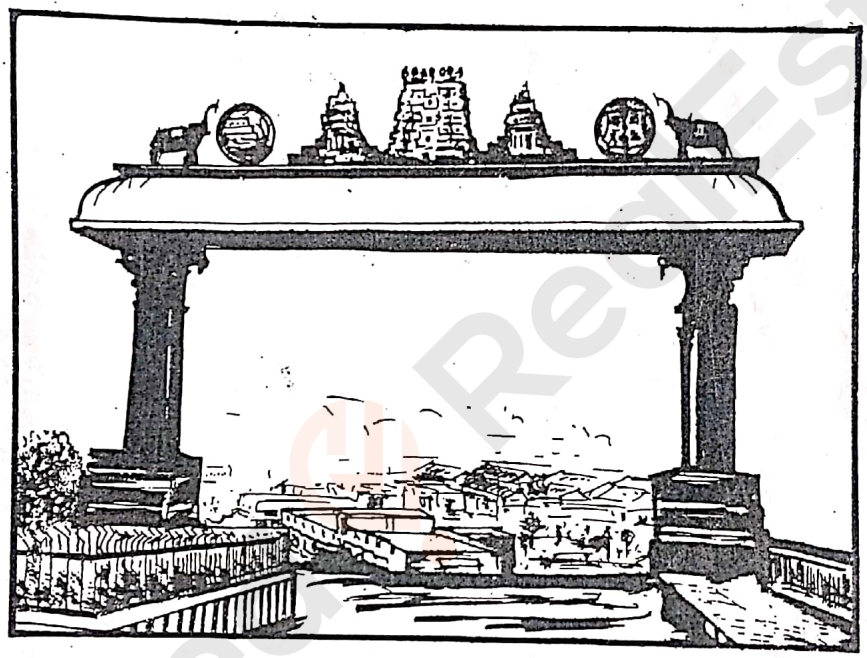
CHITTODU
NEW TOWN DEVELOPMENT PLAN

-/APPROVED/- 363
25.8.99



Directorate of Town and
Country Planning
Government of Tamilnadu
Chittodu New Town Development Authority
January 1994

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GP
GOVERNMENT OF TAMILNADU.

ABSTRACT

ew Town Development Area - New Town Development plan for hithode new town area - Approval under section 28 of the amil Nadu Town and country planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT.

G.O.Ms.No.363 Dated 25.08.99

READ:

1. G.O.Ms.No.33, Housing and Urban Development Department, dated 25.01.88
2. From the Director of Town and country planning, Letter Roc.No.3711/88/MP1, dated 04.04.94 and 28.02.97 and letter Roc.No.28622/97 MP3, dt. 12.08.97
3. Government Letter No.37046/Housing and U.D.(UD4.2) Department, dated & 16.03.98.

ORDER:

In the Government order first read above and as amended in the Government letter third read above, the Government have given their consent to the Chithode new town development authority to the publication of a notice of the preparation of new town development plan for the Chithode new town development area. The Director of Town and country Planning in his letter second read above has forwarded the new town development plan for Chithode new town area and requested the Government to accord approval to the said new town development plan under section 28 of the Tamil Nadu Town and country Planning Act, 1971. The Director of Town and country planning has also requested the Government to condone the delay of 1968 days on the part of Chithode new town development authority in the preparation and submission of the said new town development plan by virtue of general power as there is no specific provision in the new town development plan (Preparation, publication and Sanction) Rule to condone the said delay.

2. The Government, after careful examination of the proposal of the Director of Town and country Planning referred to in para 1 above, have decided to approve it. 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 also approve the new town development plan for the Chithode new town development area submitted by the Director of Town and country Planning. copies of the new town development plan for Chithode new town development area as approved by the Government are communicated to the Director of Town and country Planning.

3. The following Notification will be published in the next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the notification is republished by the Chithode new town

..2..

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development authority in the manner prescribed in rule 14 of the New Town Development Plan (Preparation, pubbication and sanction) Rules.

NOTIFICATION.

In exercise of the powers confirmed by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the new town development plan for Chithode new town development area submitted by the Director of Town and Country Planning.

2. The new town development plan for Chithode new town development area with all its enclosure shall be kept open for inspection by the public in the office of the Chithode new town development authority, during, office hours.

(BY ORDER OF THE GOVERNOR)

N.GOVINDAN,
SECRETARY TO GOVERNMENT.

To
The Works Manager,
Government Central press, Chennai.79.
(for publication of Notification in the Tamil Nadu Government Gazette)
The Commissioner of Town and Country Planning, Chennai.2.
The Regional Deputy Director of Town and Country Planning, Salem Region, (through CT & CP)
The Commissioner of Municipal Administration, Chennai.5.
The Member-Secretary,
Chithode New Town Development Authority,
Chithode.
The Law Department, Chennai.9.
sf/sc.

FORWARDED/BY ORDER

SECTION OFFICER.

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TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 40] CHENNAI, WEDNESDAY, OCTOBER 27, 1999
Aippasi 10, Pramathi, Thiruvalluvar Aandu–2030

Part II–Section 2

Notifications or orders of interest to a section of the public issued by Secretariat Departments.

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HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

Notifications under Tamil Nadu Town and Country Planning Act.

Approval of New Town Development Plan for Chithode New Town Area.

[G.O. Ms. No.363, Housing and Urban Development (UD 4.2), 25th August 1999.]

No.II(2)/HOU/1204/99.—In exercise of the powers conferred by the sub-section (1) of the section 20 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the New Town development plan for Chithode New Town Development Area submitted by the Director of Town and Country Planning.

2. The New Town Development Plan for Chithode New Town Development Area with all its enclosure shall be kept open for inspection by the public in the office of the Chithode New Town Development Authority, during office hours.

Draft notification regarding declaration of Nilakottai New Town Development Area.

[G.O. Ms.No.364, Housing and Urban Development (UD4.2), 25th August 1999.]

No.II(2)HOU/1205/99.—The following draft of a notification, which is proposed to be made in exercise of the powers conferred by clause (c) of sub-section (1) of Section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) is hereby published for general information of the public as required under sub-section (2) section 10 of the said Act.

2. Notice is hereby given that the draft notification will be taken into consideration under sub-section (4) of section 10 of the said Act on or after the expiry of two months from the date of publication of this notification in the *Tamil Nadu Government Gazette* and that any objections or suggestions which may be received from any inhabitant or any local authority or institution in 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 or suggestions in writing, if any, should be addressed to the Secretary to Government of Tamil Nadu, Housing and Urban Development Department, Fort Saint George, Chennai-600 009.

DRAFT NOTIFICATION.

In exercise of the powers conferred clause (c) of sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares her intention to specify the following area as the site for in Nilakkottai new town as specified in the Table below:—

THE TABLE.

Sl. No.	*Revenue Village No.*	*Name of the Town panchayat and Revenue Villages.*
(1)	(2)	(3)
1	—	Nilakkottai Town panchayat;
2	—	Ammayanakkanur Town panchayat (Muleyagoundanpatti b/b and oruthattu included);
3	21	Nariyuthur;
4	22	Silukkuarpatti
5	97	Mulayegoundanpatti l/b;
6	98	Gulalagundu;
7	99	Pallapatti,
8	117	Kalludipatti; and
9	119	Nakkaluthu.

Variation to Master Plan for Sethyamangalam Local Planning Area.

[G.O. Ms.No.408, Housing and Urban Development (UD4.1), 1st October 1999.]

No.II(2)HOU/1206/99—In exercise of the powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variations to the Master Plan of Sathyamangalam Local Planning Area approved under the Act, with the Housing and Urban Development Department Notification No.II(2)HOU/5923/90 and published at page 664 of Part II—Section 2 of the *Tamil Nadu Government Gazette*, dated the 28th November, 1990.

VARIATIONS.

In the said Master plan, in Appendix II,—

(i) under the heading "I(b). Mixed Residential Use Zone" MR 5.58. Rangasamudram, *for* S.F.Nos. "65 to 77", the S.F.Nos. "Nos. 65 to 77, 90/2,4,5,6 shall be substituted.

(ii) under the heading "6. Agricultural Use Zone", in A.58. Rangasamudram *for* S.F.No. "90" the S.F.No. '90 except '90/2,4,5,6" shall be substituted.

Variation to Master Plan of Coimbatore Local Planning area.

[G.O. Ms.No.410, Housing and Urban Development (UD4.1), 1st October 1999.]

No.II(2)HOU/1207/99—In exercise of the powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variations to the Master Plan of the Coimbatore Local Planning Area approved under the Act, with and published the Housing and Urban Development Department Notification No.II(2)HOU/4377/94, at page 1078 of Part II - Section 2 of the *Tamil Nadu Government Gazette*, dated the 9th November, 1994.

VARIATIONS.

In the said Master plan, in the LAND USE SCHEDULE, in COIMBATORE TALUK, under the heading "No.62, ETTIMADI".

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CHITTODU NEW TOWN DEVELOPMENT PLAN

DIRECTORATE OF TOWN AND COUNTRY PLANNING,

GOVERNMENT OF TAMILNADU.

CHITTODU NEW TOWN DEVELOPMENT AUTHORITY

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Reference Numbers

Chittodu New Town Development Authority : 245/91

Directorate of Town and Country Planning : 3711/88 MPA

NEW TOWN DEVELOPMENT PLAN : CHITTODU NEW TOWN DEVELOPMENT AREA

Approved on Resolution No. 4 dated 28.1.94

Chittodu New Town Development Authority, Chittodu.

Consented in G.O.Ms.No.33, Housing and Urban Development Department dated 25.1.88

Member Secretary/Assistant Director,
Chittodu New Town Development Authority.

Assistant Director of
Town and Country Planning,
Master Plan Division, Madras.

Joint Director of Town
and Country Planning,
Master Plan Division,
Madras.

Director of Town and Country Planning,
Madras.

For Secretary to Government,
Housing and Urban Development Department,
Madras.

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Enclosed Authenticated copies of the following for Chittodu 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. Chittodu New Town Development Plan(Authenticated in the reports and maps included therein)with the resolution of the Planning Authority requesting for final approval of Government.

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

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

10.2.84

Member Secretary,
Chittodu New Town Development Authority
Chittodu.

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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 Chittodu New Town Development Planning Area were considered and accordingly, submitted for final approval.

vi. Certified that 7 variations to the consented New Town Development Plan have been approved by the Government & incorporated in the Plan.

10.2.84

Member Secretary,
Chittodu New Town Development Authority,
Chittodu.

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PROFORMA

Name of N.T.D.A	:	Chittodu New Town Development Authority
I. PROPOSALS:		
1. Letter No. and date of Municipality in which proposals submitted to Regional Deputy Director for notification of L.P.A	:	-
2. Letter No. and date of Regional Deputy Director in which proposals submitted to D.T.&C.P	:	Roc.No.4802/80 CNR-4 dt. 16.3.80.
3. Letter No. and date of DT&CP in which proposals submitted to Government	:	Roc.No.27615/79 D-6, dt.23.9.80
II. NOTIFICATION		
4. The G.O details of preliminary notification under section 10(1)(c)	:	G.O.Ms.No. 589 Housing and Urban Development Department Dt.21.7.1981
5. Publication details of the notification in TamilNadu Government Gazette	:	Page 535 Part II Section-2 TamilNadu Government Gazette dt.19.8.1981
6. Republication details in District Gazette	:	
(i) Tamil		-
(ii) English		-
7. The G.O details in which confirmation was ordered under section 10(4) of the Act	:	G.O.Ms.No.1129 Housing and Urban Development Department Dt. 22.12.1982.
8. Publication details of the above said confirmation in Tamilnadu Government Gazette.	:	Page No.29 Part-II section-2 Tamil Nadu Government Gazette dt.12.01.1983.
III. CONSTITUTION		
9. The G.O details in which Authority was constituted under section 11(4) of the Act	:	1.G.O.Ms.No.555, Housing and Urban Development Department, Dt.18.7.1984. 2.G.O.Ms.No.1250, Housing and Urban Development Department Dt.9.10.1990(Members).

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10. Publication details in the Tamilnadu Government Gazette	:	-

IV. CONSENT

11. Extension of time granted for the preparation of present land and building use map(upto date details) with C.No. and date to be entered here	:	-
12. Resolution No. and date in which the N.T.D.A adopted the present land and building use map	:	Chittodu New Town Development Authority Resolution No.2, Dt.25.4.1986.
13. Resolution No. and date in which the N.T.D.A resolved to submit the master plan to Government for consent under section 24(2) of the Act (The Commissioner R.D.D's, DT&CP Lr.No's and date in which the proposals submitted to Government should also be noted against this Col.)	:	- do -
14. The G.O details in which the Government accord consent	:	G.O.Ms.No.33, Housing and Urban Development Department dt.25.01.1988.

V. SUBMISSION:

15. Publication details of this notification in Form No.I in the Tamilnadu Government Gazette	:	Tamil Nadu Government gazette No.36 Part VI section I Page No.313 dt.14.9.1988.
16. Republication details in Form No.I in District Gazette.	:	1.Supplement to Periyar District Gazette dt.28.10.1988 2.Dinamalar, Erode dt.8.9.88
17. Date of submission of C.N.T.D.A plan to various Government Department with Letter Nos.	:	Chittodu New Town Development Authority Lr.No.13/87 dt.9.3.1989

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18.	Date of submission of O & S to DTCP for advice (Lr.No. and date in which)sent to this office should be noted here	: Roc.No.13/87 CNTDA dt.13.7.89 Roc.No.504/91CNTDA dt.13.9.91
19.	Letter No. and Date in which Director of Town and Country Planning has given advice on O & S	: Director of Town and Country Planning i) Letter Roc.No.3711/88 MPA2 dt. 13.6.91 ii) Letter Roc.No.3711/88 MPA2 dt.31.1.92
20.	Resolution No. and date in which the CNTDA considered and approved the draft NTDA Plan	: RESOLUTION No.4.dt.28.01.94
21.	Submission of CNTDA Plan to Government for Final approval Letter No. & date in which under section 28 of the Act the NTDA, R.D.D and DT&CP submitted the NTDA Plan to Government for final approval	: ROC No.245/91 CNTDA dt.10.02.94
22.	The G.O details in which Government accorded its approval	:
23.	The publication details of the approval G.O in the Tamil Nadu Government Gazette	:
24.	The republication details of the approval G.O in the District Gazette	
25.	The republication of the approval G.O. in the notice board of the Office of the NTDA.	:
26.	The republication of the approval G.O on the notice board of the Office of the District Collector concerned.	:
27.	The republication of the approval G.O on the notice board of the Office of the Regional Deputy Director	:

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28. The republication of the approval G.O on the notice board of the Local Authorities comprised in the Area :

29. The republication of the approval G.O. in one or more leading daily newspapers circulation in the NTDA :

VII. REVIEW

30. Review details of NTDA Plan ordered by the Government :

VIII. VARIATION

31. Publication details of draft variation notification proposed in T.N.G.G :

32. Publication details of draft variation notification proposed in the District Gazette :

33. Republication details by the New Town Development Authority as prescribed under reference 15 of the Master Plan Rules

1-2-94

Member Secretary,
Chittodu New Town Development Authority,
Chittodu - 638 102.

10/2/94

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CHITTODU - NEW TOWN DEVELOPMENT AUTHORITY

NEW TOWN PLAN

CHAPTER.1

INTRODUCTION.

1.01. Rapid development of activities in the Urban areas attract large population and subsequently result in higher densities. With phenomenal development of communication and industrialisation population of entire region have become redistributed with large portion clustering in the new centres of commerce and industry. Such concentration of population has produced many problems in towns and cities which become empounded by long neglect and complicated by piece-meal planning and development. The increasing complexity of urban society has created the need for adjustment and modifications in the physical form of urban development. The need to prepare a New Town Development Plan for emergin urban areas is to ensure a healthy and habitable environment for the present and future inhabitants before it is too late.

1.02. In order to channelise the future growth and expansion of any town in a planned manner, New Town Plans are prepared. It will provide for an orderly and well balanced growth of a town through co-ordination of the various activities.

1.03. Under the Tamil Nadu Town and Country Planning Act 1971. (Tamil Nadu Act 35 of 1972) Chittodu and its environs was notified by the Government of Tamilnadu, under section 10(1)(c) of Town and Country Planning Act, as a New Town Area

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for the purpose of development in G.O.Ms.No. 589, Housing and Urban Development Department dated 21st July 1981. This notification has been confirmed under section 10(4) of the Act, in G.O.Ms.No.1129 Housing and Urban Development dated 22nd December 1982. The revenue villages included in New Town Development Area is given in Table 1.1.

TABLE 1.1.

Sl. No.	Name of the Town	Area forming the site for the New Town
1.	CHITTODU	ERODE TALUK 58. Chittodu 59. Nallagoundampalayam 60. Kumiliamparappu 61. Suriyampalayam 62. Mettunasuvampalayam

1.04. The extent and population 1981 of these revenue villages with administrative units are given in Table 1.2.

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TABLE 1.2.

Sl. No.	Administrative Units.	Extent in hectares	Population (1981)
1.	CHITTODU TOWN PANCHAYAT		
	(i) Chittodu Village	108.70	7,055
	(ii) Nallagoundampalayam Village	463.24	
2.	SURIYAMPALAYAM TOWN PANCHAYAT		
	(i) Suriyampalayam Village	1026.14	
	(ii) Kumilanparappu Village	442.16	10,855
3.	ERODE PANCHAYAT UNION		
	(i) Mettunasuvampalayam Village	495.29	3,604
	TOTAL	2535.53	21,514

1.05. Under the Tamil Nadu Town and Country Planning Act 1971, the responsibility of preparing and executing the New Town Development Plan for Chittodu vests with the New Town Development Authority. Section 11(3) provides for the constitution of New Town Development Authority which will be the agency incharge of preparation and execution of New Town Development Plan. Accordingly the New Town Development Authority has been constituted under Section 11(3) of the Town and Country Planning Act in G.O.Ms.No.555 Housing and Urban Development Department dt.18th July 1984. The Plan so prepared may contain the allotment, designation or reservation

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of land for different uses, provision of effective transportation and communication system, provision of infrastructure facilities for the town and regulation of development through a set of zoning regulations.

DEVELOPMENT STRATEGY FOR CHITTODE AS A "NEW TOWN"

1.06. The Regional Plan studies for Coimbatore and Periyar Districts has identified Chittodu as an important growth centre. The strategy proposed for development of Chittodu New Town would involve the strengthening of existing infrastructure facilities besides induction of new facilities so as to enable it to meet the future demands of urban services.

1.07. Chittodu has gained importance as handloom weaving centre and most of the people other than agriculturists depend on weaving. The acute shortage in the urban services at Erode like Housing, Water Supply, Drainage, Traffic and Transportation experienced at present is likely to be aggrevated further with influx of urban population into Erode town consequent on its becoming the head-quarters of the newly formed Periyar District. Erode town is surrounded by rive Cauvery and fertile wet lands restricting the enlargement of the town to the desired extent. Therefore there is likelyhood of surrounding settlements such as Chittodu to grow rapidly in the next few years if necessary facilities could be provided since Chittodu is closely

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located to Erode and connected by Major District Roads and National Highway. It has got potential for developing into a medium sized town in the immediate future. Dry lands and lands not suitable for cultivation are available for development in Chittodu new town. The new town development plan appended for Chittodu has provided land for different uses namely Residential, Commercial, Industrial, Educational, Public and Semi-public etc.

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CHAPTER.2

STUDY OF THE EXISTING CONDITIONS.

LOCATION.

2.01.Chittodu is one of the 400 and odd small and medium sized towns which dot the landscape of Tamil Nadu. Chittodu is located at a distance of 10 kilometres from Erode, on the Madras-Cochin National Highway (NH 47) and it lies between Perundurai and Bhavani at a distance of 18 Kilometres and 5 Kilometres respectively. Chittodu New Town Area comprises of the Town Panchayats of Chittodu and Suriyampalayam and the revenue village of Mettunasuvampalayam and occupies an area of 2535.35 hectares.

PHYSICAL FEATURES:

2.02. The general topography of the New Town area is flat with slight undulation and the area is dominated by wet, irrigated dry and dry agricultural lands. Nearly 52% of the total area are covered by wet and Irrigated Dry agricultural lands. The river Cauvery flows from North to South along the eastern part of the new town area. Channel irrigation is predominant in the new town area. Chittodu is a nodal centre, well connected with the adjoining urban settlements in Coimbatore, Periyar and Salem Districts. Poramboke and dry lands occupy the high level areas of the new town area.

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TEMPERATURE AND RAINFALL.

2.03. The climatic condition are uniformly hot through out the year. The average, maximum and minimum temperature of Chittodu recorded are 38° C and 22° C. respectively. The average annual rainfall is 700 mm. The climate is cool and pleasant during after November and till February.

SOIL AND SUB-SOIL

2.04. The soil in the Chittodu New Town Area is manly red loom and black soil. The Sub-soil condition is good from the point of view of building construction. Certain pockets of the New Town area are covered by rocks. Since the new town area is surrounded by channels, the water table is at a depth of 30 feet and above and ground water is available in abundance.

POPULATION - NEW TOWN AREA.

2.05. The population of the new town area as per 1981 census was 21, 514. The town extends over an area of 25.35 square kilometres including all the five revenue villages. The growth of population of Chittodu New Town for the past two decades are as follows:

Census Year.	Population	% Decade Variation.
1971	15,401	15.16
1981	21,514	39.69

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As per the 1981 census, the town panchayats Chittodu and Suriyampalayam and Mettunasuvampalayam had a population of 7,055, 10,855 and 3,604 respectively. This shows the population increase of 39.56% and 50.42% and 16.75% respectively during 1971-81. The high rate of growth during 1971-81 is due to the urbanisation and the growth of new industrial units in the Chittodu New Town Area.

DENSITY:

2.06. The overall density of Chittodu New Town is 9 person per hectare during 1981. The residential density of the new town area is 156 persons per hectare of the developed area.

LITERACY AND SEX RATIO:

2.07. 36% of the population are literates according to 1981 census. The literacy among males is 70.90% and among females 29.10%. There are 937 females for 1000 males.

ECONOMIC BASE OF THE TOWN:

2.08. 39% of the total population according to 1981 census constitute the working force. Agriculture and allied activity are the chief occupation of the people which account for 48% of the total work force. Manufacturing and services account for 27% and 10.4% respectively while trade and commerce occupies 10.4% and transportation 2%.

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2.09. The river Cuavery touches the eastern boundary of Chittodu New Town. The irrigation channels from Bhavani are the main source of irrigation and they irrigate morethan 40% of the new town area. Agriculture both wet, dry and irrigated dry occupy 83% of the total area of the new town.

2.10. Industrial activity is also predominent in Chittodu new town. There exist 13 tanneries, dyeing units and one milk dairy unit are within the jurisdiction of Suriyampalayam Town Panchayat. Apart from this 6 oil mills, 2 rice mills, 1 floor mill, 2 sizing mills and 50 power looms function within the Chittodu Town Panchayat limit. There is potential for employment due to increasing trend of industrialisation. Table 2.1 indicate the occupational pattern for Chittodu New Town according to 1981 census.

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OCCUPATIONAL PATTERN.

TABLE 2.1.

Sl. No.	Occupation	Workers	Percentage to total population	Percentage to total workers.
I.	PRIMARY SECTOR			
	1. Agriculture	2,871	18.64	47.65
	2. Mining, Livestock, quarrying etc.,	..	..	..
II.	SECONDARY SECTOR			
	Manufacturing			
	1. House-hold industries	660	4.29	10.95
	2. Otherthan house-hold Industries	973	6.32	16.15
	3. Construction	147	0.95	2.44
III.	TERTIARY SECTOR			
	1. Trade & Commerce	629	4.08	10.44
	2. Transport & Commerce	120	0.78	2.00
IV.	OTHER SERVICES	625	4.06	10.37
	TOTAL	6,025	39.12	100.00

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LAND USE:

2.11. Situated at the junction of Madras - Cochin(NH 47) National Highway and Erode - Sathyamangalam Major District Road, Chittodu New Town has a corporate area of 25.35 Square kilometres and the developments are scattered. Industrial developments are close to the residential areas due to lock of proper planning control and hence create nuisance for a healthy living.

2.12. Major part of the new town is covered by agricultural dry, irrigated dry and wet lands. Developments other than residential are at present taking momentum. Since the District Head-quarters Erode, is very close to Chittodu, there is livelyhood of increasing urban activities in this new town area.

2.13. The total developed area of the town is 212 hectares and forms 8.37% of the gross area of the new town. The rest of 91.63% of the area is occupied by agricultural wet, dry, Irrigated dry and poromboke lands in which the poromboke lands alone accounts for 8.45%. Table 2.2 shows the extent of all major land uses classified as per G.O.Ms.1730, dated 24.7.1974 within the town as per blockwise field survey conducted during October 1985.

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TABLE 2.2 LAND USE BREAKUP OF CHITTODU NEW TOWN 1985

Sl. No.	Land Use	Total extent in Hectare	Percentage to Total Area	Percentage to Total developed Area.
I.	Developed Area			
1.	Residential	138	5.44	65.09
2.	Commercial	5	0.20	02.36
3.	Educational	24	0.95	11.32
4.	Industrial	40	1.58	18.87
5.	Public & Semi public	5	0.20	02.36
II.	Undeveloped Area			
a)	Agriculture - Wet	79	3.12	--
	Irrigated Dry	1246	49.15	--
	Dry	784	30.92	--
b)	Poramboke	214	8.44	--
	TOTAL	2535	100.00	100.00

Major residential developments are aroundChittodu Town Panchayat along the National Highway and along the Sathyamangalam road. The other residential developments are scattered in rural areas. The total residential area to the gross area works out to only 5.44%.

2.14. Commercial uses occupy only 5 hectares of land which cater to the daily needs of the rural settlements in the area.

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one weekly market is run at Chittodu by Erode Panchayat Union. Tobacco curing and trading of chillies are important in Chittodu Town Panchayat. Due to growth of industries and the surrounding agriculture hinter lands, the trade and commerce activity is predominent and the population depend mostly on Erode city for shopping and business purpose. Commercial uses occupy only 2.36% of the total developed area in the new town.

2.15. 48% of the total work force are engaged in agriculture and allied activity. Apart from this, 27% of the total work force are engaged in manufacturing industries.

2.16. The dairy unit gives employment for 246 persons. Dyeing of yarn is predominent in Suriyampalayam town panchayat. The tannery industries are more in the new town area especially within the limit of Suriyampalayam town panchayat. The agro.based industries like oil mills and flour mills and handloom weaving are predominent in Chittodu town panchayat limits.

2.17. The wastes from the industrial units especially from tanneries are not treated and are let-out in storm water drains. They create health hazard to the surrounding areas. In Suriyampalayam town panchayat, the residential area, namely Indra nagar is veryclose to the leather industry units and the settlement is much affected by air-pollution.

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The waste from the dying units are also let-out in open spaces and the pollution nuisance around these existing industries has to be controlled by proper treatment of wastes and letting out the effluent away from the settlements. Now, common treatment plan by Pollution Control Board is taking action. The future location of these industries are earmarked in the new town proposals. Nearly 19% of the total developed area are under industrial uses. There is more potential to start agro-based industries, dyeing units and leather industries in Chittodu New Town.

2.18. The existing use under public and semi-public occupies very small area. Suitable areas are to be selected for this use while designing the new town development plan.

2.19. The transportation and communication use consists of streets, roads, bus and truck terminals and depots. Railway facility is available at Erode for the new town area. Except the National Highway, Sathyamangalam-Erode road and a few radial roads, the other interior roads within the new town limits are either metalled roads or mud-roads. Different categories of roads and their lengths within the new town area as follows:

Category	Length in Km.
(1) Earthern roads	12.30
(2) Jalli roads	16.00
(3) Metal roads	7.71
(4) Other roads (District roads and National Highway)	2.80
Total	38.81

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SERVICES AND COMMUNITY FACILITIES.

WATER SUPPLY

2.20. Chittodu New Town is served by protected water supply system. Chittodu Town Panchayat is served by Perundurai-Karumandisellipalayam Water Supply scheme. The source is Cauvery river. There are 2 overhead tanks each with a capacity of 60,000 litres. In Suriyampalayam Town Panchayat, Water Supply system is provided through 2 Ground level reservoirs and 3 overhead tanks with wells as the source. In the otherparts, water supply is provided by hand pumps and from 37 wells. The water supply for Chittodu Town Panchayat is sufficient to meet the existing demand, but in the remaining parts the supply is inadequate to serve all the areas. Hence a comprehensive water supply scheme has tobe prepared and implemented. The river Bhavani is flowing at a distance of 5 Kms.from the centre of the New Town area and hence water supply for this areawill not be a problem.

2.21. There exist 10 public taps, 4 fountains and 17 industrial connectionsa apart from 390 domestic connections. Ground water is available in abundance at a depth of 30 feet.

LAND VALUES:

2.22. Out of the total corporate area of 25.35 sq.Kms. 83% of the area is under agricultural use. 49% of the area is under Irrigated dry cultivation, 31% of the area is under Dry cultivation and 8.44% poramboke lands. The average value of land per Acre is from Rs.1,00,000 to 1,50,000.

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Out of 240 hectares of available poramboke lands 140 hectares are being occupied by the Institute of Road Transport Technology a technical Institution, functioning under the Tamil Nadu Public transport Corporations. Since 3% of the total lands are under wet cultivation and 49% of the total lands are under Irrigated Dry and Dry cultivation, they are kept for the same use in the proposed New Town Plan for 2001.

DRAINAGE AND SEWAGE:

2.23. The New Town is not served by underground drainage system, only open drains are provided in all parts of the area. There is no sewage in this area.

CONSERVANCY:

2.24. Chittodu Town Panchayat has one compost yard at a distance of 3½ kms. from the town, with an extent of 5 Acres.

COMMUNITY FACILITIES:

EDUCATION AND HEALTH FACILITIES:

2.25. Within Chittodu New Town area there are 2 higher secondary schools, One high school and 7 primary schools. Apart from this one Arts College viz., Vasavi College of Arts and Science and one Engineering institution, viz., Institute of Road Transport Technology conducted by the transport corporations of Tamil Nadu are functioning within the New Town limits. The Educational facility is satisfactory for the whole of the Planning Area.

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There exists one Government Hospital with a bed strength of 10 in Chittodu town. One health centre, one family planning centre and one Maternity and Child Welfare Centre are functioning within this area. Since Erode and Bhavani Towns are very close to the New Town Area, the population also use the medical facilities available in these urban areas.

ELECTRICITY:

2.26. Electric supply is maintained by the Tamil Nadu Electricity Board. Almost all houses have been electrified. There are 300 street lights within the New Town Area.

HOUSING:

2.27. The present Chittodu New Town area consisting of Chittodu Town and the rural settlements most of the houses are semi-pucca type and only 1% of the houses are pucca buildings According to 1971 census. There were 3595 households as against 3019 houses in the area giving an average of 1.19 households per house comprising of 4.28 persons.

TRANSPORT AND COMMUNICATION:

2.28. Chittodu Town and its environs are well connected by transportation routes. There are about 15 town buses operating within the New Town Area. Almost all settlements are connected with tar or black topped roads. The National Highway and the major District Roads connect Chittodu to the nearby Perundurai, Bhavani, Erode and Kavundapadi towns. Since there are no terminal facilities for Buses at present, provision has to be made to construct a Bus terminal in the New Town Development Area to cater to the future needs.

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RECREATION:

2.29. These are no parks within the town limits. A central recreation area has tobe created. These exists one branch library in Chittodu Town at present.

DEVELOPMENT CONTROL:

2.30. Chittodu New Town area is not covered by any Detailed Development Plans/Sector Plans. The zoning regulations tobe prescribed in the New Town Development Plan for Chittodu New Town area will help to guide development along properties. 31 Sectoral areas are delinated in the New Town Development Plan. The zoning regulations and the S.Nos. comprised under each zone have been prescribed as part of the New Town Development Plan and all the developments within the Planning area shall be in conformity with the zoning regulations and the planning permission shall also be regulated accordingly by the New Town Development Authority.

FINANCE:

2.31. House tax, professional tax, Vehicle tax, entertainment tax, income through remunerative enterprises and grants and loans from Government are the Chief sources of Revenue for Chittodu New Town. Property tax is levied at 18% of the annual rental value of the properties for the year 1984-85. Chittodu first grade Town Panchayat and Suriyampalayam, Selection grade Town Panchayats are the towns, yield revenue to the New Town.

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The total receipts during the year 1984-85 was calculated at Rs. 5,36,272/- and the total income including the balance at the beginning of the year was at Rs.8,58,477. and the total expenditure was at Rs. 7,58,869/- during the year.

The total receipts and expenditure during 1984-85 under Major heads are given below.

Income 1984-85	Rs.
House tax	1,41,549
Professional Tax	29,301
Cinematography	40,349
Stamp Fees	88,824
Fees	16,727
Water Tax	55,886
Water Charges	4,271
Licence Fees	33,340
EXPENDITURE 1984-85	
Establishment	55,911
Contingencies	24,113
Lighting	34,176
Public Health	34,573
Water supply	33,429

The capital expenditure incurred during the year 1984-85 towards transportation and public health within the New Town Area was Rs.1,66,824/- and Rs.1,78,574/- respectively.

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CHAPTER - 3.

ANALYSIS & ASSESSMENT

POPULATION AND WORK FORCE.

3.01. Population size gives an indication of the overall dimension of the physical requirements and supplies a basis yardstick for the estimation of space needs for various categories of land use. They assist in determining the amount of space needed for recreation area, industrial area and other community facility for all segments of population.

3.02. Studies on the future growth of population for Chittodu indicate that the town will have a population of 25,000 by 2001 assuming that, the present rate of growth will continue. It is anticipated that about one lakh population should be housed in Chittodu to ease the pressure on Erode Urban Centre. Thus Chittodu New Town should be designedto house a population of 1,25,000 by 2001 A.D The proposals have been worked out on this basis.

3.03. The participation ratio of workers to the total population according to 1971 census was 39%. The number of persons coming under the various age groups by 2001 is interpolated as given in table below.

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TABLE 3.1

AGE GRCUP

Age Group	Percentage of total population	Male percentage	Female Percentage
00 - 14	30.00	15.00	15.00
15-34	39.00	19.50	19.50
35-59	25.00	12.50	12.50
60 and above	6.00	3.00	3.00
Total	100.00	50.00	50.00

3.04. While calculating the working force it is assumed that the age group between 15 - 59 will constitute the age group of the working force and out of which 80% of Male and 40% of the Female will constitue the total workers.

OCCUPATIONAL PATERN OF CHITTODU 2001.

3.05. The total number of persons in the working age group in estimated to be 64% of population comprising of equal number of males and females. The total workers are estimated as 48,000 comprising of 32,000 males and 16,000 females constituting 38.36% of the anticipated population of 1.25 lakhs in 2001.

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TABLE 3.2 OCCUPATIONAL PATERN IN 2001

Sl. No.	Occupation	Workers	Percentage to total workers	Percentage to total population
1.	Agriculture and Non Urban activities	3,840	08.00	03.07
2.	Manufacturing	16,800	35.00	13.44
3.	Trade and Commerce	12,480	26.00	09.98
4.	Transportation and Communication	5,040	10.50	04.03
5.	Construction	2,160	04.50	01.74
6.	Services & others	7,680	16.00	06.14
	Total	48,000	100.00	38.40

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CHAPTER 4

SPATIAL REQUIREMENTS.

4.01. Chittodu New Town Development Area comprise of 2 town panchayats, one village panchayat and other settlements extending over an area of 25.35 square kilometres and is being administrated by two town panchayats and one Village panchayat. The estimate of the land requirements is based on the anticipated population of 2001. In Chittodu New Town nearly 52% of the lands are under agriculture use, mostly wet. Hence only 48% of the total lands can only be utilised for development. The planning area is proposed to be distributed under the following use zone viz.(1) Residential (2) Commercial (3) Industrial (4) Educational (5) Public and Semi-Public and (6) Agricultural wet and Dry.

LAND USE BREAKUP (NEW TOWN DEVELOPMENT AREA).

RESIDENTIAL USE:

4.02. The land requirement for residential use for the population of 1.25 lakhs in 2001 AD. has been assessed on the basis of 225 persons per hectare. The residential area required will be 555 hectares. It includes the land required for local roads and streets,local shopping centres, primary school open space etc. The existing residential area at present is 138 hectares. Hence provision has been made to develop additional residential area to an extent of 524 hectares.

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COMMERICAL USE:

4.03. 45 hectares of land is allocated for this use. The land has been allocated for shopping complex in 2 different places since the minor commercial uses are permitted in the residential use zones, the main commercial complexes account for the area set apart for the purpose.

INDUSTRIAL USE:

4.04. The total estimated working force in the New Town area is 48,000 of which the industrial working force would be 16,800 persons. The land required for industrial use is arrived at the rate of 120 workers per hectare. Accordingly the land rquired for the industrial use is 140 hectares. The present industrial development occupies an area of 40 hectares. Hence an additional 142 hectares of land should be developed for industrial purposes. Agro-based industries, Engineering industries and Industries to manufacture leather goods are expected to come up in this New Town.

EDUCATIONAL USE:

4.05. Available educational facilities are sufficient only to meet the needs of the existing population. Professional courses are not available even in the nearby Erode city. An Institute of Road and Transport Technology in an area occupying 135 hectares in Chittodu New Town Area by the Transport Corporations of Tamil Nadu has come up. Apart from this additional area of 65 hectares of land has been set apart for educational use.

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PUBLIC AND SEMI PUBLIC:

4.06. 85 hectares of land have been reserved for this use. These lands will be utilised mainly for public offices, medical institutions and for recreational purposes.

AGRICULTURAL USE:

4.07. Highly fertile land that lies along the irrigation channel and are fed by irrigation tanks have been reserved for the agricultural purposes. Some pockets of dry lands and lands utilised for other rural activities have also been included under this cetegory. Water reservoirs and sewage farms will also be brought under this use.

PROPOSED LAND USE - BREAK UP.

4.08. The proposed land use breakup for the New Town Area for 2001 AD is given in the following table.

TABLE NO.4

PROPOSED LAND USE FOR CHITTODU NEW TOWN DEVELOPMENT AREA 2001

Sl. No.	Usage	Area in Hectares	Percentage to Developed Area	Percentage to Total Area
1.	Residential	662.00	56.39	26.12
2.	Commercial	45.00	3.83	1.78
3.	Industrial	182.00	15.50	7.18
4.	Educational	200.00	17.04	7.89
5.	Public & Semi public	85.00	7.24	3.35
6.	Agricultural	1361.00	--	53.68
	TOTAL	2535.00	100.00	100.00

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WATER SUPPLY AND DRAINAGE:

4.09. Urban expansion require water for a variety of purpose which include human consumption, industrial use and recreation etc. It is therefore necessary to evolve a suitable water supply scheme for the area and consequently a sewage disposal scheme.

The present water supply system is inadequate. The anticipated population is 1,25,000 by 2001 and hence it is proposed to assess the future water supply requirements on the basis of 100 litres per capita per day. River Cauvery is the source of supply for the New Town Area. A comprehensive drainage sewage disposal scheme for Chittodu New Town will have to be designed to cater to the needs of the ultimate population.

The overall estimate of water requirement at the rate of 100 litres per capita per day for the year 2001 is as given under.

Name of Urban Area	Year	Population	Allowance per Capita per day	Water requirement in Million Litres.
Chittodu New Town	2001	1,25,000	100 letres	12.50

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CHAPTER 5.

LAND USE ZONING.

5.01. In order to regulate land and building use within the New Town Area based on the zoning map finalised a set of zoned regulations are issued by the Government in G.O.Ms. No.1730, Dated 24th July 1974, is appended as part of the New Town Development Plan and will be entered as under. These regulations list out the uses permissible in each of the use zones and the restrictions tobe imposed. The classifications of use zones adopted in the planning area of the New Town are further sub-divided in respect of residential and industrial uses as shown below.

1. Residential use zone.
   - i) Primary residential use zone.
   - ii) Mixed Residential use zone.
2. Industrial use zone.
   - i) Controlled Industrial use zone.
   - ii) General Industrial use zone.
   - iii) Special Industrial and Hazardous use zone.

Every development within the New Town Area of Chittodu shall confirm to the regulations prescribed and also the proposals shown in the land use zoning map.

The use zones have been identified within the New Town Development Area and the above zones are demarketed in the proposed land use map. Each zone is assigned with a code notation. The zones and the code notations is shown in Table 5.1.

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TABLE 5.1.

Use zones	Assigned Code Notations
I. RESIDENTIAL	
a) Primary Residential	PR 1 to PR 6
b) Mixed Residential	MR 1 to MR 8
II. COMMERCIAL	C 1 to C 11
III. INDUSTRIAL	I 1 to I 15
a) Controlled Industries	Till up time
b) General Industries	
c) Special Industries	
IV. EDUCATIONAL	E
V. PUBLIC AND SEMI PUBLIC...	P 1 to P 3
VI. AGRICULTURAL ...	A 1 to A 9

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CHAPTER - 6

ZONING REGULATIONS.

6.01. All the use zones within the Planning Area shall be regulated by the use zone regulations issued in G.O.Ms. No.1730 RD&LA, dated 24.7.1974 and the development will be regulated and controlled in accordance with development Control rules prescribed and annexed in Annexure 'D'.

6.02. Every Development within the area covered by the New Town Development Plan shall confirm to the Land use regulations as annexed in Annexure 'B' and also with the proposals shown in proposed land use map. These regulations shall guide the grant or refusal of permission and shall enforce. The Annexure 'C' shows the classifications of Land use zones with use zone numbers and survey numbers.

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Copy of:

GOVERNMENT OF TAMILNADU

ABSTRACT

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

- -

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

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

1. D.O.letter No. 28332/MD/73-1, RD&LA., dt.7.3.73.
2. From the Director of Town and Country Planning, letter No.10989/73/S, dated 21-3-74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O letter No.1988/74 AD-P dt.19.5.74.

. . .

ORDER:

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

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

Of these, the Residential Use Zone has been further sub-divided into two categories namely:-

1. Primary residential Use Zone and
2. Mixed Residential Use Zone.

The Industrial Use Zone has been similarly sub-divided into three categories namely:-

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

2. The Director has also stated that the Tamil Nadu Town and Country Planning Act 1971, provides for the zoning of area under sections 17(1) and 20(2) (g) through the Master Plans and Detailed Development Plans respectively. He has recommended that the Draft zoning regulations may be approved and communicated to the Local Planning Authorities for adoption as part of the Master Plan for proper land use Planning and control in addition to other regulatory measures and that as for the Madras Metropolitan Area, a copy of the regulations may sent to the Member Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development Plan with such modification as may be necessary in consultation with him(the Director) and the Government.

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

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

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

(BY ORDER OF THE GOVERNOR)

Sd/- .....
SECRETARY TO GOVERNMENT

// true copy //

Member Secretary/Assistant Director,
Chittodu New Town Development Authority,
Chittodu.

10/2/94

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ANNEXURE "B"

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 residential buildings including single and multi-family dwellings, apartment dwelling and tenements together with appurtenances pertaining thereto;

2. Professional consulting offices of the residents and other incidental uses therefor;

3. Petty Shops dealing with daily essentials including retail provisions, soft drinks, cigerettes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops;

4. Hair dressing saloons and Beauty parlours.

5. Nursery and Primary schools;

6. Taxi and Autorickshaw stands; and

7. Parks and Play fields.

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

Uses Permitted.

1. All uses permitted under Use Zones (a) i.e., Primary Residential Use Zone;

2. Hostel and single persons apartments.

3. Community Halls, Kalyanamandapams, religious buildings, welfare centres and Gymnasis;

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 and Telegraph Offices, Fire [illegible] Electric Sub-Station.

(...2)

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10. " Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants".

(Vide Amendment issued in Government letter No.69759/ UDIV (2)/89-11 H&UD dated 22.6.92).

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8. Banks and safe Deposit Vaults;

9. Educational Institutions excluding colleges.

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

11. Petrol filling and service stations.

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

13. Vegetable, Fruit, flower, fish, eggs and meat shops;

14. Bakeries and confectioneries;

15. Laundry, Tailoring and Goldsmith shops; and

16. Cottage Industries permissible in residential areas under G.O.Ms.No. 566, dated 13.3.1962.

II. COMMERCIAL USE ZONE - USE ZONE 2.

Uses Permitted.

1. All uses permitted in Use Zone 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 of merchandise, either wholesale or retail rent excluding explosures, abnoxious 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 abnoxious 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 urbanised parking lots.

8. Automobile repair shops and garages;

(...3)

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11. " Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels".
(Vide Amendment issued in Government letter No.69759/ UDIV(2)/89-11 H&UD dated 22.6.92).

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9. Small Industries, using electronic motor not exceeding 20 H.P and or employing not more than 25 workers, which are not noxious or offensive due to order, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and

10. Installation of electric motors not exceeding 20 H.P for the incidental to the commercial activities permissible in the Zone.

III. INDUSTRIAL USE ZONE - USE ZONE 3.

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

Use Zone III (a) CONTROLLED INDUSTRIAL USE ZONE

Uses Permitted.

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

2) Industries using electric power not exceeding 130 H.P (L.T. Maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour liquid effluent dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas, power during period of power shortages or failures

3) Hotels, Restaurants and clubs, places for social intercourse, recreation and worship and dispensaries and clinics and

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

USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE.

Uses Permitted.

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

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

(...4)

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3. Hotels, restaurants and clubs or laces for so ial 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, manufacturing 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 noxious alkalies acids or other liquids or chemical producing flames, fumes and explosives, poisonous, irritant or corrosive gases;

5. All uses invoving storage, handling or processing of any material producing explosive mixure of dust or which result in the division of matter into fine practicals subject to a spontageous ignition;

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

7. Melting or processing tallow of sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sago and artificial manure;

(...5)

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13. Brewin beer, manufacturing by distillation arrack or spirit containing alcohol, whether dentured or not;

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

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

16. Residential building 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 herewith.

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

3. Hostels, and single persons apartments;

4. Recreation clubs, Libraries and Reading Rooms and

5. Restaurants;

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

1. Government and Quasi-Government Offices;
2. Art Calleries, Museums, Acquaris and public Libraries;
3. Hospitals, Sanitoria and other medical and public health institutions;
4. Harbour, Airport and Flying Club.
5. Organised Parking lots and Bus and Taxi stands.
6. Parks, Playfields, swimming pools, stadia, Zoological gardens, Exhibition grounds and other public and semi-public open spaces;
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. Residential Use Zones;

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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, gardens, caravan and campaign sites and other recreational uses.
5. Dairy and cattle farms.
6. Piggeries and poultry farms;
7. Water tanks and reservoirs;
8. Sewages farms and garbage dumps;
9. Airports and broadcasting installations
10. Forestry
11. Cemetaries, Crematoria and burning and burial grounds
12. Storing and drying of fertilizers;
13. Fish curing;
14. Salt manufacturing
15. Brick, tile or pottery manufacture
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying.

Sd/- x-x-x-x-x-x-x
Director of
Town and Country Planning.

//true copy//

10.2.94

Member Secretary/Assistant Director,
Chittodu New Town Development Authority,
Chittodu.

10/2/94

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ANNEXURE-"C"

LAND USE OF CHITTODU NEW TOWN DEVELOPMENT PLAN

S.No. (1)	Use Zone (2)	S.F.Nos. (Revenue Numbers) (3)

ANNEXURE-IV

I. A. PRIMARY RESIDENTIAL USE ZONE:

1. PR-1

58. CHITTODU VILLAGE
2 to 7, 13, 14, 47, 55.

59. NALLAGOUNDAMPALAYAM VILLAGE
137, 138, 139 (p), 141, 143, 145, 146, 148, 150, 151, 154 to 157, 161 (p), 183, 188, 189, 192, 181.

60. KUMILIANPARAPPU VILLAGE
109, 113 to 118, 119, 132 to 137, 139, 140.

2. PR-2

60. KUMELLIANPARAPPU VILLAGE
146, 149, 154, 157 & 160, 158 (p)

3. PR-3

60. KUMILIANPARAPPU VILLAGE
59.

61. SURIYAMPALAYAM VILLAGE
62, 70, 72 to 77, 78 (p), 94 to 100, 101 (p), 102 (p), 103 (p), 134 (p), 135 (p), 136, 140 (p), 141 (p), 142 to 163, 234, 237, 240, 329 (p), 238 (p), 235, 236.

4. PR-4

60. KUMILIANPARAPPU VILLAGE
11, 12, 13 (p), 14 to 19, 20 (p), 21 (p), 22, 23 (p), 24 (p), 25 (p), 4 (p), 9, 10.

61. SURIYAMPALAYAM VILLAGE
34 to 36.

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5. PR-5

61. SURIYAMPALAYAM VILLAGE
2 (p).

62. METTUNASUVAMPALAYAM VILLAGE
76, 99 (p), 100 (p), 101, 102 (p), 103 (p), 104, 108 (p)

6. PR-6

62. METTUNASUVAMPALAYAM VILLAGE
17 to 21.

ANNEXURE-V

1. B. MIXED RESIDENTIAL USE ZONE

1. MR-1

58. CHITTODU VILLAGE
1 (p), 11, 12, 15 (p), 16 to 19, 22 to 28, 31, 34, 36 to 38, 41 to 43, 45, 46.

59. NALLAGOUNDANPALAYAM VILLAGE
95, 98, 101, 123 to 125, 128, 129, 130 (p), 132, 134 to 136, 140, 144, 77 (p). 68/1B-

60. KUMILIANPARAPPU VILLAGE
69 (p), 70 (p), 72 (p), 73 (p), 75 (p), 77 (p), 80 to 83, 85, 88, 90, 92 (p), 93 to 95, 103 to 106, 98 (p).

61. SURIYAMPALAYAM VILLAGE
394.

2. MR-2

60. KUMILIANPARAPPU VILLAGE
176 (p), 171 (p).

61. SURIYAMPALAYAM VILLAGE
423, 424, 419 (p), 420 (p), 434, 455, 459, 462, 477, 478.

3. MR-3

61. SURIYAMPALAYAM VILLAGE
317, 354 (p), 355, 363 to 365, 367, 368, 372 to 377, 492, 498, 499, 509, 512 to 515 & 519 (p), 263, 310.

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4.	MR-4	61. SURIYAMPALAYAM VILLAGE 271, 300, 301, 302, 305, 306, 523.
5.	MR-5	61. SURIYAMPALAYAM VILLAGE 167, 168, 171, 172, 177, 213, 216, 218 (p), 219 (p), 231 to 233, 241 (p), 250, 251, 252, 253 (p), 258 (p), 259 (p), 260, 268, 273 (p) to 275, 276 (p), 227, 243, 244, 220 (p), 221 (p), 222, 223, 224 (p), 225, 226, 229 (p), 230 (p), 228.
6.	MR-6	61. SURIYAMPALAYAM VILLAGE 10, 46 (p), 47, 48 (p), 13 (p).
7.	MR-7	62. METTUNASUVAMPALAYAM VILLAGE 52 (p), 55, 57, 63, 64 (p), 65 (p), 78, 80, 82, 86, 88, 89, 91.
8.	MR-8	62. METTUNASUVAMPALAYAM VILLAGE 9, 11, 35 to 37, 39, 40, 42 (p), 45 (p), 46 (p), 47, 48.

MR-6 62. Mettunasuvampalayam

23/1A, 2A, 2B2

513/18-2A3B6

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ANNEXURE - VI

II. COMMERCIAL USE ZONE

1.	C-1	58. CHITTODU VILLAGE 1 (p), 15 (p).
		59. NALLAGOUNDANPALAYAM VILLAGE 88 (p), 89 (p), 91 (p).
2.	C-2	60. KUMILIANPARAPPU VILLAGE 46 to 48, 55 (p) & 62.
3.	C-3	61. SURIYAMPALAYAM VILLAGE 248 (p).
4.	C-5	61. SURIYAMPALAYAM VILLAGE 173 & 174.
5.	C-6	61. SURIYAMPALAYAM VILLAGE 60 (p) & 61.
6.	C-7	61. SURIYAMPALAYAM VILLAGE 46 (p).
7.	C-8	61. SURIYAMPALAYAM VILLAGE 2 (p).
8.	C-9	62. METTUNASUVAMPALAYAM VILLAGE 84 & 85 (p).
9.	C-10	62. METTUNASUVAMPALAYAM VILLAGE 50 & 52 (p).
10.	C-11	62. METTUNASUVAMPALAYAM VILLAGE 41, 42 (p), 45 (p) & 46 (p).
11.	C-12	60. Kumilamparappu Village 120/1B1, 120/1B2

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ANNEXURE-VII

III. INDUSTRIAL USE ZONE

1.	I-1	59. NALLAGOUNDANPALAYAM VILLAGE 84 p, 85 (p), 88 (p), 89 (p), 90, 91 (p)
2.	I-2	60. KUMILIANPARAPPU VILLAGE 20 (p), 21 (p), 23 (p), 24 (p) 25 (p), 26 (p), 27 (p), 28 (p), 29 (p), 31 (p), 32 (p), 33, 34 (p), 35 (p), 36 to 40, 65, 66 (p).
3.	I-3 (C.I)	59. NALLAGOUNDANPALAYAM VILLAGE 130 (p).
4.	I-4	59. NALLAGOUNDANPALAYAM VILLAGE 139 (p).
5.	I-5	59. NALLAGOUNDANPALAYAM VILLAGE 184, 161 P.
6.	I-6 (C.I)	61. SURIYAMPALAYAM VILLAGE 524 (p).
7.	I-7	61. SURIYAMPALAYAM VILLAGE 242 (p), 246, 254, 255 (p), 318 (p), 322 (p), 323, 245.
8.	I-8	61. SURIYAMPALAYAM VILLAGE 177 to 179, 219 (p), 215
9.	I-9	61. SURIYAMPALAYAM VILLAGE 204.
10.	I-10	61. SURIYAMPALAYAM VILLAGE 60 (p), 170 & 187 (p).
11.	I-11	60. KUMILIANPARAPPU VILLAGE 52, 54 & 55 (p). 61. SURIYAMPALAYAM VILLAGE 33, 42, 78 (p), 80, 82 to 91.

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17. I-17 — 61. Suriyampalayam village
201/1, 201/2, 201/3, 201/4A, 201/5, 201/6A, 201/11A, 201/12, 201/13, 201/14, 201/15, 201/16A, 203/1, 203/2, 203/3A, 203/4A, 203/5, 203/6A, 154/4/6/2

12. I-12 — 61. SURIYAMPALAYAM VILLAGE
63 (p), 64, 71.

13. I-13 — 60. KUMILIANPARAPPU VILLAGE
13 (p).

14. I-14 — 61. SURIYAMPALAYAM VILLAGE
2 (p), 5, 6, 14 (p),

62. METTUNASUVAMPALAYAM VILLAGE
69 p, 72 p.

15. I-15 — 62. METTUNASUVAMPALAYAM VILLAGE
27 (p) & 28.

16. I-16 (S&HI) — 61. SURIYAMPALAYAM VILLAGE
530/1to7, 8A, 11A, 12A, 13A, 14A, 531/1to5, 11, 12P, 13to and 530/1to, 10, 11A1

16--I-18. 61. Suriyampalayam
202/8, 202/9, 202/11, 202/12, 208/2, 208/3, 208/5

ANNEXURE-VIII

IV. EDUCATIONAL USE ZONE:

E

59. NALLAGOUNDANPALAYAM VILLAGE
2.

60. KUMILIANPARAPPU VILLAGE
1 & 2.

61. SURIYAMPALAYAM VILLAGE
21, 22, 25, 26 to 29 & 43.

62. METTUNASUVAMPALAYAM VILLAGE
118 (p), 120 (p), 121 to 124, 125 (p), 126 (p), 128 (p), 129 (p), 130 (p), 131 (p), 132 to 138, 139 (p).

ANNEXURE-IX

V. PUBLIC & SEMI PUBLIC USE ZONE:

P-1 — 60. KUMILIANPARAPPU VILLAGE
4 P, 5 (p), 6 (p), 7, 23 (p), 25 (p), 26 (p), 27 (p), 28 (p), 8,

P-2 — 61. SURIYAMPALAYAM VILLAGE
164 to 166 & 169.

P-3 — 61. SURIYAMPALAYAM VILLAGE
242 (p).

58. CHITTODU VILLAGE
33 P.

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ANNEXURE-X

AGRICULTURAL USE ZONE

A-1

59. NALLAGOUNDANPALAYAM VILLAGE

1, 3 to 12, 13 (p), 14 (p), 15 (p), 16 (p), 17 to 26, 27 (p), 28, 29, 30 (p), 31 (p), 32 (p), 33, 34, 36 to 41, 42 (p), 43 (p), 44 (p), 45, 46, 47 (p), 48, 49, 50 (p), 51 (p), 52 to 55, 56 (p), 57, 61 (p), 62 (p), 63 (p), 67 (p), 68 (p), 69, 70 (p), 71 (p), 72 (p), 73 (p), 74 (p), 75 to 77 P, 80 (p), 83 (p), 102, 104, 105, 107, 109, 110, 112, 113 (p), 114 (p), 115 (p), 118, 120(p), 122, 144, 111 P.

17, 18 [except 18/1B] - 19 to 26

60. KUMILIANPARAPPU VILLAGE

3, 5 (p) & 6 (p).

A-2

62. METTUNASUVAMPALAYAM VILLAGE

139 (p), 140 P, 141 (p), 142 to 150, 151 P, 152 to 155, 156 P, 157 p, 158 p, 159 p, 160 p, 161 to 168, 169 p, 170 to 176, 178 to 185, 186 p, 187 p, 188 p, 206 p, 215, 207 to 209, 216, 210 p, 211 p, 217 p, 212 p, 213, 218 to 222.

58. CHITTODU VILLAGE

56 to 69.

59. NALLAGOUNDANPALAYAM VILLAGE

162 to 167, 170 to 173, 175, 177 182, 186, 187, 190, 196, 197, 199, 200, 202, 204 to 206, 208, 211 to 215.

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60. KUMILLIANPARAPPU VILLAGE

97, 98 p, 99, 107, 120, 123, 124, 126 to 131 p, 141 p, 145, 150 to 153, 155, 156, 158 p, 159 p, 161 p, to 166, 169, 170, 171 p, 172, 173, 176 p.

61. SURIYAMPALAYAM VILLAGE

392 p, 391 p, 393 p

A-3

60. KUMILLIANPARAPPU VILLAGE

87.

61. SURIYAMPALAYAM VILLAGE

105 p, 116 p, 118 (p), 120 to 126, 111, 110, 129 (p), 130 (p), 331 (p), 333 to 335, 382 to 390 p, 397, 402 to 405, 407, 400 p, 408, 411 to 418, 428, 429, 437 p to 440, 450, 108 p, 419 p, 420 p, 421 p, 441 p, 442, 443, 444.

A-4

61. SURIYAMPALAYAM VILLAGE

209, 261 p, 262, 264, 269 to 270, 272, 280 to 288, 292 to 297, 299, 309, 311, 324, 325 (p), 326 (p), 338 to 340 p, 342 p, 344 (p), 347, 353 p, 358, 360 p, 361 p, 379 to 381, 432, 448, 449, 452 to 454, 464, 466, 468, 469, 471 to 474, 479 to 482, 486, 488, 489, 493, 497, 502 to 504, 506 to 508 516, 517, 519 (p), 520 to 522, 524 (p), 526, 529 to 533, 535, 536, 541, 542, 543 (p), and 545, 433 p, 435, 456 to 458, 349 p, 348, 350 p, 351 p, 352, 336 p, 337 p, 494, 495 p, 496.

504 [except 504/1B]

Expression as 529 to 533 except 530/sc.8A, 11A, 12A, 13A, 16A, 17A/1B, 12B, 13 to 20)

Expression as 536 (except 536/sc.10, 11A)

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A-5 61. SURIYAMPALAYAM VILLAGE

49 to 51, 54, 57, 58, 63 (p), 68, 184 p, 187 (p), 188 to 190, 205 to 208, 191 p, 192 p, 194, 195, 198, 199, 201, 202, 203.

A-6 61. SURIYAMPALAYAM VILLAGE

1, 2 (p), 11, 12, 13 p 14 (p), 15 to 20, 23, 24.

62. METTUNASUVAMPALAYAM VILLAGE

106 to 108 p, 112, 115 to 117, 118 (p), 119, 120 (p), 125 (p), 126 (p), 127, 128 (p), 129 (p), 130 (p) and 131 (p).

A-7 62. METTUNASUVAMPALAYAM VILLAGE

58 p, 59 p, 60, 61, 62 p.

A-8 62. METTUNASUVAMPALAYAM VILLAGE

14, 22 to 24, 27 (p), 93 to 96, 99 (p), 100 (p), 102 (p) and 103 (p).

A-9 62. METTUNASUVAMPALAYAM VILLAGE

3, 4, 10 & 38.

LAND UNDER WATER:

59. NALLAGOUNDANPALAYAM VILLAGE

35, 58, 59 (p), 60, 64, 65 (p), 66, 78, 79, 81, 99, 103, 106, 111 p, 116 (p), 117, 119, 126, 127, 131, 133, 160, 168, 169, 194, 195, 198, 201, 203, 207, 84 p, 85 p, 147, 149, 152, 153.

60. KUMILIANPARAPPU VILLAGE

30, 41, 42, 43, 49, 53 p, 67, 68, 142, 143, 144, 167, 168, 174, 175, 23 p, 80, 85 p, 94, 110 to 112.

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61. SURIAMPALAIAM VILLAGE

65, 66, 67, 69, 79 p, 81, 92 p, 93 p,
109, 112, 113, 117, 119, 127, 128,
175 p, 176 p, 217, 332, 341, 343, 345,
346, 359, 362, 396, 398, 399, 401,
406, 409, 410, 445, 446, 447, 460,
461, 463, 470, 483, 484, 485, 490,
534, 371, 491, 500, 218 p, 220 p,
221 p, 224 p, 229 p, 230 p, 241 p,
273 p, 219 p, 323 p, 137, 238p,
239, 249, 421 p, 246, 505 p, 433 p,
273 p, 527, 437 p, 354 p, 440p, 390 p
441 p, 391 p, 392 p, 206, 393 p,
138 p, 419 p.

62. METTUNASUVAMPALAYAM VILLAGE

67, 68, 73, 74 p, 113, 114, 105 p,
109 p, 111 p.

ROADS:

58. CHITTODU VILLAGE

8 to 10, 20, 21, 29, 30, 32, 33 p,
35, 39, 40, 44, 50, 51 and18..

59. NALLAGOUNDANPALAYAM VILLAGE

13 (p), 14 (p), 15 (p), 16 (p), 30 (p),
31 (p), 32 (p), 42 (p), 43 (p), 44 (p),
47 (p), 50 (p), 51 (p), 56 (p), 59 (p),
61 (p), 62 (p), 63 (p), 65 (p), 67 (p),
68 (p), 70 (p), 71 (p), 72 (p), 73 (p),
74 (p), 80 (p), 82, 83 (p), 85 (p), 97
86, 87, 92, 93, 113 (p), 114 (p), 115 (p),
116 (p), 120 (p), 142, 158, 159, 176,
185, 191, 193, 209, 210, 178 to 180, 94,
96, 100, 108, 121, 76 p, 174.

60. KUMILIANPARAPPU VILLAGE

20 (p), 21 (p), 22 (p), 23 (p), 25 (p),
26 (p), 27 (p), 28 (p), 29 (p), 31 (p),
32 (p), 34 (p), 35 (p), 50, 51, 56 to 58,
60, 61, 63, 64, 66 (p), 69 (p), 70 (p),
71, 72 (p), 73 (p), 74, 75 (p), 76,
77 (p), 78, 79, 84, 86, 89, 91, 92 (p),
96, 100 to 102, 108, 121, 122, 125, 138,
147, 148, 53 p, 177 and 178, 44, 45, 131p,
141p, 159p, 161p.

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61. SURIYAMPALAYAM VILLAGE

3, 4, 7, 8, 9, 30, 31, 32, 37, 38, 39, 40, 41, 44, 45, 48 (p), 52, 53, 55, 56, 59, 101 (p), 102 (p), 103 (p), 104, 106, 107, 114, 115, 116 (p), 60, 118 (p), 129 (p), 130 (p), 131 to 133, 134 (p), 135 (p), 138 p, 139, 140 (p), 141 (p), 180 to 183, 185, 186, 210 to 212, 214, 217, 247, 248 (p), 249 (p), 253 (p), 255 (p), 256, 257, 258 (p), 259 (p), 265 to 267, 276 (p), 277, 278, 279, 289 to 291, 298, 303, 304, 307, 308, 312 to 316, 318 (p), 319, 320, 321, 322 (p), 325 (p), 326 (p), 327, 108 (p), 105 (p), 79 (p), 92 (p), 93 (p), 175 (p), 176 (p), 184 (p), 187 (p), 191 (p), 192 (p), 193, 196, 197, 200, 328, 329 (p), 330, 331 (p), 344 (p), 356, 357, 359, 362, 366, 369, 370, 378, 395, 422, 425 to 427, 430, 431, 436, 451, 465, 467, 475, 476, 487, 501, 505 (p), 510, 511, 518, 525, 528, 537 to 540, 543 (p) and 544, 336 (p), 337 (p), 342 (p), 361 (p), 495 (p), 496 (p).

62. METTUNASUVAMPALAYAM VILLAGE

1, 2, 5 to 8, 12, 13, 15, 16, 25, 26, 29 to 34, 43, 44, 49, 51, 53, 54, 56, 71, 75, 77, 79, 81, 83, 85 (p), 87, 90, 92, 97, 98, 99 (p), 100 (p), 102 (p), 103 (p), 105 (p), 109 (p), 110 111 (p) and 141 (p), 63 (p), 64 (p), 65 (p), 66, 70, 74 (p), 58 (p), 59 (p), 62 (p), 69 (p), 72 (p), 139 (p), 140 (p), 151 (p), 156 (p), 157 (p), 158 (p), 159 (p), 160 (p), 169 (p), 177, 186 (p), 187 (p), 188 (p), 206 (p), 210 (p), 211 (p), 214 (p), 217 (p).

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"ANNEXURE D"

DEVELOPMENT CONTROL RULES FOR CHITTODU NEW TOWN DEVELOPMENT AREA

PART I - PERMISSION AND ZONE

I. 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 Planning 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 repughant in the subject or context, 'Accessory use' means any use of the premises subordinate to the Principal uses and customarily incidental to the Principal uses.

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

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

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

v) 'New Town Development Plan' means a plan for the development or redevelopment or improvement, within the jurisdiction of the New Town Development Authority.

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vi) "Plot Coverage" means the extent to which the plot is covered with a building or structure and this is expressed as the percentage of the ratio between the built up area and plot area.

vii) "Floor Space Index" means the quotient obtained by dividing the total covered area (Plinth area) of all Floors by the plot area.

Floor space index:- $\frac{\text{Total Covered area of all floors}}{\text{Plot area}}$

NOTE:

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

Space under a building on stilts or in a basement contructed on cellar floor which is used as parking space, store rooms and air-conditioning plant room used as necessary to the principal u use.

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

Staircase room and lift room above the topmost storey architectural features, Chimneys and elevated tanks.

viii) Height of building means, the height measured from the average level of the centre line of the street, on which the site abuts, provided that, staircase head room lift rooms, chimneys and elevated tanks above the topmost floor and 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, New Town Development Authority or to such other Authority or person as designated by the Authority.

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

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ii) An application in form'B' with Annexure-II accompanie by detailed plans(in Triplicate), 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 lanc and building use and in case of site approval, to know whether this particular type of development contemplated is permissible or not.

iii) Along with an application, the applicant should furnish in the form-I prescribed in Annexure III obtained from the owner, builder, promoter or power of attorney holder to the effect that they are jointly and severally to carryout developments in accordance with the permission granted and also for payment of development charges, security deposit amount and all other charges laid down from time to time by the Chittodu New Town Development Authority and also liable for penal actio for developments made incontravention of these rules for such categories of development like special buildings and multistor buildings and other development as defined in the said rules a maybe approved by the Authority with previous approval of Director of Town and Country Planning.

NOTE:

a) For issue of Planning Permit, application in the appropriate form furnishing all informations and plans require therein shall be submitted directly to the New Town Developmen Authority or to the Authority through concerned Local Body.

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

i) The written Permission shall be issued by the Member Secretary or such other authority or persons designated for th purpose by the Authority.

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

iii) The applicant, owner, builder, promoter or power of attorney holder shall not put the building to use without obtaining completion certificate from the Chittodu New Town Development Authority for such categories of buildings like special buildings and multi-storiedbuildings and other developments 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:

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

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

iii) No development shall be made on any site 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 purposes so designated:

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

NOTE:

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

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

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

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

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

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

a) all lands and premises listed in Annexure IV shall be deemed to be zoned under Primary Residential Use Zone. PR-1 to PR-5.

b) All lands and premises listed in Annexure-V shall be deemed to be zoned under Mixed Residential Use Zone. MR-1 to MR-8.

c) All lands and premises listed in Annexure VI shall be deemed to be zoned under Commercial Use Zone. C-1 to C-11.

d) All lands and premises listed in Annexure-VII shall be deemed to be zoned under Controlled Industrial, General Industrial, Special and hazardous Industrial use zone which is allowed in appropriate places. I-1 to I-15.

e) All lands and premises listed in AnnexureVIIIshall be deemed to be zoned under Educational Use Zone. E.

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f) All lands and premises listed in Annexure-IX shall be deemed to be zoned under Public and Semi-public use zone P-1 to P-3.

g) All lands and premises listed in Annexure-X shall be deemed to be zoned under Agriculture use zone. A-1 to A-9.

5. REQUIREMENT FOR SITE APPROVAL

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

i) The site is insanitary and 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 to a waterbody or water course and proposed development is likely to contaminate by the said waterbody or water course or

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

v) If the site is filled up tank or low lying or of madeup soil by depositing rubbish or offensive matters and the proposed site is likely to be affected by dampness owing to subsoil water, pr

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 Bodies Act.

vii) If the site is within a distance of 100mt from a compost yard or Sewage form.

viii) If the site is within 300 mt. of defined boundary of quarry operations in which explosives are used.

ix) If the site is within 90mt. from a burial ground or burning ground in use,

Provided that,

a) Development may be permitted if such ground has not been in use as burial or burning ground for past 5 years.

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b) Development for residential may be permitted with the prior approval of the Health Authority.

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 as specified in the Annexure XII. The Authority may prescribe or modify their rights of way or setback lines from time to time.

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

a) Unsupported sunshade, balcony or other projections, attached to the wall so long as such structure do not fall within 1.5M of the street alignment of boundaries of the site. However, sunshades not exceeding 06m may be permitted in such open space.

b) Single flight or spiral staircase of maximum 1m widfh.

c) A compound wall of height not exceeding 1.5m.

7. MINIMUM SETBACK LINES FOR PUBLIC AND SEMIPUBLIC BUILDINGS

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

8. BOUNDARIES OF ZONES:

The differencesuse zones are shown in different colours and notations as shown in the New Town Development Plan map prepared and annexed by the Authority.

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PART-II USE ZONES

9. PRIMARY RESIDENTIAL USE ZONE:

1. In the Primary Residential use zone, buildings or Premises shall normally be permitted only for the following purposes and accessory uses permissible non residential activity shall be limited to one in a subdivision.

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

b) Professional consulting officers of the residents and incidential use thereto occupying a plinth area not exceeding 40 sq.m.

c) Petty shops, dealing with daily essentials including retail sale of provisions, soft drinks, Cigerettes, news papers, tea stalls, confectionary retail shops, mutton stalls, milk shops cycle repair shops, tailoring shops may be permitted subject to the conditions imposed by the Authority occupying a plinth area not exceeding 40 sq.m.

d) Nursery, Primary Schools, School of commerce including tutorial institutions occupying plinth area not exceeding 100 sq.

e) Parks and Play grounds.

f) Taxi stands and Car parking.

g) Farms, gardens. nurseries.

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

2) The following uses may be permitted by the authority with the prior approval of the Director of Town and Country Planning.

a) Hotels, dormitories, restaurants not exceeding 300 sqm in plinth area.

b) Public utility, building like sewage pumping station, waterworks, fir stations, telephone exchanges, Government and Semi Government Offices serving local needs, libraries, bus terminals and depot yars occupying a site area not exceeding 300 sq.m. in plinth area.

c) Community halls, clubs, religious buildings, gymnasia, welfare institutions, occupying a plinth area not exceeding 300 sq.m.

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d) Parks and Playgrounds occupying a site area not exceed 4 hectares.

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

f) Markets occupying an area not exceeding 300 sqm. in ext

g) Cottage Industries list in G.O.Ms.No.565 & 566 dated 1 March 1962 and as amended, run by power upto 5 HP. Vide annexure XII.

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

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

j) All uses not specifically permitted under sub-rule 1 a 2 shall be prohibitted in this zone.

k) The extent of plot size, plot frontage, floor space in plot coverage, height and setbacklines for residential uses and other specified uses namely clinics, dispensa nursing homes, nursery schools and primary schools not exceeding 300 sqm. in floor area and school of commerc will be regulated as per table given below.

l) Nursery and Primary schools exceeding 300 sqm. in plin area will be regulated as per the table in Educational use zone but they will be permitted in Primary Residen Use Zones

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

NOTE:

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NOTE:

In the cases of approved sub-divisions and layouts the extent or plot, size, floor space index and all setback line shall be regulated according to the layout conditions as specified by the Director of Town and Country Planning while approving layouts & sub-divisions.

THE TABLE

(A) MINIMUM EXTENT OF PLOT : 75 sqm. except in areas specifical continuous building, economically weaker section and in respect of layout approved by Director of Tow and Country Planning for the development by the Tamil Nadu Hous Board, Tamilnadu Slum Clearance Board, Adidravidar Welfare Schemes or such other Quasi Government Agencies.

(B) MINIMUM PLOT FRONTAGE: 6 Mtrs.except in areas set apart continuous buildings where it sha not be less than 4.5m for housing for economically weaker section a in respect of layout approved by Director of Town and Country Plan for the development by Tamilnadu Housing Board, Tamilnadu Slum Clearance Board, AdoDravidar Welf Schemes and other similar schemes under taking Quasi Government it shall not be less than 4.0M.

(C) MAXIMUM PLOT COVERAGE: 75%

(D) MAXIMUM HEIGHT : One and half times the width of abutting road provided that the height may be exceeded to the ex of 1 Metre for every 30cm. by wh the building's setback from the street for 15 metres whichever i less except in areas seppart specifically for multy stories buildings.

(E) MINIMUM SETBACK : In accordance with rule where buildingslines have not been specified it shall be as follows

i) FRONT SETBACK

Abutting road width	Residence	Shop
Below 10m	1.5m	1.5m
10m and above but less than 15m	3.0m	3.0m
15m and above butlessthan 30m.	4.5m	3.0m
	6.0m	

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NOTE: For economically weaker section and the layouts approved by Director of Town and Country Planning for Tamilnadu Housing Board, Tamilnadu Slum Clearance Board, Adidravida Welfare Schemes and other Quasi Government Schemes, the Front setback shall not less than 1.00m irrespective of the road width where the building line is prescribed.

ii) Rear setback Depth of the plot	Residence	Shop
Upto 15 mtr.	1.5m	Nil
Between 15 mtr to 30 mtr.	3.0m	
Above 30 Mtrs.	4.5m	

NOTE:

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

For economically weaker section plots and other plots approv for TNHB, TNSCB, Adidravidar Welfare Schemes etc., the setback space shall be 1.5 mtr.

iii) Side setback Width of site	Residence	Shop
Upto 6 Mtrs	1.00 mtr on one side	
Above 6mtr and less than 9 mtr	1.5mtr on one side	Nil
More than 9 mtrs	1.5mtr on either side	

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

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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 sha normally be permitted only for the following purposes and access use.

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

(ii) Banks and safe deposit vaults, occupying plinth area not exceeding 300 sqm.

iii) Restaurants occupying plinth area not exceeding 300 sqm without Residential accomodation, eating and catering house and lodging houses for less than 20 occupants.

iv) Hotels, Hostels, boarding and lodging houses and Welfare institutions occupying a plintharea 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 plinth area not exceeding 300 sqm of an organised market.

vi) Bakeries and confectioneries, laundaries, tailoring, goldsmith shops, hair dressing saloons, flour mills, occupying a site not exceeding 300 sqm.

vii) Petrol filling stations, automobile service station, worksh with installation not exceeding 5 HP and occupying a site not exceeding 300 sqm.

viii) Cottage industries listed in G.O.Ms.No.565 & 566 Local Administration dated 13th March 1962.

ix) Religious Building, Community Halls, Kalyanamandapam with a plinth area of 300 sqm.

x) Recreation clubs, library & reading rooms.

xi) Clinics, Dispensaries & Nursing homes.

xii) Government, Municipal and other Institutional sub offices.

xiii) Police Station, Post & Telegraph Offices, Fire stations and electric substations.

xiv) Educational institution excluding colleges.

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(B) The following uses may be permitted by the authority with the prior approval of the Director of Town and Country Planning.

i) Departmental stores, for conduct of retail business, professional consulting offices and uses under clauses(II)(III) (V) without restriction of plinth area.

ii) Colleges, higher educational technical and research institutions.

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

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

(D) The extent of plot size, plot frontage, floor space ind plot coverage, height and setback 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 acc uses.

i) All uses permitted in Primary and Mixed Residential zone.

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

iii) Business offices and other commercial and financial institutions.

iv) Warehouses and other uses connected with storage o Wholesale trade but excluding storage of explosives or products which are either obnoxious or likely to cause health hazardous.

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

vi) Educational, technical and research institutions.

vii) Cinema theatres and other commercial entertainment centres.

viii) Research, experimental and testing laborataries not involving danger of fire, explosion or health hazards.

ix) Automobile repair shops & garages.

x) Small Industries using electric motor 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

x) Installation of electric motor not exceeding 20HP for the incidental to the commercial activities permissible in the zone.

THE TABLE

A.	Minimum extent of plot	40 square metres.
B.	Minimum plot frontage	3.0 mtre.
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 ext of one metre for every 30 cm. by which the building is setback fr the street or 15 metres whicheve less except in areas set apart specifically for multistoryed building.
E.	Minimum setback	In accordance with sub-rule(1) c Rule 6 where no setback lines h been specified the building li shall be as follows.

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1) Front setback

Roadwidth	Setback
7m and below	1.5m
Above 7m and upto 15m	3.0m
Above 15m and upto 30m	4.5m

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

iii) Rear setback — 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) This type of industries will be permissible in the area setapart to the New Town Development Plan for the purpose and the type of Industries permissible.

b) In the controlled 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.

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

iii) All industries using electrical power utilising machine not exceeding 130 Horse power or with employees not exceeding 100 in number but excluding all industries of obnoxious and hazardous nature by reasons of odour, effluent, dust, smoke, gas, vibration, etc., or otherwise likely to cause danger or nuisance to public health or amenity with Pollution Control Board No objection Certificate is obtained.

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

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v) Hotels, Restaurants and clubs, Places for Social interc recreation and worship and dispensaries and clinics.

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

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

ii. All industries upto 200 H.P where sufficient precautio have been taken to the satisfaction of the authority to elimin noxious or dangerous effluents.

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

D) The extent of plot, floor, pace index, setback lines et for controlled 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.mt.
B.	Minimum plot frontage	12 mtr.
C.	i) Minimum Road width	10 mtr.
	ii) Maximum plot coverage	60 percent.
D.	Setback lines-Front setback	In accordance with rules 6(1) where no setback lines havebee specified the building line s be 4.5 metres for roads of wid and below and 6 M upto 15metres, for other roads width exceeding 15 metre, provided that gate pillars, security room of not more thar 4.5 mtr in height and 50 sq.mt in extent shall be permitted in the front building line s

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E.	Side setback	1.5 mtr.
F.	Rear setback	3 metre
G.	Maximum Height	One and half times the width of abutting street provided that this height may be exceeded to the exte of 1 metre for every 30 centimetre by which the building is setback f. the street, or 15 metres which eve less, except in area set apart specifically for multi-storied bui:

13. GENERAL INDUSTRIALZONE:

a) This type of industries will be permitted only within t industrial use zone areas specified in New Town Development Plar

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

i) All Commercial and controlled industrial uses permissib in the General industrial zone.

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

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

iv) Hotels, restaurants and clubs or places for social intercourse, recreation and worship or for dispensaries and clini

v) Residential buildings for caretakers, watchman and othe essential staff required to be maintained in the premises.

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

d) The extent of plot sizes floor space index, setback lines of General industries will be regulated according to table given below for other uses namely residential, commercial controlled, industrial, special and hazardous industrial and institutional uses, etc., They will be regulated in accordance wi the table given under the respective use zone.

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When a site is used both for General Industry and controlled industry the regulation, that will given the development in the site shall be decided on the basis of the dominant type of the industry.

THE TABLE

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

i) Front setback: In accordance with Rule 6(1) where building lines have not been specified the building line shall be 4.5 metres in for all roads. Gate pillars and security room of not more than 4.5 in height 50 square metres extent shall be permitted in the front setback.

iii) Side setback — Minimum 3 metres on the all sides

E. Maximum height: One and half times the width of the abutting street provided this height may be exceeded to the extent of one metre for every 30 centimetres by which the building is setback from street or 15 metres whichever is less.

14. SPECIAL AND HAZARDOUS INDUSTRIAL ZONE:

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

i). All uses involving storage, handling, manufacturing 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.

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ii) All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies acids or other liquids or chemical producing flames, fumes and explosives, poisonous, irritant or corrosive gases;

iii) All uses involving storage, handling or processing of any material producing explosive mixure of dust or which result in the division of matter into fine particles subject to a spontaneous ignition.

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

v) Melting or processing tallow or sulphur;

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

vii) Washing or driving wool or hair;

viii) Making fish oil;

ix) Making soap, boiling or pressing oil, burning bricks, tiles, Pottery or lime;

x) Manufacturing or distilling sago and artificial manure;

xi) Brewin beer, manufactuuring by distillation arrack or spirit containing alcohol, whether dentured or not;

xii) In general any industrial process which is likely tobe dangerous to human life or health or amenity and not permissible in the Use Zones III(a) and III(b) i.e., controlled industrial and the general industrial uze zone;

xiii) Hotels, restaurants and clubs or places for social intercourse,recreation and worship or dispernsaries and clinics and

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

xv) All special and hazardous industries using upto 500 horse power occupying a site area not exceeding 0.5 hectare.

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

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

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

i) All uses under a(i) to XVII above occupying a site area exceeding 0.5 hectare and or 500 H.P and also the list of Highly Polluted industries in G.O.Ms.No.213, Environment and Forest (Ec-1) Department, dated 30.3.89 as annexed in annexure-XIV.

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, setback etc., for special and hazardous industries shall be regulated according to the table given below. For other use viz., Commercial, Contrclled industries General Industries, etc., they will be regulated in accordance with the table given under the respective zones.

THE TABLE

A.	Minimum extent of plot	2500 sqmtrs.
B.	Minimum plot frontage	30 mtr.
C.	i) Minimum road width	20 mtr.
	ii) Maximum plot coverage	60 percent.
D.	Minimum setback, lines.	
	i) Front setback	10 mtrs.
	ii) Rear and side setbacks	6 mtrs.

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

15. EDUCATIONAL USE ZONE

A) In the Educational zone buildings or premises shall be normally permitted for the following purposes and accessory uses.

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

ii) Art Galleries, Museum, Public libraries social and culture institutions and religious buildings.

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

iv) Parks, play fields, Recreation club, Gymnasia, Swimming Pools and other public and semi public open spaces.

v) Broadcasting installation and weather stations.

vi) Public utilities, municipal and community facilities, Community halls.

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

viii) Uses permissible in residential zones - incidental to institutional use.

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

x) Petrol filling stations and automobile service station with installation not exceeding 5 HP.

xi) Installation of electric motors not exceeding 50 HP for laboratory and workshop purpose in the training institutes.

xii) Transportation terminals including bus and railway stations, airport and parking lots and

xiii) Sports stadiums, swimming pools, recreational complexes exhibitions and fairs.

xiv) Hostel and single persons apartments and Restaurants.

b) The following uses may be permitted with the prior approval 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 entertainment centres,

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

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

vi) Crematoria, cemetries, burial and burning grounds.

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

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

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

x) Petrol filling stations and services stations with installation exceeding 5 Horse power.

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

d) The extent of plot, floor space index and setbacks 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		
	i) Front setback	Readwidth	Setback
		Below 7m.	3.0m
		Above 7m & upto 15m	4.5m
		Above 15m	6m
	ii) Side setback	Minimum 3 metres tobe left on either side.	
	iii) Rear set back	Minimum 3 metres.	
E.	Maximum height	One and half times the width of abutting street provided that this height may be exceeded to the exten of 1 mtrs for every 30 centimetres by which the building is setback from the street or 15 mtrs whichev is less, except in areas setapart specifically for multistoryed buildings.	

16. PUBLIC AND SEMI PUBLIC USE ZONE

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

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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 of water for gardening purposes.

iii) Transportation terminals, Cinema theatres and open air theatres, exhibitions, circuses, fairs and festival grounds, public utilities.

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

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

vi) All agricultural uses.

b) All uses not specifically mentioned under rule(a) 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 respectice 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.

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and Private parks, playfields, gardens, caravan and campaign sites and other recreational uses.
5. Dairy and cattle farms.
6. Piggeries and poultry farms;
7. Water tanks and reservoirs;
8. Sewages farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemetaries, Crematoria and burning and burial grounds;
12. Storing and drying of fertilizers;

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13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manufacture;
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying.

b) All uses not specifically permitted under rule (a) and above 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, dt.24.7.1974 is omitted in these rules for the appropriate zoning may also be permitted with subject to the conditions of these rules.

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ANNEXURE-I

P.P APPLICATION FORM'A'

(Vide Rule 2(a)(i) of D.C RULES)

CHITTODU 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)

From

For Office Use only
Ref:
Date received:

To

The Member Secretary,
Chittodu New Town Development Authority,
Chittodu.

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

I forward herewith the following particulars in Quadruplicate duly signed by me and the Licenced Surveyor.

a. A topo plan of the site showing adjoining areas to a radious of 100 metres all round from the proposed layout site under reference, marking 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 passing through the layout and levels of the site.

b. A detailed site plan to a scale of not less than 1:500 showing the proposed layout indicating size of plots, width of the proposed roads, open spaces and amenities provided and type of buildings to be built if any, and

c. The particulars in the Annexure.

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

Date:

Signature of the Owner of land or applicant

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ANNEXURE-II

P.P.Application Form 'B'

(Vide Rule 2(a) of D.C Rules)

CHITTODU 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 of 1972)

From

For Office use only
Ref:
Date received:

To

The Member Secretary,
Chittode New Town Development Authority,
Chittode.

Through

Sir,

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

I intend to put the building and land in S.No. of Block No. of Revenue devision No.of village for purposes.

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

I forward herewith the following particulars in quadruplicate, duly signed by me and the Licenced Surveyor:

a) A key map of the area showing the site in relatin to existing streets and street inter sections, distinguishing clearly therein the boundaries of the site under reference and the adjoining lands owned or controlled by me.

b) A detailed site plan of the land for development to a scale of not less than 1:500.

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

d) The particulars in the Annexure.

I, the owner/legal representative of every part of the land to which the accompanying application relates request that plannin permission for the development may be accorded.

Date:

SIGNATURE OF THE OWNER OF THE LAND AND BUILDING OR APPLICANT.

---

* Strike out the portions which are not applicable.

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ANNEXURE

Tobe completed by the applicant.

1. Applicant(in Block Capitals)

   Name :

   Address :

   Tele.No. :

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 :

      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 of controls any adjoining land and if so give its location and extent :

   d) State whether the proposal involves:

      i) New buildings
      ii) Alteration, extension or addition.
      iii) Change of use.

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

	(1) Building	Extent in Sq.Mts. (2) Land
i) Present use of building/land;		
ii) If vacant the last previous use :		

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4. Information regarding the proposed use. Extent in Sq.Mtrs.

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 (tobe specified) :

5. What provisions have been made for parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provisions on the plans) :

6. Does the proposed development involves the falling of any tree :

7. If yes, indicate the position of plan :

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

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

Signature of the 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 & 3 only.

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i) I agree not to proceed with the development until Planning Permission is granted by the Authority under Section 48 of the Tamil Nadu 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 accordanc with the site and building plans which have approved or in contravention of any provision of the Tamil Nadu 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 of any direction or requisitio lawfully given or made under the said Act, rules or by-laws.

iii) Under Section 54 of the Tamil Nadu 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 orderconfirmed 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 all reasonable times for the inspection of the Member Secretary or any Officer authorised by that behalf.

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

Signature of the Owner of the land or applicant.

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APPLICATION FOR ASSESSMENT OF DEVELOPMENT CHARGES

(Under Rule: 7)

To

The Planning Authority,

Sir,

I intend to develop/institute/change the use of land/building as per details furnished in the statment below for which Permissio is required under this Act. It hereby request that you will be pleased under section to declare the liability of land and/or building for the levy of development charges and to determine the development charges payable and communicated the same to me.

Yours faithfully,

1. a. Name Owner/Occupier :
   b. Full address :
   c. Name of Applicant :
   d. Date of application for permission :

2. Description of land or building for which development charges has to be assessed

   a. Door No. :
   b. Survey No. and Sub-division No. if any :
   c. Name of street :
   d. Name of division or ward :
   e. Village or town :

3. Land

   i. Total area of the land in hectares :
   ii. Present use : Residential/Industrial/ Commercial/Miscellaneous
   iii. Use proposed : Residential/Industrial/ Commercial/Miscellaneous

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Building

i.	Plinth area of the building	:	
ii.	Present Use	:	Residential/Industrial/ Commercial/Miscellaneous
iii.	Use proposed	:	Residential/Industrial/ Commercial/Miscellaneous

4. Any other particulars supporting the application :

Date:

Station:

SIGNATURE OF THE APPLICANT

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No.

Chittodu New Town
Development Authority,
10, Bhavani Main Raod,
Chittodu - 638 102.

I. Checklist to be enclosed with Planning Permission Application for a LAYOUT

1. If Form 'A' duly filled in and signed by the owner and licenced surveyor enclosed? Yes/No

2. a) Have 4 sets of plans been filed? Yes/No
   b) In the sub-divisions proposed, have reservations for 10/15% space beed made? Space for circulation and access to open the layout site been detailed in the plans? Yes/No

3. Have surrounding details to a radius of 300m drawn a scale of not less than 1:1500 been furnished in the plans? Yes/No

4. Have documents (Sale deed/Leese deed etc.) in support of title to the property been filed? Yes/No

5. Have a copy of FMB sketch/extract(duly authenticated been filed? Yes/No

6. Is ULC exemption certificate(if the site life in urban agglomeration)enclosed? Yes/No

Signature of the Applicant

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ANNEXURE III

FORM I

Chittodu New Town
Development Authrotiy,
Chittodu - 638 102.

AFFIDAVIT

I have signed this application in my capacity as Owner/Power Agent and declare that to the best of my knowledge and belief the statement made herein are true and factual.

OWNER/POWER AGENT.

AFFIDAVIT

I have signed this application in my capacity as the Licenced Surveyor and declare that the checklist and statement made therein are to the best of my knowledge and belief.

LICENCED SURVEYOR

(For all Planning Permission Applications)

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ANNEXURE XI

EXISTING AND PROPOSED NAMES OF ALL MAJOR ROADS WITH SETBACK LINES

Sl.No.	Proposed Major Roads	Width of Proposed Road	Set back	Width of Existing Road
1)	A1 A1	60'	15'	-
2)	A2 A2	60'	15'	-
3)	A3 A3	60'	15'	-
4)	A4 A4	60'	15'	-
5)	A5 A5	60'	15'	-
6)	A6 A6	60'	15'	
	Existing Major Roads			
7)	B1 B1(NH 47)	-	20'	-
8)	B2 B2(NH 47)	-	20'	-
9)	B3 B3(NH 47)	-	20'	-
10)	B4 B4(NH 47)	-	20'	-
11)	B5 B5( )	-	20'	-
12)	B6 B6	-	20'	-
13)	B7 B7	-	20'	-
14)	D8 D8	-	20'	-

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ANNEXURE XII

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

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

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

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59. Industry relating to ply shuttle looms making.
60. Printing andallied trade - Book binding, block making.
61. Ribbon manufacture.
62. Spinning cotton and wool in charkas.
63. Storing of articles in frigidaire.
64. Manufacture of syrups, aerated waters and ice-making.
65. Tailoring.
66. Twisting and throwing of silk and cotton yarn.
67. Twisting and winding of silk thread, cotton thread and artificial yarn
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving - cotton, woollen, tusser, jute, matks, silk.
71. Wood turners industry.
72. Wool clipping and grading.
73. Manufacture of woollen fabrics and woollen goods.

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ANNEXURE XIII

List of Cottage Industries as per G.O.Ms.No.566, Local Administrat. dt. 13.3.62.

1. Arecanut cutting.
2. Appalam manufacture.
3. Dee-keeping(agriculture)honey and bee's wax.
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, datepalm or palmyrah and coconut treets, handmade sugar, sugar candy.
11. Jam, jellies and preserves.
12. Syrups, aerated water ice-making.
13. Vermicelli manufacture.
14. Apparel and readymade clothing (including sarees, dhoties)
15. Artificial flowers.
16. Aloe fibre extraction - palmyrah, coconut fibres.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.
21. Button-making out of mother-of-pearl, horns, brass and tin.
22. Calico printing.
23. Canvas shoes manufacture.
24. Embroidery. knitting, 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 craft, money-purse, hand bags.
30. Weaving-cotton, wool, tusser, jute, matka, silk.

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

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65. Minor radio parts manufacture.
66. Braided cord manufacture.
67. Storing of articles in frigidaires..
68. Toys.
69. Clips.
70. Decorticating dhall by hand-grinding.
71. Twisting and throwing of silk and cotton yarn.
72. Twisting and winding of silk thread, cotton thread and articifial yarn.
73. Wax coating on paper and cloth.

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ANNEXURE XIV

LIST OF HIGHLY POLLUTING INDUSTRIES

as per G.O.Ms.No.213, Environment and Forest (EC-1)Department dt. 30.3.89.

1. Distilleries.
2. Tanneries, Sago, Sugar, Dairies and Glue.
3. Fertilizer.
4. Pulp and Paper(with digestor).
5. Chemical units generating trade effluent containing such pollutants which may tend to pollute air, water and land before treatment and those chemicals which may alter the environmental quality by undergoing physical, chemical and biological transformation.
6. Petroleum, Refinery.
7. Textile Dying Units.
8. Steel Plant (Electroplating, Heat treatment etc.,)
9. Ceramics.
10. Thermal Power Station.
11. Basic Drug Manufacturing units.
12. Pesticide.
13. Asbestos.
14. Foundries.

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Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Development Authority - Chittodu-Declaration of site for New Town under section 10(1)(c) of the Tamilnadu Town and Country Planning Act, 1971-Preliminary Notification-Issued

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 589 Dated 21st July 1981

READ: From the Director of Town and Country Planning Letters Roc.No.27615/79 D6 dated 23.9.80 and 28.2.81

ORDER:

It is proposed to declare the Local Area in column (3) of the Table in the Notification appended to this order, forming a site for New Town mentioned in the corresponding entry in column (2) thereof to be a site for the New Town and to constitute for such New Town and New Town Development Authority.

2. The appended Notification will be published in the TamilNadu Government Gazette and republished in English and in Tamil in the Periyar District Gazette. The Collector of Periyar District is requested to republish the notification in the District Gazette.

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

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

(BY ORDER OF THE GOVERNOR)

P. KANDASAMY
COMMISSIONER & SECRETARY TO GOVT.

/true copy/

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/12/94

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by clause (c) of sub section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamilnadu hereby declares his intension to specify the areas specified in Column (3) of the Table below as the site for the town with the name specified in the corresponding entry in Column (2) thereof.

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

THE TABLE

Sl. No.	Name of the New Town.	Area forming the site for the Newtown
		No. and Name of Revenue Villages
1.	2.	3.
1.	Chittodu	Erode Taluk 1. 58. Chittodu 2. 59. Nallagoundanpalayam 3. 60. Kumilamparappu 4. 61. Suryampalayam 5. 62. Mettunasuvampalayam

P. KANDASAMY
COMMISSIONER & SECRETARY TO GOVERNMENT.

/true copy/

10.2.94

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Development Area - Chittodu - Periyar District - Declaration under section 10(1)(c) of the Tamilnadu Town and Country Planning Act 1971 - Preliminary Notification issued- Confirmation under section 10(4) of the Act - Ordered.

- -

HOUSING AND URBAND DEVELOPMENT DEPARTMENT

G.O.Ms.No.1129 Dated 22nd December 1982

READ:

1. G.O.Ms.No.589 Housing and Urban Development dated 21.7.81
2. From the Collector of Periyar District Letter Ref.No. 94013/81 A2, dated 26.11.1981.
3. From the Director of Town and Country Planning letter Roc.No.31745/80 MP dated 3.4.82, 1.6.82, 27.8.82

* * *

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a New Town Area and to constitute for such New Town, a New Town Development Authority was published at page 535 of Part II Section 2 of the Tamilnadu Government Gazette dated 19th August 1981 for general information as required under sub-section (3) of section 10 of the Tamilnadu Town and Country Planning Act, 1971(Tamilnadu Act 35 of 1972). The objections or suggestions received have been overruled, since they were received after two months from the date of publication of the preliminary notification. Government declare the local areas specified in column (3)ofthe Table in the notification appended to this order to be a New Town Area by name specified in the corresponding entry in column(2) thereof.

3. The appended notification will be published in the Tamil Nadu Government Gazette.

(By Order of the Governor)

C. Ramachandran,
Commissioner & Secretary to Government.

// true copy //

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section(4) of section 10 of the Tamil Nadu Town and Country Planning Act 1971(Tamil Nadu Act 35 of 1972)and after previous publication of the declaration under sub-section(1) thereof, the Governor of Tamilnadu hereby declares the area comprising the revenue villages specified in column (3) of the Table below to be the site for the New Town under the name specified in the corresponding entry in column(2) thereof.

THE TABLE

Sl.No.	Name of New Town	Area forming the site for the New Town Area
		Number and Names of the Revenue Villages
1.	2.	3.
1.	Chittodu	Erode Taluk 58 Chittodu 59 Nallagoundanpalayam 60 Kumuliamparappu 61 Suryampalayam 62 Mettunasuvampalayam

C. RAMACHANDRAN,
Commissioner and Secretary to Govt.

/Forwarded/By order/

(Sd).....
SECTION OFFICER.

// true copy //

10.2.94

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of:

Declaration of area comprising certain revenue villages as New Town with name Chittodu

(G.O.Ms.No. 1129, Housing and Urban Development, 22nd December 1982)

No.II (2)/HOU/133/83--In exercise of the powers conferred by sub-section(4) of section 10 of the Tamil Nadu Town and Country Planning Act 1971(Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub-section(1) thereof, the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column (3) of the Table below to be the site for the New Town under the name specified in the corresponding entry in column(2) thereof:-

THE TABLE

Serial Number	Name of new Town	Area forming the site for the New Town Area
		Number and Name of the Revenue villages.
(1)	(2)	(3)
1.	Chittodu	Erode Taluk 58 Chittodu 59 Nallagoundanpalayam 60 Kumuliparappu 61 Suryampalayam 62 Mettunasuvampalayam

C. RAMACHANDRAN,
Commissioner and Secretary to Govt.

// true copy //

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of Notification published in the Periyar District Gazette No.1, dated 28th January 1991:

NOTIFICATION BY GOVERNMENT

Declaration of area comprising certain revenue villages.

(G.O.Ms.No. 1129, Housing and Urban Development, 22nd December 1982.)

New Town with name Chittodu
(No.II (2) HOU/133/83)

In exercise of the powers conferred by sub-section(4) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act, 35 of 1972) and after previous publication of the declaration under sub-section (1) thereof, the Governor of TamilNadu hereby declares the area comprising the revenue villages specified in column (3) of the table below to be the site for the New Town under the name specified in the correspomding entry in column (2) thereof:-

THE TABLE

Serial No.	Name of the New Town	Area forming the site for the New Town area
		Number and name of the Revenue Villages
(1)	(2)	(3)
1.	Chittodu	Erode Taluk-- 58 Chittodu 59 Nallagoundanpalayam 60 Kumuliparappu 61 Suryampalayam 62 Mettunasuvampalayam

C. RAMACHANDRAN,
Commissioner and Secretary to Government.

// true copy //

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of:

GOVERNMENT OF TAMILNADU

ABSTRACT

New Town Development Authority - Chittodu - Appointment of members under section 11(4) of the Town and Country Planning Act 1971 - Orders passed.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 555 Dated: 18.7.84.
Read:

1. G.O.Ms.No. 589, Hg. & UD. Dt.21.7.81.
2. G.O.Ms.No. 1129, Hg. UD, Dt.22.12.82.
3. From the DT&CP Roc.No.31475/80 MP, Dt.28.6.83.

* * *

ORDER:

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

(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 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. In G.O. econd read above, the Government have declared the Chittodu New Town Area under section 10(4) of the said Act.

3. The Government accordingly, after consulting the Director of Town and Country Planning, Constitute the Chittodu New Town Development Authority under section 11(1) of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972)and appoint members of the said New Town Development Authority under section 11(4) of the Act as follows:-

(...2)

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Designation	Persons appointed
Chairman	District Collector, Periyar District, Erode.
Member	Senior Deputy Director of Town and Country Planning, Coimbatore.
Members	1. Member of Legislative Assembly, Erode Assembly constituency. 2. Thiru.Rama Lakshmanan, Secretary, Erode Arts College, Erode. 3. Thiru.C.Doraisamy, Proprietor of C.D Oil Mills (and) Sri Krishna refineries, Erode. 4. Thiru.N.Radhakrishnan, Member of the Vasuvi College.
Member Secretary	Assistant Director of Town and Country Planning (having jurisdisction over Chittodu).

4. Orders regarding the appointment of a Member under section 11(4) (b) of the Town and Country Planning Act, 1971 (Tamil Nadu Act of 1972) will be issued separately.

(BY ORDER OF THE GOVERNOR)

(Sd).....
Secretary to Government.

/true copy/

Office of the Senior Deputy Director of Town and Country Planning, Coimbatore - 11.

Endt.Roc.No.8517/84 CPNR.3 Dt.7.11.84

Copy communicated.

(Sd).....
for Senior Deputy Director.

//true copy//

10.2.94
Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of:

GOVERNMENT OF TAMILNADU

ABSTRACT

New Town Development Authority - Chittodu New Town Development Authority - Appointment of Members under section 11(4)(d) of the Tamil Nadu Town and Country Planning Act, 1971 - Orders Issued.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENTS

G.O.Ms.No.1250 Dated: 9th October 1990

Read:-

1. G.O.Ms.No.555, Housing and Urban Development dated 18.7.84
2. From the Director of Town and Country Planning Lr.Roc.No.15753/88/MP2 dated 3.6.88 and 13.7.90

* * *

ORDER:

Orders were issued in the G.O first read above for constitution of the Chittode New Town Development Authority under section 11(1) of the Tamil Nadu Town and Country Planning Act, 1971 and for appointment of members or the said New Town Development Authority as detailed below, under section 11(4).

Designation		Persons appointed
Chairman (Under Section 11(4)(a)	..	District Collector, Periyar District.
Member (Under section 11(4)(b)	..	Senior Deputy Director of Town and Country Planning, Coimbatore.
Members (Under section 11(4)(d)	..	1.M.L.A., Erode Assembly Constituency. 2.Thiru Rana Lakshmanan, Secretary, Erode Arts College. 3.Thiru.C.Doraisamy, Proprietor of C.D.Oil Mills. 4.Thiru.N.Radhakrishnan, Member of Vasavi College.
Member Secretary (Under section 11(4)(c)	..	Assistant Director of Town and Country Planning(having jurisdiction over Chittodu)

(...2)

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2. The Director of Town and Country Planning in his letter read above has forwarded proposal for appointment of one Major K.Srinivasan, Principal, Institute of Road and Transport Technology, Erode in the place of Thiru.C.Doraisamy who expired on 29.1.87. The District Collector and the Chittodu New Town Development Authority have recommended the above appointment.

3. The Director of Town and Country Planning has also forwarded another proposal for appointment of one Thiru. K.Karuppannasamy, Ex.Village Munsif of Chittodu in the place of Thiru.Rama Lakshmanan, Secretary, Erode Arts College who resigned his membership. The Chittodu New Town Development Authority has recommended the above appointment.

4. Accordingly the Government, after careful consideration of the proposals of Director of Town and Country Planning, appoint Major K.Srinivasan, Principal, Istitute of Road and Transport Technology, Erode and Thiru.K.Karuppannasamy, Ex.Village Munsif of Chittodu as Members of the Chittodu New Town Development Authority under section 11(4)(d) of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) in the place of (Late)Thiru.C.Doraisamy and Thiru. Rama Lakshmanan.

(BY ORDER OF THE GOVERNOR)

L.K. TRIPATHY,
SECRETARY TO GOVERNMENT.

/true copy/

Office of the Director of Town and Country Planning, Master Plan Divn., 807, Anna Salai, Madras - 600 002.

Endt.Roc.No.15753/88-MPA2 Dated: 25.10.90

Copy of G.O.Ms.No.1250 dated 9.10.90 is communicated.

(Sd).....
FOR DIRECTOR OF TOWN AND COUNTRY PLANNING.

// true copy //

10.2.94

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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1986ம் ஆண்டு ஏப்ரல் திங்கள் 15ம் நாள் நடைபெற்ற சித்தோடு புதுநகர் வளர்ச்சிக் குழும கூட்டத்தின் தீர்மானம் எண் 2-ன் உண்மை நகல்:

பொருள் எண்:-2

சித்தோடு உள்ளூர் திட்டக் குழுமப் பகுதிக்கு, உள்ளூர் திட்டக் குழுமம் சார்பாக நகர் ஊரமைப்பு முதுநிலை துணை இயக்குநர், கோவை அவர்களால் தயாரிக்கப்பட்டிருக்கும் சித்தோடு புதிய நகர் அபிவிருத்தி முழுமைத்திட்டத்தின் தற்போதைய நில மற்றும் கட்டிட உபயோக வரைபடத்தினை ஏற்றுக்கொள்வதற்கும் நகர் ஊரமைப்புச் சட்டம் 1971, பிரிவு 17ன்படி உத்தேச நிலஉபயோக வரைபடத்திற்கு ஏற்பளித்தும் (For Adoption)சித்தோடு புதுநகர் அபிவிருத்தி திட்டம் முழுமைத்திட்டத்தினை தமிழ்நாடு நகர் ஊரமைப்பு சட்டம் பிரிவு 24(2)ன்படி அரசின் முன் இணக்கத்திற்கு சமர்ப்பிக்கவும் தீர்மானம் இயற்றுதல்.

தீர்மானம் எண்:-2

சித்தோடு புதுநகர் அபிவிருத்தி திட்டத்திற்கு முதுநிலை துணை இயக்குநர் தயாரித்துள்ள முழுமைத்திட்டத்தில் தற்போதைய நில மற்றும் கட்டிட உபயோக வரைபடத்தினை ஏற்பளித்தும், நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 17ன்படி உத்தேச நிலஉபயோக வரைபடத்திற்கு ஏற்பளித்தும், (For Adoption) சித்தோடு முழுமைத்திட்டத்தினை தமிழ்நாடு நகர் ஊரமைப்பு சட்டப்பிரிவு 24(2)ன்படி அரசின் முன் இணக்கத்திற்கு சமர்ப்பிக்கவும் இக்குழு தீர்மானத்தினை ஏற்றுக்கொள்கின்றது.

(ஒம்).....

தலைவர்,
சித்தோடு புதுநகர் அபிவிருத்திக்
குழுமம் மற்றும் பெரியநாயர்
மாவட்ட ஆட்சியாளர்.

/ உண்மை நகல் /

உறுப்பினர் செயலர்/உதவி இயக்குநர்,
சித்தோடு புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு.

16/2/94

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Copy of:

GOVERNMENT OF TAMILNADU

ABSTRACT

Master Plan for Chittodu New Town Local Planning Area - Consent of the Government to the publication of notice of preparation of Master Plan - Accorded.

- -

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.33, Dated: 25th January, 1988.

Read:-

From the Director of Town and Country Planning,
Lr.No.Roc.39369/85/MP1, dt.23.7.86 and 6.10.87

....

ORDER:

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

2. The draft Master Plan Chittodu New Town Development Area as approved by Government under section 24(2) of the said Act, is returned to the Director of Town and Country Planning and he is requested to acknowledge the receipt for the same. The Director of Town and Country Planning is requested to ensure that the various requirement specified in the Tamil Nadu Town and Country Planning Act and the Master Plan Rules are stricly adhered to by the New Town Development Authority before the Master Plan is resubmitted to Government for final approval. The Government have also decided to grant time till 18.7.86 to the Chittodu New Town Development Authority for the preparation of existing land use Map and building use Map.

(BY ORDER OF THE GOVERNOR)

V. SELVARAJ,
COMMISSIONER & SECRETARY TO GOVT.

/true copy/

Office of the Director of Town and Country Planning, Master Plan Division, Madras-2.

Endt.No.3711/85/MP1 Dated: 16.3.88

Copy of G.O.Ms.No,33 H&UD dt.25.1.88 is communicated.

(Sd).....
for DIRECTOR OF TOWN & COUNTRY PLANNING.

// true copy //

1-.2.89

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of:

PREPARATION OF MASTER PLAN BY CHITTODE NEW TOWN DEVELOPMENT AUTHORITY FOR CHITTODE NEW TOWN DEVELOPMENT AREA.

FORM I

(Notice of preparation of Master Plan under section 26 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972)

(Under Rule 7 of the Master Plan, Preparation, Publication and sanction Rules.)

(Roc.No.13/87)

No. VI (I)/748/88

1. The Master Plan prepared by the Chittode New Town Development Authority for the Chittode New Town Development area and consent accorded by Government under Section 26 issued in G.O.Ms.No.33, dated 25th January 1988 by Housing and Urban Development Department, is hereby published.

2. The Master Plan together with all enclosures may be inspected free of cost during office hours at the Office of the Chittode New Town Development Department, is hereby published.

3. Any person affected by the Master Plan may within sixty days from the date of Publication of the notice in the Tamil Nadu Government Gazette, communicate in writing or represent in person to the Chairman of the Chittode New Town Development Authority any objection or suggestion relating thereto.

R. GOPALAN,
Member Secretary,
Chittode New Town Development
Authority.

Chittode,
27th July 1988.

// true copy //

10.2.84

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/84

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Copy of:

தினமலர், சேலம் 8.9.88

CHITHODE NEW TOWN DEVELOPMENT AREA

CHITHODE

Under rule 15 of the master plan (preparation, publication and sanction)rules the notice of preparation of master plan published in Tamil Nadu Government gazette (Part VI Section 1 Page...)dated is hereby republished.

R. GOPALAN,
MEMBER SECRETARY,
CHITHODE NEW TOWN DEVELOPMENT AUTHORITY,
CHITHODE.

Station: CHITHODE.

Dated:

GENERAL NOTIFICATIONS

Preparation of master plan by chithode new town development authority for chithode new town development area.

Notice of preparation of master plan under section 26 of Tamil Nadu town and Country Planning act 1971(Tamilnadu act 35 of 1972)

(Under rule 7 of the master plan preparation, publication and sanction rules).

Roc.No.13/87.

FORM-I

1. The master plan prepared by the chithode new town development authority for the chithode new town development area and consent accorded by government under section 26 issued in G.O.Ms.No.33 dated 25th January 1988 by housing and urban development department is hereby published.

2. The master plan together with all enclosures may be inspected free of cost during office hours at the office of the Chithode new town development authority/Chithode.

3. Any person affected by the master plan may within sixty days from the date of publication of the notice in the Tamilnadu government gazette, Communicate in writing or represent in person to the Chairman of the Chithode new town development authority any objection(or)suggestion relating thereto.

R.GOPALAN,
MEMBER SECRETARY,
CHITHODE NEW TOWN DEVELOPMENT AUTHORITY,
CHITHODE.

Dated:

// true copy //

1-2-94

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/2/94

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Copy of:

SUPPLEMENT TO PERIYAR DISTRICT GAZETTE OCTOBER - 1988

NOTIFICATION

CHITHODE NEW TOWN DEVELOPMENT AUTHORITY
CHITHODE.

Under rule 15 of the Master Plan(preparation, publication and sanction)rules the notice of preparation of master plan published in Tamil Nadu Government gazette No.36(Part VI, Section 1, Page 313, dated 14.9.1988)is hereby republished.

R.GOPALAN,
MEMBER SECRETARY,
CHITHODE NEW TOWN DEVELOPMENT
AUTHORITY, CHITHODE.

Station: CHITHODE,

Dated: 3.10.1988.

GENERAL NOTIFICATIONS

Preparation of master plan by Chithode new town development authority for Chithode new town development area.

Notice of preparation of master plan under section 26 of Tamil Nadu town and Country Planning act 1971(Tamilnadu act 35 of 1972).

(Under rule 7 of the master plan preparation, publication and sanction rules).

Roc.No.13/87.

FORM-I

1. The master plan prepared by the Chithode new town development authority for the Chithode new town development area and consent accorded by Government under section 26 issued in G.O.Ms.No.33 dated 25th January 1988 by Housing and urban Development department is hereby published.

2. The master plan together with all enclosures may be inspected free of cost during office hours at the office of the Chithode New town development authority, Chithode.

3. Any person affected by the master Plan may within sixty days from the date of publication of the notice in the Tamilnadu government gazette, communicate in writing (or) represent in person to the Chairman of the Chithode New town development authority and objection and suggestion relating thereto.

R.GOPALAN,
MEMBER SECRETARY,
CHITHODE NEW TOWN DEVELOPMENT AUTHORITY,
CHITTODE.

Dated: 27th July,1988.

// true copy //

10.2.96

Member Secretary/Assistant Director,
Chittode New Town Development Authority,
Chittode.

10/96

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28.1.94 அன்று நடைபெற்ற சித்தோடு புதுநகர் வளர்ச்சிக் குழுமத்தின் 1994ம் ஆண்டின் முதலாவது கூட்ட நிகழ்ச்சிப் பதிவுநகல். 100

பொருள் எண் :-3

சித்தோடு புதுநகர் அபிவிருத்தி திட்டமானது நகர் ஊரமைப்பு இயக்குநர் அவர்கள் கடிதம் நே.மு.க.எண் 9288/93 முதி1, நாள் 20.12.93-ன்படி அரசின் இறுதி ஒப்புதலுக்கு 31.12.93க்குள் சமர்ப்பிக்கும்படி கோரப்பட்டதற்கு இணங்கவும், நகர் ஊரமைப்பு இயக்குநர் அவர்கள் கடிதம் ந.க.எண்.3711/88 முதி2 நாள் 13.6.91 மற்றும் 31.1.92 -ல் ஒப்புதல் அளிக்கப்பெற்ற சித்தோடு புதுநகர் அபிவிருத்தி குழுமத்திட்டத்திற்கான ஆலோசனைகள் மற்றும் ஆட்சேபனைகளின் மீது ஒப்புதல் வழங்கிய அடிப்படையிலும், நகர் ஊரமைப்பு இயக்குநர் கடிதம் மு.மு.ந.க.எண் 17034/93 பிஎ2, நாள் 6.5.93-ல் கூறிய அறிவுரையின்படி, இணக்கம் அளிக்கப் பெறுவதற்கு முன்பு நகர் ஊரமைப்புத்துறையால் ஒப்புதல் வழங்கப்பட்ட கீழ்க்கண்ட அபிவிருத்தி திட்டத்தில் மாற்றம் செய்யும்.

கிராமம்	ச.எண்	ஒப்புதல் எண்	நிலஉபயோக மாற்றம்	பரப்பு
1. Suriyam-palayam	13/6	LP/R(CN)No.188/80 3866/80CNR-4	(Ag.to PR)	1.60.0 Hec
2. - do -	268/p, 269/p	LP/R(CN)No.363/80 (7839/80CNR 4)	(Ag. to MR)	2.01. Ac
3. - do -	419/5, 420/3 to 9	LP/R(CN)No.132/83 (C.No.2282/83)	(Ag to PR)	25260 Sq.Mt.
4. - do -	434/2,455/1,2, 3,4,5p,7,8	LP/R(CPN)No.415/86 C.No.8590/86CPNR3	(Ag.to PR)	5.10 Ac.
5. - do -	434/3p & 434/4p	LP/R(CPN)No.304/87 (CNo.4556/87)	(Ag.to PR)	3.27 Ac.
6. - do -	459/1p,2,3,4 5p,6p,7p 462,478,477	LP/DTCP No.67/88 (C.No.16161/88)	(Ag.to PR)	10.49.Ac.
7. - do -	220/1,2,3,4,5, 221/1,3,4,223/1-16 224/1,3,225,226/1,2 227/1,5,229/1,2,3,4, 6,230/1,2,4,231/1,2, 232/1,2,3,233/1,2, 240/4,243,244/1,2,3, 250/2,3,4,5,6,251/1,2, 252/1,2,3,4.	LP/DTCP NO. 11/87 C.No.21871/87G1	(C,I,P. to MR)	100.07. Ac.
8. Kumilam-parappu	22	LP/R(CN)No.405/81 C.No.7522/81CNR 3	(I to PR)	12.04. Ac.
9. -do-	9/p,10/1p, 23/p	LP/R(CN)No.460/81 C.No.8245/81CNR 3	(P to PR)	10.71 Ac
10. -do-	23p,24p,25p	LP/R(CN)No.46/81 C.No.8244/81CNR3	(I to PR)	12.94 Ac.
11. -do-	4/5, 10/1	LP/R(CN)No.284/82 C.No.6446/82 CNR	(P to PR)	0.73.0 Hec
12. Nalla goundam palayam	181/1,2 &3	LP/R(CPN)No.380/86 C.No.34/86 CNR 3	(Ag.to PR)	1.25 Ac.
13. -do-	181/2p 181/3p	LP/R(CN)No.59/87 C.No.383/87 CNR	(Ag. to PR)	3.20 Ac.
14. Mettunasu-Vampalayam	188/1to	LP/R(CN)No.116/83		1.406.3 Hec.

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அரசால் ஒப்புதல் வழங்கிய கீழ்க்கண்ட நில உபயோக மாற்றங்களை அபிவிருத்தித் திட்டத்தில் மேற்கொள்ளப்படும்

1. நல்லகவுண்டன்பாளையம் ச.எண் 184,
அரசாணை எண் 1572 வீ.வ.(ம)ந.வ.துறை, நாள் 26.12.90
(Ag. to I) பரப்பு 1.01.0 ஹெக்டேர்

2. நல்லகவுண்டன்பாளையம் ச.எண் 130/7,
அரசாணை எண் 154, வீ.வ(ம)ந.வ.துறை, நாள் 1.2.91
பரப்பு 3580 ச.மீ.(MR to CI)

3. நல்லகவுண்டன்பாளையம் ச.எண்.139 பகுதி
அரசாணை எண் 275, வீ.வ.(ம)ந.வ.துறை, நாள் 7.4.93
பரப்பு 2.02 ஏக்கர் (PR to CI)

4. சூரியம்பாளையம் ச.எண் 63/3 & 71/1 to 8
அரசாணை எண் 466, வீ.வ(ம) ந.வ.துறை நாள் 7.8.92
பரப்பு 5.81½ Acc(Ag. to I).

5. சூரியம்பாளையம் ச.எண்78/1ப மற்றும் 78/2,3,4,5,
அரசாணை எண் 757 வீ.வ(ம)ந.வ.துறை, நாள் 3.5.91
பரப்பு 4.05 ஏக்கர் (P R to I).

6. குமிளம்பரப்பு கிராமம், ச.எண் 140/1 to 4, 140/6,
அரசாணை எண் 835, வீ.வ.(ம) ந.வ.துறை, நாள் 11.12.92
பரப்பு 3.75 ஏக்கர் (Ag. to PR).

புதிய சித்தோடு புதுநகர், அபிவிருத்தித் திட்டத்தின் உத்தேச நில உபயோக வரைபடம் தயாரிக்கப்பட்டு குழுமத்தின் ஒப்புதலுக்காக வைக்கப்படுகிறது.

தீர்மானம் எண் :3

புதிய சித்தோடு புதுநகர் அபிவிருத்தித் திட்டத்தின் நில உபயோக வரைபடத்திற்கு ஒப்புதல் அளிக்கப்படுகிறது.

(ஒம்) . . . . .
உறுப்பினர் செயலர்,
புதுநகர் வளர்ச்சிக்குழுமம்
சித்தோடு

(ஒம்) . . . . . .
தலைவர்/மாவட்டஆட்சித்தலைவர்
புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு,
பெரியார் மாவட்டம்.

// உண்மை நகல் //

10.2.94

உறுப்பினர் செயலர்/உதவி இயக்குநர்
சித்தோடு புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு.

10/2/94

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28.1.94 அன்று நடைபெற்ற சித்தோடு புதுநகர் வளர்ச்சிக் குழுமத்தின் 1994-ம் ஆண்டின் முதலாவது கூட்ட நிகழ்ச்சிப் பதிவுநகல்

பொருள் எண் : 4

பொருள் எண் 3-ன் அடிப்படையில் திட்ட அறிக்கைகள், இணக்கம் அளிக்கப் பட்ட நிலையில் உள்ள நிலஉபயோக வரைபடங்கள் மற்றும் உத்தேச நில உபயோக வரைபடங்கள் ஆகியவை தயார் செய்து நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 28 மற்றும் புதுநகர் அபிவிருத்தி திட்ட தயாரிப்பு விதி எண் 10-ன்படி அரசின் இறுதி ஒப்புதலுக்கு நகர் ஊரமைப்பு இயக்குநர் மூலம் சமர்ப்பிக்க குழுமத்தின் ஒப்புதல் வேண்டி சமர்ப்பிக்கப்படுகிறது.

தீர்மானம் எண் : 4

நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 28 மற்றும் புதுநகர் அபிவிருத்தித் திட்ட தயாரிப்பு விதி எண் 10-ன்படி அரசு ஒப்புதல் அளிக்க பரிந்துரைக்கப்படு கிறது.

(ஒம்) . . . . . .
உறுப்பினர் செயலர்,
புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு.

(ஒம்) . . . . . .
தலைவர்/மாவட்டஆட்சித்தலைவர்
புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு,
பெரியார் மாவட்டம்.

// உண்மை நகல் //

1-12-94

உறுப்பினர் செயலர்/உதவி இயக்குநர்,
சித்தோடு புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு.

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28.1.94 அன்று நடைபெற்ற சித்தோடு புதுநகர் வளர்ச்சிக் குழுமத்தின் 1994ம் ஆண்டின் முதலாவது கூட்ட நிகழ்ச்சிப் பதிவுநகல்

பொருள் எண் :-5

சித்தோடு புதுநகர் அபிவிருத்தி திட்டமானது அரசால் 25.1.1988 அன்று இலக்கம். அளிக்கப்பெற்று இவ்வலுவலகத்தில் 4.7.88 அன்று பெறப்பட்டது. அதன்படி 4.9.88-க்கு உள்ளாக அரசின் இறுதி ஒப்புதலுக்கு சமர்ப்பிக்கப்பட வேண்டும். ஆனால் பல நிர்வாக காரணங்களினாலும் வேறு பல காரணங்களி னாலும் உரிய காலத்தில் அரசின் இறுதி ஒப்புதலுக்காக சமர்ப்பிக்க இயலவில்லை. தற்போது அரசின் இறுதி ஒப்புதலுக்காக சமர்ப்பிக்கப்பட உள்ளதால், இவ்விடைப் பட்ட காலதாமதத்திற்கு காலதாமத பிழையை பொறுத்துக்கொள்ள அரசிடம் கேட்டுக்கொள்ளலாம்.

தீர்மானம் எண் :5

அரசுக்கு பரிந்துரைக்கப்படுகிறது.

(ஒம்)
உறுப்பினர் செயலர்,
புறநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு.

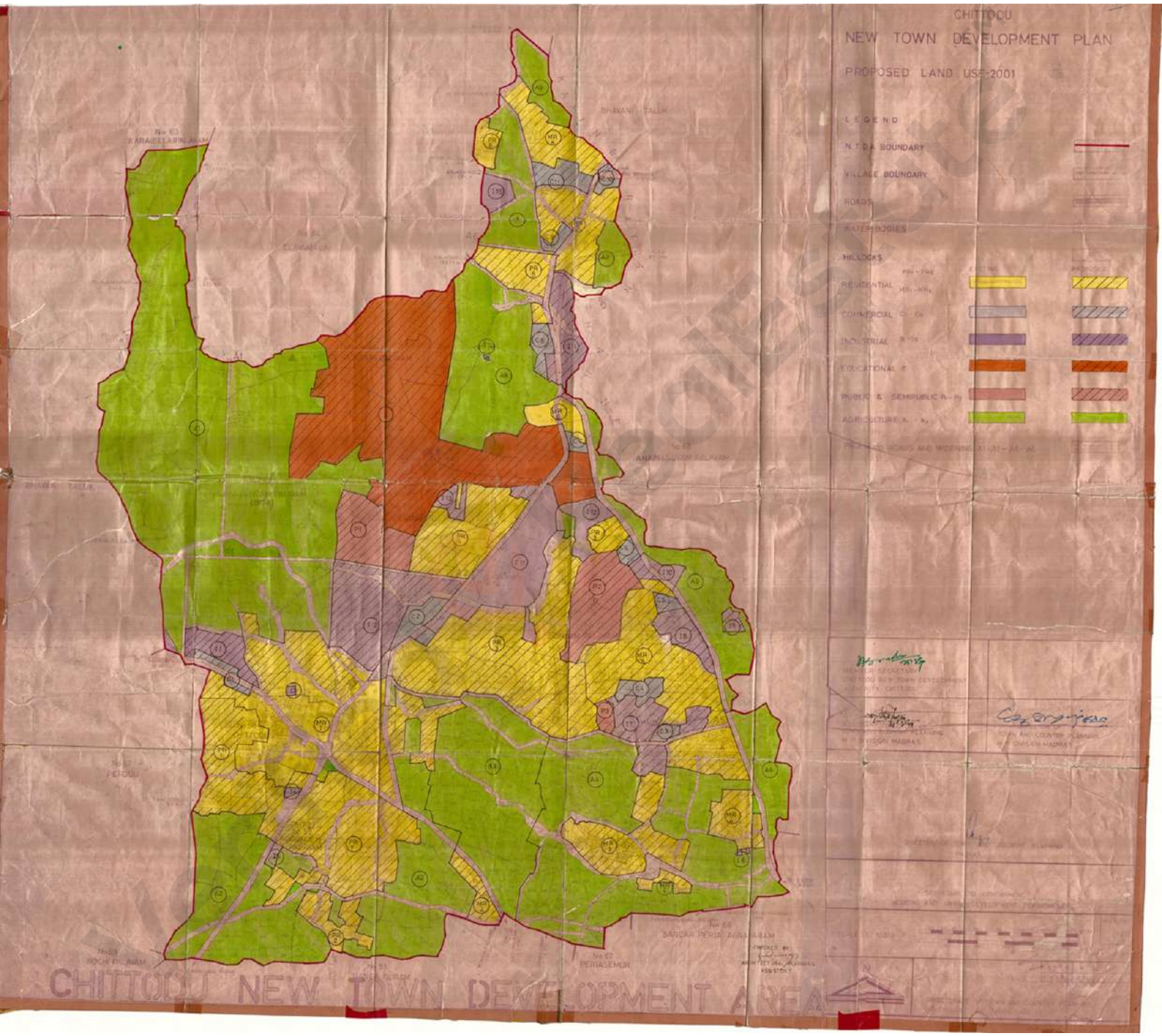
(ஒம்)
தலைவர்/மாவட்ட ஆட்சித்தலைவர்,
புதுநகர் வளர்ச்சிக்குழுமம்,
சித்தோடு,
பெரியார் மாவட்டம்.

// உண்மை நகல் //

உறுப்பினர் செயலர்/உதவி இயக்குநர்,
சித்தோடு புதுநகர் வளர்ச்சிக் குழுமம்,
சித்தோடு.

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