WALAJAPET MASTER PLAN

WALAJAPET LOCAL PLANNING AUTHORITY

WALAJAPET.

Directorate Of Town and Country Planning

Government Of Tamilnadu.

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COPY OF:

GOVERNMENT OF TAMILNADU

ABSTRACT

Master Plan for Walajapet Local Planning Area - Approval under Section 28 of Tamil Nadu Town and Country Planning Act, 1971 - accorded.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.MS.No.195 Dated: 14th February, 1991

Read:

1. G.O.Ms.No.545 Housing and Urban Development Department dated 11.7.84.
2. G.O.Ms.No.909, Housing and Urban Development dated 8.9.89.
3. From the Director of Town and Country Planning, letter Roc.No.40077/87 MP1 dated 30.12.89 and 19.11.90.

. . . .

ORDER:

In G.O.Ms.No.545, Housing and Urban Development Department dated 11.7.84 the Government have accorded consent to the publication of notice of preparation of Master Plan for Walajapet Local Planning Area.

2. Under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the publication of the Master Plan for Walajapet Local Planning Area submitted by the Director of Town and Country Planning, The delay of 1610 days in the preparation of Master Plan and convening a Meeting of the Local Planning Area is hereby condoned. Copies of the Master Plan for Walajapet Local Planning Area as approved by Government are communicated to the Director of Town and Country Planning.

3. The following Notification will be published in the Tamil Nadu Government Gazette:

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 read with section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan for Walajapet Local Planning Area submitted by the Director of Town and Country Planning, in his letter Roc.No.40077/87/MP1 dated 30.12.89.

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2. The Master Plan for Walajapet Local Planning Area with all its enclosures shall be kept open to the inspection of the public in the Office of the Commissioner of Walajapet Municipality during Office hours.

(BY ORDER OF THE GOVERNOR)

L.K. TRIPATHY
SECRETARY TO GOVERNMENT

/true copy/

Office of the Director of Town and Country Planning,
Master Plan division,
807, Annasalai, MADRAS-600 002.

RCC.No.40077/87-MP/1 Dated: 6.5.91.

Copy of G.O.Ms.No.195 H&UD dated 14.2.91 is communicated.

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

To

The Executive Authority /commissioner, Walajapet LPA/Mpty.
The Deputy Director, Vellore Region
The Deputy Directors of Building and D.P. divisions
Additional Director/All Joint Directors
Assistant Directors of MP and DP divisions
All supervisors of M.P. division
MP1, MP2, MP3, MP4
Stock file
Spare-10.

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MASTER PLAN FOR WALAJAPET

Submitted to Government in Resolution No. 45 . . . . .

Dated: 27-12-89. of Walajapet Local Planning Authority.

Approved in G.O.Ms.No.195 H&UD Department, dt: 14.2.1991

MEMBER SECRETARY,
WALAJAPET.

DEPUTY DIRECTOR OF TOWN &
COUNTRY PLANNING, VELLORE.

DEPUTY DIRECTOR,
(MASTER PLAN DIVISION)

DIRECTOR OF TOWN & COUNTRY PLANNING,
MADRAS-2.

Commissioner and Secretary to Government,
Housing and Urban Development Department,
Madras-9.

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உள்ளூர் திட்டக்குழுக்கு பொருள்

வாலாஜாபேட்டை உள்ளூர்த்திட்டக்குழுமம் ந.க.எண்.2719/85/எப்1 நாள் 19.7.89 தேதிய கடிதத்தில் அரசு இயக்கம் பெறப்பட்டுள்ள வாலாஜா-பேட்டை முழுமைத்திட்ட ஆட்சேபனை மற்றும் ஆலோசனை பட்டியில் மீது நகர் ஊரமைப்பு இயக்குநர் சென்னை-2 அவர்களின் பரிந்துரை ந.க.எண்.40077/87 முதி1 நாள் 6.12.89 கடிதத்தில் பெறப்பட்டது.

மேற்படி இயக்குநரின் பரிந்துரையின்படி இணக்கம் அளிக்கப்பட்ட முழுமைத்திட்டத்தில் கண்ட திருத்தங்கள் மேற்கொள்ளப்பட்டுள்ளது.

எனவே வாலாஜாபேட்டை முழுமைத்திட்டத்திற்கு நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 28-ன் கீழ் அரசின் அங்கீகாரத்திற்கு சமர்ப்பிக்க குழுவில் பரிசீலனைக்கும் முடிவிற்கும் வைக்கப்படுகிறது.

அலுவலக குறிப்பு: வாலாஜாபேட்டை முழுமைத்திட்டத்திற்கு நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 28-ன் கீழ் அங்கீகாரம் வழங்க இரசை கேட்டுக்கொள்ள தீர்மானிக்கலாம்.

ஒம்/- தலைவர்.

ஒம்/- ஆணையாளர்,
வாலாஜாபேட்டை நகராட்சி

உள்ளூர் திட்டக்குழும தீர்மான எண். 45. நாள் 27.12.89

அலுவலக குறிப்பு அங்கீகரிக்கப்பட்டது.

ஒம்/- ஜெ. அசேன்,
27.12.89
தலைவர்.

/ உண்மை நகல் /

உறுப்பினர் செயலர், 28/12
வாலாஜாபேட்டை உள்ளூர் திட்டக்குழுமம்.

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C O N T E N T S

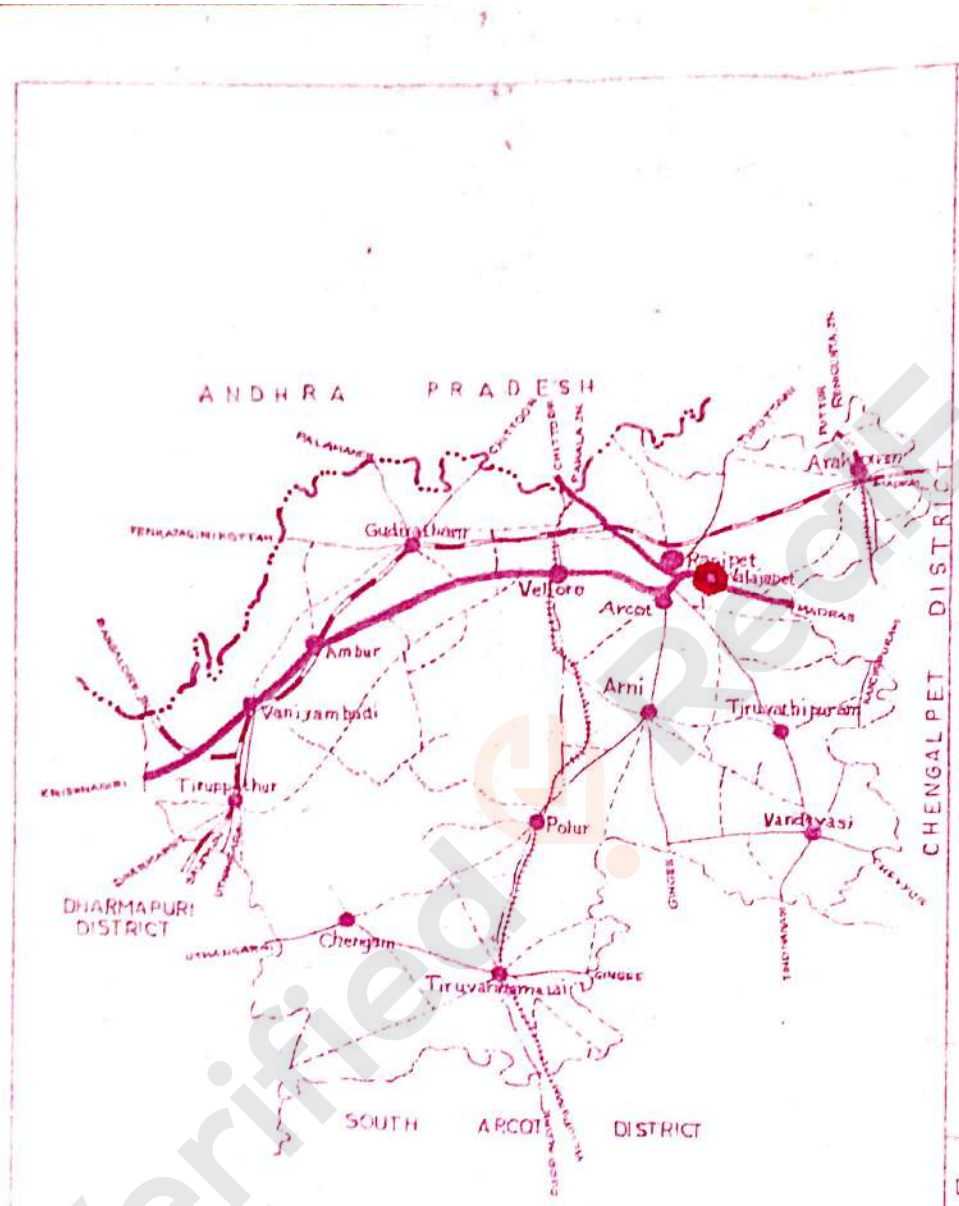
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NORTH ARCOT DISTRICT

LOCATION MAP

LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDRY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- OTHER DISTRICT ROADS
- RAILWAY LINE BROAD GAUGE
- RAILWAY LINE METRE GAUGE

N

SCALE 1CM=10KM

Directorate of Town & Country Planning

GOVERNMENT OF TAMILNADU

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CHAPTER: 1 INTRODUCTION

1.1 With the development of Industrial and commercial activity rapid urbanisation has taken place in Tamil Nadu. To control the town development, provisions were made in Town and Country Planning Act 1971. This act provides for declaration of local planning area and constitution of local planning authority. Under this act, provision is made for preparation, sanction and implementation of Master Plans; power for acquisition, power to levy development charges and power to mobilise finance by floating loans etc.

1.2 The preparation and implementation of Master Plan envisages the mere growth of the town by assessing the land requirements for various urban uses and facilities for the same in a designed year. These will be achieved by designating the land uses judiciously, regulating and controlling the development through development plans for which the socio-economic conditions and the special characteristics of the Town are to be taken into consideration.

1.3 Walajapet is one of the oldest Town in North Arcot Region. It is famous for silk weaving and is situated in the belt of the Ranipet SIPCOT Industrial Complex as a public limited company wholly owned by the Government. Due to the impach of SIPCOT Industrial Complex at Ranipet, the adjoining Walajapet town has potentialities to develop as a full fledged growth centre. It has ample chances to grow fast as a residential town.

The present draft report confines to Walajapet local planning area only. The planning period is taken for 20 years from 1981 to 2001.

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CHAPTER: 2 HISTORY & GROWTH OF TOWN

2.1 Location: Walajapet which is the head quarters of Walajapet taluk, lies on the Madras-Chittoor Bangalore road (N.H.No.4). It is situated at about 110 K.M. west of Madras. It is at 12°56' northern lattitude and 79°22' eastern longitude and is geographically in the north east of North Arcot Region. The town is well connected by rail and road with the adjoining urban centres of Ranipet, Arcot, Arni and Vellore. Madras - Bangalore broad gauge railway line is passing at distances of 4.5 K.M on the north of the town. Its relative position with respect to other towns of the District is shown in Map No.1

2.2 History: Walajapet has a small history behind it. Royaji, the prime-minister of Mohammed ali (Walaja) founded it towards the close of last century and named it after the Nawab. Silk Weaving, Carpet making and cane (Ratan) works are the important industries of Walajapet. From a study of history and town development, it is seen that Walaja was well planned with broad roads forming Grid-iron pattern. To this day this character is retained.

2.3 Municipal Administration: Walajapet Municipality was constituted in the year 1866. Though it was constituted long before, it still continues to be a third grade municipality. The extent of the municipal area is 2.66 sq.km. and the population as per 1981 census is 19563. The town is divided into 20 census blocks.

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CHAPTER: 3 PHYSICAL [illegible]

3.1 Topography: [illegible]nacet town has a flat terrain and there are signs of an attempt at digging a surrounding moat which was never completed. It has a natural slope towards East. It is situtated at an altitude of 174.65 metres above sea level.

3.2 Climate: The town has a fairly healthy climate. The town area has a distinctly high temperature in hot months and cold weather is of short duration.

The climatic seasons are generally classified as follows:

a) Cold season from November to January with a mean maximum and minimum temporature of 29°C and 18.4°C respectively.

b) Warm season from February to March and from July to October with a mean maximum and minimum temperature of 35°C and 19°C respectively.

c) Hot season from April to June with a mean maximum and minimum temperature of 38.5°C and 24°C respectively.

The mean maximum temperature during summer normally occurs in the month of May while the minimum temperature in winter occurs in January.

3.3 Rainfall: The South-West monsoon gives most of the rains. The rainfall for the last fifteen years have been noted from the records of Vellore rain gauge station and the average rainfall for an year is found to be 996.76 mm. The maximum rainfall occurs during the month of Septermber and October due to north-east monsoon.

The wind direction is predominent towards south-west in the whole of the year. However, during summer it is from South-West to North-East.

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3.4 **Soil:** The soil of this area is poor, being red and black clay mixed with a large proportion of sand and gravel and as there are no local jungles, the land does not get much natural manure. Other than limestone, there is hardly any mineral. Even building stone is scarce compared with the rest of the district.

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CHAPTER: 4 POPULATION STUDIES

4.1 Population Growth: The variation in population for Walajapet from 1901 to 1981 is given in the table No.1

Table No. 1 POPULATION VARIATION

year	Population	variation in persons	variation in Percentage
1901	10,067	--	--
1911	9,962	- 105	- 1.04
1921	10,013	+ 51	+ 0.51
1931	11,102	+1,089	+10.88
1941	11,048	- 54	- 0.49
1951	12,401	+1,553	+14.06
1961	13,179	+ 578	+ 4.59
1971	16,400	+3,221	+24.44
1981	19,563	+3,163	+19.37

There has been actually a decrease in population from 1901 to 1921. If we study the variation in population in Walajapet town, it does not look like a normal urban centre. The total increase in population in four decades from 1901 to 1941 is very less and it is not even 10% over the population in 1901. But from 1941, the increase is appreciable. Though there has been notable percentage increase in the decade 1941-51 there is a downfall in the percentage increase in the decade 1951-61. This is attributed to migrational trend towards Arcot and Ranipet Only in the last decade 1971-81 the percentage increase is significant. The total increase from 1901 to 1981 is only 94.32% over 1901 population, which is a very low figure comparing to the other towns.

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4.2 Sex Ratio: The distribution of male and female population from 1951 to 1971 is shown in table No. 2

Table No. 2 SEX RATIO

Year	Males	Females	Females per 1000 males
1951	6,247	6,354	1,017
1961	6,620	6,559	990
1971	8,122	8,278	1,019
1981	9,769	9,794	1,002

Though there has been a decrease in sex ratio in the decade 1951-61, it has marginal increase during the subsequent decades.

4.3 Literacy: As per 1981 census, 55.67% of the total population of Walajapet town were literates of which males accounted for 60% and females 40%. There has been a steady increase in the percentages of literates from 43.96% in 1961 to 50.46% in 1971 and 55.67% in 1981.

4.4 Employment Structure: Percentage of workers to population in District and town is depicted in table No.3

Table No.3 : WORK FORCE DISTRIBUTION

	District	Urban
1. Total Population	44,14,324	10,15,529
2. Total workers	18,55,382	3,11,519
3. Percentage of workes	42.03	30.37

Source: Census of India 1981 - Final population table of Tamil Nadu.

Nearly 70% of urban population is concentrated on secondary and tertiary activities.

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4.5 Working Population:

Information in employment has been collected in successive census of India, using a different concept to define a worker, making interecensal comparision difficult. The economic questions of 1981 census have been so framed as to admit of compsrision to certain extent with the 1971 and 1961 censuses. The economic questions of 1981 census have been modified from those of the previous census so as to elicite full details of main workers, marginal workers and non workers.

The "work" concept of 1961 and 1971 censuses, as opposed to the "income" or "economic independence" concept of the earlier census is adopted in the 1981 census. But the criterian for the classification of persons as "workers."has been changed.

In 1981 census working population is classified as (1) main workers, (2) marginal workers and (3) non workers.

Main workers are those who have worked as cultivators, Agricultural labourers, household industry workers and other workers; other workers include the following workers; live stock, Forestry, Fishing, hunting and plantations, orchards and allied activities, mining and quarrying., manufacturing, processing, servicing and repairs other than house hold industry, construction, trade and commerce, transport, storage and communications and other services.

The marginal workers are those workers who have engaged themselves in economically productive work for some part of the year but not as main work (i.e.less than 6 months)

Non workers are those who had never worked during one year.

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This trichotomy partially permits a comparability of 1981 census economic data with that of 1971 as well as 1961. The main workers of 1981 census can be expected to correspond to the workers of 1971 and the main workers and marginal workers of 1981 together to correspond to the workers of 1961.

The following tabulation shows the differentials among the categories of workers in 1971 and 1981 for Walajapet town.

4.6 Occupational Charactoristics: As per 1971 and 1981 census the distribution of the workers by their occupation is shown in table No.4

Table No. 4 OCCUPATION PATTERN

	No.of workers.	% to total workers.	% to total population	No.of workers.	% of total workers	% to total population.
1. Cultivators	197	3.71	1.20	242	4.10	1.24
2. Agricultural labourers	271	5.10	1.65	255	4.37	1.30
3. Household Indusry	2052	38.67	12.51	1093	18.35	5.59
4. Other workers	2787	52.52	16.99	3955	66.58	20.22
5. Marginal workers				395	6.60	2.00
Total	5307	100	32.35	5940	100	30.37

Source: Census totals of Tamil Nadu 1971 and 1981.

Percentage of workers to total population for the decades 1971 and 1981 were 32.35% and 30.37% respectively. Among the workers the percentage of workers engaged as cultivators and agricultural labourers shows decrease in 1981 to 1971 whereas percentage of workers engaged in house hold industry decreased 20.32% comparing with that of

1971. Other workers percentage worksout to 66.58 in 1981 which is more than 14.06 of the previous decade.

Cultivators and Agricultural labourers population has decreased in 1981 over that of 1971 and this shows diversion of workers to the other sectors.

Eventhough workers employed in household industry shows decrease in 1981 actually more number of persons concentrated on household industry taking into consideration of marginal works and non-workers. Non workers population includes more female population, who usually look after house keeping might be engaged in handlooms which are within the house.

4.7 Population density: Walajapet town extends to an area of 2.66 sq.Kms. of which 165.86 hectares is already developed. The gross population density is worked out and shown in table 5.

Table No.5 POPULATION DENSITY 1981

Census Block No.	Area in hectare	Population	Persons/ hectare
1.	16.00	1310	82
2.	30.00	1015	34
3.	15.00	765	51
4.	32.00	1045	33
5.	3.00	1080	360
6.	9.00	895	99
7.	8.00	995	124
8.	4.00	885	221
9.	8.00	970	121
10.	1.30	1085	834
11.	7.50	765	102

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12.	19.00	1180	62
13.	20.20	1510	75
14.	12.00	920	77
15.	26.00	1040	40
16.	20.00	815	41
17.	9.00	1018	113
18.	5.00	745	149
19.	2.00	845	422
20.	19.00	680	36
Total	266.00	19563	74 (Over all density

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CHAPTER: 5 LAND USE STUDY

5.1 Land use: An investigation of the physical structure of the town as it exists is essential for the preparation of future structure of the urban area. Consequently planning process must obviously begin with a study of the different land uses in the planning area. A land use survey had been conducted by the Regional Directorate of Town and Country Planning recently.

The existing land use for the town has been classified under the following major classifications.

1. Residential
2. Commercial
3. Industrial
4. Educational
5. Public & Semi Public
6. Agricultural

The existing pattern of land use under aboue zoning regulation has been incorporated and is shown in Map No.2 . Developments have occurred mainly along Madras-Chittoor-Bangalore trunk road.

5.2 Residential areas have developed mainly in the north part of the town and along the Sholinghur road. Commercial areas have developed mainly along the Madras-Bangalore trunk road. Industries of engineering works for general purposes have come up chiefly along the trunk road. The household, Handloom and Service industries are spread all over the town.

Public buildings such as public offices, educational medical and religious institutions, etc. are also located along the trunk road.

5.3 Study of land use map of Walajapet town clearly reveals that this town must have developed on a specific pattern. The broad Grid-iron pattern of road clearly distinguishes this urban centre from others though this is marred by sporadic land use allocation.

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The distribution of the existing land use under the main land use classification is shown in the Table below.

Table No. 6 EXISTING LAND USES 1984

Sl. No.	Land use	Extent in hectares.	% to developed area	% to total extent
I.	URBANISABLE:			
1.	Residential	130.00	78.00	48.87
2.	Commercial	4.25	2.60	1.59
3.	Industrial	3.50	2.60	1.32
4.	Educational	11.55	7.10	4.34
5.	Public & Semi Public	16.56	10.15	6.22
	Urbanisable total area	165.86	100	62.34
II.	NON URBANISABLE AREA			
	i) Agricultural	67-94	67.84	25.56
	ii) Land under water	32.20	32.16	12.10
	Nonurbanisable total area	100.14	100	37.66
	Net total	266.00	--	100

The details of the different use of the town under the major use classification are briefly discussed below

5.4 Residential: The residential use in the town is 130 hectares which is 48.87 of the total area. According to 1981 census the total housing stock of the town was 3739 accomodating 3696 households. Many of them are in delapidated condition.

Slum: There is no declared slum in Walajapet town but there are some areas to be declared as slums as per the findings of the land use survey. They are located in the north western and north eastern parts of the town. The following areas can be identified as slums.

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i) Ambedkarnagar
ii) Western part of the Anjaneyar Madam and Dharmaraja Koil and
iii) Panjupet Area.

5.5 COMMERCIAL: The commercial activity of the Walajapet town is a normal one. Ranipet and Arcot are taking main roll in commercial activities. Since these towns are serving for the surrounding areas, Walajapet town is not having any main market or shandy in spite of its historical backing.

There are some shops for the general requirements of the town along the Madras-Bangalore trunk road.

The commercial activities in the town are grouped under the following three major classifications namely.

1. Retail shops
2. The wholesale trading centres
3. Commercial offices and firms.

There is one Municipal market in the centre of the town for vegetables and other essential goods, fancy goods, house hold articles, etc. Most of the stalls are in temporary structures. The existing weekly shandy is not functioning at present.

The retail shops are mainly along the Madras-Bangalore trunk road and sporadically spread all over the residential areas.

Wholesale trades: There is no wholesale trade for any particular good except the textiles. There are some silk twisting mills which have their business attached with the industry. As the neighbouring towns (i.e. Arcot and Ranipet) took main part in wholesale trades there is minimum wholesale activity in this town.

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5.7 Educational Institutions:

There are 5 Primary Schools, 2 Elementary Schools, 1 Secondary Schools and 1 Higher Secondary School for the present in the local planning area. The total area occupied by the schools account to 4.29 hectares. There is no college within the town. However, one women's College is situated in the adjacent village of Ammonthangal. The wester portion of College campus to an extent of 6.96 hectares lies in the town limit. The nearest Men's College is situated at Melvisharam which is Kms away west. Most of the institutions are in rented buildings. Only few of them have got play grounds which are below standard in space. The extent under educational use is 11.55 hectares. The area occupied by the Educational Institutions, along with their strength is given in table No.8

Table No. 8 PARTICULARS OF EDUCATIONAL INSTITUTIONS

Sl.No.	Institution	No.	Strength	Extent in Hec.
1.	Primary Schools	5	722	0.53
2.	Higher Elementary Schools	2	918	3.28
3.	Secondary School	1	605	0.56
4.	Higher Secondary School	1	1337	4.59
	Total	9	4582	

Source: Survey by Regional Directrate of Town and Country Planning, Vellore. 1984.

5.8 Public and Semi Public: Land under public and semi public use constitutes 6.22% of the total developed area of the town covering an extent of 16.56 hectares. The details of public facility is narrated in the chapter on community facilities. However the different categories of public and semi public use of other than community facilities are discussed below:

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Offices: The public offices are distributed partly in the taluk office complex adjoining Madras-Bangalore trunk road and partly located in all other parts of the town. Many offices located in private buildings. There are about 27 public offices in the town.

Health Institutions:

The Government taluk headquarters hospital with bed strength of 32, occupying 1.19 hectares is situated in the western side of the town. It is serving the town and the surrounding villages. The Municipality maintains one women and child welfare centre. Besides the above, there are 3 private nursing homes for consultancy services.

Religious:

The religious institutions constitute 37.68% to the total public and semi public use covering an extent of 4.42 hectares.

Transport and Communication:

The roads and bus stand cover an extent of 28.51 hectares with the percentage of 17.52 to the total developed area. The details are discussed in separate chapter.

Recreation:

Parks, playfields and open spaces account for 0.32% of the total developed area i.e. 0.52 hectare. They work out to 0.032 hectare per 1000 population which is far below the standard.

Public utilities:

The land under public utilities cover an extent of 2.37 hectares constituting 1.46% of the total developed area.

Water Supply:

The protected water supply system is in existance in this town. Three infiltration wells have been dug out for this purpose in Palar river bed 4 K.M. away from the

town. The water is collected from wells and stored in three elevated service reservoirs and is being directly distributed. These three overhead tanks storage capacity is 7 lakhs litres of water. Of the new overhead tanks one is located in southern portion and an other in northern portion where as old one is located in the central part of the southern area. Daily 16.25 lakhs of litres of water are being distributed which workout to 83 litres per capita daily. The protected water distribution system for the present area is through 104 public fountains and about 1512 house service connections. The existing water supply is adequate.

Drainage:

There is no comprehensive drainage system in the local planning area for the present. Drainage water is being collected in Katcha drain, open masonary drain and disposed off. Drain water is also carried out through pucca drains and lead in the nearby agricultural lands and tanks.

5.9 Agricultural:

The extent under this use is 100.15 hectares which worksout to 37.66% to the incorporated area of the town. Agricultural and the land under water respectively cover an extent of 67.94 hectares and 32.20 hectares with the percentage of 25.56 and 12.10 respectively.

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CHAPTER: 6 Road Maintenance

(TRAFFIC AND TRANSPORTATION)

The Madras-Bangalore trunk road (National Highway 4) is passing through this town. It runs east-west traversing for a length of 2.29 Km in this town. The road is also used as the main road of the town, and its width is sufficient for the present traffic. This road is locally called with different names for different stretches. It is called from east to west as follows (i) Kaveripakkam road ii) Bavana rao Street (iii) Thirumalai mudali street (iv) Navab Devadi street (v) Maligai street and (vi) Trunk road.

6.2 The Walajapet-Sholinghur road and the Walajapet-Ammoor road are the two major district roads running through the town. The Walajapet-Sholinghur road originates from the heart of the town branching out from Madras-Bangalore trunk road and runs towards north. The length of the portion of the road that passes through the town is 0.65 Km. The whole stretch of the road is narrow and hence it is to be improved. The Walajapet-Ammoor road originates near the northern boundary of the town branching from the Walajapet-Sholinghur road.

6.3 The Walajapet-Palar Anaicut road is an other district road. It runs north-south branching from Madras-Bangalore trunk road. The total length of the portion of the road that passes through the town is 0.36 Km.

6.4 The road pattern within Walajapet town is Grid-iron pattern and all roads are sufficienty wide. The length of road according to the type of road within the town is given below.

1. National Highway	2.29	Kilo metre.
2. Major district road	0.72	"
3. Other district road	0.36	"
4. Municipal roads	14.34	"
Total	17.71	"

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The length of roads under various types of surface lying within the town is given below:

1. Black topped roads	7.00 Kilo metre
2. Metalled roads	5.27 "
3. Unmetalled roads	5.44 "

6.5 The town is provided with town bus service facility to cater the town and surrounding settlements. Further the town is well connected with other important towns by bus transport system. The most predominant is the cycle traffic within the town. There is one small bus stand near Municipal office adjoining the Madras-Bangalore trunk road. Existing bus stand has no bus bays nor facilities of a bus stand. It has merely an open space for halting of the buses and for boarding and alighting of passengers.

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CHAPTER: 7 ECONOMIC AND PLANNING FACTORS

7.1 Economic base:

The main economic base of the town is household industry (Silk weaving, carpet making, production of cumblies) and other services. The town has not been developed well so far in the absence of major industries and commercial commodities.

7.2 Ownership of the land:

Nearly 68% of the total area of the town is under private ownership. The percentage of land under Government and Municipal control is only 32% of which road and land under water form a major part.

7.3 Level of Urbanisation:

The increase in percentage of workers to the total workers in household industry and other workers shows the increasing trend whereas the percentage of workers engaged in agricultural sector shows the decreasing when compared with 1971 census. The existing land use pattern which gives the different uses in the urbanisable area shows the level of urbanisation in the local planning area.

7.4 Planning activity is a part of any improvement or development. It is in one form or other in existance with the town. In the early days of this century town planning activities were carried out under Madras Town Planning Act 1920. This act envisages the compulsory providing for organised growth in the municipal areas and their vicinity. But due to lack of finance and competent technical personnel in the municipalities, it could not be accomplished.

7.5 The Tamil Nadu Town and Country Planning Act 1971 is a comprehensive act which replaces the Madras Town Planning Act 1920. The Tamil Nadu Town and Country Planning Act 1971 provides for declaration of local planning area, constitution of local planning authority and preparation

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of detailed development schemes. The 1971 act also provides power for acquisition, power to levy development charges and power to mobilise finance by loans, floating bonds, etc.

7.6 DETAILED DEVELOPMENT PLAN:

Three detailed Town Planning Schemes covering the entire town were notified under repealed Town Planning Act 1920. These three schemes were continued under the Town and Country Planning Act 1971. While according consent, these schemes were returned by the Director (T&CP) during 1982 for furnishing schedules and forms with up-to-date particulars. Major portion of area occupies the existing built up areas. Now they are in draft stage.

7.7 Declaration of Industrial Area:

No area has been set apart for industrial purposes under Tamil Nadu District Municipalities Act 1920 since the entire town was covered under detailed development plans.

7.8 POSITION OF THE TOWN IN THE ADMINISTRATIVE SET UP: CONTROL OF DEVELOPMENT OF THE TOWN:

Walajapet town is third grade Municipality and taluk headquarters in North Arcot District. Walajapet has been upgraded into Municipality in 1866 from the defunct panchayat The town covers an area of 2.66 sq.Kms. The Walajapet Municipal jurisdiction has been declared as local planning area by the Government under section 10 (4) of Town and Country Planning Act 1971 in G.O.Ms.No.655 RD&LA dated 16.3.74 and Local Planning Authority was constituted under section 11(1) of Town and Country Planning Act 1971 in G.O. Ms.No.650 RD&LA dated 8.4.75. Hence Walajapet Local Planning Authority is the main local Government controlling the development of town and other Government agencies exercising control over the areas through taluk office, Harijan Welfare office, Public works Department, Highways Department, Tamil Nadu Electricity Board.

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7.9 Grade or Category of the Town indicated in the Regional Plan:

In North Arcot Region, there are 27 urban centres as per 1971 census. The category of the urban centres in the region have been tested against a number of factors to fix their grade in the overall urban pattern. The factors considered are 1) Population size 2) Administrative Status and 3) Scale of education, medical, recreational and marketting facilities. Accroding to this pattern, there 2 No.of Ist order, 4 Nos.of IInd order, 4 Nos.of IIIrd order and 17 Nos. of IVth order urban settlements in the region. The Walajapet town ranks as the fourth order urban settlement within the North Arcot Region.

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PART: II

CHAPTER: 8 PLANNING PROBLEMS

Population Forecast:

8.1 To plan for various types of land use to assess the prospective needs for different kinds of urban needs, it is of importance to know the magnitude of population which probably will be contained Walajapet town in the next twenty years. Based on the past trends three different methods viz i) Parabolic method ii) Geometric ratio method and iii) Decennial growth rate method are adopted in projecting future population in 2001 from 1981. On the basis of the projections, it may be expected that in 2001 the population of Walajapet will be 25,880, 26,100 and 26,000 respectively by the above methos. In arriving at the estimated population of the planning area, the development of SIPCOT Industrial Complex near Ranipet has to be considered. Hence fixing of 27,000 population by 2001, will be reasonable and safe assumption.

8.2 Limitations to Natural Features:

Walajapet town is a flat terrain and there is no remarkable physical barrier obstructing the future development. The town pattern is of Grid-iron. The Madras-Bangalore trunk road (National Highway 4) is passing centrally through this town from east to west. It bisects the town into two halves. As Walajapet town is growing very slowly and the development in the southern portion is expected upto the town limit. In the southern part out side of the town limit is of wet lands, there is less chance for immediate development. Further river Palar runs on the south at about 1-5 KM distance. In the East side of the town Annivedu village is located which links Ranipet and Arcot towns.

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8.3 Limitation to Maximum population and Population Density Proposed:

The present area of Walajapet town is 2.66 sq.Kms. and the population according to 1981 census is 19563. The entire population is spread over the Walajapet town. The overall density of the town is 74 persons per hectare. The gross density of urbanisable area is 118 persons per hectare. The density of population is very low except the Bazaar Street and few concentrations in the North and South portions. The projected population for the town in the year 2001 is 27,000 and the proposed density is 116 persons/hectare which is slightly lower than the existing density. Hence there is no limitation for urbanisation due to maximum population and population density.

8.4 Limitation to Non-urban Uses:

Existing land use analysis reveals that there is only 68 hectares of dry land available. Most of the dry lands are being kept vacant due to the low agricultural potential value.

8.5 Limitations to Impossibility of Providing Utilities and Services:

The existing developed area is well served by utilities and services. The additional area that will get urbanised as in future, will merely call for the extension and expansion of the existing infrastructural facilities which will not be a problem for this town. Hence there is no restriction on this aspect.

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8.6 Limitation to Administrative Jurisdiction:

Walajapet town was constituted as a third grade municipality in the year 1866 and its jurisdiction extends over entire revenue village of Walajapet. The present development is confined only to the local planning area. Considering its past slow growth during the last hundred years, there is less scope for urbanisation with confines of the present jurisdiction itself. Thus there is no limitation so far as administrative boundary goes.

8.7 Scope for Urbanisation of the Town:

After visualising the above factors, it is seen that the limitations for the urbanisations of Walajapet town as such as are very meagre. The spatial distribution for the various land uses are calculated taking into consideration the needs of the proposed population.

For assessing the spatial requirements of the proposed population of 27,000 in 2001 of Walajapet, the criteria adopted is that of the total developed area would be for residential and the remaining for other concommittant uses. Assuming an average gross density of 116 persons/ hectare, the urbanisiable area required for the Walajapet in 2001 is 234 hectares.

Based upon the guidelines, the developable land needed for various categories out of proposed land use for Walajapet town in 2001 is given in table 9 and depicted in Map No. 3

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Table No.9 PROPOSED LAND USE ANALYSIS

Sl. No.	Land use	Existing in 1984		Standard in %	Proposed		Additional area required for 2001.
		extent	%		Area required in 2001.	%	
I.	URBANISABLE AREA						
1.	Residential	130.00	78.00	53 to 64	149.60	64	19.60
2.	Commercial	4.25	2.60	3 to 6	11.70	5	7.45
3.	Industrial	3.50	2.15	10 to 15	23.40	10	19.90
4.	Educational	11.55	7.10	3 to 8	18.70	8	7.15
5.	Public & Semi Public	16.56	10.15	14 to 17	30.40	13	13.84
	Total urbanisable area	165.86	100		233.80		67.94
II.	AGRICULTURE						
	i) Dry Land	67.94	67.84	--	--	-	--
	ii) Land under water	32.20	32.16	--	32.20	-	--
Total Nonurbanisable area		100.14	100.00		266.00		65.89
	Net total	266.00			266.00		65.89

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CHAPTER: 9 LAND REQUIREMENTS

9.1 ASSESSMENT OF LAND REQUIREMENTS:

The assessment of land requirements for various uses for the future Walajapet Local Planning Area is arrived based on the existing land use study of the town and the future economic growth suggested for full employment of the workable population.

9.2 Residential:

The residential area to accomodate future population of 27000 of the town has been worked out assuming a gross density of 116 persons/hectare and an extent of 233.80 will be required for residential use in 2001. The present residential use occupies 130 hectares which works out to 78% of the gross residential area. The major roads, internal residential streets and lanes form part of it. According to the guide lines issued for the preparation of master plan for various towns residential average should be 53 to 64% as standard range. The existing residential use accounts for 78% which is higher than that of the standard range. The major economic base of the town is house hold industry, therefore it is proposed to adopt 64% of the developed area for the residential purpose which is the maximum range. The total area of the urbanisable will be 233.80 hectares. The total population of the Local Planning area will be distributed through out the residential area by adopting low density i.e.125 persons/ hectare.

9.3 COMMERCIAL:

The essential constitutents of commercial zones are shops, for occasional needs, banks and important buildings for cultural purposes such as town hall, theatres etc and the whole sale, retail business and godown areas. The present land use of the town shows that 2.60% of the urbanisable area of the town is under commercial use.

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The above percentage is inclusive of the local shops and petty shops also. In the draft master plan proposals only major commercial use in the town is of the higher level of activity is normally indicated. Hence 5% the total extent of urban area is assumed for allocating commercial use. Thus area required for commercial use is assessed 11.70 hectares in 2001. Fifteen such zones are provided based on existing commercial activities.

9.4 INDUSTRIES:

The occupational breakup of the working populati of the town 1981 reveals that 30% of the total working force is classified as main workers, other workers and marginal workers comprising of industrial, communication, transport and other services. The present landuse breakup for industrial sector is 2.15% of the developed area. The planning standard for various town suggests 10 to 15% of urban area based on the existing industries and its future developments, 10% of urban area is allotted for industrial sector. The extent of land required for industrial use during the planning period has been 23.40 hectares to accommodate Industrial use. The required extent of area is provided in the town limits of Sholinghur road and Palar river road. In the sites and services scheme a portion of land has been earmarked for industrial purpose abutting the National Highways.

9.5 EDUCATIONAL:

The existing land use breakup of the developed area of the town indicated a percentage of 7.10% for educational use. The suggested planning standards for educational use is ranging from 3 to 8%. As regards the land needs for educational requirements , High Schools, Higher Secondary School and Collegiate institutions are considered here. The standard adopted is one high school for 16000 population, one Higher Secondary School for 40000 population and one college for 80,000 to one lakh

population in urban area. Considering the anticipated population of the Local Planning Area in the design year providing of College or Higher Secondary School does not arise. The existing High School and Higher Elementary Schools are not provided with enough space for play ground, open space etc. Considering above requirements it is proposed to allocate 8% of urban area for this purpose, which works out to 18.70 hectares of land.

9.6 PUBLIC AND SEMI-PUBLIC

Government and Quasi Government Offices, libraries, health institutions, bus stand, parks, play fields, public and semi public buildings, open spaces fall under this category. The present landuse breakup of the town occupies an extent of 16.56 hectares which works out to 10.15% of the developed area. The standard suggested for this purpose is ranging from 14 to 17%. Most of the public offices are located in private buildings. Hence 13% of the urbanisable area is assumed for public and semi public purpose. According to this rate, the extent of area required is 30.40 hectares. To meet this requirement an extent of 4 hectares of land is allocated in the south western part of the town.

9.7 AGRICULTURAL

The area under this use constitutes registered wet lands, garden lands, dry lands, water tanks etc. In the local planning area no registered wet land is in existance. Only dry lands, two minor irrigation tanks and number of small un-maintained tanks are located. Dry lands are located in the belt areas of residential developments and are being kept vacant due to their poor quality of soil. Hence existing dry land of 67.94% hectares will be converted into urban use. The land under water area of 32.20 hectares will be retained as such.

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The table No. 10 shows the proposed landuse pattern of LPA suggested for adoption in 2001.

Table No. 10 LANDUSE ABSTRACT IN 2001

Land use Zones	Area provided in Hectare
I. URBANISABLE AREA:	
1. Residential	149.60
2. Commercial	11.70
3. Industrial	23.40
4. Educational	18.70
5. Public & Semi Public	30.40
Total	233.80
II. NONURBANISABLE AREA:	
1. Agricultural use (Land under water)	32.20
Net Total	266.00

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CHAPTER: 10 STRATEGY OF DEVELOPMENT

10.1 Population forecast in 2001 for the local planning area is 27,000. Based on the planning standards, various land uses, land requirements for the projected population are worked out and distributed in Judicial manner as shown in the proposed land use map. The different land use zones are inter connected with net work of roads, with the object of yielding optimum benefits for the inhabitants. The various zones are further divided into workable planning units. The zoning regulations and development part of each unit are in the annexure enclosed.

10.2 The local planning area is being divided into four sectors. The units that fall within the four sectors are given below.

Sector 1

Residential units R1 to R17
Mixed Residential unit MR1
Commercial units C1, C2 and C4
Educational units E2
Public and Semi Public units P2 to P5

Sector 2

Residential units R18 to R33
Mixed Residential units MR2 & MR3
Commercial units C3, C5 to C8
Industrial units I1 and I2
Educational units E3 and E4
Public and Semi Public units P6 to P9

Sector 3

Residential units R34 to R38 and R47 to R51
Commercial units C9, C10 and C14
Industrial unit I3
Educational unit E5

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Sector 4

Residential units R39 to R46, R52 to R60
Mixed residential units MR4 and MR5
Commercial units C11 to C13 & C15
Industrial units I4, I5
Educational units E1, E6 and E7
Public and Semi Public units P1, P10 to P16

10.3 The entire town is divided into four sectors comprising of 118 proposed land use zones. The entire area is to be developed by 2001, commencing from 1981. The Local Planning Authority has to develop and will regulate the manner of development as prescribed in zoning regulations annexed to this report.

10.4 Under the Integrated development programme the Central Government has sanctioned a scheme under "Sites and services" to this town. 35 hectares of land is proposed for acquisition in eastern part of the town. A sum of Rs. 7.00 lakhs has been released for this purpose. Land has already been acquired and the work will be commenced by the beginning of next year.

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CHAPTER: 11 DEVELOPMENT POLICY

11.1 The land use pattern and capability of differer categories of land to influence the future growth are important indices of the economy and progress of urban area The type and quantum of urban services required and the financial efficiency with which various socio-economic activities are carried out in urban areas are primarily determined by the pattern of distributions and the developm density of different land use categories over the area. Therefore Integrated land use planning and building regulations are to be exercised essentially providing functional efficiency and orderly growth of urban local planning area. Hence the constitution of planning authorit will look after the implementation of plan, which will have control over the Local Planning area viz Walajapet town.

11.2 Local Planning authority for Walajapet was constituted under section 11(1) of Town and Country Planning Act 1971 vide G.O.Ms.No.650 RD&LA dated 8.4.1975. Therefore the regulation and control of the physical plan in accordance with Master Plan Zoning regulations is now vested with Local Planning Authority.

The Walajapet Master Plan envisages for project population of 27,000. This population is distributed into various residential zones in two categories namely primary and mixed residential. The development policy is envisaged for the development of Walajapet Master Plan area is discussed as follows.

11.3 RESIDENTIAL:

1) The development of residential areas could be executed by Walajapet Local Planning Authority, Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Tamil Nadu Harijan Housing Corporation and Private developers.

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2) The authority could acquire any of the proposed areas and develop plots with all infrastructural facilities and the same could be sold to public. This would also bring the development an orderly manner in confirmity with the Master Plan proposed.

3) The Housing Board and other Government agencies could acquire lands and construct houses for public in confirmity with Master Plan proposals depending on demand and financial resources.

4) The major residential requirements are usually provided by private agencies. Hence land owned by individuals would also be allowed to be developed individually and also through co-operative societies or by themselves as per Master plan proposals.

11.4 COMMERCIAL:

The authority could acquire commercial area of any extent, proposed in the Master Plan and develop commercial areas with the assistance from HUDCO, IUDP and also with the authorities of own resources to meet the commercial needs of anticipated population of 27,000.

11.5 INDUSTRIAL:

Industrial zones in the Master Plan is to be acquired and developed and sold to public by the Agencies like SIPCOT, SIDCO as well as by private enterprises depending upon the need.

11.6 EDUCATIONAL:

Area allotted in education zone could be acquired by the authority or charitable institutions and allowed to develop. Further in areas where the authority acquires land for development for housing, required allocation may be made to fulfill the education needs depending upon the requirement.

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11.7 PUBLIC & SEMI PUBLIC:

The reservation of lands made exclusively for this purpose might be useful in order to facilitate the Government offices to function effectively. 4 hectares of land is allocated for this purpose. The Tamil Nadu housing Board or the concerned Government department may acquire this area and office building may be constructed to house the Government offices. Besides above, in areas where the authority acquires land for housing necessary provision may be made to allot space for Government offices depending upon the requirements.

11.8 TRAFFIC AND TRANSPORTATION:

The present road system within the planning area is of Grid-Iron pattern. The Madras-Chittoor Bangalore Trunk road is passing through centre of town from east to west. One major district road and other district road is branching from it. The Grid-iron pattern has the disadvantage of too many traffic function in the residential locality and also hindrance to major traffic arterials roads. Hence bye-pass road and the link road suggested in the proposal may be implemented in consultation with Highways department.

11.9 PUBLIC OPEN SPACES:

Certain lands under public open spaces and parks etc will be declared under parks, play fields, and open spaces Act 1959 and would be taken possession of the authority and with the special permission certain areas within this use zone shall be permitted for uses specified under the zoning regulations.

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CHAPTER: 12 SALIENT FEATURES

12.1 The existing Walajapet urban area with the location of Taluk office, hospital, Educational institutions has grown Grid-Iron Form. Grid-Iron form has the advantage of easy accessibility and potentiality for surrounding development encircling the core area. The proposed land use pattern is worked out along the existing roads and based on possible trends of developments covering all the directions.

12.2 The proposed urbanisable area is only of dry lands adjacent to residential development. The existing land use is permitted to continue and any reconstructions of building will be permitted to satisfy the building rules under G.O. Ms.No.1009 RD&LA dated 19.5.1972 and other detailed development plan clauses.

12.3 The proposed land use zones are arrived at by dividing the residential area into units which will contain all the infrastructural facilities. The industrial sector is divided and located in Town limit of Sholinghur road, Palar river road and western end of National Highways; proposed industrial area in draft detailed development plan, existing industries development trend, and potentialities etc are considered in choosing industrial zones.

12.4 Mixed residential zones are located in five zones, giving provisions to the existing ~~small incidential~~ to the ~~commercial activities~~. cottage industries.

12.5 The proposed population and the land required for that population shall have the advantage of utilising existing water supply system. It is ascertained that present consumption of 83 litres per day per head can be continued by increasing pumping and storage capacity.

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12.6 To relieve the traffic congestion in Madras-Chittoor Bangalore road (National Highway No.4) one link road is suggested in the southern part of the town so as to link with the existing bye pass road. Major portion of alignment falls outside the town limits. Besides above, in the northern portion it is proposed to form new ring road of 18 metres width based on the proposal in the "sites and services" scheme and widening of the existing road whereever feasible. This ring road alignment touches Kanipet Sholinghur road.

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ANNEXURE

USE ZONE REGULATION

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 residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidential uses therefor;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarattes, newspapers, milk-kiosks; cycle repair shops and single persons tailoring shops;
4. Hair dressing saloons and Beauty Parlours;
5. Nursery and primary schools;
6. Taxi and Auto-rickshaw stands; and
7. Parks and Play fields.

Use-Zone I. (b) Mixed Residential Use Zone

Uses Permitted:

1. All uses permitted under Use Zone I (a) i.e. Primary Residential Use Zone;
2. Hostels and single persons apartments;

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3. Community Halls, Kalayana Mandapams, Religious, buildings, welfare centres and Gymnasia;

4. Recreation Clubs, Libraries and Reading Rooms;

5. Clinics, Dispensaries and Nursing Homes;

6. Government, Municipal and other Institutional sub-offices;

7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub-station;

8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding Colleges;

10. Restaurants, Residential Hotels and other Boarding and Lodging Houses;

11. Petrol filling and Service Stations;

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

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

14. Bakeries and Confectionaries;

15. Laundry, Tailoring and Gold Smith Shops; and

16. Cottage industries permissible in residential areas under G.O.Ms.No.565 dated 13.6.62 as amended and run by power upto 5 H.P.

17. Installation of electric motors not exceeding 30 H.P. for use incidental to the commercial activities for small industries not exceeding 25 workers permissible in the zone with approval of Director.

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II. COMMERCIAL USE ZONE - USE ZONE.2.

Uses Permitted:

1. All uses permitted in Use 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 retain but excluding explosives, obnoxious products and other materials likely to cause health hazards;

3. Business offices and other commercial and financial institutions;

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

5. Cinema, 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 20HP. and /or employing not more than 25 workers which are not noxious or offensite due to odur dust, smoke gas, noise or Vibration or offensite dangerous to public health and safety and

III. INDUSTRIAL USE ZONE - USE ZONE3

a. Controlled Industrial Use Zone

b. General Industrial Use Zone

c. Special Industrial and Hazardous Use Zone.

10. Installation of electric motors not exceeding 20 H.P. for use incidental to the Commercial activities permissible in the gone.

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Use Zone III. (a) Controlled Industrial Use Zone

Uses Permitted:

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

2. Industries using electric power not exceeding 150 H.P. (L.T. maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid offluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

Area of sites

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

3. Hotels, restaurants and Clubs, places for social intercourse, recreation and worship and dispansaries and clinics; and

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

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Use-Zone III. (b) General Industrial Use Zone

Uses permitted:

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

2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason of odour, liquid offluent, dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

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

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

Use-Zone III. (c) Special Industrial and Hazardous Use Zone

Uses permitted:

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

2. All industries permissible in the use Zones III (a) and III (b) i.e. the controlled and general industrial Use Zones;

3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosion;

4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or nexious alkalias, acids or other liquids or chemicals producing flames; fumes and explosive, poisonous, irritant or corrosive gases;

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

6. Processing or manufacturing anything from which offensive of unwholesome smalls arise;

7. Melting or processing tallow or sulphur;

8. Storing, handling, or processing of manure, offal, blood, bones, rags, hides, fish, horns or skin;

9. Washing or drying wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sage and artificial manure;

13. Brewing beer, manufacturing by distillation arrach or spirit containing alcohal, whether denatured or not;

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zone III (a) and III (b) i.e. controlled industrial and the general industrial use zones;

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

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

IV. EDUCATIONAL USE ZONE - USE ZONE 4

Uses permitted

1. Schools, Colleges and other higher education and Training Institutions and the uses connected therewith;

2. All uses permitted in Use Zone 1(a) i.e. primary residential use zone;

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3. Hotels and single person apartments;

4. Recreation Clubs, Libraries and Reading rooms; and

5. Restaurants

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

Uses permitted:

1. Government and Quasi Government Offices;

2. Art Galleries, Museums, Acquaria and Public Libraries;

3. Hospitals, sanitoria and other madical and public health institutions;

4. Harbour, Airport and Flying Club;

5. Organised Parking Lots and Bus and Taxi stands;

6. Parks, playfields, swimming pools, stadia, Zoolagical Gardens, Exhibtion Grounds and other Public and Semi Public Open Spaces; and

7. All uses permitted in the use Zones 1(a) and 1(b) i.e. the residential use zones;

VI. AGRICULTURAL USE ZONE - USE ZONE 6

Uses permitted

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and private parks, playfields, gardons, carvan and camping sites and other recreational uses;
5. Dairy and Cattle Farms;
6. Piggeries and Poultary Farms;
7. Water tanks and reservairs;
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 [illegible]

VII. SANCTIONED DETAILED DEVELOPMENT PLANS - USE ZONES

In so far as the areas covered under sanctioned Detailed Development Plan areas are concerned, the Rules and regulations of Detailed Development Plans alone will apply.

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ANNEXURE - II

SCHEDULL OF TOWN SURVEY MEMBERS OF LANDS INCLUDED UNDER EACH ZONE

Sl. No.	Use zone No.	Boundary Description				Ward	Block	Comprising town survey members.
		North	East	South	West			
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	R1	L.P.A. boundary	L.P.A. boundary	Tank	L.P.A. boundary	2	33	2200 to 2206
2.	R2	Channel	C1	L.P.A. boundary	Tank	2	32	2197
3.	R3	R4	R5 & R6	R11	L.P.A. boundary	2	31	2118pt, 2122pt, 2123pt, 2124 to 2135, 2136pt and 2143.
4	R4	L.P.A. boundary	Tank	R3 & R5	L.P.A. boundary	2	29	2052, 2053pt, 2054 and 2056 to 2060
						2	30	2061 to 2117
						2	31	2118pt, 2119 to 2121, 2122pt and 2123pt.
5.	R5	R4 & C2	P6	P5,R6&R7	R3	2	29	2028, 2029, 2030pt, and 2031 to 2051.
						2	31	2136pt, 2137 to 2142.
6.	R6	R5	R7	R8, R9 &R10	R3 & R11	2	27	1875 to 1981
						2	31	2128 to 2136, 2142 & 2143

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1.	2.	3.	4.	5.	6.	7.	8.	9.
7.	R7	P5 & R5	P6 & R21	R8	R6	2	28	1982 to 2027.
8.	R8	R6&R7	R20	R14	R9	2	24	1651 to 1741 Ptn Pt
9.	R9	R6	R8	R13	R10	2	25	1742 to 1802
10.	R10	R6 &R11	R9	R12& R13	R11	2	26	1803 to 1874
11.	R11	MR1	R6, R10, R12, R15 & P2	R43 & P1	MR1	2	32	2144, 2153 to 2176, 2183, 2185, 2186 and the parts of T.S.Nos.2177, 2178, 2182, 2184, 2187
12.	R12	R10 & R11	R13	R15	R11	2	21	1357 to 1407
13.	R13	R9 &10	R14	R15 & R16	R12	2	22	1408 to 1523
14.	R14	R8	R19	R17	R13	2	23	1524 to 1650
15.	R15	R11, R12 R13	R16 & E2	R42, R43, &R44	R11 & P2	2	20	1317 to 1353, 1354pt, 1355, and 1356.
16.	R16	R13	R17	R41	R15	2	19	1279 to 1303, 1308 to 1312, 1313pt and 1315pt
17.	R17	R14	R18 & P8	C4 & P4	R16	2	18	1190 to 1199, 1229 to 1235, 1243 to 1245, 1247, 1248, 1250, 1251, 1252pt 1253 to 1256, 1257pt, 1258pt, 1259, 1260, 1261pt, 1262pt, 1263, 1264, 1265pt

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1.	2.	3.	4.	5.	6.	7.	8.	9.

17.

18. IR18 — 1266 to 1270, 1271pt, 1272, 1273pt, 1274pt, 1275 to 1277.

19. IR19

20 IR20

21. IR21

Details given in page 6A

22. IR22

23.	R23	MR2	MR3 &R24	R22 & P6	Tank	2	7	265 to 267, 278pt, and 279
24.	R24	C3	R25	R26&R27	R23& MR3	2	6	249, 250 and 252
25.	R25	LPA boundary	LPA boundry	R33	R26 & R31	2	5	224 to 248
26.	R26	R24	R25	R30	R27& R28	2	5	218 to 223
						2	11	512 to 565
27.	R27	R24	R26	R28	R20	2	10	462 to 511
						2	12	566 to 619
28.	R28	R27	R26 &E2	R29	R19	2	15	844 to 958

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1.	2.	3.	4.	5.	6.	7.	8.	9.
29.	R29	R28	R30	C6	C6	2	16	959 to 972, 998, 1013 to 1021 and the parts of T.S.No. 973 to 982
30.	R30	R26	R31&C8	C9	C6 & R29	2	4	121 to 162 191 to 203, 209 to 217 and the parts of TS.Nos. 155 to 190.
31.	R31	R25	R32	C8	R30	2	3	61, 62, 62pt, 69pt and 70 to 120
32.	R32	R25&R33	R33&I2	R36	C8 & R31	2	2	22 to 60
33.	R33	LPA boundary and R25	LPA boundary	E4& I2	R25 & R32	2	1	7 to 12, and 16 to 21.
34.	R34	E4	"	LPA boundary	I3	1	24	1419pt and 1420 to 1422
35.	R35	E4	I3	"	R36	1	24	1419pt and 1424pt
36.	R36	C9& R32	R35	R49	R37	1	21	1266 to 1270, 1271pt, 1284 to 1344, 1429, 1430 and the parts of T.S.Nos 1273 to 1283.
37.	R37	C9	R36	R48&R49	R38	1	20	1128 to 1228, 1264, 1265, 1228 and the parts of T.S.Nos.1230 to 1263.
38.	R38	Details given in Page 6A						

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1.	2.	3.	4.	5.	6.	7.	8.	9.
39.	R39							
40.	R40	Details given in page 6B						
41.	R41	R16	C13& R40	R45	R42	1	4	122 to 155
42.	R42	R15	R41	R44	R44	1	3	94 to 121 and 1425.
43.	R43	R11	AI3	;6	P1	1	1	11 and 12
44.	R44	R42	R45&R54	E7 &R55	P16& AI3	1	2	15 to 93
45.	R45							
46.	R46	Details given in P.6B						
47.	R47							
48.	R48	R37 &R38	R49	R50&R51	R47	1	19	1051 to 1073, 1075pt, 1078 to 1085 and 1089 to 1127.
49.	R49	R36&R37	R35	R50	R48	1	22	1345 to 1395.
50.	R50	R48&R49	R35	LPA boundary	R51	1	23	1396 to 1418.

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1.	2.	3,	4.	5.	6.	7.	8.	9.
51.	R51	Details given in page 6B						
52.	R52							
53.	R53	R45	R52	R56	R54	1	12	547 to 605
54.	R54	R45	R53	R55	R55	1	7	283 to 379
55.	R55	R44&R54	R56	R59	E7	1	8	380 to 389, 390pt, 391pt, 392pt & 419
56.	R56	R53	R57	R58	R55	1	11	496 to 546
57.	R57	Details given in Page 6B						
58.	R58	R56 &R57	R51	MR4	C15	1	9	420 pt, 422pt, 423pt, 427pt & 428pt
59.	R59	R55	R58	C15	R60	1	8	393, 413 and 415
60.	R60	R43	R59,E7 R42,R43	I2	Tank	1	1	5,6,8to10 &14.
61.	MR1	LPA boundary & R3	R11	C1	LPA boundary	2	32	2145 to 2152, 2179, 2180, 2188, 2189 and the parts of T.S.Nos. 2177, 2178, 2181, 2182, 2187
62.	MR2	I1	MR3	R23	Tank	2	7	259pt

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1.	2.	3.	4	5.	6.	8.	9.
1.	R18	C17	C6	P9&P8 C5	R17	2	17	1030,1031,1093,1101p,1102p,1103p,1104p,1105p,1106p, 1107p,1108p,1109p,1110,1112p,1113to1122,1123p,1135p, 1136to1144,1145p,1146p,1147p,1148
2.	R19	C17	R28	C17	R14	2	14	683,692p,693p,694p,695p,696p,697,698p,700,701p,704p, 706,712to724,730p,731p, 732p,733p,734p,735to779, 780p,781p,782p,783p,784p,785p,786p,787p,789p,790p, 791p,792p,793p,794p,795p,800to843.
3.	R20	R21&R22	R27	C17	R8	2	13	620to629,634,637p,638p,639p,640p,641p,642,643p,644p, 645p,646p,647p,648p,649p,650p,651p,652p,653p,654p, 655to663,664p,665p,666p,674p,675to678.
4.	R21	C17	C17&R22	R20	R7	2	7	282p,283p,284p,285p,286p,287p,288to292,293p,294p, 295,296,297p,298p,299p,300p,301p,302p.
						2	8	303,305p,306p,307p,308p,309p,310p,311p,312to327, 328p,329to345.
5	R22	R23	R27	R20	R21 C17 P6 ~~C17~~	2	9	346to387,388p,389,390p,391p,393p,392p,394,395p, 396,397p,398p,400,401,402p,403to461.
6.	R38	c10	C9& R37	R47 R48& C14	C17	1	16	906p,907p,908p,909p,910p,911p,912p,913p,914p, 915to941,942p,943p,944p,945p,946p,947p,948p, 949p,951p,& Parts of T.S.Nos. 871 to 907.
7.	R39	B6 P10 C11	C17	R46& P12	C17	1	15	731 to 733, 734p,737p,738p,739p,740p,792to803, 805p,808p,809p,810p,811p,812p,813p,814p,815to836.
8.	R40	C13	C17	R45	R41	1	5	161to168,171to173,177to181,184to187,203,209,214to216, 217p,218to220,221p,222p,223p,224p,225,226p,227p, 228p,229,&the parts of 156to160,169,170,174to176, 182,183.
9	R45	R40 R41	C17	R53 R54	R44	1	6	~~234p~~, 234p,235p,236p,237p,238p,239p,241to276,278, 279p,282.

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1.	2.	3.	4.	5.	6.	7.	8.	9.
10.	R46	R39	C17	R52	C17	1	14	669to671,675p,676p,677p,678p,679p,680p, 681to695,696p,697p,698p,699p,700,701p,702p, 708to718,723to730.
11.	R47	R38	R48	R51	C17	1	17	952to954,961p,962p,963p,967to972.
12.	R51	R48	R50	LPA Boundary	C17	1	18	973,981p,986,987,988p,989, 991p,992to1050.
13.	R52	R46& C17	C17	R57	R53	1	13	606to637,659to668,
14.	R57	R52	C17	R58	R56	1	10	429to445,459to495.

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1.	2.	3.	4.	5.	6.	7.	8.	9.
63.	MR3	L.P.A. boundary & I1	C3 & R24	R23&R24	R23	2	7	253 to 256 and 257pt
64.	MR4	R58	L.P.A. boundary	MR5 & I5	AI-4	1	9	420pt, 422pt, 423pt, 424pt, 425, 426pt 427pt and 428.
65.	MR5	MR4	I5	L.P.A. boundary		1	9	421pt, 422pt, and 423pt
66.	C1	Channel	AI2 & R11	R11	R2	2	32	2191pt, 2193pt, 2194pt and 2196
67.	C2	R4	R4	R4	R4	2	29	2053pt, 2058pt, 2057pt
68.	C3	LPA boundary		R24	MR3	2	6	251
69.	C4	R17	P4	R17	R16	2	18	1212 to 1228, 1236 to 1240, 1242 1246, 1249, 1278, and the parts of T.S.Nos. 1252, 1257, 1258, 1261, 1262 1265, 1271, 1273, 1274
70.	C5	R18	R18	R18	R18	2	17	1032 to 1066, 1068 to 1092 and 1113 to 1121.
71.	C6	R29	R29	C10	R18	2	16	983 to 997, 999 to 1012, 1022 to 1029 and the parts of T.S.Nos. 973 to 982.
72.	C7	R30	R30	R30	R29	2	4	153, 154 and the parts of T.S.Nos. 155 to 190.
73.	C8	R31	R31	R31	R30	2	3	63/1, 69pt and 64 to 68

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1.	2.	3.	4.	5.	6.	7.	8.	9.
74.	C9	R30	R36	R36&R37	C10	1	20	1229 and the parts T.S.Nos.1230 to 1263
75.	C10	R29	C9	R38	C11	1	16	858 to 870 and the parts of T.S.Nos. 871 to 907
76.	C11	R18	C10	R39	P10	1	15	827 to 832, 833pt, 834 to 856
77.	C12	R18	P10	P11	C13	1	15	761 to 780
78.	C13	R17	C12& P11	R40	R40 & R41	1	5	188 to 202, 204 to 208 and the part of T.S.Nos.156 to 160, 169, 170, 174 to 176, 182, 183.
79.	C14	R48	R48	R48	R48	1	19	1074, 1075pt, 1076, 1086 to 1088
80.	C15	R59	R58	R59	R59	1	8	417pt and 418
81.	I1	L.P.A. boundary		MR2	P7	2	7	259pt and 260
82.	I2	R60&C15	R58	LPA Boun.	Tank	1	8	417.Pt 416.
83.	I3	E4	R34	L.P.A.	R35	1	24	1419pt, 1423, 1424pt
84.	I4	R57	R58	R58	R58	1	9	427pt
85.	I5	MR4	LPA boundary		MR5	1	9	423pt and 424

Please refer additional commercial area at the end.

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List of T.S.Nos. included in ~~XXX XXXXXXXXXX XXX~~ C16 & C17 Commercial use zones as per approved list of objections and suggestions on the consented Master Plan, vide item Nos. 2,4(1) and 4(2) respectively of the list.

Sl	1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	C16 **	R33	E4	R35	R32	2	1	15.	
2.	C17					1	5	204to208, 210to213, 217p, 221p, 222p, 223p,	
3.	C17					1	6	224p, 226p, 227p, 228p, . 230, 231p, 232, 233, 234p, 235p, 236p, 237p, 238p, 240.	
4.	C17					1	15	734p, 735, 736, 737p, 738p, 739p, 740p, 741p, 742p, ~~XX~~ 743to745, 746p, 804, 805p, 806, 807, 808p, 809p, 810p, 811p, 812p, 813p, 814p, .	
5.	C17					1	10	446to458,	
6.	C17					1	13	638to658	
7.	C17					1	14	672to674, 675p, 676p, 677p, 678p, 679p, 680p, 696p, 697p, 698p, 699p, 700p, 701p, 702p, 703to707.	
8.	C17					1	16	906p, 907p, 909p, 910p, 911p, 912p, 913p, 914p, 942p, 943p, 944p, 945p, 946p, 947p, 948p, 949p, 950p, 951p.	
9.	C17					1	17	955to960, 961p, 962p, 963p, 964to966,	
10.	C17					1	18	974to980, 981p, 982to985, 988p, 990, 991p, .	
11.	C17					2	7	281p, 282p, 283p, 284p, 285p, 286p, 287p, 293p,	
12.	C17					2	8	294p, 297p, 298p, 299p, 300p, 301p, 302p, ~~303p~~, 305p, 304, 306p, 307p, 308p, 309p, 310p, 311p, 328p.	
13.	C17					2	9	388p, 390p, 391p, 392p, 393p, 395p, 397p, 398p, 399p, 402p, .	
14.	C17					2	13	630, 631, ~~832, 833p, 835p, 836p~~, 632, 633, 635, 636,	

contd.....8B

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1.	2.	3.	4.	5.	6.	7.	8.	9.
14.	C17(Contd)			2	13	637p,638p,639p,640p,641p,642p,644p, 645p,646p,648p,649p,650p,651p,652p,653p, 654p,664p,665p,666p,667to673,674p,679to682.		
15.	C17			2	14	684to691,692p,693p,694p,695p,696p,698p, 699,701p,702,703,704p,705,707to711,838p, 725to729,730p,731p,732p,733p,734p,780p, 781p,782p,783p,784p,785p,786p,787p,788, 789p,790p,791p,792p,793p,794p,795p,796to799, 838p,839to843.		
16.	C17			2	17	1095to1100,1101p,1102p,1103p,1104p,1105p, 1106p,1107p,1109p,1111,1112p,1123p,1124to 1134,1135p,1145p,1146p,1147p,.		

** Note: Commercial use will be permitted for a depth of 30 Meters from the edge of the streets for T.S.Nos. covered by C17 Commercial use zone as per approved objections and suggestions list.

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1.	2.	3.	4.	5.	6.	7.	8.	9.
86.	E1	R2&C1	P1	L.P.A. boundary		1	1	3
87.	E2	R16	R16	R16	R15	2	19	1304, 1305, 1313pt, 1314 and 1315pt
88.	E3	R26	R30	R30	R28	2	4	204 to 208,
89.	E4	R33	LPA boundary	I3&R34	I2	2	1	1 to 6, 13 and 14
90.	E5	R38	R37	R38	R38	1	16	922 to 926
91.	E6	P11	P10	R39	C17	1	15	741p,742p,746p,747.
92	.E7	R44	R55	R59	P16	1	8	392pt
93.	P1	C1&R11	R43	Tank	E1	1	1	1 and 2
94.	P2	R15	R15	R15	R11	2	20	1354pt
95.	P 3	E2	E2	R16	R16	2	19	1306 and 1307
96.	P4	R17	R17	C4	C4	2	18	1200 to 1211
97.	P5	R5	R5	R5	R5	2	29	2030pt
98.	P6	C17	R23	R22&C17	R5&P5	2	7	280 &281p.
99.	P7	L.P.A. boundary	[illegible]	Tank	L.P.A boundary	2	7	261
100.	P8	R18	R18	R18	R17	2	17	1149 to 1187
101.	P9	R18	C5	R18	C5	2	17	1067

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1.	2.	3.	4.	5.	6.	7.	8.	9.
102.	P10	R18	C11&R39	R39	E6&R39	1	15	748 to 751, 752, 788 to 791
103.	P11	C12	P10	E6	C13	1	15	753, 759, 760 and 781 to 787
104.	P12	R39	R46	R46	R46	1	14	719 to 722
105.	P13	R45	R45	R45	R45	1	6	279pt
106.	P14	R45	R45	R45	R45	1	6	279pt
107.	P15	R55	R55	R55	R55	1	8	390pt
109.	AI1	L.P.A. boundary	Tank	R4	R4	2	29	2055
110.	AI2	R11	R15	Tank	C1	2	32	2191pt
111.	AI3	R15	R44	P16	R43	1	1	13
112.	AI4	R58	MR5	MR5	R60	1	9	421pt

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Schedule of Town Survey numbers of lands included under each zone

S.No.	Use No.	Boundary Discription				Ward	Block	Comprising town survey numbers
		North	East	South	West			
1.	2.	3.	4.	5.	6.	7.	8.	9.
66	C1A	R2	C1	IPA boundary	Tank	2	32	1297 part
67I	C2A	C2		M7	R5	2	28	2050Pt, 2051Pt, 2030Pt, 2036Pt, 2035Pt, 2034Pt, 2033Pt, 2032Pt, 2031Pt.
II	C2B	R5	Gundamma chetty St.	Jangam chetty St.	R7	2	28	2026pt, 1996pt, 1995pt, 1664pt, 1663pt, 1662pt, 1661pt, 1660pt, 1658, 1657 & 1652, 1653pt.
III	C2C	Jangam chetty St.	Komuti St.	R4	R14 R17	2	23 & 18	1191pt, 1193pt, 1194pt, 1197pt, 1198pt, 1199pt, 1605pt, 1614pt, 1615pt, 1616pt, 1621pt, 1622pt, 1623pt, 1624pt, 1627pt, & 1649pt.
IV	C2D	Pujali pachai St.	R18, R19	R8	Komuti St.	2	14	707pt to 729 pt, 1130 to 1136 pt, 1137pt, 1138pt, 1139 pt.
V	C2E	R6	R20, R21	Pujali pachai St.	Gundamma Chetty St.	2	8, 13	328pt, 329pt, 330pt, 331pt, 676pt, 677pt, 678pt, 679pt, 680pt, 681pt, 682pt.
69	C4A	R16 R17	C4	Maligai St.	R2	2	18 & 19	1257pt, 1258pt, 1261pt, 1262pt, 1265pt, 1271pt, 1273pt, 1274pt, 1277pt, 1278
	C4B	R3 R2	R2	-do-	R15	2	19	1280pt, 1281pt, 1306pt, 1307pt, 1308pt, 1309pt, 1310pt, 1311pt, 1312pt, 1313pt, 1315pt.
	C4C	R15 R12	Karthikeya St.	Trunk Road	C1	2	20	1344pt, 1345pt, 1346pt, 1347pt, 1348pt, 1349pt, 1350pt.
73	C8A	R32	I2	R36	C7	2	5	34/1pt, 36/1pt, 37pt, 38pt, 39pt, 40pt, 41pt, 41, 42pt, 43pt, 44pt.
74I	C9A	C8A	Kavinpa-likan Road	R36	C9	1	21	1291pt, 1292pt, 1293pt

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2	3	4	5	6	7	8	9
C9D	C8A	C9C	R36	C9A	1	21	1330pt
C9C	I2	I3	R35	C9B	1	24	1424 pt
C9D	E4	IPA Boundary	R34	I3	1	24	1421 pt
C13A	C4B C4A	C13	R40	Chotty St.	1	5	156, 157, 158/1, 159, 160pt, 169pt, 174pt 175pt, 176pt, 182pt, 183pt.
C13B	C4B, P3 E2	C13A	P41	R42	1	4	140pt to 154 pt.
C13C	C4C	C13B	R42	A13	1	5	95pt to 100 pt, 104pt, 105pt, 108pt, 109pt, 112pt, 117pt, 118pt.
C13D	C4C	A13	R43	P1	1	1	11 part 12 part

Verified RealEstate ™

DRAFT MASTER PLAN
WALAJAPET TOWN
PROPOSED LAND USE ZONES - 2001

TO SHOLINGUR

TO ANANTALAI

No: 66 ANANTALAI

No: 89 VANNIVEDU

FROM RANIPET

TO MADRAS

No: 92 AMMANTANGAL

FROM VANNIVEDU

WARD 2

WARD

LEGEND:

LOCAL PLANNING AREA BOUNDARY

WARD BOUNDARY

BLOCK BOUNDARY

	EXISTING	PROPOSED
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC AND SEMIPUBLIC		
AGRICULTURE WET		
AGRICULTURE DRY		
ROADS		
LAND UNDER WATER		

N

METRES

Prepared By

Supervisor

Deputy Director

Member Secretary

Deputy Director

Joint Director

Director

SECRETARY, HOUSING AND URBAN DEVELOPMENT DEPARTMENT,
GOVERNMENT OF TAMILNADU

WALAJAPET LOCAL PLANNING AREA