which the accompanying application relates request that the layout may be approved and Planning permission may be accorded.

Date

Signature of the Owner of the

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ANNEXURE I

TO BE COMPLETED BY THE APPLICANT:

Application (in block capitals)

1. Name ... ...
   Address ... ...
2. Particulars of proposal for which permission or approval is sought.
(a) Full address or location of the land to which this application relates and site area
   T.S. No/S.F.No. ... ...
   Division No./ Ward No. ... ...
   Name of Town or Village ... ...
   Site Area ... ...
(b) State whether the applicant owns or controls any adjoining land. If so give itslocation and extent.
3. Particulars of present and previous use of land
   i) Present use of land ...
   ii) If vacant the last previous use. ...
4. Information regarding the proposed use.
   i) State number and type of dwelling units (whether bungalows, houses, flats etc.) factories, shops, institutions, parks & play fields etc. proposed.....

ii) Extent of land use proposed: Extent in hectares
   a) Land allotted for Residential purpose
   b) Land allotted for Commercial purpose
   c) Land allotted for Industrial Purpose
   d) Land allotted for Institutional Purpose
   e) Land allotted for Park and Play fields
   f) Land allotted for Roads and Pathways
   g) Land allotted for other use (to be specified)

5. Does the proposed development involve the felling of any trees?
   If yes, indicate the position on Plan.
6. Does the proposed development involve erection of any advertiisement board?
   If yes. indicate its position on plan and type of the advertisement board to be erected.

Signature of the owner of land and building or applicant.

Signature of Licenced Surveyor.

NOTE: Those applying only to find out whether the type of development is permissible or not, may furnish information against 1,2,3, (i) only.

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CONDITIONS.

i) I agree not to proceed with laying out ofland for building purposes until the planning permission is granted by the Authority under section 49 of the Tamil Nadu Town and Country Planning Act, 1971, (Act 35 of 1972) as amended in Act 22 of 1974.

ii) I agree not to do any development otherwise than in accordance with the layout plan, specifications which have been approved or in contravention of any provision of the Town and Country Planning Act 1971 (Act 35 of 1972) as amnnded in Act 22 of 1974 or any rule, by-law, order or other declaration made thereunder or of any direction or requisition lawfully given or made under the said Act. rules or by laws.

iii) Under Section 54 of the Tamilnadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in act 22 of 1974, I agree to make any modifications whgich may be required by any notice issued by any order confirmed by the Authority.

iv) I agree to keep one copy of the approved layout plan at the site is open at all reasonable times for the inspection of the member - secretary or any officer authorised by him in that behalf.

v) I agree to furnish a set of completion plans within fifteen days from the date of completion of the development.

vi) I agree hand over all the proposed roads after duly forming them to the satisfaction of the Development Authority and local authority concerned and sites reserved for parks, play grounds, open spaces for public purpose free of cost to the Development Authority or local authority concerned in which the site falls when so directed by the Authority.

Signature of the Owner of the land
or applicant.

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KURICHI NEW TOWN DEVELOPMENT AUTHORITY

COST Rs:10.00

(Application for planning Permission for development of Land and Building other than those covered under Form:A)

(Under Section 49 of the Town and Country Planning Act 1971, (Act 35 of 1972)

FORM - B

From

For Office Use only
Ref:
Date received

To
The Member-Secretary,
Kurichi New Town,
Development Authority,
TamilNadu Housing Board,
Commercial Complex: Ist Floor,
Kurichi Housing Unit: I,
Industrial Estate Post,
Coimbatore - 641 021.

/Affix court fee stamp/
(one rupee)

Through:

Sir,

I hereby apply for Planning Permission to carryout the following development/desire to find out whether the under noted development is permissible.

I intended to put the building and land in S.No. _____ of Ward No._____ of Revenue Village for _____ purposes.

The site is in the _____ layout approved by/not in any approved layout in No._____ Date _____

I forward herewith the following particulars in quadruplicate duly signed by me, and the licensed Surveyor.

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a) A key-map of the area showing the site in relation to existing streets and street intersections, distinguishing clearly there in the boundaries of the site under reference and the adjoining lands owned or controlled by me.

b) A detailed site plan of the land for development to scale of not less than 1:800

c) A plan or plans of the building showing the ground plan, plan of each floor and the sectional and front elevation of building.

d) The particulars in the Annexure.

I, the owner / legal representative of every part of the land to which the accompanying application relates request that Planning Permission for the Development may be accorded.

Signature of the owner of the
land and building or applicant.

Date:

*Strike out the portion which are not applicable.

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ANNEXURE II

To be completed by the Applicant:

1. Applicant (in Block Capitals)
   Name ....
   Address ....
   Tel.No. ....

2. Particulars of proposal for which permission of approval is sought:
   (a) Full address or location of the land to which this application relates and site area Door/Plot No. ....
   Town Survey No./S.F.No. ....
   Division or Ward No. ....
   Road or Street Name ....
   Name of Local Authority ....
   Site area ....

   (b) Particulars or proposed development including the Purposes for which the land and/or buildings are to be used.

   (c) State whether applicant owns or controls any adjoining land and if so give its location and extent

   (d) State whether the proposal involves.
   i) New building(s)
   ii) Alternation, extension or addition
   iii) Change of use.

3. Particulars of present and previous use of buildings or land ....

State	Extent in Sq.mts. (1) Building	(2) Land
i) Present use of building/land		
ii) If vacant the last pervious use		

4. Information regarding the purposes use — Extent in Sq.mts.
   (a) Total floor area of all buildings to which the application relates ....
   (b) Residential floor space ....
   (c) Floor space for retail/wholesale trading ....
   (d) Office floor space ....
   (e) Industrial floor space ....
   (f) Floor space for other use (to be specified)

5. What provisions have been made for parking, loading and unloading of vehicles with the curtilage of the site? (Please show the

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b. Does the proposed development involve the felling of any tree?

7. If yes, indicate the position on plan.

8. Does the proposed development involve the erection of any advertisement board?

9. If yes, indicate its position on plan and type of the advertisement board to be erected.

Signature of owner of the land and building or applicant.

Signature of the Licenced Surveyor.

NOTE: Those applying only to find out whether the type of development is permissible or not may furnish information against 1,2 and 3 only.

CONDITIONS

i) I agree not to proceed with the development until planning permission is granted by the Authority under Section 48 of the TamilNadu Town and Country Planning Act. 1971 (35 of 1972) as amended in Act 22 of 1974.

ii) I agree not to do any development otherwise than in accordance with the site and building plans which have been approved or in contravention of any provision of the TamilNadu Town and Country Planning Act. 1971 (Act, 35 of 1972) as amended in Act 22 of 1974 or any rule, "by-laws" order or other declaration made thereunder, or if any direction or requisition lawfully given or made under the said Act, rules or by-laws.

iii) Under Section 54 of the TamilNadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act, 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.

iv) I agree to keep one of the approved site plan and one set of copies of the sanctioned plans of the building at the site of the building at all times when the development is in progress and also agree to see that such plans are available and the building is open at the reasonable times for the inspection of the Member - Secretary or any officer authorised by him in that behalf.

v) I agree to furnish a set completion plans within fifteen days from the date of completion of the Development.

Signature of the owner of the land

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ANNEXURE III

Rs.10 Stamp Paper

Form of Undertaking to be Executed individually by (1) Land owner or (2) Power-Attorney Holder or (3) Builder or (4) Promoter.
(See rule 2 (a) (iii))

This deed of undertaking executed at Kurichi New Town Area on the .....day of .....19..... by Thiru-Tmt/Selvi.....Son/Daughter of ..... aged .....residing at No.....

in favour of the Kurichi New Town Development Authority having its Office at Ist Floor of TamilNadu Housing Board Commerical Complex, Kurichi Housing Unit Phase: I, Kurichi Industrial Estate Poste, Coimbatore - 641 021 witnesseth as follows:-

1. I have applied for the Planning Permission for the construction at Premises No..... by submitting an application to the Kurichi New Town Development Authority in accordance with the Planning norms prescribed under the prevailing Development Control Rules. I am associated with the project as Land Owner / Power of Attorney Holder / Builder / Promoter. I assure that I will put up the construction only in accordance with the approved plan without any deviation and if any construction is later on found not in accordance with approved plan and any unauthorised addition is made. I agree for the for feiture of the Security Deposit which will be collected while issuing Planning Permission, and also agree to demolish such a deviation marked by the Kurichi New Town Development Authority within thirty days after such notice, failing which part from forfeiture of Security Deposit the Kurichi New Town Development Authority may demolish or cause to demolish such unauthorised or deviated construction at the site under reference and recover the cost of demolition from me.

2. I also assure that the open space around the building to be left for the usage of the building including the car parking in ground floor, will be kept as specifed in the approved plan and it will not be converted into any other use except the purpose for which it is to be kept oopen. If any structural modification or usage differes from the approved plan, the authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me for non-compliance of their request or order.

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3. I further assure that I will not convert any place of the construction in contravention to the approved plan, especially in respect of car parking as specified in the sanctioned plan. At any time in future. I will not convert the car parking on stilts by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, converting them either as a flat or for any other purpose is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the Competent Authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by tha Authority is recoverable from me / me successor or from any other person to whom the said construction is transferred in future.

4. I hereby undertake that, I am jointly and severally responsible with the Land Owner / Power of Attorney Holder / Builder / Promoter to carryout the developments in accordance with the permission granted and also for payment of Development Charges Security Deposit Scrutiny Fee and for all other charges levied from time to time by the Authority and also liable for penal provisions for Developments made in contravention of the Development Control Rules and these presents.

5. This deed of undertaking is excuted by me on the.....day of .....19....with the full knoledge of the contents of this document.

Deponent

Witnesses:-

1)

2)

Duly attested by Notary Public.

Seal:

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CHAPTER VIII
LAND USE SCHEDULE
ANNEXURE IV
PRIMARY RESIDENTIAL USE ZONE

Kurichi Village 149,150,175,176,177,179/1A,185,292,293,503, and 663 "503, 663 and 665/11, 1B, 1C" (G.O.Ms.No. 330 H and UD (UD4.1) Department, dated 16.6.2003 Government Gazette No.27 Part-II, Section 21 Page 305 published, dated - 13.7.2003)

Malumachampatti 168,370 and 371

Village

Siripalayam 214,325,442

Village

ANNEXURE V

MIXED RESIDENTIAL USE ZONE

4/1 Pt,4/2,4/4. 5 to 16, 18 to 22,24,25/3, 26to37
39to80,82to85,87to110,112to125,127to130,133,134,141
142,144,145,147,151,156B,160to163,168/2Pt,169 1Ato1D
191/1,191/2A,191/2B/191/2C,192to215,217,218,219A,219B
220 to 224,227/2A to 22,227/2AA to 2AD,230A,231B
232A,~~2328~~,233A,233B,234 to 237,238A,238B,239A,239B
240A,240B, 241to243,245/1Ato2,246,247,248Pt,249to268
270to291,294to296,298to314,316to322,336to348,350,368
to 372,374,386to392,397,398,415,416,424 to 433,435 to
437,439 to 447,449to452,454to461,464t0468,469A,469B
470to475,483,487,488/1to3,489/1&2,493to502,504to513
514Pt,515 to 520,522 to 534,536,552 570B,571/1A,1B
571B,572/1,2,4,5,573to581,583A,584, 585A,591/1,2Bto5
592A,592B,592C,592D,597/1A&1B,598,601(except 3A2,3B2
3B& 4A),602,603/1A,609/1A,609B,610to613,614/1to3&4Pt
615/1A,1B&2Pt,618,619,621to627 629t0631,634to636,638
to 643,644Pt,647,648,650,652/6A2Pt&6B,653to655,657Pt

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671Pt,672,673,682Pt,683Pt,684to 686,696to699

700/1Pt,703to710,720Pt,722Pt,723Pt,727Pt,728Pt

729Pt,738to740,741,744,and 759Pt

66 Malumachaampatti Village 1,2,8to20,56Pt,57to59,60Pt,61Pt,62to76,84,85,89to93,

105,106,109,113Pt,114Pt,115Pt,121Pt,122Pt,125Pt,12

126 to128,129Pt,143,144,145Pt,146Pt,152Pt,153Pt,157Pt,1

162,to167,169Pt,170,171,173,175,176,183,188Pt,189,190,

201P, 214, 219to230,233Pt,234Pt,235,237,240,242,244to246,247Pt

248Pt,249,250,252to254,260,262Pt,263Pt,264to266,267

G.O.5od t. 26.12.12 267pt 268Pt,269,322,324Pt,325,326Pt,327Pt,328Pt,329,330,3

341, 342pt,344Pt,362to364,365Pt,366,369,372to374,376,379

380 to386,388,389,412Pt,413to415,416Pt,417Pt,418,419,42

429pt 441,442Pt,443Pt,444Pt,445,446,448,458to463,466,470,

472to476,478,488to492,493/1A,494B,495to498,500A,500

500B, 501,502A,502B,503to514,516to521,524to526,527Pt,528,

529,530Pt,531to533,534Pt,536to539,540Pt,541,542A,54

542B, 543A,543B,545,546,547Pt,548Pt,549Pt,550to559,561A,5

561B, 562,563APt,563BPt,564Pt,565Pt,566A,566B,567A,567B,5

573, 573,577,578Pt,579Pt,584,594Pt,595Pt,633Pt,634Pt,

636Pt and 647Pt.

67 Sir[illegible]ich ayam Village 2,3,4,42Pt,43to47,51,52,58to60,63to78,96pt to100

101Pt,102Pt,117Pt,118Pt,119Pt,120,121,130to138,153to

159,161to188,190to204,209to213,215,228Pt,230Pt,231,

232Pt,233Pt,234Pt,251Pt,252pt,255,276to280,281Pt,282,

283Pt,284to290,292to301,302Pt,303Pt,304Pt,305Pt,308Pt

309Pt,311Pt,320Pt,321Pt,322Pt,323,324,326,327,329,330

331,333,334,336to344,345Pt,346Pt,347/1A,2A,4Apt,4B,4C

4C2,348Pt,349Pt,350Pt,351Pt,352Pt,354to361,366to370,

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371Pt,372Pt,373,374Pt,375to377,427,428,430,432to434,

435Pt,440Pt,441;443to446,447Pt,460to464,466to472,476,

480,481,484to487,506,507,510to512,521,523,524Pt,525,

526pt,527Pt,528to532,533Pt,563to567,570to574,576to

581 and 585to587.

ANNEXURE VI

COMMERCIAL USE ZONE

59 Kurichi Village

69 Malumachampatti Village

132,135,136,155B,156A,157,158,178,179,229A,269C,359,

360,361,373,375to382,384,385,616Pt,617pt and 689Pt.

3,4,6,7,104Pt,107Pt,108Pt,110Pt,111Pt,112Pt,117Pt,

124Pt,148pt,149Pt,150,151pt,179to181,182Pt,200Pt,

212,231Pt,232Pt,305,390Pt,391,393,394Pt,

522,523,580,581Pt,582,593,594Pt,595Pt,597Pt,

598pt,599,600Pt,648Pt,649Pt,653Pt,654Pt and 660Pt,

67 Siripalayam Village

48Pt,49pt,245Pt,246Pt,253Pt,254Pt,256,257Pt,258pt,

268pt,272Pt,273Pt,274Pt,318Pt,353Pt,383to385,387,

413,545Pt,546Pt,559 and560.

ANNEXURE VII

CONTROLLED INDUSTRIAL USE ZONE

59 Kurichi Village

152to154pt,155A,225,226,227/1A,228,229B,230B,231A,

244, 245/3,462,463,490to492,572/3A and 3B,583/BPt,

586/1,587,588,589/1A,2A1,2A2 and 3A,590/2A and 2B,

601/3A2,3B1,3B2 & 4A,649,651,652/6A2Pt,688&700/1pt,

2A to 2D

69 Malumachampatti Village

270to272,273Pt,293,296,298,299,300Pt,302,303P

306Pt,595Pt,597Pt,600Pt.

, 32

54pt,

, 105 to

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312,313pt,465,473to475,477to479,482,483,568and569.

ANNEXURE VIII

GENERAL INDUSTRIAL USE ZONE

164to167,168/2Pt,3&4,169/2,170to174,180to184,186,188 to 190,191/3,593Pt,594,595,596/3C,4&5,604/2,4B,5Pt and 6Pt,605/1BPt,607Pt,608pt,609/2A1&2A2,614/4Pt, 615/2Pt,620,656Pt,658Pt,659,660to662,664Pt,665Pt, 666Pt,667Pt,675to678,679Pt,680Pt,681Pt,690Pt,691to 693,694,742 & 743.

86to88,130Pt,131to133,134Pt,135Pt,136,137,138Pt, 139Pt,140Pt,155,156,159to161,177,178,186,187Pt, 191Pt,192Pt,193to196,197Pt,198Pt,199Pt,202to204, 205Pt,206Pt,207Pt,208,210,211,216,217,238,239,255to 258,275Pt,276to291,295,306to321,323,331to334,336 to 340,345to361,367,368,377,378,392,395Pt,396to407,408Pt 409Pt,410Pt,421Pt,422Pt,423,424Pt,425 to 428,429pt, 430,431pt,432pt,433to436,437Pt,438pt,439pt,450,451, 452pt,453to 457,568/Apt,568BPt,568C, 569 to 571, 574 to 576 585 to 591 595pt,596pt, 597pt, 600pt, 601, 602, 603pt, 604, 605pt 606, 608 to 614, 615pt, 616pt, 617pt, 618 to 620,621pt, 622 to 624, 625pt, 626, 627pt, 628pt, 628to632, 635, 637 to 641, 643, 644, 645pt, 646, 647pt,649pt, 650 to 652, 653pt, 654pt, 655pt, 656 to 658,659pt, and 660pt.

6 to 23, 25, 26pt, 27pt, 28pt, 29, 30pt, 31pt, 32 35, 36pt, 37pt, 38, 39, 40pt, 50pt, 53pt, 54pt, 61pt 62pt, 79 to 85, 88 to 93, 104pt, 105 to

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112pt, 113pt, 128, 129, 139 to 148, 151, 152, 216, to 221, 225 to 227, 228pt, 229pt, 233pt, 234pt, 23[illegible] to 238, 241, 242, 243pt, 244pt, 246pt, 247pt, 248 to 250, 252pt, 257pt, 258pt, 259, 261 to 263, 265, 266pt, 267pt, 268pt, 269pt, 271pt, 272pt, 291, 305pt, 306, 307pt, 310pt, 311pt, 313pt, 314pt, 315 to 317, 362 to 365, 378 to 382, 386, 400pt, 401pt, 402, 403, 408 to 412, 414 to 416, 419 to 426, 429, 435p 436pt, 438pt, 439pt, 448pt, 453 to 458, 489, 490pt 491to497, 498Pt, 499pt, 500Pt, 501Pt, 502, 503, 504pt, 505pt, 508, 513 to 519, 542, 543, 544pt, 546pt, 547 to 551, 552Pt, 554pt and 555pt.

ANNEXURE IX

EDUCATIONAL USE ZONE

59 Kurichi Village	223, 232 B,	570A, 571/A2, 3A, 3B, 4 to 6 and 701
69 Malumachampatti Village		77 to 83, 94 to 97, 98pt, 99 to 102, 103pt, 118 pt 119, 120, 123, 464, 465, 479, 480, 481, 482A, 482B, 483A, 483B, 484A, 484B, 485A, 485B, 486, 487, 493B 494A and 661pt.
67 Siripalayam Village		122 to 126, 390 to 392, 394, 395pt, 396pt, 397pt, 398, 399 and 404 to 407

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ANNEXURE XVII

ROAD SCHEDULE FOR NEW LINK ROADS AND WIDENING EXISTING ROADS.

A-A BYEPASS ROAD

69 Malumachampatti Village

595/1A2, 595/1B1, 596/2B, 597/1A2, 597/1B2, 597/1B2, 597/1c1, 647/1A2, 648/1A1, 649/1B2, 649/2A2 653/2B, 653/3A2, 653/3B2, 654/2, 655Pt, 659/2, 660/2, 540/1B, 540/2A, 563/4B, 563//5A, 564/1B, 564/4B, 565/2B, 578/2B, 578/3B, 579/2A2, 579/2B, 579/3B,579/4B,581/1A1,598pt,600/1B, 601/1C2, 603/2, 421/1B, 422/1B, 422/2B, 422/3B, 422/4B, 424/1A, 424/2A, 429/1, 431/2, 432/2, 437/2, 438/2, 439/2, 442/3B, 443/2B, 444/1A, 444/2A, 452/1A, 546/1A, 547/2, 548/2, 549/2C, 563A/2C AND 563A/3A 598 pt

67 Siripalayam Village

271/1B, 274/1B, 271/2B, 272/1B, 272/2A, 273/1A 574pt,257/2,268/2,267/2B,266/2,267/1B, 267/1C, 269pt, 267/2, 244/2, 253/1a, 450/1B, 243/2, 245/3C, 254/1A, 258pt, 254/2A1, 435/2, 436/1 438/1, 439/2, 440/2, 447/2, 448/1B, 449/2B, 451/2A, 450Pt, 490/2A, 498/1, 499/2, 500/2, 504pt 505/1B, 515/2, 544/2, 545/1, 546/2, 588/2A, 501/1, 504/1, 505/1B, 552/2, 553/2, 554/2, 555/2, and 584/1, 268 pt

B-B ROAD

9 Kurichi Village

606pt, 609B pt, 614pt, 615pt, 616pt, 617pt & 751pt

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69 Malumachampatti Village	596pt, 597pt, 605pt, 607pt, 621pt, 626pt, 627pt, 628pt, 633pt, 645pt, 646pt & 647pt.

B1-B1 ROAD

67 Siripalayam Village	305pt, 307pt,308pt,309pt, 310pt,311pt,313pt, 314pt & 318pt.
69 Malumachampatti Village	148pt,151pt,152pt,153pt,157pt,182pt 183pt,184pt,231pt,232pt,233pt,234pt,262pt,263pt 267pt,268pt,273pt & 275pt.

B2-B2 RAOD

59 Kurichi Village	666pt & 667pt
67 Siripalayam Village	245pt,246pt,247pt,251pt,281pt,282pt,283pt,321pt,322p

B3-B3 ROAD

59 Kurichi Village	639pt,644pt,645pt,646pt,656pt,657pt,658pt,679pt,680p 681pt,682pt,683pt,689pt, & 690pt.

C-C ROAD

Eachanari Road to Madukkarai Road

59 Kurichi Village	638pt,639pt,663pt,664pt,665pt,666pt,667pt, 669pt and 671pt.

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C1-C1 ROAD

Pollachi Road with Chettipalayam Road

69 Kurichi Village	593pt,604pt,605pt,606pt,607pt,608pt,620pt,629pt,630 & 631pt.
69 Malumachampatti Village	568Apt,568Bpt,615pt,616pt,617pt,625pt,626pt,633pt, 634pt,636pt, & 661pt.
67 Siripalayam Village	524pt,526pt,527pt,533pt, & 534pt

C2-C2 ROAD

Palathurai Road with Chettipalayam Road

69 Malumachampatti Village	49pt,50pt,52pt,56pt,60pt,61pt,98pt,103pt104pt,107pt, 108pt,110pt,111pt,112pt,113pt,114pt,115pt,117pt,118p 124pt,125pt,129pt,130pt,134pt,135pt,138pt,139pt,140p 145pt,146pt,148pt,149pt,153pt,154pt,168pt,169pt,187p 188pt,191pt,192pt,197pt,198pt,199pt,200pt,201pt,202p 205 pt 206pt,207pt,247pt,248pt,295pt,301pt,303pt,305pt,326p 324 pt 327pt,328pt,342pt,344pt,365pt,367pt,368pt,369pt,370p 389pt,390pt,394pt,395pt,408pt,409pt,410pt,412pt,416p 417 pt 420pt,594pt, & 595pt
67 Siripalayam Village	26pt,27pt,28pt,30pt,31pt,36pt,37pt,40pt,42pt,48pt,4 50pt,53pt,54pt,62pt,,96pt,101pt,102pt,104pt,112pt,1 117pt,118pt,119pt,302pt,303pt,304pt,318pt,320pt,322 342pt,346pt,347pt,348pt,349pt,350pt,351pt,352pt,35 372pt,374pt,395pt,396pt,397pt,400pt & 401pt.

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HAZARDOUS

EXISTING ROAD

59 Kurichi Village	23,81(Foot path & Burial ground),111,126,138/2, 148,149pt,159,187,248pt,297,315,349,383,402,417,42 537,569,593pt,605pt,606pt,608pt,632,633,637,668,674 695,747,748,749,750,752,753,754,758,759pt,763,768, 769, & 770.
69 Malumachampatti Village	5,30,33,35,38,49pt,53,55,116,117pt,138pt,141,142,147 158,172,174,184,185,218,236,241,243,251,261,274,277 292,294,300,304,335,343,375,387pt,411,440,447,477,49 515,527pt,530pt,534pt,544,560,592,594pt,595pt,596pt. 633pt,634pt,636pt,& 663pt
67 Siripalayam Village	5,41,50pt,54pt,55pt,61pt,62pt,86,87,94,95,103,104pt. 112pt,113pt,114,115,116,127,149,150,160,189,205,206. 207,208,228pt,229pt,230pt,232pt,233pt,251pt,260,281p 283pt,302pt,303pt,304pt,305pt,307pt,308pt,309pt,310p 311pt,313pt,314pt,318pt,319,321pt,322pt,328,345pt, 346pt,348pt,349pt,350pt,351pt,352pt,353pt,389,393, 400pt,401pt,418,431,437,459,509,522,524pt,526pt, 527pt,533pt.

RAILWAY

59 Kurichi Village	571B,599,600,687,702,755,756,757,760,761,762 & 767.
69 Malumachampatti Village	662,664,665,666,667,668,669,670,671,672. 676,677,678, & 679

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CHAPTER-X

ANNEXURE XII

LIST OF INDUSTRIES PERMISSIBLE ONLY IN SPECIAL AND HAZARDOUS INDUSTRIAL ZONE

(See Rule 14 of Development Control Rules)

I. Inorganic manufacturing Industries

i) Acids: Sulphuric acid. nitric Acetic acid (Glacial) Pricric acid, Hydrochloric acid, Phospheric acid, Battery acid, Benzoic acid, Carbolic acid, Chlorosulphonic acid etc.

ii) Alkalies, Caustic Soda, Caustic potash soda ash etc.

iii) Production of mineral salts which involves use of acids

iv) Carbon disulphide, Ultramatine blue, Chlorine Hydrogen.

II. Organic Manufacturing Industries

i) Dyes and Dyestuff intermediate manufacture.
ii) Synthetic plastics like polyethelene. P.V.C. Resin Nylon
iii) Synthetic rubber
iv) Synthetic detergents
v) Insecticides, Fungicides and Pesticides
vi) Phenols and related industries based on coal tar distillation.
vii) Manufacture of compressed 'Permanent' liquified and dissolved gases.
xi) Acetylides, Pyrindines, lodoform, chloroform, B-Napthol etc.

III. Miscellaneous

Electro-thermal industries such as manufacture of calcium carbide, Phosphorous, Aluminimum dust and power. copper, ziner etc.

IV. Poisons

Aluminimum sulpho-cynaide, Arsenic and its compound, Barium acetate, Barium bromide, Barium bromide, Barium carbonate, Barium Cynaide, Barium ethysulphate, Barium acetate, C9innabar, Copper, Sulphocynaide, Ferrocynaide, Hydrocyanic acid, Pottassium b noxalate. Pottasium cynaide, Prussiate of Potash Pyrogallic acid, Silver cynaide etc.

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Manufacture of Cellulosic Products

Rayon fibre, waste products, Rayophane paper etc, cellulose nitrate, Celluloid articles scrap and solution, paints Enamels, colours, varnish (other than Litho Narnish) and Varnish removers of all kinds, Turpentine and Turpentine subsitiute

Matches
Printing Ink
Industrial Alcohol
Manufacture of Newsprint

V. **Petroleum Products**

1. Crude oil refining, processing & cracking, Petroleum jelly, petroleum ether, Naptha cracking including gas cracking for any purpose.
2. Carbon black manufacture & blacks of all kinds.
3. Petroleum coke usage for Graphite production.
4. Lubricating and fuel oils and illuminating oils and other oils such as Schist oil, Shale oil etc.

VI. **Rubber Industry**

Reclamation of rubber and production of tyres, rubber solutions containing mineral naptha rubber waste.

VII. **Metallurgical Industries with the following operations**

1. Sintering, Smelting
2. Blast furnaces
3. Recasting of ore sulphide, acids or mixtures

VIII. **Manufacture of Radio Active Elements such as** Thrium, Radium and similar isotopes and recovery of rare earth

XI. **Paper and paper products**

Large scale paper, pulp and board manufacture.

X. **Leather & Other Animal products**

1. Leather tanning
2. Glue and gelatine manufacture from bones and flesh.
3. Bone crist, bone meal, bone powder or storage of bones in
4. Glandular extractions
5. Animal and fish oils

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XI. **Manufacture of Explosive Ammunition**
1. All types of explosives or their ingredients such as fire-works of all kinds, bob-bons, gun cotton, gun powder, flares, flash, powders, rockets
2. Industrial gelatine, Nitro glycertine and fulminate

XII. **Manufacture of Cement and Refractories**
1. Portland cement
2. Refactories
3. Enammelling vireous
4. Glass furnaces of 3 tonne capacity and above

XIII. **Fertilisers**
Nitrogenous and phosphatic fertiliser manufacturing on a large - scale except mixing of fertilisers of compounding.

XIV. **Heavy Engineering & Forging Shops using hammers exceeding 1 Ton**

XV. **Wood & Wood Products**
Distillation of Wood

XVI. **Textiles**
1. Oil sheets and water proof clothing (a) Wool spinning
2. Clean rags (not including clean textile cutting) oil and greasy rags
3. Flax Yam and other fibre
4. Textile furnishing bleaching and dyeing

XVII. **Foods**
1. Vegetable oils
2. Abottoirs
3. Alcohol distilleries and breweries and potable spirits
4. Sugar refining.

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ANNEXURE XIII

List of Cottage Industries

(See rule 9 (J) of Development Control Rules)

1. Arecanut cutting
2. "Appalam" manufacturing
3. Bee-keeping (agricultural), honey and Bee's
4. Bakery-biscuits, cakes
5. Blanco cakes
6. Confectionery sweets
7. Coffee roasting and grinding
8. Dehydrated fruits and vegetables, dried fruits and dried vegetables
9. Fruit canning
10. Jaggery manufacture, gur-making from sugarcane, dateplam and coconut tree, hand made sugar, sugar candy
11. Jam, Jellies and preserves
12. Syurps, aerated water, ice making
13. Vermicelli manufacture
14. Apparel and ready made clothing (including sarees, dhoties)
15. Artificial flowers
16. Aloo fibre extraction-palmyrah, coconut fibres
17. Banian manufacture
18. Blanket weaving
19. Block engraving for cloth printing
20. Brush manufacture
21. Button making out of mother of pearl, horns brass and in.
22. Calico printing
23. Canvas shoes manufacture
24. Embroidery, knitting, crochet and needle work
25. Hosiery(with hand and power)
26. Laundry and Cleaning clothes
27. Leather goods making, boots, shoes, chappals slippers, bed straps.
28 Ornaments and jewellery (including bangles., combs).
29. Ornamental leather crafts, money-purses, hand bags
30. Weaving-cotton, wool tussore, jute, silk
31. Spinning-cotton wool in charkas
32. Tailoring
33. Woolen fabrics and woolen goods
34. Wool clipping and grading
35. Fly shuttles looms making
36. Ribbon manufacture
37. Cane furniture (also cane and basketware mating)
38. Cementware works
39. Coir, Coir making rope
40. Candle-sticks manufacture

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41. 'Agarbathi' making
42. Manufacture of cardboard and cardboard boxes
43. Clay modelling
44. Crayons
45. Engraving on metals
46. Enamelling
47. Handmade paper pulp paper cutting and paper fans
48. Inks, Ink pads (for rubber stamps)
49. Lapidary work
50. Musical instrustments - stringed or reed
51. Painting on blanks and glass
52. Perfumery - essential oils and scents
53. Pithwork - pith hat, garlands, flower
54. Printing and allied trade - Book binding Block making
55. Soap making
56. Korai mats, plates, baskets, hand bags window screen
57. Palmyrah leaf - fancy and utility articles, midrible
58. Palmyrah fibre - brush making
59. Palmyrah rafters stems - furniture, cots. Weaving of cots and seating from stem strips
60. Wood turners industry, other wood works
61. Fibre and fibre products
62. Leons
63. Match stick manufacture (manufacture of splints with wood only)
64. Fountain pen manufacture
65. Radio Parts manufacture
66. Braided cord manufacture
67. Storing of articles in frigidaries
68. Toys
69. Clips
70. Decorticating dhall by hand grinding
71. Twisting and throwing of silk, and cotton yarn
72. Twisting and winding of silk thread, cotton thread artifical yarns
73. Wax coating on paper cloth

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ANNEXURE XIV

Special Rules for Multi-storeyed and Public Buildings

(See rule 18 A of Development Control Rules)

The minimum extent of site for construction of multi-storeyed building shall not be less than 1,5000 square metres and should have the shortest side not less than 30 metres and shall either be a buts on a street not less than 18 metres in width or gain access from a public street of not less than 18 metres through a passage of not less than 18 metres:

Provided that the height of multi-storeyed building shall be regulated with rederence to the extent of the site and the width of the abutting road or the public road from which the site gains access as given hereunder.

Minimum extent of the site	Minimum road width of the site abuts or gains access form.
1	2
1500 square metres	12 metres and above upto 18 metres
2000 square metres	Above 18 metres upto 21 metres
2500 square metres	Above 21 metres

Explanation: The height of the building should not exceed 1.5 times of the width of the road in front of the site. For every additional height of 6 mtr or not there of beyond 30 mtr the site must have minimum extent of 500 sq mtr.

2. Floor Space index and plot coverage - The maximum permissible floor space index and plot coverage shall as given below:-

Maximum permissible plot coverage	Maximum permissible floor space Index Commercial building special area (Vide) Annexure XB)	Other areas Residential/Commercial buildings. etc.
(1)	(2)	(3)
Upto 30%	2.75	2.50
Above 30% Upto 40%	2.50	2.25
Above 40% upto 50%	2.25	2.00

Explanation:- The following shall not be included in the determination of the floor space index and plot coverage:-

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(a) Such space under a building on stilts or in a basement or cellar floor which is needed to fulfill the requirements of parking after accomodating the maximum number elsewhere in the site like set back spaces, space between blocks, terrace etc.

(b) Area necessary for the electric cabin or sub-station, Watchman's Caretaker's booth, pump house and garbage shaft.

(c) Stair case room and lift room above the topmost storey, architectural features, chimneys and elevated tanks.

(d) Area of basement of cellar used as store-room and airconditioning plant room used as necessary to the principal use. However, this area shall not exceed 10 percent of the total area in all the floors.

(e) Such other spaces as may from time to time be prescribed by the Madras Metropolitan Development Authority.

3. Set-back spaces:- (i) Set back spaces around and about the building:-

(a) There shall be space permanently open to sky forming on integral part of the site and of a minimum extent specified in this rule, between each of the boundaries of the site any building proposed within the site and also between building and any building proposed within the site.

(b) The extent of the set-back space shall be as follows:-

Height of building above ground level (1) (In metres)	Minimum required set-back space from the property boundary. (2) (In metres)	Spacing between blocks in the case of group development. (3) (In metres)
Above 15 metres upto 30 mtrs	7	7

For every increase in height of 6 metres or part thereof above 30 metres, minimum extent of set-back space to be left additionally shall be one metre.

Explanation:- (i) For the purpose of these rules, group development is one which has two or more blocks of buildings in a particular site irrespective of whether these structures are inter connected are not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any structures into one:

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

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

4. Height of Buildings:- (a) Multi storyed buildings exceeding 20 metres height shall not normally be permitted, save in exceptional cases, subject to such special conditions as may be stipulated by the Director of Town & Country Planning and Government.

(d) A watchman, care taker, booth or Kirsil or power transformed shall be permitted in the set back space at ground level after leaving 6 mtrs clear set back from main buildings provided its height above ground level does not exceed 4 mts.

Provided that the height restriction shall not apply for an open transformal.

5.Parking and Parking facilities:

1. (a) For the uses of the occupants and persons visiting the premises for the purposes of prefession, trade, business, recreation of any other work, parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in the Annexure - XIII under rule 20 of DCR.

(b) Necessary provision shall also be made for the circulation of vehicles gaining access to and from

(i) the parking spaces and facilities, and
(ii) the premises into the street.

2. The parking spaces and facilities provided under this rule shall be maintained as such to the satisfaction of the Commissioner and conforming to and any bye-law that may be made by the Corporation from time to time in this regard.

3. The portion of the site affected by street alignment shall not be reserved for parking.

4. Vehicular access within in site:- The Vehicular access way within the site shall have a minimum width of 7.2 M and such Vehicular access shall be available for every building block in the site.

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5. Corridor width:- The corridor serving as access for units in the development in whichever floor they may be suitated shall not be less than 1.8 metres for residential uses and 2.4 metres for others.

6. Basement Floor:- (a) The height of basement floor shall not exceed 1.2 metres above ground level and the head room shall be minimum 2.2 metres. Where the basement height exceeds 1.2 metres the same shall be included in the total floor area of the building for calculation of floor space index etc.

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

7. Mezzanine floors:- Mezzanine floor is an intermediate floor between two floors above ground level with area of mezzanine restricted 1/3 of the area of the that floor and with a minimum height of 2.2 metres.

8. Conformance to National Building Code of India:- (a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India, 1970 shall be fully confirmed to and any breach thereof shall be deemed to be a breach of the requirements under these rules.

(b) Every multi-storyed development erected shall be provided with (i) Lifts as prescribed in National Building Code: (ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator: (iii) a room of not less than 6 metres by 4.5 metres in area with a minimum head than 6 metres by 4.5 metres in area with a minimum head room of 3 metres to accommodate electric transformer in the ground floor; and (iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers of size 2.4 metres by 2.4 metres for every 10 consumers or three floor whichever is less.

9. Reservation of land for communal and recreational purposes:- The land for communal and recreational purposes shall be restricted as given below at ground level in a shape land location to be specified by Madras Metropolitan Development Authority.

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Extent of site	Reservation
(a) For the first 3,000 square metres	Nil
(b) Between 3,000 square metres and 10,000 square metres	10% of the area excluding roads or in alternative he shall pay the market value of the equivalent land excluding the first 3000 sq.m. as per the valuation of the Registration Department only where it is not possible to provide open space due to physical constraints. No such area reserved shall measure less than 100 square metres with a minimum dimension of 10 metres.
(c) above 10,000 square metre	Ten percent of the area excluding road shall be reserved and this space be transferred to the Authority or to the local body designated by it, free of cost, through a gift deed. It is obligatory to reserve the 10 precent of the site area and no changes can be accepted in lieu in case of the new development or re-developments.

Explanation 1. For the purpose of the rule, existing development is defined as one where the extent of ground area covered by structures already existing (prior to application) is 25 percent and above of the total site area.

Explanation 2. In case of additions to existing developments, where it is difficult to leave the 10 percent area as open space for communal recreational purposes, the Authority reserves the right to collect the market value of equivalent land in lieu of the land to be reserved. However, if on a future date, the applicant wants to demolish the existing structure and raise new structures on the site in question, the communal and recreational space as per the rule shall be reserved.

Explanation 3. The above reservation shall be exclusive of the set back spaces prescribed in paragraph 3 above.

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(d) The authority reserves the right to enforce the maintenance of such reserved lands by the owners to the satisfaction of the Authority or any local body designated by it free of cost, through a deed. The Authority or the local body designated by the Authority, as the case may be, reserves the right to decide on entrusting the maintenance work to the institution individual on the merits of the case.

10. Fire safety, detection and extinguishing systems.

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

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

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, 1970 and to the satisfaction of the Director of Fire Services by obtaining a no-objection certificate from him.

11. Licensed surveyors:- The design and plans of the building shall be made and countersigned by a qualified civil or structural Engineer and an Architect who should possess the qualification referred to in the Architect Act, 1972 (Central Act 20 1972) so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer and the Architect should also be Class I Licensed Surveyor registered with Corporation of Coimbatore.

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ANNEXURE XV

LIST OF INDUSTRIES PERMISSIBLE IN CONTROLLED INDUSTRIAL USE ZONE
(See rule 12 of Development Control Rules)

I. **Chemical and Chemicals Products**
1. Bakelite
2. Cosmetics
3. Disinfectants
4. Drugs
5. Essence and Aromatic Compounds
6. Ink
7. Matches
8. Plastic materials
9. Soaps

II. **Textiles**
1. Articial leather and cloth, water proof textiles
2. Cotton textiles
3. Hosiery
4. Lace, Silk and thread
5. Canvas goods
6. Readymade clothes
7. Umbrellas

III. **Electrical machinery appliances & apparatus**
1. Automobile Electric parts
2. Electrical Motor appliances
3. Flash lights
4. Fans
5. Frigidaires
6. Insulated wires and cables
7. Radio and electronic equipments
8. Storage batteries
9. Studio equipments
10. Transformers
11. Small domestic appliances & gadgets such as room heaters, coolers, hot plates, irons and lamps
12. Fluorescent light, fittings, including neon signs lamps
13. Electric lamps, shades, fixtures

IV. **FOOD**
1. Canning and preservation of food
2. Confectionery candies and sweets
3. Ice, Ice-cream and soft drinks
4. Dairy products
5. Dhall mills
6. Edible oils
7. Flour
8. Rice mills
9. Tobacco and tobacco products

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V. FURNITURE
1. Steel furniture
2. Bamboo and cane furniture

VII. GLASS AND GLASS PRODUCTS
1. Vacuum flask

VII. METAL PRODUCTS
1. Bolts, chains and building hardware
2. Sheet Metal works
3. Bottons, Cutlery, locks
4. Metal galvanising, tinning and plating
5. Metal containers and steel tanks
6. Metal lamps and stores
7. Safes and Vaults
8. Type foundary
9. Razor Blades
10. Umbrella Ribs
11. Utensils
12. Zip fasteners
13. Trunks and metal boxes, suit cases and small containers
14. Steel wire products
15. Steel gates and grills
16. Educational and school drawing instruments

VIII. Non electrical machinery
1. Agricultural Implements
2. Gramaphone parts
3. Sewing machines and machinery parts
4. Printing machine parts
5. Springs
6. Structural steel fabrication
7. Metal Printing
8. Textile machinery
9. Typewriter parts
10. Wood works machinery

IX. Transport Equipments
1. Plywood
2. Timber
3. Automobile body building

X. Paper Products
1. Card boards box and paper products including paper making
2. Stationary items

XI. Leather Products
1. Leather goods
2. Shoes

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XII. Miscellaneous

1. Musical Instruments
2. Brushes
3. Jewellery
4. Porcelain wares
5. Electroplating and engraving
6. Photography and printing
7. Cotton and silk printing
8. Printing, Book binding, embossing and block making
9. Metal polishing
10. Radio service, Radio assembling
11. Automobiles, scooter and cycle service and repair workshop
12. Laundry and dry cleaning
13. General jobbing and machine shops
14. Shoe repairing
15. Repair of watches, clocks and scientific instruments
16. Car upholstery and tinkering

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ANNEXURE - XVI

Parking Standards.

(See Rule 27 of the Development Control Rules)

PART-I For the pupose of this rule the standard of car space and lorry space shall be defined as follows.

(i) Residential	17.5 Sq.m
(ii) Commercial shop) shopping centre)	20.0 Sq.m
(iii) Offices and firms including Public and semi public offices	20.0 Sq.m
(iv) Restaurant Hotels and Lodges	17.5 Sq.m
(v) Assembly Halls, Cinema Halls, Public Halls	20.0 Sq.m
(vi) Kalayana Mandapam	25.0 Sq.m
(vii) Ware houses, whole sale stores	30.0 Sq.m
(viii) Industries	40.0 Sq.m
(ix) Educational Institutions	20.0 Sq.m
(x) Other uses	As may be decided by the authority subject to a minimum of 17.5 Sq.m.

PART-II

Sl. No.	Building use.	No. of parking spaces.
(1)	(2)	(3)
1.	Residential	
	For Building with dwelling unit or units of floor area exceeding 100m^2 each.	One car space for every 100 square metre of floor area or part thereof excluding the first 100 square metre in the other words. Dwelling Area No.of Car parking lots 101 - 200m^2 1 Car space 201 - 300m^2 2 Car spaces 301 - 400m^2 3 Car spaces etc. Two Wheeler parking:One two wheeler parking space for every dwelling unit with floor area of 40 to 100

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	square metre. The dimension of two wheeler parking lot shall be minimum 1.5m x 2 metre with a drive way of width minimum 1.5 metres.
2. Commercial	Note: In such cases where the number of Car parking space required does not exceed 2 or 3 in number, seperate driveway need not be insisted.
(a) Shop	(i) Floor area upto 80 square metre - Nil (ii) Floor area above 80 square metre but less than 100 square metre - one car space. (iii) For every additional 100 square metre or part thereof exceeding 100 square metre - one car space.
(b) Shopping centre	For every 100 square metre of floor area of part thereof-one are space.
(c) Offices and firm (including public and semi public offices	One car space for every 100 square metre floor area or part thereof.
(d) Restaurants	One car space for every 100 square metre of floor area or part thereof.

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(e)	Restaurants, Hotels and lodges	1. In starred and major hotels with more than 50 rooms-one space for every 4 guest rooms. 2. in unstarred any other hotels - One space for every 10 guest rooms.
(f)	Assembly Halls Cinema and public Halls including Community halls	One space for every 20 square metre of auditorium area.
(g)	Kalyanamandapams	One space for every 25 square metre of marriage hall area.
3.	Warehouses and wholesale stores	One lorry space for every 500 square metre of plot area of less
4.	Educational institutions	1. Floor area less than 100sq.m Nil 2. Floor area above 100 sq.m.but less than 1000 sq.m. — One car space for every 200 s.m. of floor area of part of thereof 3. For every additional 100 Sq.m.of part One car Space thereof over 1000 sq.m. Note: Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking/stopping of vehicles.
5.	Hospitals and Nursing Home	One space for every 15 beds or part thereof One extra area for every 100 sq.m. of non-bed space in the Hospitals and Nursing Homes
6.	Industries	i) Floor Area upto 100 Sq.m - Nil ii) Floor Area upto 500-square metre - One lorry space iii) Floor area exceeding 500 square m. - One lorry space for every 500 sq.m. of total floor area or part thereof.

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7.	Other uses (Institutions, Transport and Communications centre etc)	As may be specified by the Authority.

Part-III

1.	Dimension:	The dimension of parking shall be 5.0m x 2.5 with a minimum width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware houses and godowns and industries the dimension of parking stall shall be 10m x3.75m, with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area in the building.
2.i)	Radius	Minimum inside radius of lane 4.5m.
ii)	Gradient	1. Preferred gradient 4% (1 in 25) 2. Absolute maximum gradient 5% (1 in 20)
3.	Head room	In those parts of building (above or below ground floor level) used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4m. For lorry parking the minimum heads room shall be 3.5 m.
4.	Conditions	1. The area of each stall shall be flat and free from kerbs and other encumbrances, 2. The angled parking, where a stall is adjacent to a large element such as a wall. minimum stall width shall be 2.7m for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2m

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3. Type of parking	stall size minimum	Aisle width
(i) Parallel parking	2.5x6.0m. Rectangular	3.5m.
30 degree	2.5x5.0m Rectangular	3.5m.
45 degree	2.5x5.0 Rectangular	3.5.m.
60 degree	2.5x5.0m Rectangular	3.5.m.
90 degree	2.5x5.0m Rectangular	6.0.m.

4. The width of aisles and ramps shall be fee from kerbs and other encumbrances

5. Adequate blending of ramp grades at floor levels shall be provided. This can be satis-factorily achieved by the provision of straight slope 3.0m to 3.6m long at half the grade of the ramps.

6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles Other means as may be approved by the Authority may be adopted

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

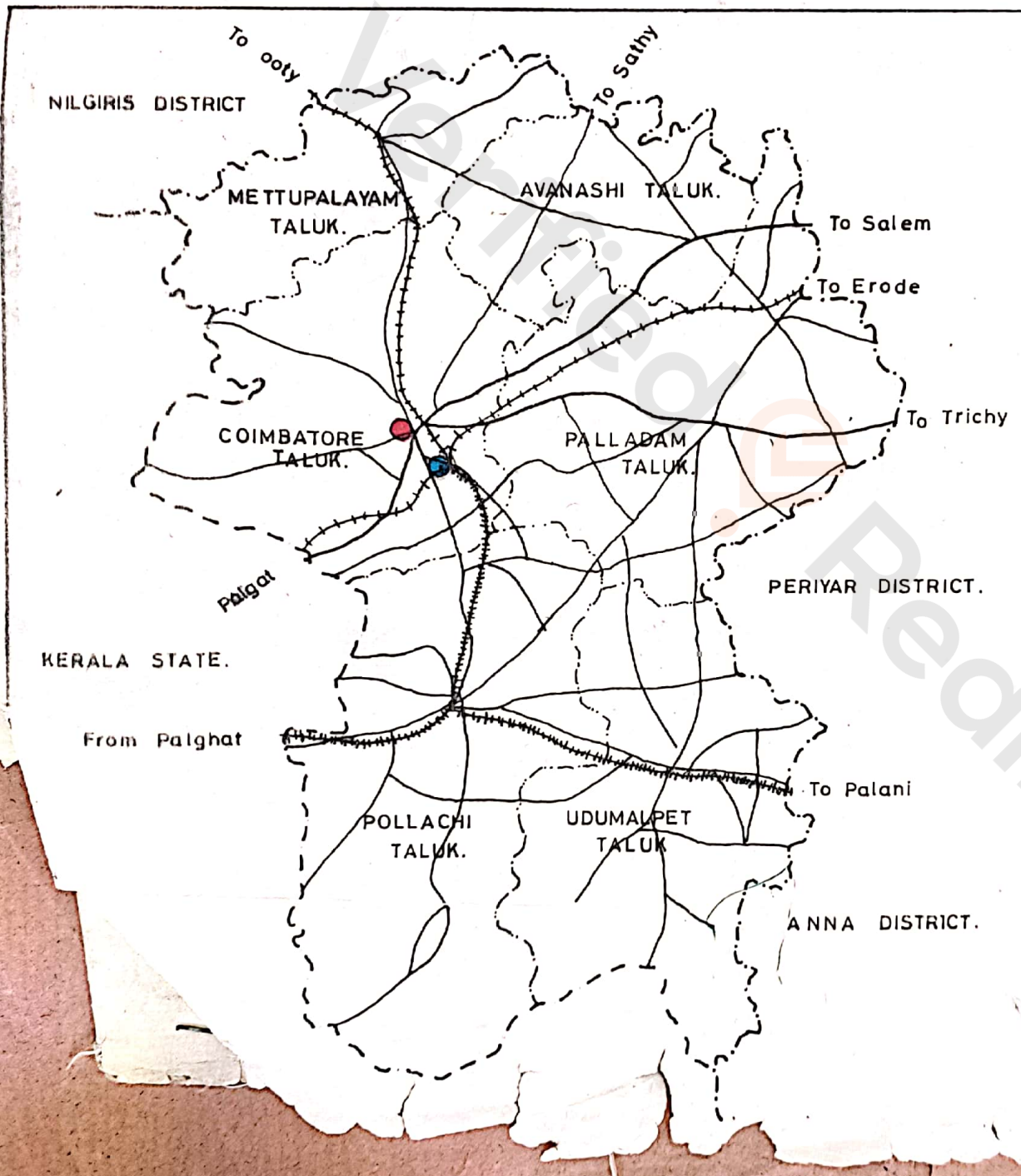
உறுப்பினர் செயலர்/
நகர் ஊரமைப்பு உதவி இயக்குனர்,
குறிச்சி புதுநகர் வளர்ச்சி,
குழுமம், கோவை-641021.

மாவட்ட ஆட்சித் தலைவர்/தலைவர்,
குறிச்சி புதுநகர் வளர்ச்சி குழுமம்,
குறிச்சி, கோயமுத்தூர்.

12/18

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KURICHI NEWTOWN DEVELOPMENT AREA

LOCATION MAP

LEGEND

- STATE BOUNDARY.
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS.
- STATE HIGHWAYS.
- BROAD GAUGE
- METRE GAUGE.
- COIMBATORE
- KURICHI N.T.D.A.

N

LINEAR SCALE

0 25 mile 50

0 16 32km 48 64 80

KURICHI NEW TOWN DEVELOPMENT AUTHORITY

COIMBATORE

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NEW TOWN DEVELOPMENT

PROPOSED LAND USE

NO.58.
U PARPALAYAM

NO.70
VELLALORE

NO.69
KUNIYAMUTHUR

NO.59
KURICHI

NO.69
MALLAMACHAMPATTI

NO.71.
CHETTIPALAYAM

NO 61
MADUKKARAI

NO.68
OTHAKALMANDAPAM

NO.78
KARUNJAMIKKAVUNDAMPALAYAM

NO.66.
ARASIPALAYAM

TO VELLALORE

TO PALGHAT (NH 47)

TO MANJUMOOPPANAM

TO COIMBATORE

TO MADUKKARAI

TO PALLADAM

CHETTIPALAYAM ROAD

KALIYANAMPALAYAM 1 1/2 MILE

BYE PASS ROAD FROM TIRUCHI ROAD

MOTTAMATTI KUTTAI 1/4 MILE

CHETTIPALAYAM 1 1/4 MILES

OTHAKALMANDAPAM 1 MILE

ARASIPALAYAM 1 MILE

MADUKKARAI 3 1/4 MILES

MADUKKARAI 3/4 MILE

Legend

- N.T.D.A. Boundary
- Village Boundary
- Roads
- Railway Line
- Water bodies

	Existing	Proposed
Residential		
Commercial		
Industrial		
Educational		
Public and Semipublic		
Agriculture		

D.P/K.N.T.D.A. NO 3/93

KNTDA

Scale 0 160 320 480 640 800 960
0 1320 2640 3960 Feet

Chairman
Kurichi New Town Development Authority
Coimbatore.21

Member Secretary/Asst. Director
Kurichi New Town Development Authority
Coimbatore.

Deputy Director of
Town & Country Planning
Coimbatore Nilgiris Region

Director of
Town & Country Planning (Master Plan)
Madras

Joint Director of
Town & Country Planning
Madras.

Director of
Town & Country Planning
Madras 2

For Secretary to Government
Housing and Urban Development Department
Government of Tamilnadu

Prepared by
Kurichi New Town Development Authority
Directorate of Town & Country Planning

KURICHI NEW TOWN DEVELOPMENT AUTHORITY