DRAFT REPORT ON KAGHITHAPURAM NEW TOWN DEVELOPMENT AREA



NEW TOWN DEVELOPMENT PLAN



KAGHITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY
KAGHITHA PURAM.

Verified Real State™

29

19970

M P 3
14968/02

ABSTRACT

New Town Development Plan - Kagithapuram New Town Development Area - Consent of the Government for the Publication of a notice of the preparation of the New Town Development Plan - accorded.

= =

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.(Ms).No.308

Dated.27.07.2004.

READ:

1) From the Commissioner of Town and Country Planning Letter No.42583/95 Master Plan3 dt.21.3.97.

2) From the Commissioner of Town and Country Planning Letter No.14968/2002 Master Plan3, dated.26.2.2004.

= = = =

ORDER:

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

2. The draft New Town Development Plan for Kagithapuram New Town Development Area as consented to by the Government under sub-section (2) of section 24 of the said Act, is returned to the Commissioner of Town and Country Planning, and he is requested to acknowledge its receipt. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the New Town Development plan (Preparation, Publication and Sanction) Rules, are strictly adhered to by the Kagithapuram New Town Development Authority, before the New Town Development Plan is resubmitted to the Government for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To

The Commissioner of Town and Country Planning, Chennai-2.
The Collector, Tiruchirapalli District.
The Commissioner of Municipal Administration, Chennai-5
The Member Secretary,
Kagithapuram New Town Development Authority,
through the Commissioner of Town and Country Planning.
The Regional Deputy Director of Tamilnadu Town and Country Planning,
Tiruchirapalli Region, Tiruchirapalli.
The Law Department, Chennai-9.

//FORWARDED/BY ORDER// S. Bantavatsala
SECTION OFFICER.

Verified RealEstate™

Verified RealEstate™

CERTIFICATE

The Draft Report and Maps of Kaghithapuram New Town Development Plan as prepared by the Deputy Director of Town and Country Planning, Tiruchirappalli Region, Tiruchirappalli, for Kaghithapuram New Town Development Area is accepted and approved by the Kaghithapuram New Town Development Authority and submitted herewith to Government for Consent under Sec.21(1) of Town and Country Planning Act 1971.

8/3/97

Member Secretary,
Kaghithapuram New Town Development Authority

Verified RealEstate™

Enclosed Authenticated copies of the following for Kaghithapuram New Town Development Plans:

i. G.O.Notifying Planning Area and date of publication in Government Gazette.

ii. Land and Building use map of Planning Area(year) and the resolution of the Planning Authority adopting the Land and Building use map.

iii. a. Kaghithapuram New Town Development Plan (Authenticated in the reports and maps included therein) with the resolution of the Planning Authority requesting for consent of Government.

b. Check list for the process as per unless also to be sent by Member-Secretary while forwarding, pointing out the omissions.

c. A check list certification from Member-Secretary as in Annexure 'A'.

8/3/97

Member-Secretary,
Kaghithapuram New Town Development
Authority,
Kaghithapuram.

Verified © RealEstate™

ANNEXURE-'A'

CERTIFICATE.

Scrutinised and Certified that:

i. The boundary of the New Town Development Plan has been marked in red line in the plan and area correspond to the Planning area notified.

ii. The reports and all the plans have been authenticated.

iii. a. The categorisation in zoning map and the categorisation in zoning regulation are tallied and found correct.

b. The S.Nos. and boundary description have been specified corresponding to the maps for zoning and Development control regulation and designated uses are tallied.

iv. All the procedures prescribed in N.T.D.Plan (Preparation, publication and sanction) Rules are followed.

v. Certified that all the relevant Government orders pertaining to the New Town Development Plan for Kaghithapuram New Town Development Planning Area were considered and accordingly, submitted for consent.

8/3/97

Member-Secretary,
Kaghithapuram New Town Development
Authority,
Kaghithapuram.

Verified @ RealEstate™

N.T.D.A Reference No	:	942/97 TRI/ dt. 8.3.97 KNTDA
Regional Deputy Director Reference No	:	4539/93 TRI dt. 8.3.97.
D.T.C.P's Reference No	:	
Regional Office	:	Tiruchirappalli Region, Directorate of Town and Country Planning
New Town Development Plan for	:	Kaghithapuram New Town Development Area
N.T.D.A Resolution No.and date	:	No. 4. Date 4.3.97

8/3/97

MEMBER SECRETARY
KAGHITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY

8/3/97

ASSISTANT DIRECTOR OF TOWN
AND COUNTRY PLANNING
TIRUCHIRAPPALLI REGION

8/3/97

DEPUTY DIRECTOR OF TOWN AND
COUNTRY PLANNING
TIRUCHIRAPPALLI REGION

DY. DIRECTOR
MASTER PLAN

JOINT DIRECTOR OF TOWN AND
COUNTRY PLANNING
MASTER PLAN DIVISION
MADRAS

ADDL.
~~JOINT~~ DIRECTOR OF TOWN AND
COUNTRY PLANNING
MADRAS

DIRECTOR OF TOWN AND COUNTRY PLANNING
MADRAS

for SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
MADRAS

Verified RegiEstate

CONTENTS

		PAGE NO.
CHAPTER I		
1.01	New Town Development Plan The Legal Frame work	1 - 2
1.02	Kaghithapuram New Town Development Area	3 - 4
CHAPTER II		
2.01	Introduction	5 - 6
CHAPTER III		
3.01	Physical features	7 - 8
CHAPTER IV		
4.01	Population and land use	9 - 10
4.06	Sex	11
4.07	Literates	12
4.08	Workers participation	12
4.09	Land use	13 - 14
4.11	Commercial	15
4.13	Industries	15
4.17	Transport and communication	16
4.20	Railways	17
4.21	Airways	17
4.22	Water Supply	17
4.23	Drainage	18

Verified © RealEstate™

CHAPTER IV

4.24	Electricity	18
4.25	Education	18
4.26	Health	19

CHAPTER V

5.01	Analysis and assessment	20-22
5.09	Landuse requirement	22
5.10	Residential	23
5.11	Commercial	23
5.12	Industrial	23
5.13	Traffic & Transportation	23

CHAPTER VI

6.01	New Town Development Plan Proposals	24-26
6.05	Residential	26-27
6.13	Commercial	28
6.15	Industrial	29
6.17	Education	29
6.18	Public and semipublic	29
6.19	Traffic and Transportation	29
6.21	Bus stand	30
6.22	Water Supply	30
6.23	Agriculture	30

CHAPTER VII

	ZONING REGULATIONS	31-40
	SCHEDULES	41-56

Verified RealEstate ™

LIST OF TABLES

NO.	DESCRIPTION	PAGE NO.
4.1	New Town Area Population	9
4.2	Population variation	10
4.3	Male Female Ratio in Town Panchayat	11
4.4	Male Female Ratio in Rural Area	11
4.5	Literate population	12
4.6	Workers	13
4.7	Existing Land use 1994	14
4.8	Education	19
5.1	Projected population	20
5.2	Population by Age	21
5.3	Land Requirement	22
6.1	Proposed Land use	26

Verified RedEstate ™

LIST OF MAPS

NO.	DESCRIPTION	PAGE NO.
3.1	Location map in the TamilNadu State	6 - 7
3.2	Location in the Trichy Region	6 - 7
4.1	Constituent villages	8 - 9
4.2	Existing Land use 1994	13 - 14
4.3	Location of Industries	15 - 16
4.4	Transportation	16 - 17
4.5	Water supply	17 - 18
4.6	Education	17 - 18
4.7	Medical	18 - 19
6.1	Proposed Land use	24 - 25

Verified RealEstate™

LIST OF ANNEXURES

	DESCRIPTION	PAGE NO.
A -	NOTIFICATION UNDER SECTION 10 (1)(c)	I - III
B -	NOTIFICATION UNDER SECTION 10(4)	IV - V
C -	NOTIFICATION UNDER SECTION 11(1) & 11(4)	VI - VII
D -	INDUSTRIAL AREA NOTIFICATION	VIII
	CHECK LIST	IX - XI
	CERTIFICATE	XII

Verified RealEstate™

CHAPTER - I

NEW TOWN DEVELOPMENT PLAN - THE LEGAL FRAME WORK

1.01 Every New Town Development Authority constituted under the Tamil Nadu Town and Country Planning Act 1971 as soon as declaration of New Town Development Area under the act, shall prepare New Town Development Plan for the New Town Development Area or part of it under the powers vested in section 10(1)(c) of the Tamilnadu Town and Country Planning Act, 1971. The Government may notify any site as site for New Town Development Area and under section 10(4), the Government may confirm this notification. Section 11(4) of the act provides for the constitution of a 'New Town Development Authority' for this area. Section 18 provides that the New Town Development Authority, as constituted, shall prepare and submit a plan called 'New Town Development Plan' for the New Town Development Area. The New Town Development Plan may propose or provide for all or any of the following matters, namely:-

a) The manner in which the land in the development areashall be used.

b) The allotment or reservation of lands for residential, commercial, industrial and agricultural purposes and for parks, play field and open spaces.

Verified by RealEstate ™

c) The allotment or reservation of lands for public buildings, institutions and for civic amenities.

d) The making of provision for N.H., arterial roads, ring roads, major streets, lines of communication, including railways, airways, ports and canals.

e) The Traffic and Transportation pattern and traffic circulation pattern.

f) The improvements of major roads and streets.

g) The area reserved for future development, expansion and for new housing.

h) The provision for the improvement of areas of bad layout or obsolate development and slum areas and for relocation of population.

i) The amenities, services and utilities.

j) The control of architectural features, elevation and frontage of building and structures.

k) The provision for regulating the zones, the location, height, numbers of storeys and size of buildings and other structures, the size of yards and other open spaces and the use of buildings structures and land.

l) The Stages by which the New Town Development Plan shall be carried out and

m) Such other matters as may be prescribed.

Verified by RealEstate ™

KAGHITHAPURAM NEW TOWN DEVELOPMENT AREA

1.02 In exercising of the powers conferred under section 10 (1)(c) of the Tamilnadu Town and country Planning Act,1971,the Government had published the intention of declaring the site as Kaghithapuram New Town Development Area in G.O.Ms.no.455, Housing and Urban Development Department,dated 6.4.88(Annexure A) and the notification was published in Tamilnadu Gazette in pages 344 - 345 of part II section (2) dated 11.4.88 and the same was republished in Tiruchirappalli district gazette,dated 13.4.89.

1.03 After considering the objection and suggestion the above notification had been confirmed under section 10(4) of the act in G.O.Ms.no.660,Housing and Urban Development Department(UD.IV) dated 24.9.1992(Annexure B) and the notification was published in Tamilnadu Gazette in page 607 of part II section 2,dated 28.10.92 and republished in Tiruchirappalli District Gazette in page 19 dated.13.2.1993.

1.04 As per the notification issued by the Government in G.O.Ms.no.660,Housing and Urban Development Department(UD-IV) dated 24.9.1992 the Kaghithapuram New Town Development Area comprises the following areas.

Verified by RealEstate ™

S.No.	Village No.	Name of Villages.
1.	10	Vettamangalam
2.	12	Thirukattuthurai
3.	13	Punjai Pugalur
4.	14	Nanjai Pugalur
5.	15	Nanjai Thottakkurichi
6.	16	Punjai Thottakurichi
7.	35	Punnam

1.05 In exercising the provisions made in section 11(1) and 11(4) of the Tamil Nadu Town and Country Planning Act, 1971, the Government have constituted New Town Development Authority in G.O.Ms.No.240, Housing and Urban Development (UD-IV) Department, dated: 4.3.1994 (Annexure-C) and appointed the Collector, Tiruchirappalli District as Chairman and Assistant Director of Town and Country Planning, Tiruchirappalli as Member-Secretary of the Kaghithapuram New Town Development Authority, the Government also appointed the following as other members of the New Town Development Authority.

1. Deputy Director of Town and Country Planning, Tiruchy - Thanjavur Region.
2. Member of Legislative Assembly, Karur Legislative Assembly Constituency, Karur.
3. Member of Parliament, Karur Parliamentary Constituency, Karur.
4. Divisional Development Officer, Karur.
5. District Town Panchayat Officer and Personal Assistant to Collector (Town Panchayat), Tiruchirappalli.

The amendment was issued in G.O.Ms.No.539, Housing and Urban Development Department, dated: 27.12.1966 that the Collector of Karur Dheeran Chinnamalai Gounder District as a Chairman and Assistant Director of Town Panchayat as Member instead of Collector, Tiruchirappalli District as Chairman and District Town Panchayat Officer as Member.

Verified © RealEstate ™

CHAPTER - II

Introduction

2.01 Kaghithapuram New Town Development Area is located on the western part of the Tiruchirappalli District and region too. River Cauvery forms the northern boundary of the new town area. Even though the river Cauvery flows through this Town, one eighth of the areas are classified as wet land irrigated by Cauvery and the remaining lands dry lands only.

2.02 The new town area comprises three town panchayats namely Pugalur, Kaghithapuram and Punjai Thotta Kurichi and four other villages having a population of 39,734 as per 1991 census. The area gets importance due to its location on the National Highway No.7 and Karur-Coimbatore state Highway.

2.03 Pugalur is considered as an important place on history of the Chera King of the Sangam age. There is a small hillock namely Arunattar malai near the village Pugalur. It is also called as Pugazhimalai. On the top of the hill an ancient temple of Lord Balasubramania Swamy is situated.

2.04 During the 2nd century B.C. the Cheran kings carved caves called "Soodamani caves" on the west South and Northern sides of the hill and made rock cut beds for the benefits of stay for jain munis. The details of the inscriptions found in the caves stands as proofs of its earlier historical improtance.

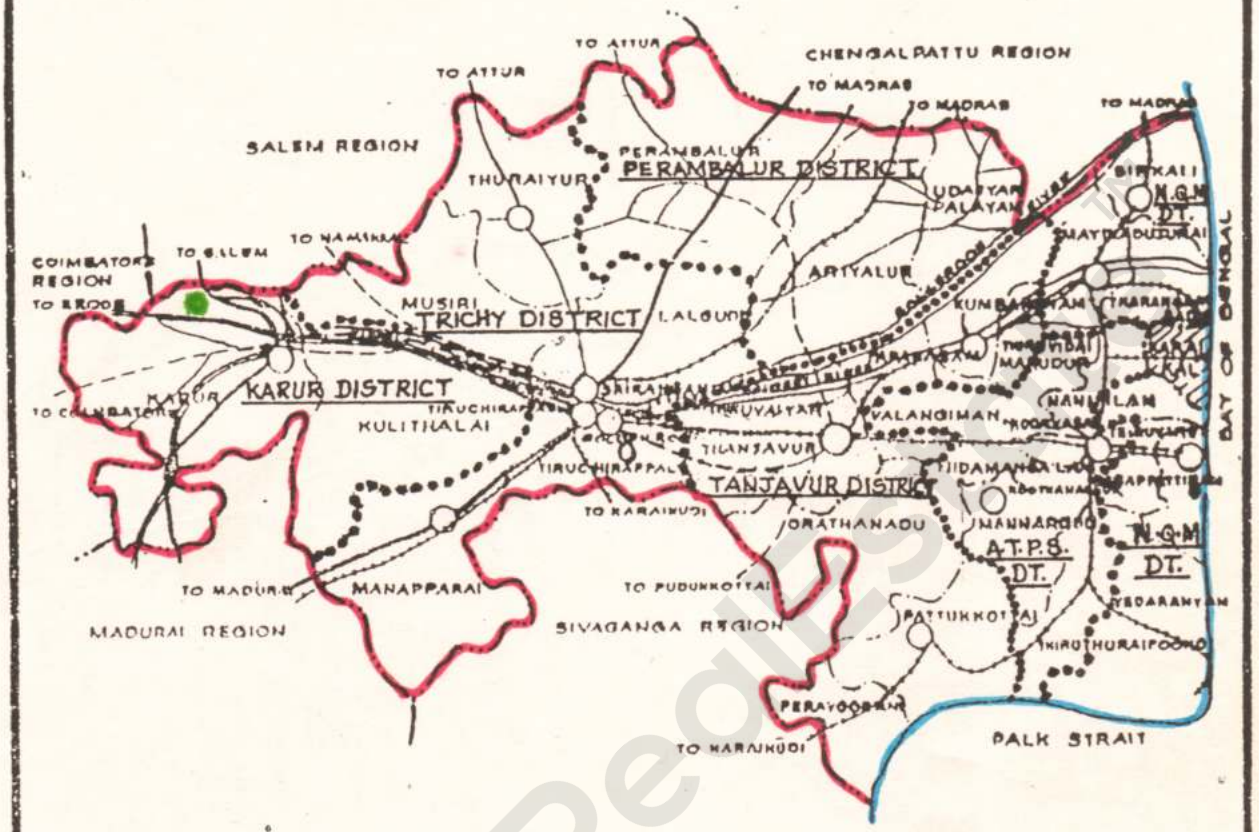
Verified by RedEstate

2.05 A Sugar mill was started in Pugalur about 60 years back. After many institutions had run this factory now E.I.D. parry Ltd., has taken over and run this factory. It produces about 3 tons of sugar every day and gives employment for 250 persons directly and for 1500 persons indirectly.

2.06 Pugalur gainsits importance due to the location of Tamilnadu Kaghithapuram paper mills Ltd.,here. The factory was started during the year 1985 at a cost of 250 crores and it produces 3000 tons of newsprint paper per day from the crushed cane waste. The mill will go in record as the biggest newsprint producing factory in India on completion of its expansion, programme at a cost of Rs525 crores. The factory is expected to produce 6000 tons of newsprint daily.

Verified © RealEstate ™

MAP NO 1



TIRUCHIRAPPALLI REGION

LEGEND:-

- REGION BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- DISTRICT ROADS
- RAILWAY LINE (B.GAUGE)
- RAILWAY LINE (M.GAUGE)
- RIVERS
- OTHER STATE

Location Map

● KAGITHAPURAM NEW TOWN AREA.

0 10 20 30 40 50 KM
0 10 20 30 MILE 40

DIRECTORATE OF TOWN & COUNTRY PLANNING,
TIRUCHIRAPPALLI REGION,
GOVT OF TAMILNADU.

Verified @ RedLeaf

CHAPTER-III

Physical features:

3.01 Kaghithapuram New Town Development Area is located on the Western boundary of Tiruchirappalli District and is located at 11°0' north latitude and 78° 0' East latitude and the river Cauvery flows on the northern boundary of the new town Development area. The location of the new town area is shown in the map no.3.1 and 3.2.The National Highway no.7 from Cape Commerin to Kashmir passes through this new Town area.

3.02 Kaghithapuram New Town Development Area is well connected by road and railways to nearby towns. The important towns nearby are Karur, Nammakal, Erode, ., Vellur , Tiruchirappalli, Salem. BYoad gauge railway line passes through this new Town.

3.03 Physically the soil along Cauvery to a minimum depth forms plain fertile alluvial soil but a vast lands of the new town area are high land with less fertility red soil and without irrigation facilities even though these land lie nearer to the river Cauvery.

Climate:

3.04Kaghithapuram New Town Area have a high temperature and a low degree of humidity for maximum months of the year. Even though not

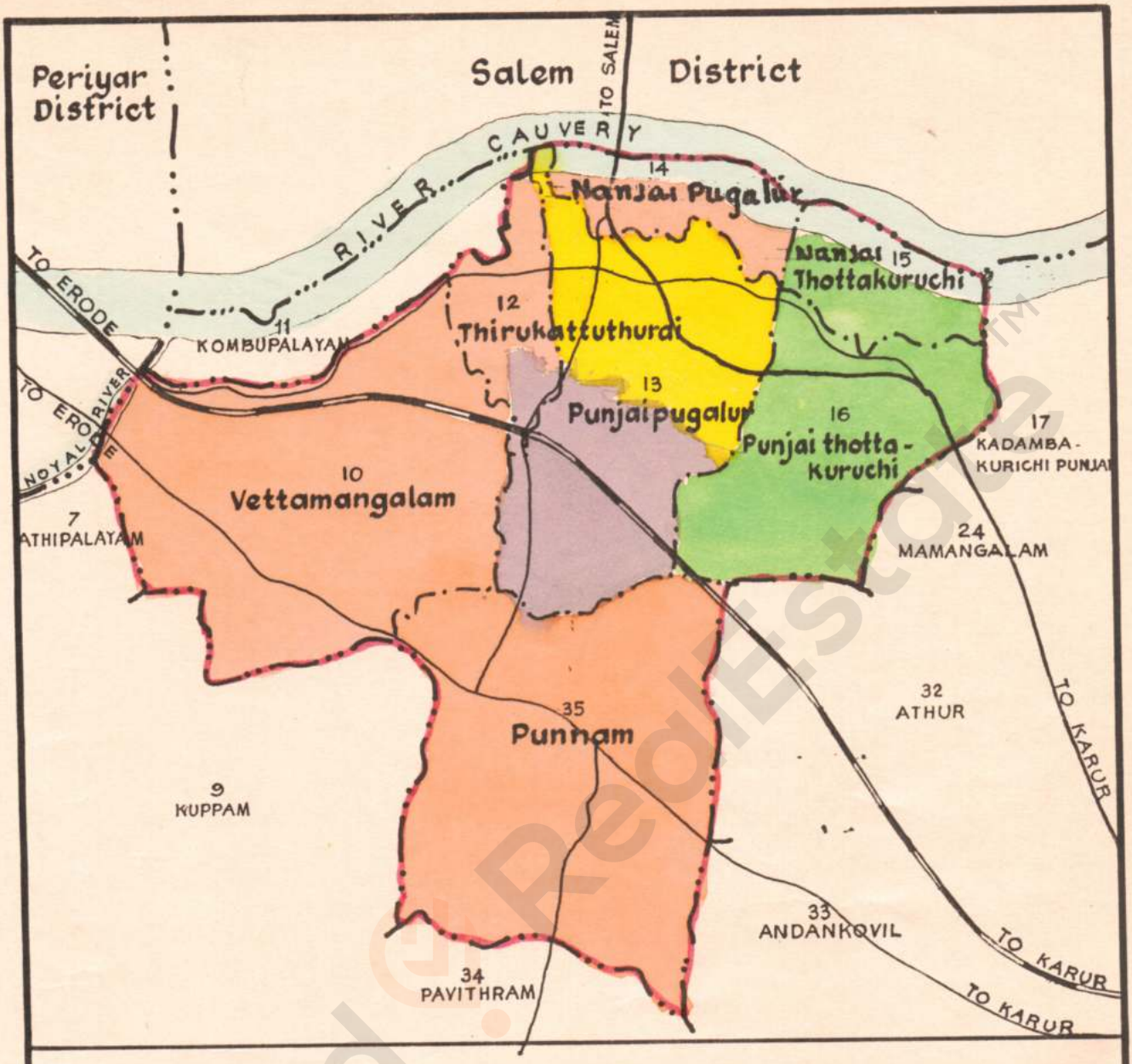
Verified by RealEstate

subjected to extreme of climate, the summer months are quite hot. The difference between maximum and minimum temperature is only moderate and from day to night is little and does not give any relief from the sweltoring heat.

Rainfall:

3.05 The average rainfall for the new town area is about 700 m.m. and the precipitation is 259 mm and 399 mm during south west monsoon and north east monsoon respectively.

Verified RealEstate ™



Kaghithapuram New Town Development Area

Legend:-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES
- Punjai Pugalur Town Panchayat
- Kagithapuram Town Panchayat
- Thottakuruchi Town Panchayat
- Other villages

CONSTITUENT VILLAGES

N

0 1 2 2.5 3 Miles 4

0 1 2 3 4 5 6 K.m.

DIRECTORATE OF TOWN & COUNTRY

Verified © RedEstate

CHAPTER-IV.

Population and Land Use.

4.01 Kaghithapuram New Town Development Area comprises of three Town Panchayats namely Punjai Pugalur, Punjai Thottakkurichy and Kaghithapuram and four more Village Panchayats. The total population of the New Town area is only 39,734 as per 1991 census. The administrative set of the New Town area is given in the Map No.4.1.

4.02 The abstract of local bodies and their population figures are given in Table No.4.1.

Table No.4.1 The New Town Area and Population.

Sl.No.	Name of Local Bodies.	Extent in Hectares.	Population as per 1991.
	TOWN PANCHAYATS.		
1.	Punjai Pugalur.	2100.19.0 x	16,191
2.	Kaghithapuram.		
3.	Thottakkurichi.	2124.50.0 x	9,003
	VILLAGES.		
4.	Vettamangalam.	2975.38.0 x	4,966
5.	Thirukkattuthurai.	486.56.0 x	2,958
6.	Pugalur Nanjai.	510.46.5 x	2,347
7.	Punnam.	2943.67.5 x	4,269
	Total:	11140.77.0	39,734

Verified RealEstate TM

4.03 Population variation for the last three decades is studied for the three town panchayats areas of which as per available data Punjai Pugalur and Kaghithapuram Town Panchayats are studies together. The variation of population is given under the table 4.2 .

Table No 4.2 Population variation of the town panchayat

Year	Punjai Pugalur and Kaghithapuram		Punjai thottakkurichi	
	Population	Variation	Population	Variation
1961	9,983	--	7,907	--
1971	12,823	+ 28.45	8,887	+ 12.39
1981	13,651	+ 6.41	9,464	+ 6.49
1991	16,191	+ 18.61	9,003	- 4.87

4.04 The population increase for the decade 1961-71 is fairly high in both Town Panchayat areas. However the decade increase in population has been reduce to 6.4% during the period 1971-81. During 1981-1991 the population increase is 18.61% for Pugalur Town but there is a decrease in population in PunjaiThottakkurichi it may be due to industrial development at Pugalur there would have been emigration from Thottakkutichi to Pugalur.

Verified © RealEstate TM

4.05 In absence of data on population for earlier decade for panchayat area, the population variation could not be assessed for those areas.

Sex:

4.06 The sex ratio of the population of Town Panchayat areas and for rural areas within the Ka ghithapuram New Town Area are separately given in tables Nos. 4.3 and 4.4 respectively. The number of females per 1000 males has been steadily decreasing from 1961 to 1991 for Town Panchayat and rural areas but in case of rural area there is a sudden increase in female population during the decade 1981 to 1991, This is because male population would have left outside for job opportunities.

Table No 4.3 Male-Female Ratio - Town Panchayat areas

Year	Male	Female	No.of females/1000 males
1961	8,853	9,037	1,020
1971	10,824	10,886	1,005
1981	11,612	11,503	991
1991	12,768	12,426	973

Table No 4.4 Male Female Ratio - Rural Area

Year	Male	Female	No.of Females/1000 males
1961	6,473	6,674	1,031
1971	7,109	7,296	1,026
1981	6,955	6,947	993
1991	7,190	7,350	1,022

Verified by RealEstate TM

Literates:

4.07 As per 1991 census among the total population only 49.76% are literates which is far below to the expectation and 56.32% and 38.40% to the population are literates for town panchayat area and rural areas respectively. The table 4.5 below shows the details of literate population for the Town Panchayat areas and rural areas.

Table No 4.5 Literate Population

Area	Male literates	Female literates	Total		
			Literates	Population	Percentage
Town Panchayat	8,691	5,498	14,189	25,194	56.32
Rural	3,581	2,002	5,583	14,540	38,40
Total	12,272	7,500	19,772	39,734	49.76

Workers participation

4.08 The table No 4.6 given below indicate the workers population of the New Town area. 75% of the total workers are primary sector workers which shows that still the area maintain the rural character even though the paper mill is located here.

Verified © RealEstate ™

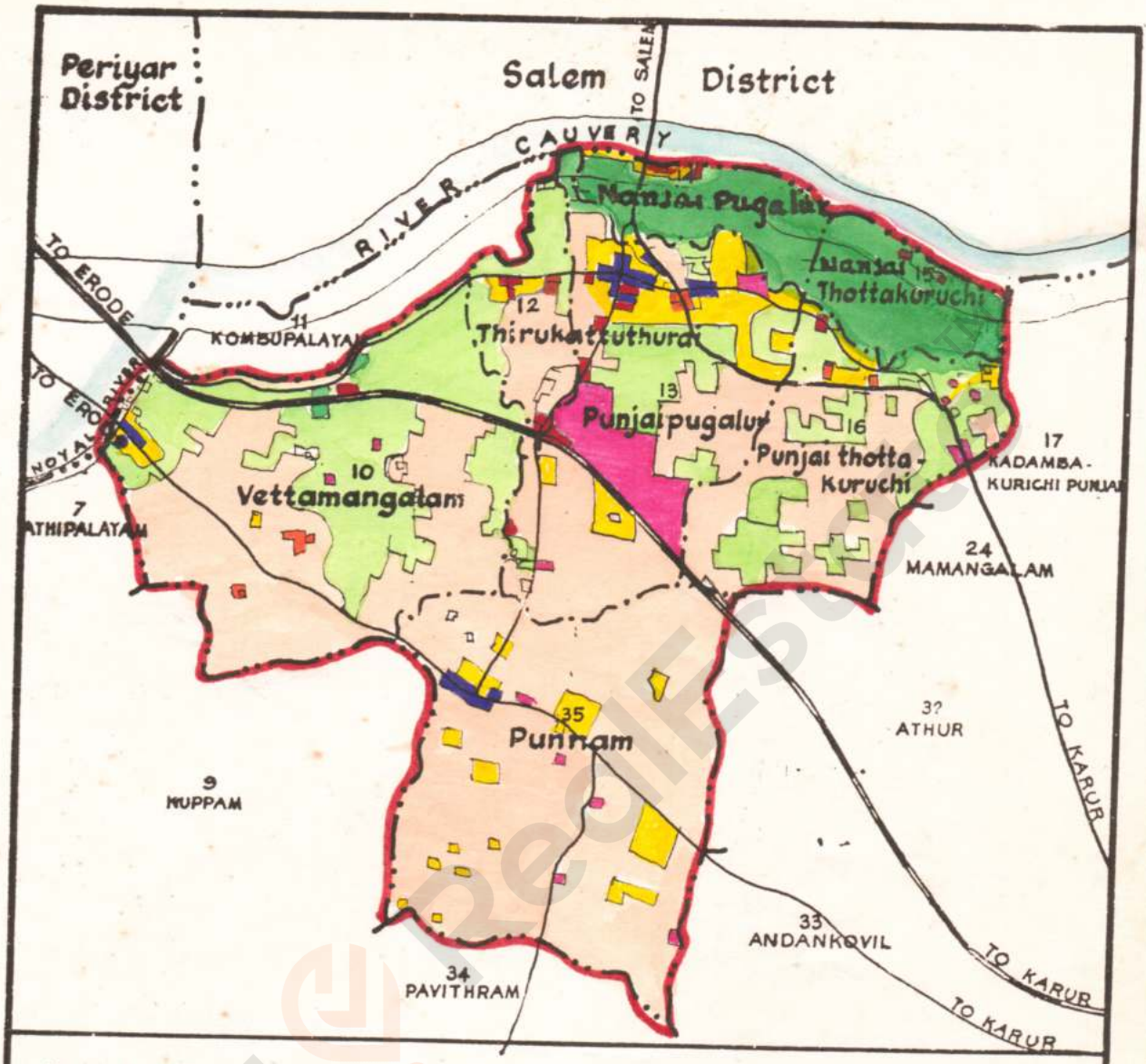
Table No 4.6 Workers participation 1991

Area	Primary	Secondary	Tertiary	Total
Town Panchayats				
1. Punjai Pugalur & Kaghithapuram	6,040	2,330	385	8,755
2. Thottakkurichi	3,881	361	504	4,746
Rral				
3. Vettamangalam	3,127	119	61	3,307
4. Thirukkattu-thurai	1,056	159	56	3,271
5. Pugalur Nanjai	889	384	75	1,348
6. Punnam	1,463	822	364	2,649
Total	16,456	4,175	1,445	22,076
Percentage to Total population	41.41	10.50	3.64	55.55
Percentage to workers	74.54	18.91	6.55	100.00

Land use

4.09 The pattern of residential development in Kaghithapuram New Town Area more or less follows those of other rural areas of TamilNadu. Pugalur Town Panchayat area and Punjai Thottakkurichy Town Panchayat area are the town important residential developments could be identified. In addition TamilNadu Kaghithapuram Paper Mill Ltd., has

Verified © RegiEstate ™



Kaghithapuram New Town Development Area

Legend:-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES

NEW TOWN DEVELOPMENT PLAN
EXISTING LAND USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC AND SEMI-PUBLIC
- AGRICULTURE - WET
- AGRICULTURE - IRRIGATED DRY
- AGRICULTURE - DRY

N

0 1 2 2.5 3 Miles 4

0 1 2 3 4 5 6 K.m.

DIRECTORATE OF TOWN & COUNTRY PLANNING, GOVT OF TAMILNADU.

Verified © RealEstate

developed a residential colony for their own employees nearer to their industrial site. Remaining residential developments are taken place as hamlets here and there distributed to the entire town area.

4.10 TheTable No.4.7 gives the details of existing land use pattern of the area and it could be very well seen that the major portion of land are dry agriculture. The existing land use is shown in Map No.4.2.

Table No.4.7 Existing Land Use - 1994.

Land Use.	Extent in Hectares.	% to the Total.
1. Residential.	637.47.5	5.72
2. Commercial.	5.50.0	0.05
3. Industrial.	287.98.5	2.58
4. Public & Semi-public.	97.24.0	0.87
5. Educational.	20.30.5	0.18
6. Agricultural		
Wet	1117.50.5	10.03
Dry	6767.59.6	60.75
Irrigated Dry	2207.16.9	19.82
Total:	11140.77.5	100.00

Verified © RealEstate™

Commercial:

4.11 The Major commercial activities are concentrated at four road junction of Velayuthampalayam at Pugalur Town Panchayat Area. Peoples of nearby areas comes to this place for their shopping. In addition along the national highway road in PunjaiThottakkurichi shops are developed.

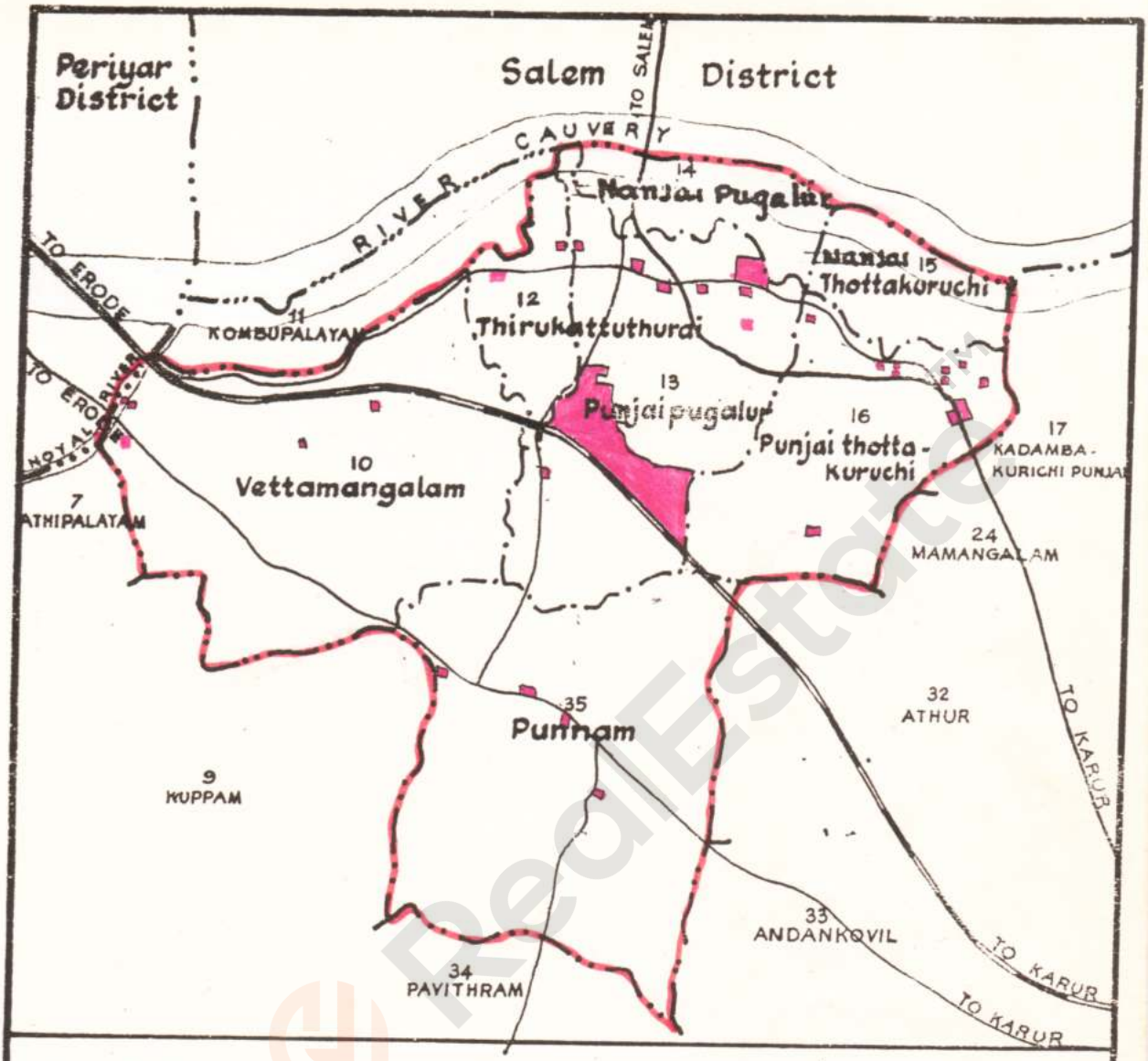
4.12 Two weekly shandies are functioning in this Town area and vegetables and pulses are the main commodity sold here. The weekly shandy at Punjai Pugalur is conducted on every Thursday and at Punnam village on every Wednesday.

Industries:

4.13 Two major industries are functioning within the New Town Area. E.I.D Parry Sugar Mill which is established about 60 years back was the only industry located in this area, during earlier period. About 3000 tonns of sugar cane is crushed every day producing 3 tonns of sugar daily. About 250 persons are employed permanentlyhere. In addition above 1500 labourers are indirectly employed as other workers

4.14 TamilNadu Kaghithapuram paper mills Ltd is the biggest Paper manufacturing Industry in TamilNadu. The Industry is started its production from1985 onwards. Newsprint papers are manufactured from the crushed sugar cane waste. Nearly 780 acres of land is used for the Industry.

Verified RealEstate ™



Kaghithapuram New Town Development Area

INDUSTRIES

Legend:-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES
- LOCATION OF INDUSTRIES

N

0 1 2 2.5 3 Miles 4

0 1 2 3 4 5 6 K.m.

DIRECTORATE OF TOWN & COUNTRY PLANNING, GOVT OF TAMILNADU.

Verified RedEstate

4.15. The industry is started with the capital outlay of Rs.250 Crores and produce 90,000 tonnes of newsprint paper per year and sometimes even more. An expansion programme at a cost of Rs.525 Crores is on the way and on completion, the industry is expanded to manufacture about 600 tonnes of newsprint paper per day. Nearly 1500 employees are working in this industry and about 6000 other workers gets their jobs imdirectly. When the expansion programme is completed Kaghithapuram paper mill in India.

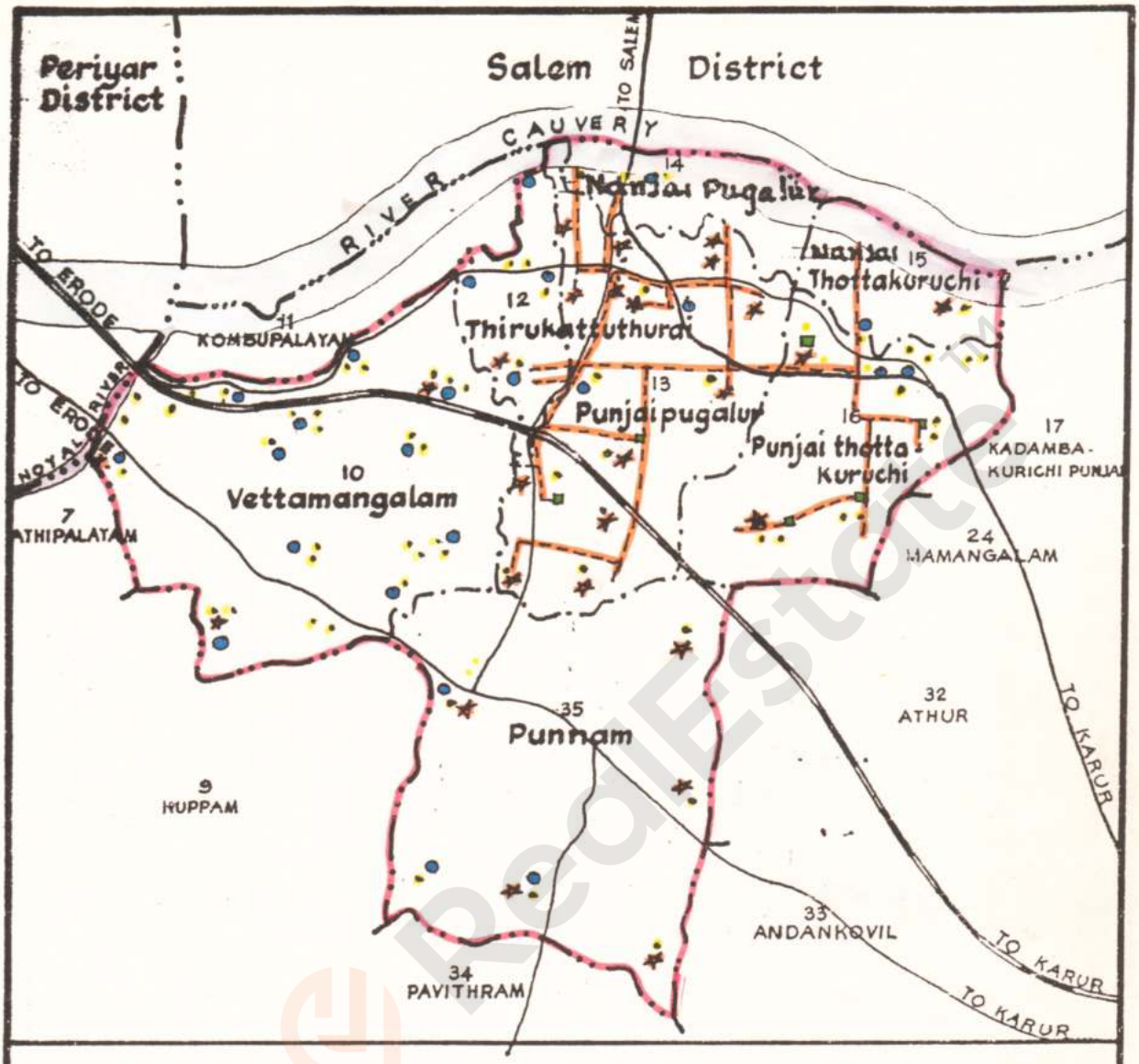
4.15 Other than the two industries no other Major industry is functioning within the New Town area. Some small service industries are located here and there. The location of industries are shown in Map No 4.3

Transport and Communication

4.17 The National Highway (No 7) which connects Cape Commerin and Kashmir passes through this New Town area. Recently a Bye-pass road to the National Highway had been constructed as the road isnarrow down at Punjai Thottakkurichi Town.

4.18 Karur-Erode-Coimbatore State Highway is also passes through the New Town area. Further these roads and other settlements of the Town are well connected by well formed road. The connecting

Verified © RealEstate ™



Kaghithapuram New Town Development Area

Legend:-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES

WATER SUPPLY

- O.H.T.
- G.L.R.
- PUBLIC WELL
- HAND PUMP
- CAUVERY WATER SUPPLY

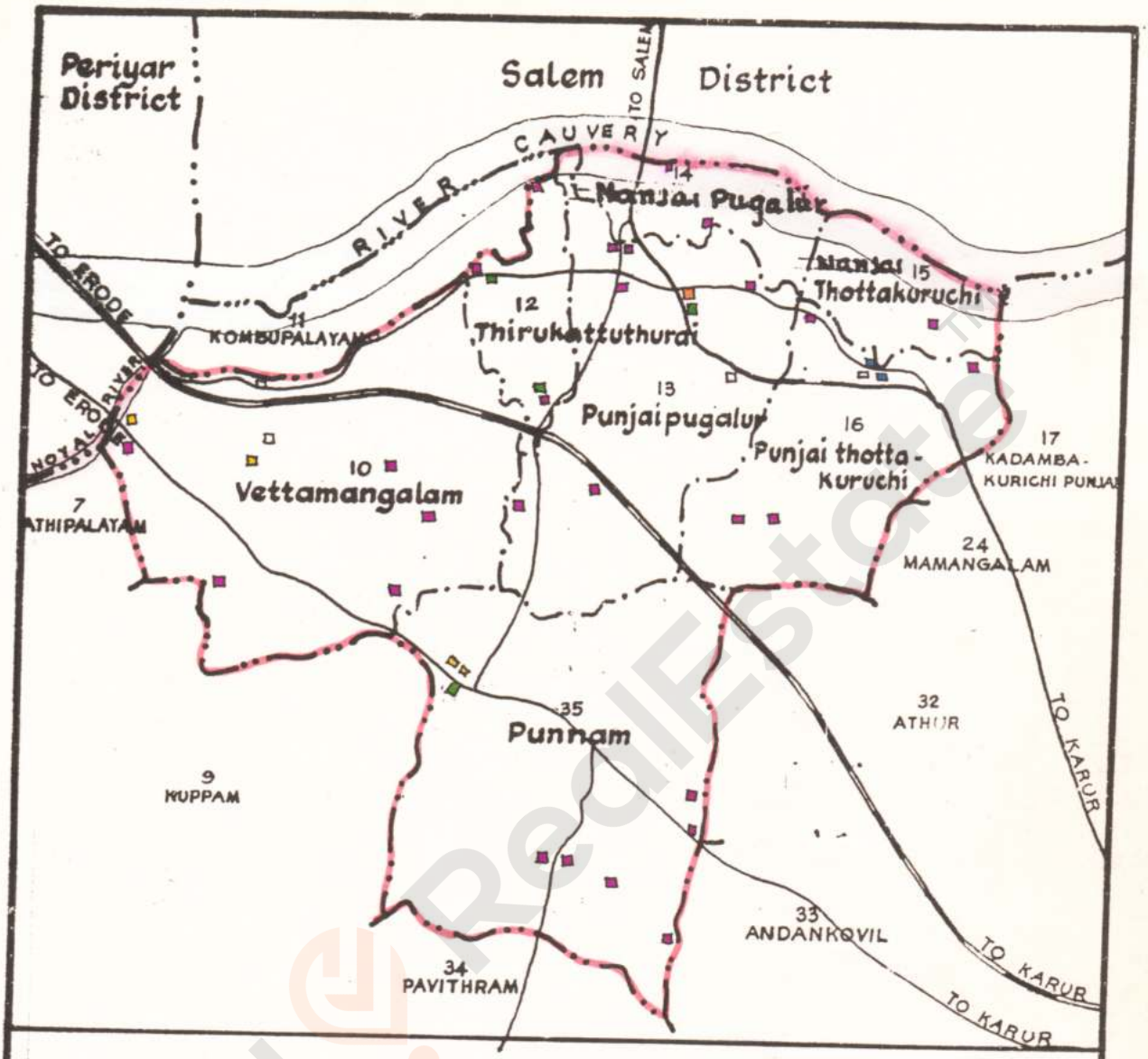
N

0 1 2 2.5 3 Miles 4

K.m. 0 1 2 3 4 5 6

DIRECTORATE OF TOWN & COUNTRY PLANNING, GOVT OF TAMILNADU.

Verified © RealEstate™



Kaghithapuram New Town Development Area

Legend:-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES

EDUCATIONAL

- HIGHER SECONDARY SCHOOL
- HIGH SCHOOL - - - - - - - -
- MIDDLE SCHOOL - - - - - - - -
- ELEMENTARY SCHOOL - - - - -
- NURSERY SCHOOL - - - - - - - -

N

0 1 2 2.5 3 Miles 4

0 1 2 3 4 5 6 K.m.

DIRECTORATE OF TOWN & COUNTRY PLANNING, GOVT OF TAMILNADU.

Verified RedEffect

road of Pugalur to the Karur - Coimbatore road is now well developed due to the location of Kaghithapuram Paper Mill on this road. The important roads of the New Town area is shown in Map No 4.4.

4.19 The New Town area is well served by buses since all buses from Karur to Erode, Coimbatore and Salem, Bangalore passes through this Town. This town is also well served by Town Buses from Karur.

Railways

4.20 Karur-Erode-Salem-Madras Broad Gauge railway line passes through the New Town Area. Punnam and Pugalur railway stations serves for the area population.

Airways:

4.21 Tiruchirappalli InterNational Airport which is located about 100 Km from this town is the nearest Airport.

Water Supply:

4.22 Pugalur, Kaghithapuram and PunjaiThottakkurichi Town Panchayat areas are provided with protected water supply. In addition Kaghithapuram Paper Mill have a separate protected water supply for their industry as well as for their own township. In total for this entire area water is supplied through

Verified RealEstate ™

25 overhead tanks, 6 ground level reservoirs, 25 open wells and 34 hand pumps. About 3000 house connections are effected in Town Panchayat areas. The system of water supply provison is shown in Map No 4.5

Drainage:

4.23 No underground drainage is functioning in any of the area.

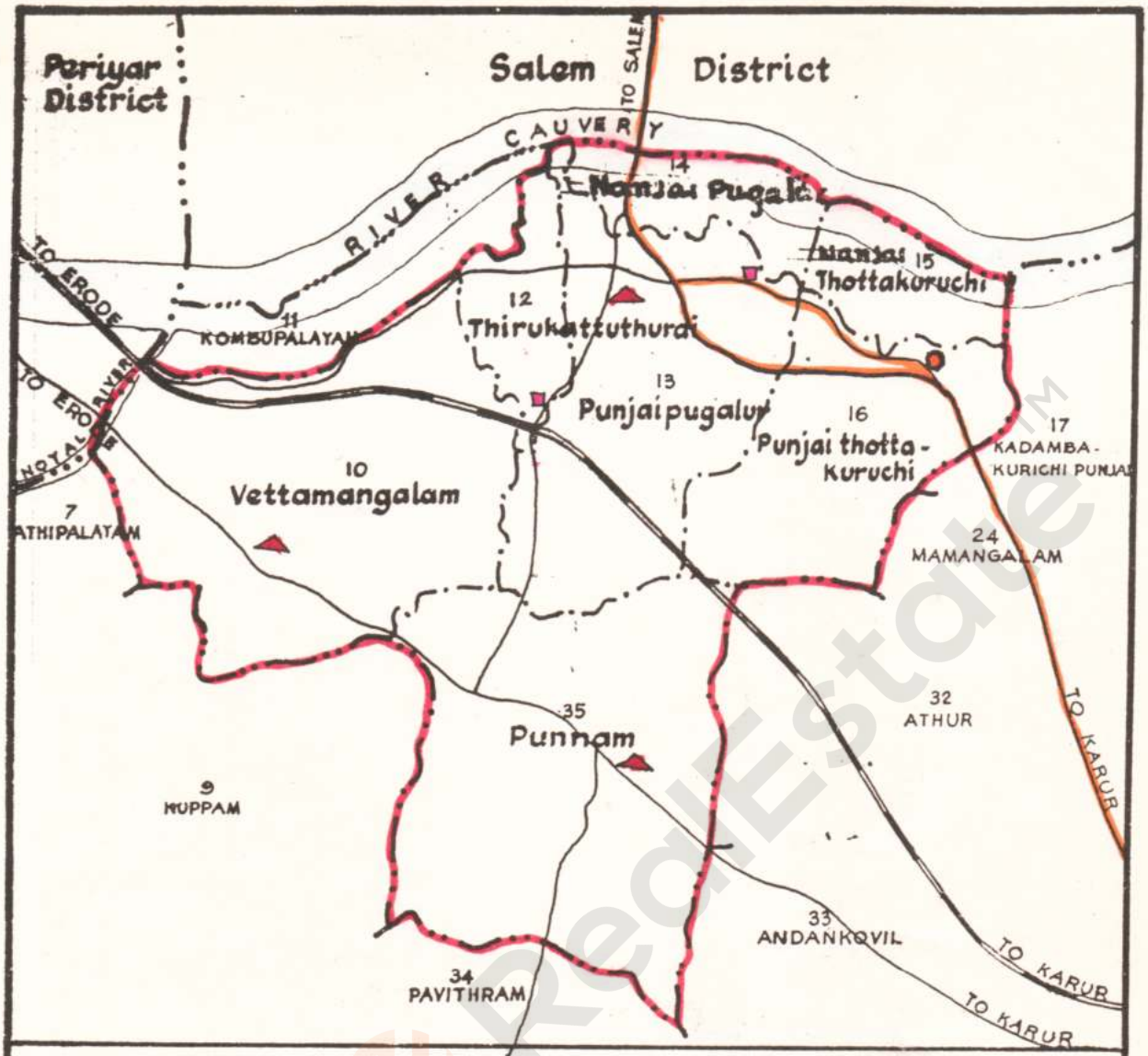
Electricity

4.24 All settlements whthin the New Town Development area are provided with electricity.

Education:

4.25 There are 41 number of Educational Institutions are located in the New Town Area wherein 11,565 pupils are enrolled and about 273 teachers are employed. Only upto higher secondary level institution is available. For Higher education pupils go to Karur, Velur or Namakkal. One I.T.I is run at Punnam. The details of category of schools with students and teachers strength are given in table No 4.8 below and the map No 4.6 shows the location of different Educational Institutions.

Verified © RealEstate ™



Kaghithapuram New Town Development Area

Legend :-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES

MEDICAL

- PRIMARY HEALTH CENTRE
- SUB CENTRE
- E.S.I. HOSPITAL

N

0 1 2 2.5 3 4 Miles

0 1 2 3 4 5 6 K.m.

DIRECTORATE OF TOWN & COUNTRY PLANNING, GOVT OF TAMILNADU.

Verified RedEstate

Table No 4.8 Educational Institutions

Categoey of schools	No.of schools	Pupils	Teachers
Nursery	1	60	2
Primary	33	3475	104
Secondary	2	330	15
High School	3	2300	70
Higher Secondary	2	2400	82
Total	41	11565	273

Health:

4.26 Within the New Town Area 3 Primary Health Centres, one sub Health Centres and 2 E.S.I Dispensary are functioning. 4 Nos of Veternary Sub Centres are also functioning here. The location of the Health Centres are shown in Map No 4.7

Verified © RealEstate ™

CHAPTER- V

Analysis and Assessment:

5.01 The earlier chapters have shown the growth potentials in existance and land utilisation details with functions of the New Town Development area. Growth of population for Towns and villages are also studied there. In this chapter, an attempt has been made to analyse the potentials, need and limitations within which they are governed.

5.02 As the period of preparation of new town development plan is on the mid year of the decade 1991-2001, and as the basic data is taken as 1991, the planning period for the perspective plan is taken as 30 years from 1991. As such the Planning year suggested for this New Town development Plan is the period which ends with the year 2021.

5.03 The population variation for decades and its percentage for town panchayats and villages are given in table no. 4.2[illegible] in earlier chapter. The population predication for successive three decades are worked out by statistical methods and the expected population for the years 2001, 2011 and 2021 are tabulated below.

Table .5.1-Projected population:

Method	1991	2001	2011	2021
Geometric curve	..	42633	45532	48431
Arithmatical Increase method	39734	43603	47410	51549
Incremental increase method	..	47433	59932	66231

Verified by RedEstate ™

5.04 Among the population figures obtained by statistical projections, the higher value is obtained in incremental increase method. According to the projection the expected population for the new town area is 47.43 thousand in 2001, 59.93 in 2011 and 66.23 thousands in 2021.

5.05 Therefore Kaghithapuram new town development area's design population is taken as 67 thousand in the year 2021.

5.06 A study on earlier trend of male -female ratio reveals that higher inflow of male population than female had taken place within the new town area. But the trend may change when housing needs are satisfied and improvement takes place on employement opportunities especially for the female working population. Then the male female population may become equal.

5.07 Assuming that there may not be any appreciable change in the percentage of population in age group for another three decades, the estimated population are grouped according to their ages and the same is tabulated in table 5.2.

Table No.5.2.-Population by age 2021.

Age Group	Percentage	Population
0 -14	36.7	25,690
15-29	24.2	16,940
30-59	33.1	23,170
60 and above	6.0	4,200
Total	100.00	70,000

Verified by RedEstate

5.08 From the table 5.2 number of persons in age group of 15 to 59 which may constitute as working force of the town is 40,110. However considering factors such as female population in the age group and their expected employment ratio,the population Who may go for higher education and after deducting the employed persons, it is estimated that creation of employment opportunities for about 10,000 persons is essential before end of planning period.

Land use requirement:

5.09 Many recent studies conducted by eminent planners for towns of different size and characteristics revealed that a standard can be evolved to avoid for future land requirement comparing the present towns of similar size and characteristics. Based on this Directorate of Town and Country Planning has suggested future land requirements for different size of towns. The standard suggested for this size of town and land requirements for various uses are given in table no.5.3

Table No.5.3 -Land requirement for 2021

Use	Hectare per 1000 population	Future land required in hectares for 70,000 population
Residential	8.00	560
Commercial	0.40	28
Industrial	2.00	140
Public &Semi public	2.00	140
Transportation	1.60	112
Playground	2.00	140
Others	2.00	140
Total		1260

Verified RealEstate TM

Residential:

5.10 The present residential area is 647.65 hectares within new town area with a population of 39,734.This is because the housing are developed in scattered manner. Though a larger land is used for residential purpose additional area can also be allowed for further development.

Commercial:

5.11 At present only about 5.50 hectares of land are utilised as commercial use. Considering the future development which are expected to be developed here provision may be made for expansion of commercial activities.

Industrial:

5.12 Except the two major industries namely E.I.D. parry sugar mills and Tamilnadu Kaghithapuram paper mills LTD., no other industry is started within new town development area. Expecting some potentials for starting of industries based on the paper mill there is a necessity for suggesting a new industrial zone within the new town area.

Traffic and Transportation:

5.13 Considering the road network the entire area and its functions are well connected by road network. There is no need for additional road facilities for the town. However expecting heavy lorry movements to the paper mill through Moolimangalam-Punnam road, there is a need for widening and improvement on this road.

Verified by RealEstate

CHAPTER -VI

NEW TOWN DEVELOPMENT PLAN PROPOSALS

6.01 Kaghithapuram New Town Development Area is being grown without effective planning control so far. Since location of Kaghithapuram paper mill a major industry in this area expecting a larget development and to have effective control over developed and developing areas within the New Town Development Area, the New Town Development Authority prepared a New Town Development Plan for the area. Aim and objective of the plan are as follows:

i) To designate appropriate and viable functional units distinguished but complimentary to one another.

ii) To utilise every bit of land for the optimum benefit of the people.

iii) To provide necessary facilities and urban infra structure to cater to the needs of all the persons keeping an eye on economy.

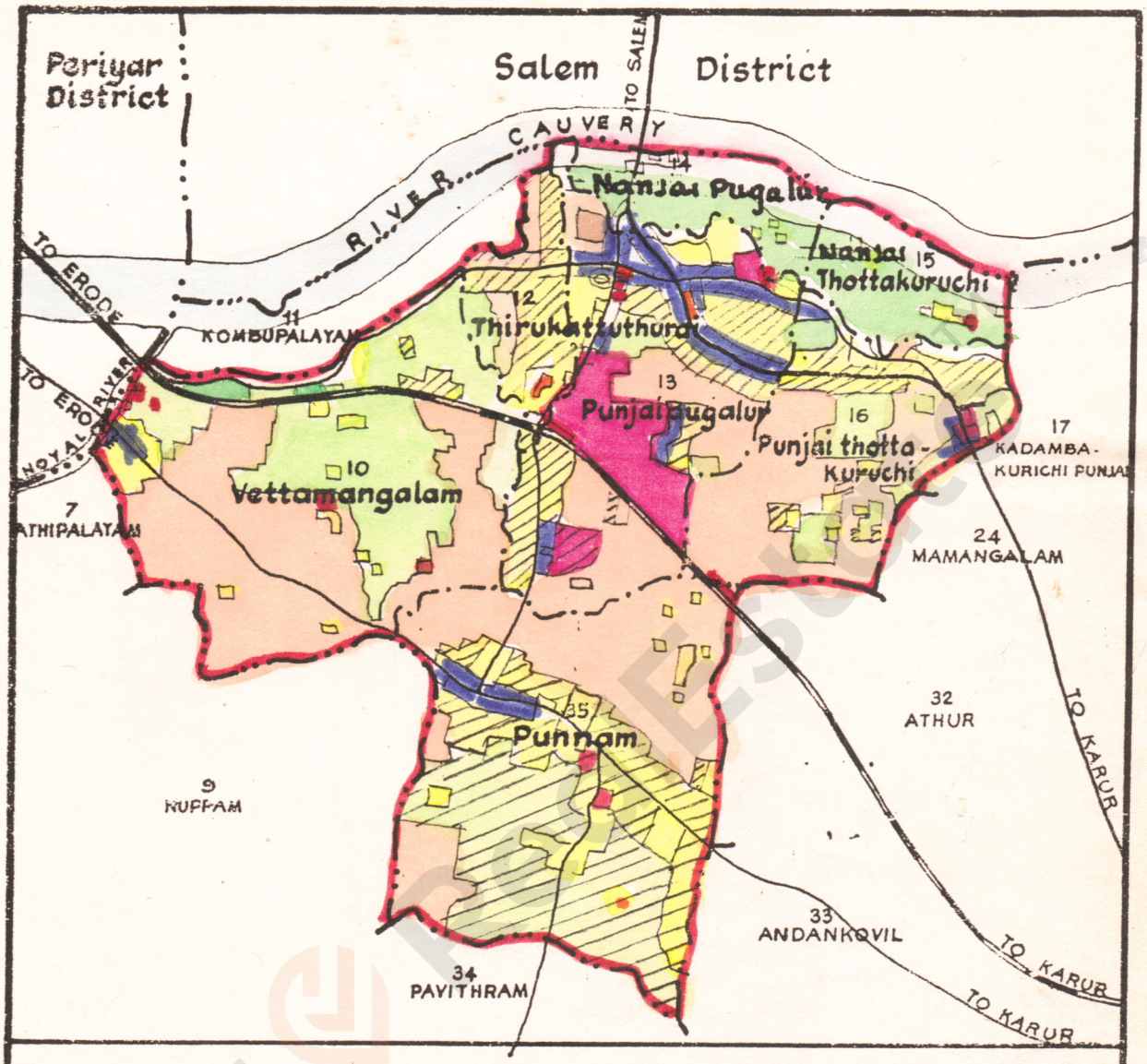
iv) To provide adequate amenities and open spaces within the limits of economy.

v) To create a healthy, comfortable and safe environment to live.

vi) To improve the existing circulation pattern and transportation system and to provide safe and efficient transportation network.

vii) To conserve the agricultural lands to the possible extent.

Verified RealEstate™



Kaghithapuram New Town Development Area

Legend :-

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- NATIONAL HIGHWAY ROAD
- OTHER ROADS
- RAILWAY LINE (BROAD GAUGE)
- WATER BODIES

NEW TOWN DEVELOPMENT PLAN

PROPOSED LAND USE - 2021

	Exis	PRO
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC AND SEMI-PUBLIC		
AGRICULTURE - WET		
AGRICULTURE-IRRIGATED DRY		
N AGRICULTURE-DRY		

0 1 2 2.5 3 Miles 4

K.m.

0 1 2 3 4 5 6

DIRECTORATE OF TOWN & COUNTRY PLANNING, GOVT OF TAMILNADU.

Verified

viii) To create a climate for more industrialisation and to improve the town condition to one and all.

ix) To stimulate the commercial and other teritary activities to create more employment opportunities and to improve the earning capacity of one and all.

x) To make the town functionally efficient and economically viable.

6.02 Kaghithapuram New Town Development Area is located at the western boundary of the Tiruchirappalli District comprising three town panchayat areas and 4 more revenue villages. Due to the creation of Kaghithapuram paper mills Ltd., a major paper producing industry and their expansion programme for the years to come, it is expected to have an increase in population which will be migrating to this new town development area. Some ancillary industrial units are also expected to be developed in this new town area.

6.03 In view of avoiding any haphazard growth, allocation of land for different uses like residential, commercial, industrial, educational and public and semi public uses and their location are duly considered and new town development plan proposals drawn to have a compromise land use without conflict.

6.04 The proposed land uses are shown in the map no. 6.1 enclosed. The land for different uses and the land provided for them are given in table No.6.1

Verified by PeelEstate TM

Table No.6.1 - Proposed land uses (new town area) 2021

Sl.No.	Land use.	Extent in Hectares.	% to the Total.
1.	Primary Residential.	400.82.50	3.59
2.	Mixed Residential.	1980.59.65	17.77
3.	Commercial.	392.85.00	3.53
4.	Industrial.	366.18.25	3.29
5.	Educational.	20.30.50	0.18
6.	Public and Semi public.	97.24.00	0.87
7.	Agricultural - Wet.	1117.50.50	10.03
	Dry.	2982.19.85	26.77
	Irrigated Dry.	3783.07.25	33.96
	Total:	11140.77.5	100.00

Residential:

6.05 Considering the present trend of development and land use character, lands are demarcated for purpose of residential use. Vacant land within the developed areas and lands abutting main roads are considered for residential use zone.

6.06 Expecting migration of population to the future period due to the employment created by the Kaghithapuram paper mill and to the service population and as there is a shortage of housing within the New Town area, a larger areas are suggested for R residential use. In addition to the developed areas some new residential nodes are suggested in the plan. But the wet lands are maximum/ retained for

agricultural use only since a large amount of dry land is available within the new town area.

6.07 Velayuthampalayam area is the oldest settlement of the area provided with all other facilities is considered to be the main residential block of the new town area. Expecting a large settlement in this portions of the town a larger areas are suggested for residential development. This area is well connected by roads also.

6.08 Kaghithapuram paper mills had developed a residential colony nearer to the industrial complext for their staff. As there is a larger scope of development of this industry and increase in employment, and There is possiblity for expansion of the residential colony. additional areas abutting their colony are suggested for residential use zone.

6.09 In addition to allow expansion of residential area due to the available access by Erode road and Punnam road, a vast land in Thirukkattuthurai village are suggested for residential use zone.

6.10 Since the introduction of new bye pass road to the National Highways, the lands in between the new bye pass road and the old national highway are brought for urban use and suggested for residential use zone.

Verified RealEstate™

6.11 Due to the location of paper mill and a proposed industrial complex on Velayuthampalayam Punnam road some addition areas are suggested for residential use zone in order to permit development nearer to their work area.

6.12 The existing residential hamlets are retained as residential use zone with inclusion of some more additional areas for their expansion.

Commercial:

6.13 Commercial activities and service industries are functioning at the four road junction at Velayuthampalayam and along the bye pass road. Like all other towns, commercial activities are being developed along major roads in linear manner and in order to to allow the present trend of development and future expected growth of commercial activities the commercial use zones are earmerked on both sides of the newly formed bye pass road to the National Highway and on the old National Highway road.

6.14 Another major commercial complex is proposed on the four four road junction at Valayuthampalayam, where major commercial activities are now located. Two more commercial areas are suggested to act as puffer zone between the industrial complex and to the residential developments.

Verified © RealEstate TM

INDUSTRIES:

6.15 The two major industrial complex namely the Kaghithapuram paper mills Ltd and the sugar factory, are studied and there is no necessity for additional areas to be suggested for their expansion and hence the lands ehich are under their possession for industrial purposes are zonal for industrial use.

6.16 As such no other industries are, so far been developed in the New Town Development Area, considering the infrastructural facilities available for the paper mill, an area near to it is suggested for industrial use zone.

EDUCATION:

6.17 Present educational institutional uses will continue to have its functions. As major educational institutions are located to the nearer town Karur and Vellur to which pupils go for their education, no addition educational use zone are proposed

PUBLIC AND SEMI PUBLIC

6.18 Public and Semi public use zones are demarcated in the existing areas itself, wherever public functions like Railway Junction, Bus stand, Government offices and other offices are concentrated. In addition a New Bus Stand is also proposed nearer to the National Highways Bye pass road in Pugalur Town Panchayat Area.

TRAFFIC AND TRANSPORATION:

6.19 As the New Town Area is provided with developed road network no major proposals are contemplated in this Development Plan.

Verified by PeglEstate ™

6.20 Pandipalayam to Moolimangalam road,which connects the National bye Pass road and Punnam road runs through paper mill,is suggested for widening and improvement to help the lorry traffic to bring the raw materials to the paper mill industry.

BUSTSTAND:

6.21 A Bus Stand is proposed in R.S.No.167 of Punjai Pugalur village in pugalur Town Panchayat.

WATER SUPPLY:

6.22 Major portion of the areas are served with protected water supply from the Cauvery River. However necessary Scheme shall be drawn to provide the protected water to the hamlets of Punnam and Vettamangalam.

AGRICULTURE:

6.23 Tamilnadu Kaghithapuram paper mills Ltd proposed to utilise treated industrial out let water for agri-cultural uses and have a programme to acquire land for its use. Therefore Lands are earmarked for Agriculture use zone in Punnam village,Which are to be acquired by the paper mill and to be developed for agriculture

Verified by RealEstate ™

CHAPTER VII

ZONING REGULATIONS

7.01 In order to implement the proposals contained in the New Town Development Plan certain essential and important zoning regulations will have to be framed and enforced. Such zoning regulations will vest essential powers with the competent authority for the enforcement of the Plan. It has to be however noted that the zoning regulations contemplated in this chapter are independent of the rules and regulations that have to be framed for the purpose of developing any zone or part thereof, within the New Town Development Area. What is provided for in this chapter are therefore, regulations which are general in character and applicable universally within the New Town Development Area. Those rules will facilitate permitting of certain developments which are not coming under Detailed Development Plan. Every development within the area covered by the Development Plan shall Combinm to the regulations prescribed hereunder and also with the proposals shown in the land use zoning map. These regulations shall guide the grant of refusal of permissions and shall be enforceable.

7.02 The Zoning for the Kaghithapuram New Town area is showing in the map 8.4. The uses that are permissible in the natural course are described hereunder.

Verified © RealEstate™

USE ZONE REGULATIONS

I. RESIDENTIAL USE ZONE

a. Primary Residential use zone

b. Mixed Residential use zone

Use zone I a. Primary Residential Use zone uses permitted

1. All residdntial buildings including single and multi family dwellings, apartments dwellings and tonements togetherr with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidential uses therefor
3. Petty shops dealing with daily essentials including retails provision, soft drinks cigarettes, newspapers, milk cycle repair shops and single person tailoring shops.
4. Hair dressing saloons and Beauty Parlours
5. Nursery and primary schools
6. Taxi and Auto rickshaw stands and
7. Parks and playfields.

Use Zone I(b) Mixed Residential use zone

1. All uses permitted under Use Zone I(a) i.e primary residential use zone.
2. Hostels and single person apartments
3. Community Halls, Kalyana Mandapams, Welfare buildings welfare centres and Gymnasia

Verified by RealEstate ™

4. Recreation clubs, Libraries and Boarding rooms.
5. Clinics, Dispensaries and Nursing Home
6. Government, Municipal and other Institutional sub-offices
7. Police stations, Post & Telegraph offices Fire stations and Electric sub-stations
8. Banks and Safe Deposit Vaults
9. Educational institutions excluding colleges
10. Restaurents, Residential Hotels and other Board and Lodging Houses.
11. Petrol filling and service stations
12. Departmental stores or stores or shops for conduct of retails business
13. Vegetable, Fruit, Flower, Fish, Eggs and Meat shops
14. Bakeries and confectionaries
15. Laundry, Tailoring and Goldsmith shops and
16. Cottage industries permissible in residential areas under G.O.Ms No 566 dt 13.3.82.

II. COMMERCIAL USE ZONE - USE ZONE-2

1. All uses permitted in the Zones 1(a) and 1(b) i.e Residential Use zones.
2. All commercial and business uses including all shops, stores, market and uses connected with the display and sale of merchandise, either wholesale or retail but excluding

Verified by RegEstate™

explosives obnoxious products and other materials likely to cause health hazards.

3. Business offices and other commercial and financcial institutions.

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

5. Cinemas, Theatres and other Commercial entertainment centres.

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

7. Transportation terminals including bus stands, railway stations and organised parking lots

8. Automobile repair shops and garages

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

10. Installation of electric motors not exceeding 50 HP for use incidental to the commercial activities permissible in the zone. As amended in the ~~Ex~~ Govt.letter No 12096/UDIV(1)/93 - 4 dt 2.8.93.

Verified by PeelEstate ™

ii. Restaurents with or without boarding and lodging house Star Hotels and Mono star hotels as ammended the Govt letter No 69759 UDI V(2)/89/11 H&UD dt 22.6.93.

III. INDUSTRIAL USE ZONE USE ZONE 3

a. Controlled Industrial Use zone

b. General Industrial Use Zone

c. Special industrial and Hazardous Use zone

a. Controlled Industrial Use Zone

Uses permitted

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

2. Industries using electric power not exceeding 100 HP (L.T maximum load) but excluding industries of obnoxious and hazardous nature by reasond of odour, liquid effluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity.

3. Hotels, Restaurents and Clubs, places for social intercourse, recreation and worship and despensaries and clinics and

4. Residential buildings for caretakers, watchman and other essential staff required tobe maintained in the premises.

Verified RedEstate™

3. Rural settlements with allied uses
4. Public and private parks, playfields, gardens caravan and Camping sites, and other recreational uses.
5. Dairy and cattle farms.
6. Piggeries and Poultry farms
7. Water tanks and reservoirs
8. Sewage farms and garbage dumps
9. Airports and broadcasting installations
10. Forestry
11. Cemetaries, Crematoria and Burning and Burial grounds
12. Storing and drying of fertilisers
13. Fish curing
14. Salt manufacturing
15. Brick, tile or pottery manufacture
16. Stone crushing and quarrying and
17. Sand, clay and Gravel quarrying

Verified @ RedEstate ™

Schedules

Verified RealEstate™

SCHEDULE - KAGHITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY.

I(a) PRIMARY RESIDENTIAL USE ZONE(PR).

Code No.	Village No.and Name of Village.	R.S.Nos.
PR1.	10.Vettamangalam.	14, 15, 34, 57 to 62, 66 to 73, 77, 78, 90, 92, 95, 142, 143pt, 144 to 146, 195, 196, 197pt, 219 to 221, 224 to 227, 326 to 329, 355, 489pt, 493, 494, [illegible], 556, 570pt, 583pt, 644, 645, 649, 650, 651pt, 653pt, 658 to 660, 661pt, 662 to 666, 667pt, 668 to 674, 740, [illegible], 742pt, 747, 781, 834, 842, 985pt, 996, 1015pt, 1016, 1125, 1172, 1311pt, 1403.
PR2.	35.Punnam.	34, 54, 55, 80, 81, 89, 90, 150 to 158, 287, 288, 504, 593, 734, 737, 785 to 792, 793pt, 794pt, 1007 to 1009, 1016pt, 1026pt, 1027 to 1034, 1109 to 1115, 1117, 1120 to 1123, 1125, [illegible], 1182, 1186, 1208, 1306.
PR3.	16.Punjai Thotta-kkurichi.	283, 303, 346, 347, 351, 352, 378 to 382, 400, 406 to 408, 476, 477, 497, 498, 517 to 521, 529, 536pt, 537, 538, 550 to 555, 560, [illegible], 609 to 616, 617pt, 618, 619, 620pt, 621 to 624, 626 to 629, 648, 649, 658 to 678, 719, 727, 744 to 746, 765 to 767, 777 to 780.
PR4.	15.Nanjai Thotta-kkurichi.	181pt, 328, 503pt, 638 to 640, 703, 730, 787 to 794.
PR5.	14.Nanjai Pugalur.	255, 258, 269, 270, 283pt, 317, 535pt, 536 to 545, 547 to 554, [illegible], 573pt, 726pt, 727, 835, 836, 838.

.....

Verified © RealEstate

PR6.	13. Punjai Pugalur.	1 to 6.
PR7.	13. Punjai Pugalur.	715, 719, 719, 744, 745.
PR8.	13. Punjai Pugalur.	959, 962 to 969, 979 to 985, 990 to 992, 994pt, 996 to 991.

- -

G.O.ms No. 140 H&UD dt. 20.10.2016
558/1A, 4A, 2A, 586/C1, C2, 587/C1A, C1B, C1C, C1D & 588/2 — Added

.....

Verified RealEstate™

I(b) MIXED RESIDENTIAL USE ZONE(MR).

MR1.	35. Punnam.	106 to 112, 120 to 122, 164 to 169, 172 to 179, 182 to 249, 370 to 393, 395, 396pt, 397pt, 398pt, 399pt, 400pt, 401 to 417, 439, 440, 448 to 451, 523pt, 524, 536, 537, 538pt, 539 to 543, 544pt, 545, 546pt, 547 to 550, 551pt, 554pt, 555pt, 556 to 563, 621 to 639, 640pt, 641 to 644, 645pt, 646 to 659, 663 to 669, 670pt, 671, 672, 675, 676, 742 to 745, 746pt, 747 to 750, 760, 761, 768 to 785, 795 to 811, 812pt, 813 to 840, 877 to 880, 885 to 888, 926 to 933, 934pt, 935.
MR2.	16.Punjai Thottakkurichi.	31, 32, 36 to 40, 41pt, 42, 43, 45pt, 46 to 48, 49pt, 50 to 55, 67pt, 68, 70, 123 to 131, 144pt, 145, 146pt, 147 to 158, 159pt, 160 to 162, 163pt, 164, 165pt, 166 to 169, 191, 192, 208 to 211, 212pt, 213 to 218, 229 to 231, 239 to 240, 243, 244, 245pt, 246, 247, 248pt, 249, 253 to 255, 260 to 263, 266 to 269, 271 to 278. 572 to 584
MR3.	13.Punjai Pugalur.	40 to 43, 53 to 55, 56pt, 57 to 59, 60pt, 67 to 73, 81, 86, 87, 92 to 96, 115, 125 to 127, 134, 135, 143 to 145, 156 to 157, 171 to 186, 190 to 192, 199 to 222, 225, 227 to 234, 239, 244 to 251, 267, 268, 277pt, 278, 279pt, 280 to 305, 311, 329 to 333, 334 pt 350 to 358, 360 to 363, 366pt, 367, 369pt, 370 to 374, 375pt, 376 to 378, 383 to 387, 390 to 399, 405 to 411, 416 to 418, 419pt, 424, 439, 458 to 463, 500, 501, 504 to 507, 515 to 518, 539, 540, 553 to 558.
MR4.	13.Punjai Pugalur.	1037, 1038, 1050 to 1058, 1071 to 1076, 1078 to 1112, 1113pt, 1114 to 1150.
MR5.	12.Thirukattuthurai.	3pt, 4, 8, 9, 18 to 29, 30pt, 31, 32, 37 to 46, 54 to 58, 63, 64, 66 to 74, 90 to 95, 99 to 91, 92pt, 93 to 95, 96pt, 97, 98pt, 99, 100pt, 113, 119 to 123, 125, 126, 129 to 131, 139 to 142, 145 to 182, 184 to 205, 206pt, 209 to 216, 218 to 220, 226 to 228, 230, 231, 234 to 249, 251 pt, 253 to 257.

- -

.....

Verified © RealEstate™

II. COMMERCIAL USE ZONE(C) :

C1.	10.Vettamangalam.	653pt, 661pt, 667pt.
C2.	12.Thirukattuthurai.	33 to 36, 47, 48, 49pt, 50 to 53, 100pt.
C3.	14. Nanjai Pugalur.	555, 725, 726pt.
C4.	13.Punjai Pugalur.	74 to 80, 82 to 85, 97, 98, 100 to 103, 109 to 111, 112pt, 113, 114pt, 116, 117pt, 118 to 122, 123pt, 124, 128, 129, 130pt, 131 to 135, 136 to 142, 146, 147, 149pt, 158 to 170, 223, 224, 225, 265, 271, 272, 273 to 276, 277pt, 279pt, 306 to 310, 312, 313pt, 314 to 322, 323pt, 324 to 328, 334pt, 335 to 344, 346, 347pt, 348, 349, 359, 364, 365, 366pt, 369pt, 369pt, 375pt, 379 to 382, 388, 389, 402 to 404, 412 to 415, 421 to 423, 425, 427, 429, 433, 440 to 446 434 to 439, 502, 503, 508 to 514, 519 to 538, 541 to 552, 682, 683, 694 to 698, 713, 714, 716, 717, 720 to 743, 795 to 799, 1019, 1023, 1024, 1025, 1028, 1029.
C5.	16.Punjai Thottakkurichi.	71pt, 86, 89, 95, 96, 99, 101, 137 to 140.
C6.	35.Punnam.	396pt, 397pt, 398, 399pt, 400pt, 522, 523pt, 543pt, 544pt, 545pt, 550, 551pt, 552, 553, 555pt, 660 to 662, 669, 670pt, 746pt.

- -

.....

Verified eRegistate ™

III. INDUSTRIAL USE ZONE - CONTROLLED INDUSTRIES - (IC).

IC1.	18. Vettamangalam.	661pt.
IC2.	18. Vettamangalam.	651pt, 653pt.
IC3.	18. Vettamangalam.	371pt.
IC4.	35. Punnam.	394, 554pt.
IC5.	35. Punnam.	764, 814pt.
IC6.	16. Punjai Thottakkurichi.	71pt, 87, 88, 97, 98.
IC7.	16. Punjai Thottakkurichi.	49pt, 67pt.
IC8.	16. Punjai Thottakkurichi.	59pt.
IC9.	16. Punjai Thottakkurichi.	144pt, 146pt.
IC10.	16. Punjai Thottakkurichi.	245pt.
IC11.	16. Punjai Thottakkurichi.	420pt.
IC12.	16. Punjai Thottakkurichi.	232.
IC13.	16. Punjai Thottakkurichi.	620pt.
IC14.	16. Punjai Thottakkurichi.	683pt.
IC15.	14. Nanjai Pugalur.	546.
IC16.	13. Punjai Pugalur.	60pt.
IC17.	13. Punjai Pugalur.	123pt.
IC18.	13. Punjai Pugalur.	313pt.
IC19.	13. Punjai Pugalur.	323pt.
IC20.	13. Punjai Pugalur.	347pt.
IC21.	13. Punjai Pugalur.	941 to 971, 1017, 1018, 1021 to 1023, 1026, 1027, 1030 to 1033.
IC22.	12. Thirukkattuthurai.	30pt.
IC23.	12. Thirukkattuthurai.	98pt.

IV. SPECIAL AND HAZARDOUS INDUSTRIES(ISH).

ISH1	13. Punjai Pugalur.	255 to 261, 262pt, 263pt, 264, 266.
ISH2	12. Thirukkattuthurai.	221 to 225.
	13. Punjai Pugalur.	622 to 627, 633 to 681, 684 to 693, 699 to 712, 800 to 824, 827 to 846.

Verified RealEstate ™

IV. EDUCATIONAL USE ZONE(E).

E1.	10. Vettamangalam.	143pt.
E2.	10. Vettamangalam.	197pt.
E3.	10. Vettamangalam.	583pt.
E4.	10. Vettamangalam.	751pt.
E5.	10. Vettamangalam.	489pt.
E6.	10. Vettamangalam.	1015pt.
E7.	10. Vettamangalam.	935pt.
E8.	10. Vettamangalam.	1311pt.
E9.	10. Vettamangalam.	661pt.
E10.	35. Punnam.	640pt.
E11.	35. Punnam.	793pt, 794pt.
E12.	35. Punnam.	1016pt.
E13.	35. Punnam.	934pt.
E14.	35. Punnam.	551pt.
E15.	16. Punjai Thottakkurichi.	45pt.
E16.	16. Punjai Thottakkurichi.	163pt.
E17.	16. Punjai Thottakkurichi.	212pt.
E18.	16. Punjai Thottakkurichi.	249pt.
E19.	16. Punjai Thottakkurichi.	536pt.
E20.	16. Punjai Thottakkurichi.	617pt.
E21.	16. Punjai Thottakkurichi.	789pt.
E22.	15. Nanjai Thottakkurichi.	319pt.
E23.	14. Nanjai Pugalur.	283pt.
E24.	14. Nanjai Pugalur.	534, 535pt.

.....

Verified © RealEstate ™

E25.	13. Punjai Pugalur.	56pt.
E26.	13. Punjai Pugalur.	112pt, 148pt.
E27.	13. Punjai Pugalur.	117pt.
E28.	13. Punjai Pugalur.	262pt, 263pt.
E29.	13. Punjai Pugalur.	345.
E30.	13. Punjai Pugalur.	368pt, 369pt.
E31.	13. Punjai Pugalur.	904pt.
E32.	13. Punjai Pugalur.	1113pt.
E33.	12. Thirukkattuthurai.	3pt.
E34.	12. Thirukkattuthurai.	49pt.
E35.	12. Thirukkattuthurai.	92pt.
E36.	12. Thirukkattuthurai.	98pt.
E37.	12. Thirukkattuthurai.	207, 208, 217, 229, 232, 233.

- -

Verified RegiEstate ™

.....

V. PUBLIC AND SEMI PUBLIC USE ZONE(P & S .

P & S1.	10. Vettamangalam.	174, 230.
P & S2.	10. Vettamangalam.	570pt.
P & S3.	10. Vettamangalam.	652pt.
P & S4.	10. Vettamangalam.	946pt.
P & S5.	10. Vettamangalam.	1445 to 1471.
P & S6.	35. Punnam.	9, 1312pt.
P & S7.	35. Punnam.	539pt.
P & S8.	35. Punnam.	793pt.
P & S9.	16. Punjai Thottakurichi.	69 pt.
P & S10.	16. Punjai Thottakurichi.	163pt.
P & S11.	16. Punjai Thottakurichi.	165pt.
P & S12.	15. Nanjai Thottakurichi.	181pt.
P & S13.	15. Nanjai Thottakurichi.	503pt.
P & S14.	14. Nanjai Pugalur.	573pt.
P & S15.	14. Nanjai Pugalur.	726pt.
P & S16.	12. Thirukkattuthurai.	3pt.
P & S17.	12. Thirukkattuthurai.	96pt.
P & S18.	12. Thirukkattuthurai.	206pt.
P & S19.	12. Thirukkattuthurai.	250, 251pt, 252, 259.
P & S20.	13. Punjai Pugalur.	99
P & S21.	13. Punjai Pugalur.	114pt, 148pt.
P & S22.	13. Punjai Pugalur.	130pt.
P & S23.	13. Punjai Pugalur.	263pt.
P & S24.	13. Punjai Pugalur.	366pt, 368pt, 369pt.
P & S25.	13. Punjai Pugalur.	400, 401.
P & S26.	13. Punjai Pugalur.	419pt, 420, 426.
P & S27.	13. Punjai Pugalur.	847, 1151 to 1164.

- -

.....

Verified RealEstate ™

VI(a) AGRICULTURAL(WET) USE ZONE.

AG W1.	10. Vettamangalam.	161 to 173, 190, 191, 198 to 202.
	10. Vettamangalam.	311 to 319.
AG W2.	16. Punjai Thotta-kkurichi.	1 to 7.
AG W3.	15. Nanjai Thotta-kkurichi.	1 to 90, 92 to 180, 182 to 319, 319pt, 320 to 327, 329 to 502, 504 to 637, 641 to 702, 704 to 729, 731 to 786, 795 to 868, 870 to 911, 912pt, 913, 915 to 923, 925, 926.
AG W4.	14. Nanjai Pugalur.	1 to 242, 244 to 254, 256, 257, 259 to 268, 271 to 282, 284 to 316, 318 to 533, 556 to 572, 574 to 724, 728 to 738, 740 to 834, 837, 839 to 844, 846 to 855.
AG W5.	13. Punjai Pugalur.	7 to 11, 24 to 28, 30 to 34, 47 to 52, 88 to 91, 104 to 106, 109, 149 to 153, 187 to 189, 193 to 198, 235 to 238, 240 to 243, 252 to 254, 269, 270.

- -

.....

Verified © RealEstate™

VI(b) AGRICULTURAL IRRIGATED DRY USE ZONE(ID).

AG ID1.	10. Vettamangalam.	1 to 13, 16 to 33, 35 to 56, 63 to 65, 75, 76, 79 to 89, 91, 93, 94, 96 to 108, 110 to 141, 147, 149 to 160, 175 to 189, 192 to 194, 203 to 218, 222, 223, 228, 229, 231 to 265, 272 to 275, 293 to 310, 320 to 322, 323pt, 324pt, 325pt, 330 to 354, 356 to 370, 371pt, 372 to 401, 411 to 415, 439 to 459, 465, 466, 472, 479 to 483, 485 to 487, 490 to 492, 497 to 541, 542pt, 543 to 555, 557 to 569, 571 to 576, 584 to 602, 604 to 607, 613, 631, 632, 634 to 639, 643, 646 to 648, 654 to 657, 756 to 780, 805 to 816, 835 to 839, 840, 841, 843 to 945, 946pt, 947 to 972, 992 to 1010, 1044 to 1053, 1057, 1064, 1065, 1146.
AG ID2.	35. Punnam.	581 to 592, 594 to 620, 673, 674, 677 to 733, 735, 736, 738 to 741, 751 to 759, 841 to 876, 881 to 884, 899 to 925, 936 to 1006, 1010 to 1015, 1017 to 1025, 1035 to 1108, 1116, 1119pt, 1124, 1126 to [illegible], [illegible] to 1181, 1183 to 1185, 1187 to 1206, 1211 to 1219, 1223.
AG ID3.	16. Punjai Thotta-kkurichi.	26 to 30, 33 to 35, 56 to 58, 59pt, 60 to 66, 69pt, 71pt, 72 to 80, 90, 100, 102 to 104, 106, 107, 119 to 121, 171, 198 to 207, 219 to 228, 233 to 237, 241, 242, 250 to 252, 265, 270, 279 to 282, 284 to 289, 319, 322, 328, 329, 332 to 335, 345, 376, 377, 383, 413 to 419, 420, 421 to 450, 459, 460, 530 to 535, 539 to 549, 556 to 559, 561 to 571, 595 to 608, 630 to 647, 650 to 657.

.....

Verified RealEstate™

- 2 -

AG ID4.	13. Punjai Pugalur.	428, 430 to 432, 447 to 452, 464 to 491, 496 to 499, 612, 615 to 621, 628 to 632, 769, 771 to 774, 780, 781, 788 to 794, 825.
AG ID5.	12. Thirukkattuthurai.	1, 2, 5 to 7, 10 to 12, 59 to 62, 65, 75 to 79, 86 to 88, 101 to 112, 118, 144.

- -

......

Verified RealEstate ™

VI(c) AGRICULTURAL DRY USE ZONE.

AG Dry 1.	10. Vettamangalam.	74, 139, 148, 266 to 271, 276 to 292, 323pt, 324pt, 325pt, 402 to 410, 416 to 439, 460 to 464, 467 to 471, 473 to 478, 484, 488, 495, 496, 577 to 582, 603, 609 to 612, 614 to 630, 633, 639 to 642, 675 to 738, 739, 741, 742, 743 to 745, 748, 749, 750, 751pt, 752 to 755, 782 to 804, 817 to 833, 973 to 984, 987 to 991, 1011 to 1014, 1017 to 1043, 1054 to 1056, 1058 to 1063, 1066 to 1124, 1126 to 1145, 1147 to 1171, 1173 to 1310, 1312 to 1402, 1404 to 1444.
AG Dry 2.	35. Punnam.	1 to 8, 10 to 33, 35 to 53, 56 to 79, 82 to 88, 91 to 105, 113 to 119, 123 to 149, 159 to 163, 170, 171, 180, 191, 250 to 286, 289 to 369, 396pt, 418 to 438, 441 to 447, 452 to 503, 505 to 521, 525 to 535, 564 to 580, 762, 763, 765 to 767, 1026pt, 1118, 1119pt, 1207, 1209, 1210, 1220 to 1222, 1224 to 1305, 1307 to 1311 & 1312 Pt
AG Dry 3.	16. Punjai Thottakkurichi.	8 to 25, 41pt, 44, 69pt, 76, 81 to 85, 91 to 94, 105, 108 to 118, 122, 132 to 136, 141 to 143, 170, 172 to 190, 193 to 197, 256 to 259, 264, 290 to 302, 304 to 318, 320, 321, 323 to 327, 330, 331, 336 to 344, 348 to 350, 353 to 375, 384 to 399, 401 to 405, 409 to 412, 451 to 458, 461 to 475, 478 to 496, 499 to 516, 522 to 528, 625, 679 to 682, 683pt, 684 to 718, 720 to 726, 728 to 743, 747 to 764, 768 to 776, 781 to 788, 789pt, 790 to 815.

.....2

AG Dry 4.	15. Nanjai Thottakkurichi.	91, 869, 912pt, 914, 924.
AG Dry 5.	14. Nanjai Pugalur.	243, 739, 845.
AG Dry 6.	12. Thirukkattuthurai.	114 to 117, 124, 127, 129, 132 to 139, 143, 193.
AG Dry 7.	13. Punjai Pugalur.	12 to 23, 29, 35 to 39, 44 to 46, 61 to 66, 107, 492 to 495, 559 to 611, 613, 614, 746 to 768, 770, 775 to 779, 792 to 797, 826, 848 to 858, 860, 861, 870 to 878, 886 to 899, 903, 905 to 940, 972 to 985, 992 to 1016, 1034 to 1036, 1039 to 1049, 1059 to 1070, 1077.

- -

Development Control Rules

Verified RealEstate™

DEVELOPMENT CONTROL RULES FOR KAGITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY

CHAPTER

PREAMBLE:

The Kagithapuram 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.Mt.No. 155 dated 6.1.88 and 530 dated 24.10.92 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.Mt.No. 240 Housing and Urban Development Department dated 4.3.94 and the amendment was issued in G.O.No.539/96UD(UDIV.(2) DEPARTMENT. Dated 27.12.96.

Section 13 (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, Tiruchirappalli has carried out necessary surveys and studies and prepared the " New Town Development Plan" for the Kaghithapuram New Town Area in 1995.

Verified RealEstate ™

JURISDICTION:

The New Town Development Plan covers an extent of approximately 11,141.27 hectares and includes the villages namely Vettamangalam, Thirukattuthurai, Punjai Pugalur, Nanjai Pugalur, Nanjai Thottakurichi, Punjai Thottakurichi of Karur taluk of Karur Dheeran Chinnamalai District.

CONTENTS OF THE NEW TOWN DEVELOPMENT PLAN:

The New Town Development Plan lays down policies and programmes for the over all development of the Kaghithapuram 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. Primary 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

Verified RedEstate ™

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 prohibited . 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 Areas.

1. Areas of existing village Natham, Old Settlements and thickly built up areas

2. Areas covered by approved layouts, Industrial and other than the areas in item No. 1

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

Verified RedEstate™

DEVELOPMENT CONTROL RULES FOR KAGHITHAPURAM 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 Planing 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 repugnant 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 meant, the Kaghithapuram New Town Development Authority constituted under the Act.

Verified RealEstate ™

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, New Town 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 percentage of the ratio of the builtup area to 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.

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

NOTE:

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

A basement or celler and space under building constructed on stilts, and used as parking space, store rooms, and air conditioning plant room used as necessary to the principal use.

Electric cabin or substation, watchman's booth, pump house and garbage shaft and,

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

Verified © RealEstate™

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 rooms lift rooms, chimneys and elevated tanks above the topmost floor and architectural features and parapet of height upto 1 mtr shall not be included in calculating the height of the building.

2) MANNER OF OBTAINING PERMISSION -

(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 B 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 radious of 100 metres 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 develpment contempleted is permissible or not.

(iii) Along with an application, the applicant should furnish in the form prescribed in Annexure III obtained from the owner building, promoter or power of atorney holder in the effect that they are jointly and severally to carryout developments in accordance with the permission granted and also

Verified © RealEstate TM

for payment of development charges security deposit amount and all other charges laid from to time by the Kayathapuram New Town Development Authority and also liable for penal actions for developments made incontravention of these rules for such categories of development like special buildings and multy storied building 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 Authority.

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

Verified © RealEstate ™

(ii) The applicant, owner, builder, promoter or power of attorney holder shall not put the building to use without obtaining completion certificate from the Kaghithapuram New Town Development Authority for such categories of buildings like special buildings and multi storeyed 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.

3) DEVELOPMENT TO BE IN CONFIRMITY WITH THESE RULES:

a (i) No development shall be 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./KNTDA

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.

Verified PedEstate™

EXPLANATION: FOR THE PURPOSE OF ABOVE RULE

i) Improvement to building or mechinery intended to make the operations more economic 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 extention 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.

ii) Where for an area a detailed layout plan of and development has been prepared and approved by the DTCP of 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.

Verified RediEstate™

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

a) All lands and premises listed in Annexure - shall be deemed to be zoned under Primary Residential use zone.
b) All lands and premises listed in Annexdre - shall be deemed to be zoned under Mixed Residential use zone.
c) All lands and premises listed in Annexure - shall be deemed to be zoned under Commercial use zone.
d) All lands and premises listed in Annexure- shall be deemed to be zoned under Controlled industrial use zone and the list of Industries and allowable and specified as in Annexure
e) All lands and premises listed in Annexure- shall be deemed to be zoned under special and hazardous industrial use zone and the list of industries are allowable and speicified in Annexure
f) All lands and premises listed in Annexure- Educational use zone
g) All lands and premises listed in Annexure- public and Semi-Public use zone.
h) All lands and premises listed in Annexur- Agriculture use zone

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.

REQUIREMENT FOR SITE APPROVAL:

5. No piece of land shall be used as a site for the construction of a building for any development when 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 shape 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

Verified RealEstate™

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 low lying or of made up soil by depositing rubbish or offensive matters and the proposed is likely to be affected by deepness owning 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 provision 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 local body with or without its concurrance the applicant should pay the penality fees fixed by the Authority from time to time, in addition to the proportinate cost towards the road formation, drainage construction, culverts construction, street light provision, and water supply etc., as fixed by the Authority. The penality and the development cost will be fixed by the Authority time to time in accordance with the Government of schedule of rate.

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 26. 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 setback lines prescribed except the following.

Verified RedEstate™

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 space.

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

c) A compound wall of height not exceeding 1.5M

7. MINIMUM SETBACK LINES FOR PUBLIC LAND SEMIPUBLIC BUILDINGS:

Setback all around on each side for all building such as Theatre, Kalyanamandapams, Exhibition Stalls, Hospitals, Nursing Homes and automobile garages, weigh bridges and service workshops shall not be less than 3.00M

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.

Verified © RedEstate ™

PART - II USE ZONES

9. PRIMARY RESIDENTIAL USE ZONE:

1. In the Primary 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 with daily essential including retail sale of provisions, soft drinks, cigarettes, newspapers 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.

Verified RedEstate

f) Parks and playgrounds occupying an area of not exceeding 2 hectare or as permitted by Director.

g) Taxi stands and car parking.

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

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

l) Storage of domestic cooking gascylinder, 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) The following uses may be permitted with the special sanction of the Director of Town and Country Planning.

a) Hostels, dormitories, restaurants not exceeding 300 sqm in floor area.

Verified RealEstate TM

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.

c) Community halls, clubs, religious buildings, gymnasia, welfare institutions, occupying a floor area not exceeding 300 sqm.

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

e) Petrol filling station 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 primary schools not exceeding 300 sqm in floor area and schools of commerce will be regulated as per table given below.

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

Verified © PeelEstate™

j) In other uses viz. Commercial, Industrial etc., clinics, dispensaries and nursing homes exceeding 300 sqm in floor area will be regulated in accordance with the rules under respective use zone.

k) In the cases of approved sub-divisions and layouts the extent of plot, size, floor space index and all set back lines shall be regulated according to the layout conditions space fixed by Director of Town of Country Planning while approving layout and sub-division.

Verified RedEstate™

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, Adi Dravidar Welfare Schemes or such other Quasi Government Agencies.
B.MINIMUM PLOT FRONTAGE	:	6 mtrs except in areas set apart for continuous buildings where it shall not be less than 4.5M for housing for economically 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-Dravidar Welfare schemes and other similar schemes under taken quasi Government it shall not be less than 4.0 M
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 metre for every 30 cm. by which the building's setback from the street for 15 metres whichever is less except in areas set part specifically for multi stories buildings.
E)MINIMUM SET BACK	:	In accordance with rule 26 where building lines have not been specified it shall be as follows.

Verified © RedEstate™

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 less than 15 M	3.0 M	3.0 M
15 M and above but less than 30 M	4.5 M	3.0 M
30 M and above	6.0 M	4.5 M

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

ii) Rear set back

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

Explanation:

Stuctures 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.

Verified RealEstate ™

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

iii) Side set back

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

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 Tamil Nadu Housing Board and Tamil Nadu 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 accessary use.

Verified RealEstate ™

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 occuying floor area not exceeding 500 sqm.

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

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, laundaries, tailoring, goldsmith shops, hair dressing saloons, flour mills, occupying floor area not exceeding 300 sqm.

vii) Petrol 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 amenity occupying a site area of not exceeding 300 sqmtrs.

ix) Cinema theaters, assembly halls and reading rooms.

Verified RealEstate™

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

i) Departmental stores, for conduct of retail business, professional consulting offices and uses under clause (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 index, plot coverage, height and set back lines in the zone shall be regulated according to the rule 9.

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 product and other materials likely to cause health hazardous.

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

Verified RealEstate TM

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 hazardous.

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 11 (A) above shall be prohibited.

C) The extent of plot size floor space index, set back etc., commercial uses shall be regulated according to the table given below. For other activities of residential character and institutional character where public assemble will be regulated in accordance with the table given under the respective use zones.

Verified RedEstate™

(III TABLE

A.Minimum extent of plot	:	40 square metres
B.Minimum plot frontage	:	3.0 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
	7 m and below	1.5 m
	above 7m upto 15m	3.0 m
	above 15m and upto 30m	4.5 m

Verified RedEstate ™

(ii) Side set back	Nil for the roads upto 7m width	For other roads 1/4th the the height of the building to a minimum of 1.5 metres on either side
(iii) Rear set back	Nil for the roads of 7m width	For other roads 1/4th the height of the building subject to a minimum of 1.5 metres.

12. CONTROLLED INDUSTRIAL ZONE:

a) 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 or amenity.

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 dangerous effluents.

Verified RedEstate ™

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

i) Storage of petroleum, timber explovet 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 space 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

Verified RedEstate ™

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 of width upto 15 metres, and below and 6.0 metres for other roads of width exceeding 15 metre, provided that gate pillars, security room of not more than 4.5 mtr in height and 30 sq.mtr in extent shall be permitted in the front building.
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

Verified © RealEstate™

metres whichever is less, except in area set apart specifically for multi-storied building.

13. GENERAL INDUSTRIAL ZONE:

a) 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 employed upto 500 staff (without producing noxions 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.

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

c) 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 hazardous 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.

Verified RedEstate ™

THE TABLE

A. Minimum extent of plot	1000 sq.mtr
B. Minimum plot frontage	20 metres
C. i) Minimum road width	12 mtrs
ii) Maximum coverage	75 percent
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 mts.in height 50 square metres extent shall be permitted in the front set back.

Side set back Minimum 3 metres on all sides

D.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 centimetres by which the building is set back from street or 15 metres whichever is less.

14. SPECIAL AND HAZARDOUS INDUSTRIAL USES:

a) Special and hazardous industrial zone buildings or premises shall be normally permitted only for the following purposes and accessery uses with the previous approval of Director of Town and Country Planning and the authorities of Tamil Nadu Pollution Control Board. in the areas permitted by the Director of Town and Country Planning.

Verified RealEstate™

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

ii) Uses involving storage, handling and other uses incidental to the industries in Annexure 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 hectares.

b) The following uses may be permitted with 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 accordance with the table given under the respective zones.

Verified © RealEstate™

THE TABLE

A. Maximum extent of plot	2300 sqmtrs
B. Minimum plot frontage	30 mtr
C. i) Minimum road width	20 mtr
Maximum plot coverage	60 percent
D. Minimum set back lines	
i) Front set back	10 mtrs
ii) Rear and side set backs	5 mtrs

E. Maximum height one and half time 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 multi-storied buildings.

13. 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, playfields, swimming pools and other public and semi public open spaces.

Verified PegiEstate ™

v) Broadcasting installation and weather stations

vi) Public utilities, storage and public yards municipal and community facilities.

vii) Installation of electric motors upto 25 Horse power may be permitted for the use incidental to the uses mentioned in item 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 theatres and other commercial entertainment matters and Kalyanamandapams.

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

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

vi) Creamatoria, cemetries, burial and burning grounds

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

viii) Installation of electric motors beyond 25 Horse Power the use mentined above.

ix) All commercial uses incidental to institutional uses at any installation.

x) Petrol filling stations and services stations with instllation not exceeding 5 Horse Power.

Verified PeelEstate™

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

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 set back	Road width	Set back
	Below 7 m	3.0 m
	Above 7m upto 15 metres	4.5 m
	Above 15 m	6.0 m
ii) Side set back	3 meters to be left on either side	
iii) Rear set back	3 metres	

Verified © RealEstate ™

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 15 mtrs whichever is less, except in areas set apart specifically for multi-storeyed buildings.

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 pumping 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.

Verified RedEstate TM

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

vii) a) Burial and burning grounds

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 agricultural use zone building or premises shall be normally permitted only for the following purposes and accessory uses.

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 reservoirs

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 playgrounds camping sites and other recreational uses.

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

Verified RedEstate™

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, milling, 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 crishing unit with 25 Horse power

b) All uses not specificaly permitted under rules (a) above shall be prohibited.

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 dated 24.7.1974 is omitted those will also be permitted with subject to the conditions of these rules.

Verified RealEstate™

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 precious approval of Director of Town and Country Planing.

At this stage, earmark for multi storied building area does not arise.

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

B. 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 or 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.

Verified RedEstate ™

i) The existing village nathams and settlements specified in the revenue records are such areas now classified for this purpose.

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 and Country Planning.

iii) The Authority may from time to time mark sufficient area in residential use zone of the economically weaker section of the society 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, school buildings, Kalyana Mandapams, community halls, exhibition halls, shopping complexes, automobile garages, weigh bridges and service workshops shall be not less than 3 metres.

17. LAYOUT AND SUB DIVISION:

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

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

Verified RedEstate TM

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

Verified RealEstate™

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 Tamil Nadu District Municipalities Act 1920 and Tamil Nadu Panchayat Act 1958.
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 400 mts.	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 at below.

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

Provided that the above provisions shall not apply to all layouts and sub divisions in existence on or before date of consent of KNTD Plan

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

Pedestrian pathways and cul-de-sac streets shall be connected to a Public or an approved private street at one end.

Verified RealEstate™

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 dia 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. Pedestrian path ways ad 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 and Country Planning.		

Verified © RedEstate ™

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 percent of the area excluding roads shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority and transferred to the authority by gift deed for the maintenance. It is obligatory to reserve 10 percent of the layout area. Provided that the above provision shall not apply to all layouts and sub divisions in existence on or before the date of consent of KNTD Plan

vii) The space apart for the roads and the 10 percent 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 registered deed before the actual approval of the layout under the provision of Town and Country Planning Act 1971. The exact mode of conveyance should be consistent with the relevant enactments and regulations.

viii) The buildings and use of land shall conform to the conditions that may be imposed while sanctioning the layout by the Director of Town and Country Planning and the Authority. The space set part for commercial, institutional, industrial and other uses shall be deemed to be zoned for commercial, institutional, Public and

Verified © RealEstate ™

Semi-public corresponding uses under the New Town Development Plan.

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

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 Kaghithapuram New Town Development Authority and requested to purchase the land from the owner or developer or promoter on paying the cost of plots so reserved. The owner or developer or promoter has every right to sell the lands for residential purpose if no demand from any public department received within two years of the approval after duly getting approval from the Director of Town and Country Planning and Kaghithapuram New Town Development 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

Verified RegiEstate ™

(ii) 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.

R. 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	7.0 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 1000 square metres of commercial buildings and the length of passage does not exceed 200 metres	10.00 mtrs

Verified RealEstate™

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

2. Side set back

Height of the building	
(i) 6.5 m and below	3.0 m
(ii) Above 6.5 m and 9.5 m	4.0 m
(iii) Above 9.5 and 12.5 m	4.5 m
(iv) Above 12.5 and upto 15.0 m	5.0 m

3. Rear set back

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

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

Verified © RealEstate ™

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

Verified © RealEstate ™

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 Kozhikkodu 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 Kozhikkodu New Town Development Authority. If the development is not as per the approved plan and violation of

Verified © RealEstate ™

these rules the Security Deposit would be forfeited by the Member Secretary, Kaghithapuram New Town Development Authority after giving a show cause notice to the applicant. In the matter of forfeiture 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 on payment of development charges at the rate fixed by the Government. The rate of development charges may be modified by the Authority from time to time with the previous approval of Director of Town and Country Planning and the Government.

24. APPROVAL POWERS:

(i) The permission for any layout shall be granted by the Kaghithapuram 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 Kaghithapuram New Town Development Authority shall approve all the cases which satisfy Development Control Rules, layout conditions in the approved layouts or in the size prior to the date of consent of KNTD Plan as received by the Kaghithapuram New Town Development Authority.

Verified RedEstate™

25. (i) The Director of Town and Country Planning shall approve the appeal cases made against the refusal of the Development Authority/Local Authority by relaxing the Tamil Nadu District Municipalities building rules 1972 Development control rules whichever 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 all or any provision of these rules any buildings or any specified clause of buildings for reasons for recorded in writting provided that such application made within 60 days from the date of receipt of the order of the Authority/Director against which application is made to the Government. The order of the Government on such application is final .

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. Karur - Erode road	:	6 metres
3. Punnam chatram - Velayuthampalayam road	:	3 metres
4. Velayuthampalayam - Kodumudi road	:	3 metres
5. Old N.H.(Velayutham-palayam - Karur road via Sugar factory)	:	7 metres

Verified RedEstate ™

27. PARKING:

The requirement of parking shall be regulated according to the particular use to which the building or premises is used in accordance with the standards specified in the Annexure

28. ARCHITECTURAL CONTROL :

The architectural facade or elevation of any building or the architectural features of any premises shall be inconformity 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 of it for the presentation of such building while granting Planning Permission.

30. TREE PRESERVATION:

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

b) The tree preservation order may prohibit the felling, topping, lopping or wilful distruction of the trees concerned, except when those operations are carried out with the permission of the authority and under such conditions, as the authority may deem of it.

Verified RealEstate ™

c) In granting Planning Permission for any where appropriate, make adequate provision for the preservation or planting of trees.

31. ADVERTISEMENT CONTROL :

Any boarding, structure or any device erected or used principally for the purposes of displaying advertisements, shall be in conformity with the condition that the authority may deem fit to impose from time and must be maintained in a safe condition to the satisfaction of the Authority.

32. THESE RULE TO PREVAIL :

a) In the application of these rules there is conflict between the requirements under any other Act or rules or Bye 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 in force 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 Tamil Nadu District Municipalities Act 1920 Panchayat Act 1958 and the Tamil Nadu Public Health Act 1939 (Tamilnadu ACt of 1JJ of 1939) as regards settling of the Industrial and residential area in the Kaghithapuram New Town Development Area will cease to operate from the date of commencement of these rules.

Verified © RealEstate ™

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 and 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 demonstrable hardship is caused the Authority with prior approval of Director of Town and 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 and 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 permission 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.

Verified RegiEstate™

35. Identification of boundaries:

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 to follow such center line.

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

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

36. PENALTIES:

Every person who shall commit any break or any of the foregoing 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.

Verified © RealEstate ™

KAGITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY

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

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

F O R M - A

From

For office use only
Ref
Date received:

To

Affix court fee stamp one rupee

The Member Secretary
Kaghithapuram New Town
Development Authority
Kaghithapuram

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 particulars in quadraplicate duly signed 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 boundaries 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

Verified © RealEstate ™

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 land or applicant

Strike out the portions which are not applicable.

Verified RealEstate™

ANNEXURE - I

TO BE COMPLETED BY THE APPLICANT

1. Application (in block capitals)
   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 its location 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 Parks and Playfields
   f) Land allotted for Roads and Pathways
   g) Land allotted for other use (to be specified)

5. Does the proposed development involve the felling in any trees?
   If yes, indicate the position on Plan
6. Does the proposed development involve erection of any advertisement 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 permisible or not, may furnish information against 1,2,3, (i) only.

Verified by PedEstate™

CONDITIONS

i) I agree not to proceed with laying out of land for building purposes until the Planning permission is granted by the Authority under section 49 of the 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 Towna nd Country Planning Act 1971 (Act 35 of 1972) as amended 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 which 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

Verified © RealEstate ™

KAGHITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY

(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
Kaghithapuram New Town
Development Authority
Kaghithapuram

Affix court fee stamp
one rupee

Through

Sir,

I hereby apply for Planning Permission to carry out 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 in No._____ Date

I forward herewith the following particulars in quadruplicate duly signed by me and the licenced surveyor.

Verified RealEstate ™

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 adioining 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 particularsd 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.

Date

Signature of the owenr of the land and building or applicant

Strike out the portion which are not applicable

Verified RealEstate™

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 contrilage of the site? (Please show the location of such provision on the plans)

6. 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.

Verified RealEstate™

ANNEXURE -- II

To be completed by the applicant:

1. Applicant Name (in Block capitals):

   Address

   Tel. No.

2. Patriculars 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 building or land

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

Verified RealEstate™

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 and building or applicant

Verified RedEstate™

Verified RealEstate™

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 Kaghithapuram New Town Area on the day of 19 by Thiru/Tmt/Selvi Son/Daughter of - aged residing at No.

in favour of the Kaghithapuram New Town Development Authority having its office witnesses as follows.

1. I have applied for the Planning Permission for the construction at Premises No.
by submitting an application to the Kaghithapuram 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/Building/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 forfeiture of security deposit which will be collected while issuing Planning Permission, and also agree to demolish such a deviation marked by the Kaghithapuram New Town Development Authority within thirty days after such notice, failing which part from forfeiture of security deposit the Kaghithapuram 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 specified in the approved plan and it will not be converted into any other use except the purpose for which is it to be kept open. If any structural modification or usage differs from the approved plan, the authority is at liberty at any time to take any action to remove any structural modificatio or usage and the expenses incurred by the Authority is recoverable from me for non-compliance of their request or order.

Verified RealEstate TM

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 stills by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, convering 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 the Authority is recoverable from me/ my 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 executed by me on the day of 19 with the full knowledge of the contents of this document.

Deponent

Witnesses:

1.

2.

Duly attested by Notary Public

Seal:

Verified RedEstate ™

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, Ultramaline blue, Cholorine Hydrogen

II. Organic Manufacturing Industries

i) Dyes and Dyestuff intermediate manufacture
ii) Synthetic plastics like polythelene, 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
viii) Acetylides, Pyridines, Ludoform, Chloroform, B-Napthol etc.

III. Miscellaneous

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

IV. Poisons

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

Verified RedEstate ™

Manufacture of Cellulosic Products

Royon fibre, waste products, Rayophane paper etc., cellulose nitrate, Celluloid articles scrap and solution, paints enamels, colours, varnish (other than Litho Warnish) and Varnish removers of all kinds, turpentine and Turpentine substitute

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 oild 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.

IX. 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 bonesin
4. Glandular extractions
5. Animal and fish oils

Verified RedEstate™

XI. Manufacture of Explosive Ammunition

1. All types of explosives or their ingredients such as fire-woirks of all kinds, bob-bons, gun cotton, gun powder, flares, flesh, 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 Vam and other fibre
4. Textile furnishing bleaching and dyeing

XVII. Foods

1. Vegetable oils
2. Abattoirs
3. Alcohol distilleries and breweries and potable spirits
4. Sugar refining

Verified RedEstate™

ANNEXURE XIII

List of Cottage Industries

(See rule 9 (i) of Development Control Rules

1. Arecanut cutting
2. "Appalam" manufacturing
3. Bee-keeping (agricultural) honey and Bees
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. Syrups, 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 maing)
38. Cementware works
39. Coir, Coir making rope
40. Candle-sticks manufacture

Verified RealEstate ™

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 instruments - 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. Palmrah leaf - fancy and utility articles, midrible
58. Palymrah fibre - brush making
59. Palymrah 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 yard
72. Twisting and winding of silk thread, cotton thread artifical yarns
73. Wax coating on paper cloth

Verified RegEstate™

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 1,500 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 reference 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 here under.

Minimum extent of the site	Minimum road width of the site abuts or gains access from
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 be as given below.

Maximum permissible plot coverage	Maximum permissible Commercial building special area (vide) Annexure X8)	Floor space index other areas Residential/ commercial buildings
(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:

Verified RealEstate ™

(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 accommodating 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 cartaker'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 airconditionding 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:- (1) Set back spaces around and about the building.

(a) There shall be space permanently open to sky forming an 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	Minimum required set-back space from the property boundary	Spacing between blocks in the case of group development
(1) (In metres)	(2) (In metres)	(3) (In metres)
Above 15 metres upto 30 metres	7	7

For every increase in height of 5 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 interconnected are not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any structures into one:

Verified © RealEstate™

(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 storeyed 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 and 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 profession, 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.

Verified © RealEstate ™

Corridor width: The corridor serving as access for unit in the development in whichever floor they may be situated 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 conterned the specitfications, standards and code of practices recommended in the National Building Code of India, 1971 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-storeyed development erected shall be provided with (i) lifts as prescribed in National Building Code: (ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator: (iii) 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 of 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.

Verified RealEstate TM

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 cloths
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

Verified © RealEstate ™

V. Furniture

1. Steel furniture
2. Bamboo and cane furniture

VI. Glass and Glass products

1. Vacuum flask

VII. Metal Products

1. Bolts, chains and building hardware
2. Sheet Metal works
3. Buttons, Cutlery, locks
4. Metal galvanising, tinning and plating
5. Metal containers and steel tanks
6. Metal lamps and stoves
7. Safes ad 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 wooks machinery

IX. Transport Equipments

1. Plywood
2. Timber
3. Automobile body building

Verified RealEstate ™

X. Paper products

1. Card boards box and paper products including paper making
2. Stationery items

XI. Leather Products

1. Leather goods
2. Shoes

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

Verified RealEstate™

ANNEXURE.

Parking Standards

(See Rule 27 of the Development Control Rules)

PART I For the purpose 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)	Kalyana 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. (1)	Building use (2)	No.of parking spaces (3)
1.	Residential	
	For building with dwelling unit or units of floor area exceeding 100 M2 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 - 200 M2 — 1 car space 201 - 300 M2 — 2 car space 301 - 400 M2 — 3 car space

Verified © RealEstate™

		Two wheeler parking: One two wheeler parking space for every dwelling unit with floor area of 40 to 100 square metre. The dimension of two wheeler parking lot shall be minimum 1.5 m x 2 metre with a drive way of width minimum 1.5 metres Note: In such cases where the number of car parking space required does not exceed 2 or 3 in number, separate drive-way need not be insisted.
2. Commercial		
(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 spete
	(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 car 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.
(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

Verified RedEstate™

	(f) Assembly Halls Cinema and public halls including community halls	One car space for every 20 square metre of auditorium area
	(g) Kalyanamandapams	One car 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 100 sq.m - Nil 2.Floor area above 100 sq. m but less than 1000 sq.m One car space for every 200 sq.m. of floor area of part of thereof 3. For every additional 100 sq.m. of part One car space thereof over 1000 s.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 car space for every 15 beds or part thereof the 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 sq.m One lorry space iii) Floor area exceeding 500 sq. m. One lorry space for every 500 sq.m. of total floor area or part thereof

Verified © RegEstate ™

7. Other uses (Institutions, transport 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 7.2 m width for two way movement. In the case of warehouses and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area 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 not be less than 2.4m. For lorry parking the minimum heads room shall be 3.5m.
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

Verified RegEstate™

3.Type of stall parking	size	Aisle width minimum
(i)Parallel parking	2.5 x 6.0m Rectangular	3.5m
30 degree	2.5 x 5.0m Rectangular	3.5m
45 degree	2.5 x 5.0 Rectangular	3.5m
60 degree	2.5 x 5.0m Rectangular	3.5m
90 degree	2.5 x 5.0m Rectangular	6.0m

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

5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0m 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.

Print 33 to 82

Verified © RedEstate ™

Annexures

Verified RealEstate™

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Planning Area - Kagithapuram - Declaration of New Town Planning Area under section 10 (1) of the Town and Country Planning Act, 1971 - Preliminary notification - Issued

---

Housing and Urban Development Department

G.O.Ms.No. 455

Dated: 6th April, 1988

Read the following:-

From the Director of Town and Country Planning, Lr. Roc No.85898/86 MP1 dated 9-10-87

ORDER:

It is proposed to declare the local areas specified in column 3 of the table in the notification appended to this order forming a New Town Planning Area mentioned in the corresponding entry in column (2) thereof to be a New Town Planning Area and to constitute for such area as New Town Development Authority. The appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Tiruchirapalli District Gazette.

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

3. The Tamil Development and Culture Department is requested to arrange to have the notification translated into Tamil and forward the translation urgently to the Collector.

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

(By order of the Governor)

V. Selvaraj
Commissioner and Secretary to Government

To
The Works Manager,
Government Central Press, Madras-1 (for publication of the notification in the Tamil Nadu Government Gazette)
The Collector of Tiruchirapalli
The Tamil Development and Culture Department, Madras-9
The Director of Town and Country Planning, Madras-2
The Director of Town Panchayats, Madras-108

Verified Real State ™

The Director of Rural Development, Madras-108
The Deputy Director of Town and Country Planning,
Trichy-Thanjavur Region, Trichy-20

/ forwarded by order -

Sd/-
Section Officer

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 10 of the Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declared his intention to specify the areas mentioned in column (3) of the Table below to be a site for the New Town with the name noted in the corresponding entry in column (2) thereof.

2. Notice is hereby given that this notification will be taken into consideration again under sub-section (4) of the said Section 10 on or after the expiry of two months from the date of publication of this notification in the Tamil Nadu Government Gazette, and any objection or suggestion which may be received from any inhabitant or any local authority or institution on the said local area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and suggestions if any, in writing, should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort St. George, Madras-600 009.

The Table

S. No.	Name of the New Town Area	Number and Name of the revenue villages
1.	2.	3.
1.	Kagithapuram New Town	1. No.10 Vettamangalam (Full village) 2. No.12 Thirukattuthurai (Full village) 3. No.13 Punjai Pugalur (Full village) 4. No.14 Pugalur Nanjai (Full village) 5. No.15 Thottakurichi Nanjai (Full village)

Verified Property State ™

1.	2.	3.
		6. No.16 Punjai Thottakurichi (Full village) 7. No.35 Punnam (full village)

V. Selvaraj
Commissioner and Secretary to
Government

- true copy -

Assistant Director of Town and
Country Planning

k.v.8.3.

Verified RealEstate TM

ANNEXURE- B

GOVERNMENT OF TAMILNADU
ABSTRACT

Declaration of the site for a New Town-Kaghithapuram Notification issued under section 10(1)of the Tamilnadu Town and Country Planning Act,1971-Confirmation under section 10(4) of the said Act-Notification-Issued.

HOUSING AND URBAN DEVELOPMENT(UDIV)

G.O.Ms.no.660 Dated:24th September 92.

Read:

1. G.O.Ms.no.455,Housing and Urban Devt. dated.6.4.88.
2. From the Director of Town and Country Plg. lr.Roc.no.35896/86/MPA2/26.3.91 & 6.12.91.

...

ORDER:

A proposal for notifying the intention of the Government to notify the Kaghithapuram as the site for a New Town was published in the Housing and Urban Devt. Dept.Notification No.II(2)/HOU/2564/88,dated the 6th April 1988,at pages 344-345 of part II-section 2 of the Tamilnadu Government Gazette, dated the 11th May 1988, for general information,as required by sub section (1) of section 10 of the Tamilnadu Town and Country Planning Act,1971(Tamil Nadu Act 35 of 1972). No objection or suggestion have been received. The Government,therefore, declare the Area specified in column(3) of the Table to the Notification appended to this order,to be the site for a New Town,by the name specified in the corresponding entry in column(2),thereof.

2. The appended Notification will be published in the Tamilnadu Government Gazette:-

(By Order of the Governor)

L.N.VIJAYARAGHAVAN,
SECRETARY TO GOVERNMENT.

/True Copy/

VerifiedRealEstate™

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972),the Governor of Tamilnadu hereby declares the area comprising the revenue villages specified in Column(3) of the Table below,to be the site for a New Town,with the name specified in the corresponsing entry in column(2),thereof,the same having been previously published as required by sub-section(1) of section 10 of the said Act.

THE TABLE

S.N.	Name of the New Town	Area Number and Names of the Revenue villages
(1)	(2)	(3)
1	Kaghithapuram	1) 10. Vettamangalam 2) 12. Thirukattuthurai 3) 13. Punjaipugalur 4) 14. Pugalur Nanjai 5) 15. Thottakiruchinangai 6) 16. Punjai Thottakurichi 7) 35. Punnam

L.N.VIJAYARAGHAVAN,
SECRETARY TO GOVERNMENT

/True copy/

Verified © RealEstate™

ANNEXURE - C

GOVERNMENT OF TAMILNADU

ABSTRACT

New Town Development authority-Kaghithapuram New Town Constituting of the authority and appointment of memebers under section 11 of the Tamilnadu Town and Country Planning Act,1971-orders-Issued.

HOUSING AND URBAN DEVELOPMENT(UDIV)DEPT.

G.O.ms.no.240,

Dated:4th March.94.
Read:-

1.G.O.ms.no.660,Housing and Urban Devt.dt.24.9.92.
2.From the Director of Town and Country Planning, Lr.no.35896/86/MPA2,dated.14.7.93.

...

ORDER:

Sub-section(1) of section 11 of the Tamilnadu Town and Country Planning Act,1971 (Tamilnadu Act 35 of 1972) provides for the constitution of regional planning authority after the declaration of a regional planning area,a local planning area of the designation of a site for a new town as the case may be,under section 10 of the said Act, Sub-section (4)of section 11 of the said act lays down that the composition of the new town development authority constituted under sub-section(1)of section 11 of the said 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 and Country Planning of the region concerned;

d) such persons not exceeding four in number nominated by the Government of whom one shall be a member of the state Legislature representing a constituency which consists,of or comprises in, or relates to,the new town,and

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

..2

Verified Free Estate TM

2. In the Government order first read above, the Government have declared the Kaghithapuram as the site for a new town under sub-section(4) of section 10 of the Tamilnadu Town and Country Planning, Act 1971(Tamil Nadu Act 35 of 1972).

3. Under sub-section(1) of section 11 of the Tamilnadu Town and Country Planning Act, 1971(Tamilnadu Act 35 of 1972)and in consultation with the Director of Town and Country Planning, the Governor of Tamilnadu hereby constitutes the Kaghithapuram new town development authority for the Kaghithapuram new town, which shall consist of the following members as required under sub-section(4)of section 11 of the said act:-

Desigantion			Persons appointed.
Chairman	...		Collector of Tiruchirappalli, Tiruchirappalli District.
Members	...	1)	Deputy Director of Town and Country Planning, Trichy-Thanjavur Region.
		2)	Member of Legislative Assembly Karur Legislative Assembly Constituency, Karur.
		3)	Member of Parliament, Karur Parliamentary Constituency Karur.
		4)	Divisional Development Officer, Karur.
		5)	District Town Panchayat officer and Personal Assistant to Collector(Town Panchayats), Trichy
Member Secretary	..		Assistant Director of Town and Country Planning, Tiruchirappalli.

4. Orders regarding the appointment of a member under clause(b)of sub-section)4) of section 11 of the Tamilnadu Town and Country Planning Act, 1971(Tamilnadu Act 35 of 1972) will be take up after the constitution of the regional Planning authority.

/BY ORDER OF THE GOVERNOR

L.N.VIJAYARAGHAVAN
SECRETARY TO GOVERNMENT.

Verified © RedFlag

GOVERNMENT OF TAMIL NADU

Abstract

Kagithapuram new town development authority - Constitution of new town development authority and appointment of members under section 11 of the Tamil Nadu Town and Country Planning Act, 1971 - Amendment-Orders-Issued.

HOUSING AND URBAN DEVELOPMENT (UDIV(2) DEPARTMENT

G.O.Ms.No.539. Dated:27.12.1996.

Read:-

1. G.O.Ms.No.240, Housing and Urban Development Department, dated:4.3.94.
2. G.O.Ms.No.913, Revenue, dated:30.9.95.
3. From the Director of Town and Country Planning Letter Roc.No.42583/95/MP3, dated:2.1.96.

ORDER:

In the Government order first read above, the Government have constituted the Kagithapuram new town development authority for the Kagithapuram new town and the Collector of Tiruchirappalli district was appointed as the Chairman of the said Authority and the District Town Panchayat Officer and Personal Assistant to Collector (Town Panchayat), Tiruchirappalli was appointed one among the members under sub-section (4) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). In the Government Order second read above, the Government have trifurcated the erstwhile Tiruchirappalli district. In his letter third read above, the Director of Town and Country Planning, has reported that the Kagithapuram new town comes under the jurisdiction of the newly formed "Karur Dheeran Chinnamalai Gounder district". Hence the Director of Town and Country Planning has suggested that it would be more appropriate to nominate the Collector of Karur Dheeran Chinnamalai Gounder district as Chairman in the Place of Collector of Tiruchirappalli district and also to nominate Assistant Director of Town Panchayat, Karur Dheeran Chinnamalai Gounder district in the place of District Town Panchayat Officer and Personal Assistant to Collector(Town Panchayat), Tiruchirappalli. The Government have accepted the above suggestion of the Director of Town and Country Planning.

P.T.O.

Verified Realstate

SUPPLEMENT TO THE TRICHIRAPALLI DISTRICT GAZETTE

Punjai Pugalur Town Panchayat

Notification under Section 111 and 112 of the Tamil Nadu Panchayat Act 1958

Published in pursuance of the Punjai Pugalur Town Panchayat Resolution No. 1575 dated 30-10-79 and Approved in Roc. No. 3994/79 C N R- 4 dated 15-10-79 of the Senior Deputy Director of Town and country planning, Coimbatore

It is hereby notified for the information of the public that the following area of Punjai Pugalur Town Panchayat is declared as suitable place for the Industrial purposes in this District Industries Centre.

S F No.			
	255	6-60	Acre
	256	1-09	"
	257	5-30	"
	258	4-44	"
	260	20-33	"
	261	4-19	"
	262	4-99	"
	263	8-26	"
	628	15-72	"
	631	16-11	"
	632	11-79	"
	633	11-59	"
	634	10-00	"
	635	7-46	"
	636	10-33	"
	637	14-36	"
	427	8-05	"
	428	11-16	"
	426	6-00	"
	447	13-47	"
	448	16-50	"
	646	7-00	"
	647	8-85	"
	648	10-20	"
	649	7-00	"
	658	9-96	"
	659	2-17	"
	660	15-20	"
	1083	3-93	"
	1084	13-41	"

Dr. K. RamaKrishnan B.A. R.M.P. (H)
Executive Officer
Punjai Pugalur Town Panchayat

Verified © RedEsute ™

CHECK LIST

Kaghithapuram New Town Development Authority

PROFORMA

Name of the Region : Tiruchirappalli

Name of New Town Development Authority : Kaghithapuram

I. Area Notification Details

1. The G.O details of preliminary Notification Under section 10(1)( )	G.O.Ms No 455 H & UD dt 6.4.1988
2. The G.O.details in which confirmation was ordered under section 10(4) of the Act	G.O.Ms No 660 H & U D Department dt 24.9.1992
3. Publication details of the above said confirmation in TamilNadu Government Gazette	Page No 607 in Part II Section 2 of TamilNadu Govt Gazette dated 28.10.1992.

II. Continuation

4. The G.O.details in which Authority was constituted under section 11(1) 11(4) of the Act	1) G.O.Ms No 240 H & U D Department dt 4th March 1994. 2) Amendment issued in Gooms No 529 H&U.D.(UDII) dt 27.2.96
5. Publication details in the TamilNadu Government Gazette	--

III. Consent

6. Extension of Time granted for the preparation of present Land and Building use Map (Uptodate details) which current No and date	--

Verified RedEstate™

CERTIFICATE

The following Staff Members of Tiruchirappalli Region are engaged in the preparation of Draft Report & Maps of Kaghithapuram New Town Development Plan for Kaghithapuram New Town Development Area.

Thiruvalargal

1. S.Mariyappan	Field Assistant
2. V.Nagarajan	Surveyor Cum Asst,D'Man
3. S.Mariafrancis	"
4. Tmt.S.Kusalakumari	"
5. R.Selvaraj	"
6. M.Selvaraj	Draughtsman Grade III
7. R.Dhanapal	"
8. S.Chandramohan	Planning Assistant
9. P.Maruthai	Assistant Director
10.T.Robert Rubin Raj	Deputy Director

8/3/92

ASSISTANT DIRECTOR
TIRUCHIRAPPALLI REGION

8/3/92

DEPUTY DIRECTOR
TIRUCHIRAPPALLI REGION

Verified @ RedEstate TM

KAGHITHAPURAM NEW TOWN DEVELOPMENT PLAN

PROPOSED LAND USE : 2021

CAUVERY RIVER

NO.11 KOMBUPALAYAM

NO.12 THALAIYATTUTHUTAI

NO.13 PUNJAI PUGALUR

NO.14 NANJAI PUGALUR

NO.15 NANJAI THOTTAKURICHI

NO.16 PUNJAI THOTTAKURICHI

NO.K PETTAMALAYAM

NO.35 PUNJAI

Nº7 KOMBUPALAYAM

Nº9 KUPPAM

Nº17 KADAMBAKURICHI PUNJAI

Nº24 MANMANGALAM

Nº32 ATHUR

Nº33 ANDANKOVIL

Nº34 PAVITHRAM

TO ERODE

TO KARUR

TO PAVITHRAM

LEGEND

NEW TOWN AREA BOUNDARY

TOWN PANCHAYAT BOUNDARY

TOWNSHIP BOUNDARY

VILLAGE BOUNDARY

NATIONAL HIGHWAY ROAD

DISTRICT ROADS

PANCHAYAT ROADS

WATER BODIES

RAILWAY LINE

LAND USE

	EXISTING	PROPOSED
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC AND SEMI PUBLIC		
AGRICULTURE WET		
AGRICULTURE IRRIGATED DRY		
AGRICULTURE		

8/3/99
MEMBER SECRETARY
NEW TOWN DEVELOPMENT AUTHORITY

8/3/99
AGENCY DIRECTOR
TRICHY REGION

8/3/99
DEPUTY DIRECTOR
PLANNING TRICHY REGION

8/3/99
DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING

JOINT DIRECTOR

8/3/99
ADDL. DIRECTOR OF TOWN & COUNTRY PLANNING

DIRECTOR OF TOWN & COUNTRY PLANNING

For SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPT.

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
TIRUCHIRAPPALLI REGION
GOVERNMENT OF TAMILNADU

KAGHITHAPURAM NEW TOWN DEVELOPMENT AREA