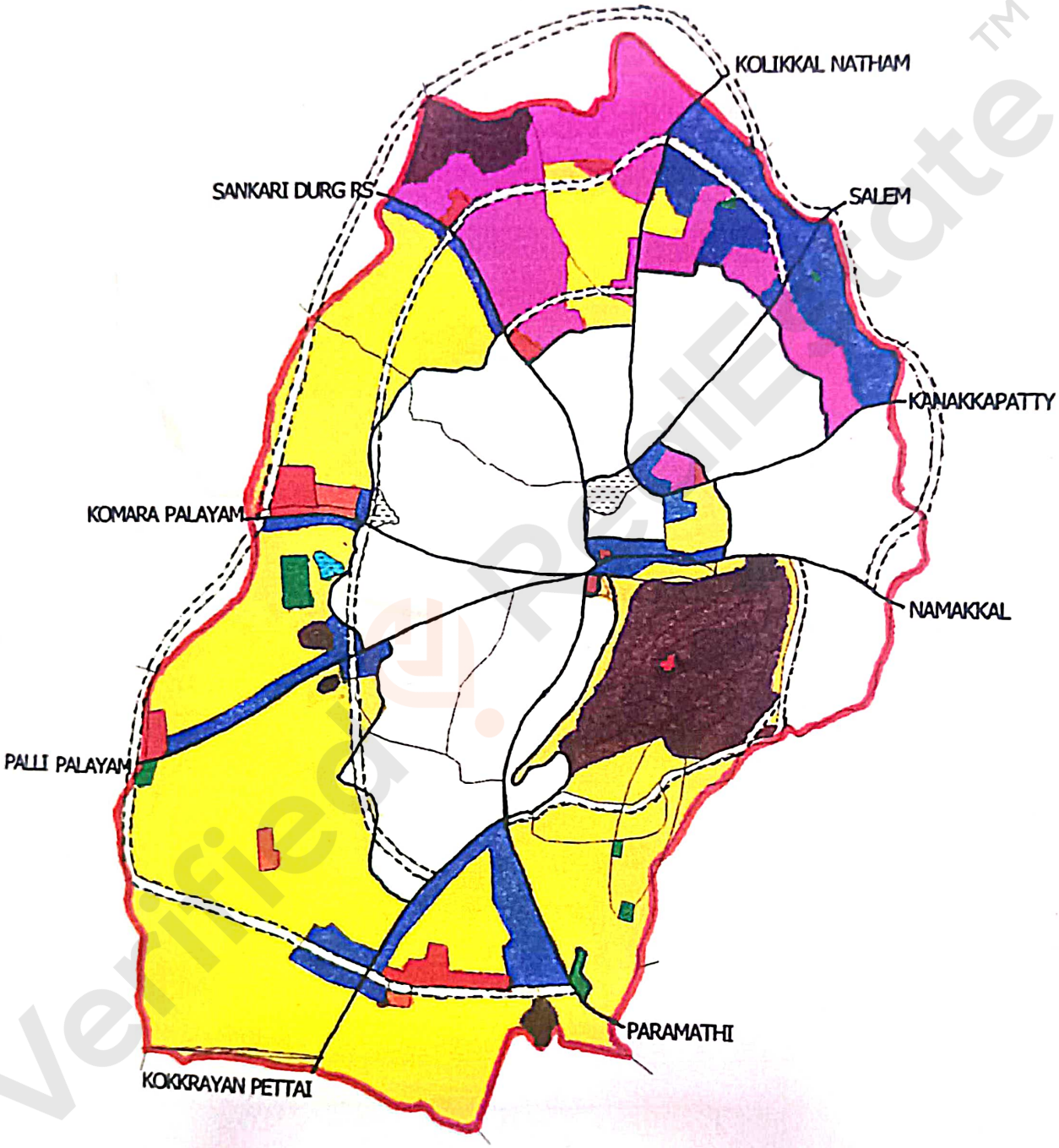
TIRUCHENGODE
MASTER PLAN
(MODIFIED)



TIRUCHENGODE LOCAL PLANNING AUTHORITY
Namakkal District.

D T C P

Salem Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamilnadu

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Reference: 11283/99/F1.

Regional Office: Roc. No.90/2001 SR 3

Directorate of Town and Country Planning

TIRUCHENGODE MASTER PLAN (MODIFIED)

Approved in Resolution
No. / Dt.
of Tiruchengode Local
Planning Authority.

Member Secretary,
Tiruchengode Local Planning
Authority, Tiruchengode.

Approved in G.O.Ms. No. 40
H & U D Department,
Dt. 27.2.2008.

Deputy Director of Town
and Country Planning, I/C
Salem Region.

Deputy Director of Town and
Country Planning,
Master Plan Division.

Joint Director of Town and
country Planning.

Additional Director of Town and country Planning.

Commissioner of Town and Country Planning

For Secretary to Government
Housing and Urban Development department,
Government of Tamil Nadu.

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COMMISSIONER

ABSTRACT

Local Planning Area – Modified Master Plan for Tiruchengodu Local Planning Area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded- Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.Ms.No. 40 Dated: 27.2.2008

READ:

1. G.O.Ms.No.500, Housing and Urban Development Department Dated 7.12.2000.
2. From the Commissioner of Town and Country Planning Letter Roc.No.15113/2002/MP3/dated 21.11.07.

==========

ORDER:

In the Government order first read above, the Government gave their consent to the Tiruchengodu local planning authority to the publication of a notice under section 26 of the said Act of the preparation of the modified master plan for the Tiruchengodu local planning area under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). The Commissioner of Town and Country Planning in his letter second read above, has sent the modified master plan for the Tiruchengodu local planning area and requested the Government to accord approval to it, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971.

2. The Government, after careful examination of the proposal of the Commissioner of Town and Country Planning, have decided to approve the modified master plan for the Tiruchengodu local planning area. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves, the modified master plan for the Tiruchengodu local planning area, submitted by the Commissioner of Town and Country Planning. The copies of the modified master plan for the Tiruchengodu local planning area, as approved by the Government are sent to the Commissioner of Town and Country Planning.

3. The following Notification will be published in the next issue of the Tamil Nad Government Gazette. The Commissioner of Town and Country Planning is requeste to ensure that the Notification is published in the manner as prescribed in rules 12 an 15 of the master plan (preparation, publication and sanction) Rules.

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 30 of the Tam Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Govern of Tamil Nadu hereby publishes the approval of the Government under section 28 of th said Act for the modified master plan for Tiruchengodu local planning area, submitted b the Commissioner of Town and Country Planning.

2. The modified master plan for the Tiruchengodu local planning area with all enclosures shall be kept open for inspection of the public in the office of th Tiruchengodu Municipality, during office hours.

(BY ORDER OF THE GOVERNOR)

R.SELLAMUTHU
SECRETARY TO GOVERNMENT

To
The Works Manager, Government Central Press, Chennai-79.
(for the publication of Notification in the Tamil Nadu Government Gazette)
The Commissioner of Town and Country Planning, Chennai-2.
The Regional Deputy Director, Salem Region,
No.6, Sannathi Street, Subramania Nagar, Sooramangalam, Salem 636 005.
The Member Secretary, Tiruchengodu local planning Authority,
O/O Tiruchengodu Municipality, Tiruchengodu.
Thro: The Commissioner of Town and Country Planning, Chennai-2.
The Commissioner, Tiruchengodu Municipality, Tiruchengodu.
Thro: The Commissioner of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5.
The Law Department, Chennai-9.
SF/SC/Copy for file.

//Forwarded by Order//

SECTION OFFIC

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GOVERNMENT OF TAMIL NADU
2008

[Regd. No. TN/CCN/117/2006-08.
[Price: Rs. 1.60 Paise

TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 11] CHENNAI, WEDNESDAY, MARCH 19, 2008
Panguni 6, Thiruvalluvar Aandu–2039

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Reservation of certain lands in Jagir Ammapalayam Village, Salem Taluk and Salem District for State Exploitation of Minerals by Tamil Nadu Magnesite Ltd., Salem—Cancellation of Notification 122

தொழிலாளர் மற்றும் வேலைவாய்ப்புத் துறை

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Approval of Modified Master Plan for Tiruchengodu Local Planning Area under Tamil Nadu Town and Country Planning Act.

[G.O. Ms. No. 40, Housing and Urban Development (UD4-2), 27th February 2008.]

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R. SELLAMUTHU,
Secretary to Government.

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Cancellation of Notification

[G.O. Ms. No. 31, Industries (MMD.1), 29th February 2008.]

No. II(2)/IND/143/2008.—The reservation of an extent of 193.64 acres of land in S.F.No. 178, Jagir Ammapalayam Village, Salem Taluk and Salem District ordered in G.O.Ms.No.224, Industries (D1) Department, dated 4th March 1986 and published as No. II(2)/IND/1627(a)/86, Part II—Section 2 of the *Tamil Nadu Government Gazette* Extraordinary (Issue No. 110), dated 5th March 1986 is hereby cancelled.

M.F. FAROOQUI,
Secretary to Government.

தொழிலாளர் மற்றும் வேலைவாய்ப்புத் துறை.

ஃபைசர் கம்பெனி இந்தியா லிமிடெட் பூச்சி மருந்து தயாரிப்பு

திருத்த அறிவிக்கை.

[அரசு ஆணை (டி) எண் 62, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (ஐ2)த் துறை, 26 பிப்ரவரி 2008, மாசி 14, திருவள்ளுவர் ஆண்டு 2039.]

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திருத்தம்

மேற்கண்ட அரசாணையில், பத்தி ஒன்றில் "ஃபைசர் இந்தியா லிமிடெட் பூச்சி மருந்து தயாரிப்பு நிலைக்குத்திற்கும்" என்ற வார்த்தைக்குப்பிறகு "திரு. அ. மற்றும் திரு. சிபி. செல்வராசு ஆகிய இரு [illegible]" என்ற வார்த்தைகளைச் சேர்த்து திருத்தம் வெளியிடப்

கி. [illegible]
அரசு இணைச்செயலாளர்

REVENUE DEPARTMENT

Interim compensation deposited in the Tribunal Tamil Nadu Gudalur Janmam Estates (Abolition Conversion into Ryotwari) Act.

[Letter No. 22288/SS.I-1/2007-2, Revenue 26th December 2007.]

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1. Cherancode	15-3-2003	14-3-2007	4 years	7,100
2. Cherumulli	Do.	Do	Do	49,388
3. Devala	Do.	Do.	Do	—
4. Gudalur	Do.	Do	Do	54,220
5. Muthumalai	Do.	Do.	Do	17,204
6. Munnanadu	Do.	Do.	Do	988
7. Nelliyalam	Do.	Do.	Do	91,504
8. O'Valley	Do	Do	Do	—
9. Padantharai	Do.	Do	Do	22,844
10. Srimadurai	Do	Do	Do	35,420
		Total		2,78,668

AMBUJ SHARMA,
Secretary to Govern

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கி. கண்ணப்பன்,
அரசு இணைச்செயலா

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3. Devala	Do.	Do.	Do	—	Do
4. Gudalur	Do.	Do.	Do	54,220	Do
5. Muthumalai	Do.	Do.	Do	17,204	Do
6. Munnanadu	Do.	Do.	Do	988	Do
7. Nelliyalam	Do.	Do.	Do	91,504	Do
8. O'Valley	Do.	Do.	Do	—	Do
9. Padantharai	Do.	Do.	Do	22,844	Do
10. Srimadurai	Do	Do	Do	35,420	Do
		Total		2,78,668	

AMBUJ SHARMA,
Secretary to Government.

TIRUCEHNGODE MASTER PLAN (MODIFIED)

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5.	Copy of Letter No.12096/UD-IV (1)/93-4 dt.2.8.93 of the Joint Secretary to Govt. H & UD Dept.,	A17
6.	Copy of Letter No.237/IT/2002-7 dt.18.9.2002 of the Secretary to Govt. ITDept.,	A18 – A20
7.	G.O.Ms.No.260 H & UD Dept., dt.29.10.2002	A 21 – A22
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11.	G.O.Ms.No.191 H & UD Dept., dt.18.07.1994	A 29 – A30
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15.	G.O.Ms.No.634 RD & LA Dept., dt.16.4.1974.	A38 – A39
16	G.O.Ms.No.650 RD & LA Dept., dt.8.4.1975.	A40 – A41
17.	G.O.Ms.No.651 RD & LA Dept., dt.8.4.1975.	A42 – A45
18.	G.O.Ms.No.578 H & UD Dept., dt.16.07.1993	A 46 – A47
19.	G.O.Ms.No.500 H & UD Dept., dt.7.12.2000	A 48 – A49

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ANNEXURE - B

T S Nos Comprised in the Use Zones	1 - 39

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List of Maps

1. Location Map
2. Existing Land Use 1999
3. Proposed Land Use 2021

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TIRUCHENGODE MASTER PLAN (MODIFIED)

PART-I

CHAPTER - I

INTRODUCTION :

1.01. The rate of urbanisation is increasing day by day due to increase of population and also due to migration of population from villages to urban centres seeking gainfull employment. Amongst the highly urbanised states in India, Tamil Nadu stands close second to Maharashtra state which has high proportion of urban population.

1.02 Urbanisation is a process by itself is an index of economic prosperity. The problem of urbanisation can be least solved only by preparation of Master Plan which may be regarded as means of systematically anticipating and achieving adjustment in the physical environment of the town with social and economic trends and providing infrastructural facilities with sound principals to create a better environment and balanced growth for a Town.

1.03 Urban planning is carried out by Government in an attempt to remedy the deficiencies of their urban areas and to steer their growth and change towards a better future than would emerge without such planning.

1.04 Tamil Nadu Government have enacted Tamil Nadu Town and Country Planning Act 19.1 which was repealed Town Planning Act 1920. The salient features of this Act include the preparation and sanction of Master Plans for the Urban Areas which have been declared as Local Planning Areas.

1.05 Tiruchengode Municipal Area had been declared as Tiruchengode Local Planning Area undersection 10(4) of the Act in G.O.Ms.No.634 RDLA dated 16.3.74 and the Local Planning Authority had been constituted under section 11(1) of the Act in G.O.Ms.No.650 Rural Development and Local Administration Department Dated 8.4.75.

1.06 The Tiruchengode Master Plan was prepared and approved by the Government of Tamil Nadu in the year 1993 under Section 28 of Town & Country Planning Act 1971 in G.O.Ms.NO.578 Housing and Urban Development (UDV) Dept., Dated 16.7.1993 and is in operation.

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1.07 Town and Country Planning Act 1971 provided for review of approved Master Plan once in five years under section 32(2)(b). The Commissioner of Town and Country Planning, Chennai had directed to submit the Tiruchengode Master Plan (modified) after reviewing the existing trend and growth of land & building use in Tiruchengode Town and in consultation with Regional Planning Authority and Local Authorities concerned. Tiruchengode review Master Plan was prepared and submitted to Government the same was consented by the Government u/s 24(2) of Town and Country Planning Act 1971 in G.O Ms. No. 500 H & UD Dept., dt. 07.12.2000

1.08 As such the approved Master Plan forTiruchengode was modified based on the fresh land and building use surveys conducted during 1999 and other data procured from the different sources like census book, institutions etc. This Master Plan report is updated with 1991 census figures. Also the report is organised in Four parts. The I part titled "Existing Features" is discussing briefly about physical features, population character, land use pattern, existing infrastructural facilities etc. The II part titied "Proposed Development"deals with dimensions of future population and future requirement of land and other infrastructural facilities. The III part contains "Project and Implementation" which would be requied to implement and the IV part contains "Development Control Regulations and zoning of land use with detailed schedule of T.S.Nos."

1.09 The report has limited scope as it indicates broadly the general problem of the planning areas and broad policies for orderly development. Detailed plans focussing alteration in particular aspect and detailed design for each aspect of the proposal will have to be taken up separately based on the broad proposals outlined in this report.

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CHAPTER - 2 EXISTING FEATURES

LOCATION:

2.01. Tiruchengode lies between 11° 20' 0"and11° 30' 0"Northern Latitude and between 70° 50' 0" and 78° 0'0" Easten Longitude. It is located at a distance of 45 Kilometre South-West of Salem and at a distance of 8 Kilometre from Sankari Durg, which is the nearest Railway Station. The Town is well connected by bus routes with adjoining Urban Centres namely, Salem, Namakkal, Sankari, Rasipuram, Pallipalayam and Erode. Map 1 shows the location of Tiruchengode.

PHYSIOGRAPHY:

2.02 Tiruchengode hills on Southern side of Tiruchengode and isolated rocks are existing in the entire terra of the town and the entire area are generally with ups downs and rock out crops are of common occurance in this town.

CLIMATOLOGY:

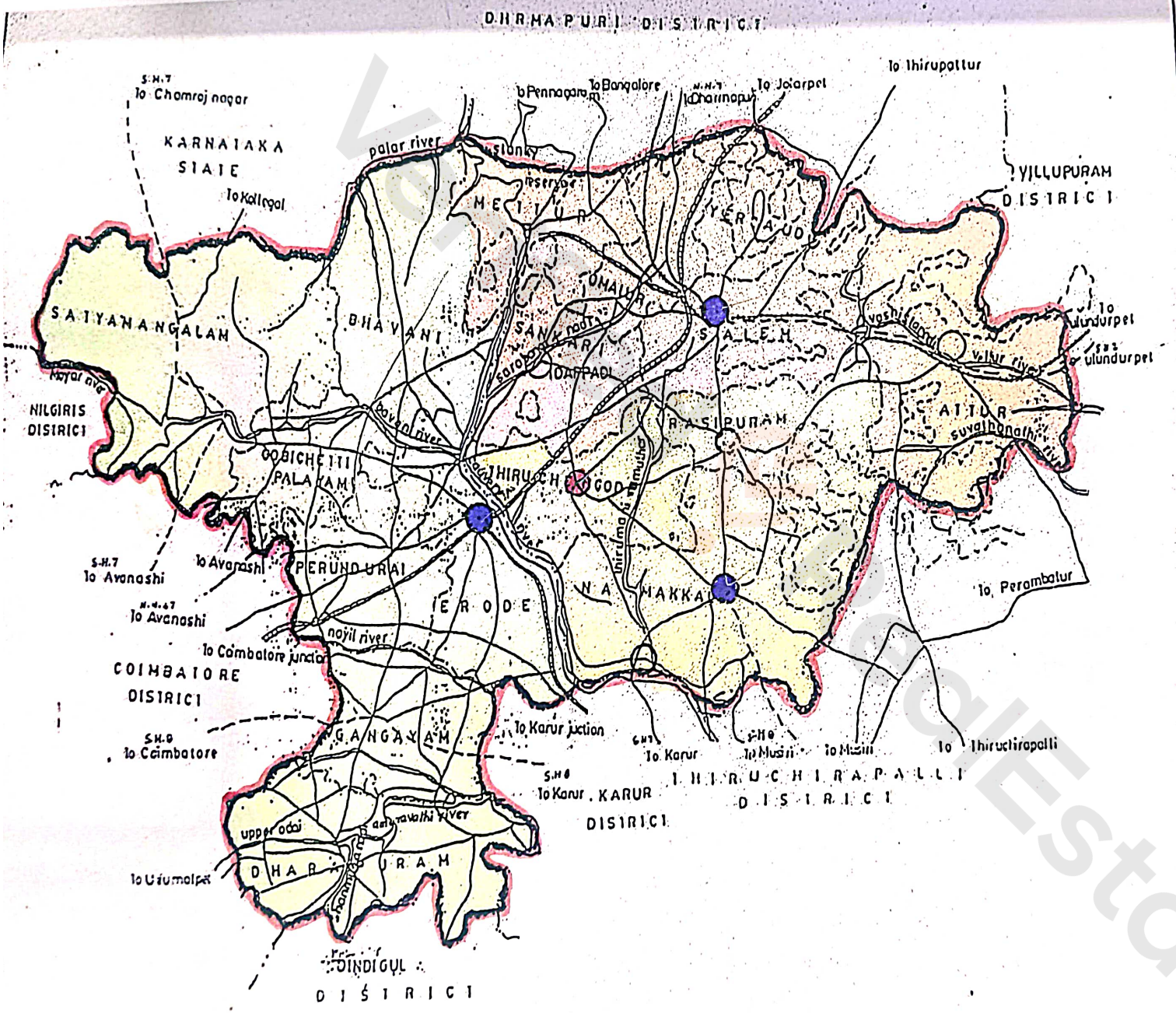
2.03 The temperature here is moderate throughout the year except during summer when mercury shoots up. The prevailing winds are from South-West and East, the highest and the lowest mean velocities occurring in the months of July and November respectively.

2.04. The Town gets its rainfall both from the North-East and South-West monsoons. Most of the rainfall occurs between August and November.

SOIL:

2.05. The soils are generally Black Loam, Black sand mixed or Loamy, Red furrunginous and Red sand or Gravel. The percentage distribution of the various types of soils in Tiruchengode Taluk is given in Table No. 2.01.

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S A L E M R E G I O N

LOCATION MAP

LEGEND

- STATE BOUNDARY
- DISTRICT BOUNDARY
- TALUK BOUNDARY
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- MAJOR DISTRICT ROADS
- RESERVED FOREST BOUNDARY
- BROAD GAUGE RAILWAY LINE
- METRE GAUGE RAILWAY LINE
- RIVERS AND TANKS
- DISTRICT HEAD QUARTERS
- TIRUCHENGODE L.P.A.

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

Vedic Real Estate

TABLE No.2.01

Soil Distribution in Tiruchengode Taluk

Name of Taluk	Regar or Black			Red	
	Clay	Loam	Sand	Loam	Sand
Tiruchengode	1	3	1	13	80

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CHAPTER - 3 GROWTH OF TOWN

HISTORY :

3.01 Tiruchengode Town is a Municipal Town and the Headquarters of Tiruchengode Taluk. It was elevated into Municipality in the year 1965 and is now in the status of 1st Grade Municipality. The Town is divided into 33 Wards.

3.02 The Town derives its name from the hill nearby. There is a Fortress and a temple on the hill. The Temple of Sri.Ardhanareeswarar is on a hill at a height of 275 metres above Mean Sea Level. As the name indicates the presiding deity of the temple is a combination of male and female figures. The right half is that of Siva and the left of Sakthi .According to legend, Rishi Bringi workshipped only Siva and ignored Sri Parvathi. The latter did penance at Ketaram, Kasi, Kanchi and Thiruvannamalai and Siva gave her his left half and came to know as Ardhanari (half female).

3.03 As both Sambandar and Manickavasagar have visited the temple, it should have been in existence in the 7th century A.D.During Sambandar's visit, he found that the residence were suffering from maligrant malaria and by his prayers he freed them from the epidemic.

3.04 The belief is that the hill is chip of the mount Meru which has blown off in the competition between Vayu and Adhishesha. As the latter vomited blood, the hill is reddish in colour.

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CHAPTER - 4 POPULATION STUDIES

GENERAL:

4.01 Population studies refer to the study of the size, composition and spatial distribution of population and change over time. It is very important in the preparation of Master Plan. This forms a basic yard stick for the estimation of space needs for various categories of land uses.

GROWTH OF POPULATION:

4.02 Tiruchengode Town has a population of 63027 as per 1991 Census. The population of the Town has shown an increase of 17% over the decade 1981-1991. The growth of population and decennial variations since the year 1941 are given in the Table No. 4.01

TABLE No.4.01

Tiruchengode Town: Growth of Population Since 1941

Census	Population	Variation	Percentage to decade variation
1941	15516	--	--
1951	19228	3712	--
1961	21386	2158	23.92
1971	36990	15604	11.12
1981	53941	16951	45.82
1991	63027	9086	16.84

(Source: Census Publications)

4.03 Population growth of Tiruchengode Town has been fluctuating from 23.92% in 1951 to 16.84% in 1991 It is also noticed that the decrease of population growth rate from 45.82% in 1981 to 16.84% in 1991 is due to effective implementation of family planning scheme by Government of Tamil Nadu

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POPULATION DENSITY:

4.04 The population density per Squre Kilometre is 506 for Namakkal district, 430 for Tamil Nadu as per 1991 census. The population density of Tiruchengode Town in 1991 is 2867 persons per Square Kilometre.

SEX RATIO:

4.05 The sex ratio of the population of Tiruchengode Town is given in Table No.4.02

TABLE No.4.02

Sex-Ratio Tiruchengode Town:

CENSUS YEAR	MALES	FEMALESFEMALES/1000 MALES
1941	7857	7659 975
1951	9782	9446 966
1961	10823	10563 976
1971	18890	18100 958
1981	27940	26001 931
1991	32405	30622 945

(Source: Census Publications)

4.06 It seems that female sex ratio is more or less constant during all these decade.

LITERACY:

4.07 As per 1991 census 61.84% of total population of Tiruchengode Town were literates of which males accounted for 70.94% and female accounted for 52.20%. These has been a steady increase in the percentage of literates in the Town from 39.97% in 1961 to 61.84% in 1991 is seen.

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4.08 The Table No.4.03 gives the number of literates for Tiruchengode Town for the Decade 1961, 1971 and 1991.

TABLE No.4.03

Literacy 1961,1971 and 1991

Year	LITERATES			%total literatest to tot. pop.	%of male literates to male pop.	%of female literates to female pop
	Total	male	female			
1961	8548	5862	2686	39.97	54.16	25.42
1971	17797	11321	6476	48.11	59.93	35.78
1991	38974	22989	15985	61.84	70.94	52.20

(Source :Census Publications)

OCCUPATIONAL PATTERN:

4.09 The Table No.4.04 gives the occupational pattern for Tiruchengode Town for the decade 1961,1971 and 1991. The percentage of workers to Total population for the decads 1961, 1971 and 1991 were 40.42%, 37.25% and 40.52% respectively. Among the workers, the percentage of workers engaged in primary, secondary and tertiary activities as per 1991 census were 10.48%,51.43% and 38.09% respectively.

4.10 In the secondary sector which is a predominant activity in Tiruchengode, 42.71% of workers were engaged in manufacturing industry.

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TABLE No.4.04

Tiruchengode Town-Occupational pattern 1961,1971 and 1991

S.No	Occupation	1961		1971		1991	
		No.of Workers	%to tot. worker	No.of workers	%to tot. workers	No.of workers	% to tot. workers
I.	PRIMARY	351	4.07	2321	16.84	2676	10.48
1.	Agriculture & allied activities	328	3.80	2309	16.75	2592	10.15
2.	Mining, live stock quarrying etc.	23	0.27	12	0.09	84	0.33
II	SECONDARY	5049	58.41	6198	44.98	13139	51.43
3.	Household industry	3289	38.05	2307	16.74	958	3.75
4.	Manufacturing other than Household industry	1593	18.43	3373	24.48	10911	42.71
5.	construction	167	1.93	518	3.76	1270	4.97
III	TERTIARY SECTOR	3243	37.52	5262	38.18	9728	38.09
6.	Trade & Commerce	1315	15.22	2288	16.60	4191	16.41
7.	Transport Storage and Communication	340	3.93	1361	9.88	2378	9.31
8.	other services	1588	18.37	1613	11.70	3159	12.37
	Total	8643	100.00	13781	100.00	25543	100.00

(Source: Census Publications)

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4.11 Total working force constitute 40.50% to the total population.

ECONOMIC BASE:

4.12 The main economic base of the Town are manufacturing industries, agriculture and allied activities, house hold industry and trade and commerce.

INDUSTRIES:

4.13 The Thiruchengode Town have more rice and oil mills,power-looms automobiles, sizing mills etc., The concentration of rice and oil mills are found along the Salem road. Automobile industries are found along Sankari road. The spinning mill namely Pullikar Mill is located at Seetharampalayam along Sankari road.

HOUSEHOLD INDUSTRY :

4.14 3.75% of workers in Tiruchengoode Town as per 1991 census are engaged in house hold industry. Large number of households are engaged in cloth weaving and in power-looms. 42.71% of total workers are engaged in manufacturing industries.More number of power looms are located at Kolikal Natham area Salem road, Namakkal road and Kanakapatti road.

COMMERCIAL:

4.15 The major commercial activities are concentrated in the heart of the Town. Municipal bus stand is located in Town centre.Most of the commercial buildings located at the car street, Bazaar street,Namakkal road, Salem road and Paramathi road.Daily market and regulated market are located at the Velur road and the weekly shandy is located at Pallipalayam road.Part of Ammankulam was converted into daily market and the other part is for "UZAVAR SHANTHAI" a new scheme introduced by the Chief Minister of Tamil Nadu during 1999. The Thiruchengoode Town is one of the important trade centres of Namakkal district dealing mainly with agricultural commodities, cotton, ground-nut and other food products, textiles and cloth business.

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CHAPTER - 5 LAND USE PATTERN-1999:

GENERAL:

5.01 Urban land use is one of the most essential ingredient for policy formulation and programme relating to Urban Planning and Development. The major objectives of existing land use study are

i) To find out how the existing land use conform with the space standards and to suggest reasonable standards and proportion of land requirements for the plan period.

ii) To find the influence of the Geographical, Physical, Demographical and Socio-Economic Characters on the land use pattern, and,

iii) To regulate and segregate different land uses and allowing the Town to grow in a planned manner.

5.02 Tiruchengode Local Planning Area extends over an area of 21.98 Square Kilometre and is located at a distance of 45 Kilometre South-West of Salem and at a distance of 8 Kilometres from Sankari Durg, which is the nearest railway station. The Town is well connected by bus routes with adjoining Urban Centres namely Salem, Namakkal, Sankari, Rasipuram, Pallipalayam and Erode.

EXISTING LAND USE BREAK UP -1984 (Approved Master Plan-1993)

5.03 Existing land use break-up for Tiruchengode Local Planning Area as per the approved Master Plan -1993 is given in Table No:5.01

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TABLE No. 5.01

Existing Lannd Use Break Up-1984(Approved Master Plan 1993)

S.No	USE	EXTENT IN HECTARES	% TO DEVELOPED AREA	%TO TOTAL AREA
I	DEVELOPED AREA			
1.	Residential	383.00	74.37	17.42
2.	Commercial	15.00	2.91	0.68
3.	Industrial	76.00	15.76	3.46
4.	Public and Semipublic	20.00	3.88	0.91
5.	Education	21.00	4.08	0.96
	Total Developed Area	515.00	100.00	23.43
II	UNDEVELOPED AREA			
1.	Agriculture			
	(a) Wet	15.00	--	0.68
	(b) Dry	1653.00	--	75.21
2.	Land under water	15.00	--	0.68
3.	Hillocks			
Total Undeveloped area		1683.00	--	76.57
NetTotal		2198.00	--	100.00

(Source : Approved Master Plan Report -1993)

EXITING LAND USE BREAK UP - 1989

5.04 The Existing land use break up based on the land use survey conducted during 1999 for Tiruchengode Local Planning Area is given in Table No.5.02 and the existing land use is shown in Map No: 1

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TABLE No.5.02

Tiruchengode Local Planning Area

Existing land use 1999

S.No	LAND USE	EXTENT IN HECTARES	% TO DEVELOPED AREA	%TO TOTAL AREA
I	DEVELOPED AREA			
1.	Residential	427.70	71.48	19.45
2.	Commercial	43.88	7.33	2.00
3.	Industrial	91.11	15.23	4.14
4.	Public and Semipublic	17.56	2.93	0.80
5.	Education	18.12	3.03	0.82
	Total Developed Area	598.37	100.00	27.21
II	UNDEVELOPED AREA			
1.	Agriculture			
	(a) Wet	13.18	--	0.60
	(b) Dry	1505.82	--	68.52
2.	Land under water	21.83	--	1.00
3.	Hillocks	58.80	--	2.67
	Total Undeveloped area	1599.63	--	72.79
	Total Area	2198.00	--	100.00

COMPARISON OF LAND USES:

5.05 A comparative land use break up between 1984 and 1999 in Tiruchengode Local Planning Area are given in Table No:5.03 The Developed Area in 1999 was 598.37 Hect. which constitute about 27.21% of the total area, against the developed area in 1984 which was 515.00 Hectares.(23.43% of the total area). Nearly 4% of total area had developed during last 15 Years.

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TABEL No:5.03

Comparative Land Use Break Up Between 1984 & 1999

S.No	Land uses	As per Approved Master Plan-1984			Present-1999		
		Extent in Hectares	% to Developed Area	% to total Area	Extent in Hectares	% to Developed Area	% to Total Area
I	DEVELOPED AREA						
1.	Residential	383.00	74.37	17.42	427.70	71.48	19.45
2.	Commercial	15.00	2.91	0.68	43.88	7.33	2.00
3.	Industrial	76.00	15.76	3.46	91.11	15.23	4.14
4.	Public and Semi public	20.00	3.88	0.91	17.56	2.93	0.80
5.	Educational	21.00	4.08	0.96	18.12	3.03	0.82
	Total Developed Area	515.00	100.00	23.43	598.37	100.00	27.21
II	UNDEVELOPED AREA						
1.	Agriculture						
	(a) Wet	15.00	___	0.68	13.18	___	0.60
	(b) Dry	1653.00	___	75.21	1505.82	___	68.52
2.	Land under Water	15.00	___	0.68	21.83	___	1.00
3.	Hillocks	___	___	___	58.80	___	2.67
	Total Undeveloped Area	1683.00	___	76.57	1600.63	___	72.79
	Total	2198.00	___	100.00	2198.00	___	100.00

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RESIDENTIAL USE:

5.06 Residential areas are scattered over almost all parts of the Town. At present it constitute (including roads) about 427.70 Hect. or 19.45% to the total area of the Town. In the earlier land use survey in 1984, it was found that 383.00 Hect or 17.42% of total area of the Town is under this use slight growth rate is noticed for the past one and half decades.

COMMERCIAL USE:

5.07 There is no organised planned commercial area in Tiruchengode Town. The present weekly shandy is located at Ammankulam Kulam. "Uzhavar Santhai" a new trade bussiness scheme is also fuctioning at Amman Kulam. The commercial use which constitutes markets, wholesale and retail shops banks, cinema theatres etc., occupies nearly 43.88 Hect and it works out to 7.33% to total developed area and 2.0% to total area of the Town respectively. The commercial use is mainly concentrated near the Municipal Bus Stand. Earlier in 1984 as per approved Master Plan, the land under commercial use was 15.00 hect. ie, 0.68% of the total area of the Town. Growth rate in this sector is nearly three folds and the increase is 7% since 1984. Commercial activites are equaly spread along the Paramathi Velore road, Sankari road and Pallipalayam road.

INDUSTRIAL USE:

5.08 The area under industrial use is 91.11 Hect which constitutes about 4.14% of total area of the Town. Earlier study revealed that 76.00 Hect. or about 3.46% of total area of the Town was under industrial use. This shows the development of industrial use prevails constant steady growth. It is also noticed that the growth in the industrial use had occured between Namakkal road and Salem road, Salem road and KozhikkalNatham road and Sankari road as predicted in the already approved Master Plan 1993. No significance growth is noticed along Paramathi Velore road, Pallipalayam road and areas in between them.

PUBLIC AND SEMI PUBLIC:

5.09 Public and Semi Public uses are grouped as follows.

i. Administrative offices such as Government and Quasi Government offices, Trust offices, offices of local Authorities, Courts etc.,

ii. Health facilities like Hospitals, Dispensaries and Nursing homes

5.10. At present there are about 109 Government officies / quasi Government institution and 28 Medical institutions functioning in this Town.

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5.11 At present the total area under this use works out to be 17.56 Hect, which constitute about 2.93% of the total developed area and 0.80% of the total area.

EDUCATIONAL USE:

5.12 There is no College located inside the Tiruchengode Town. Only High Schools 4 in numbers have been upgraded to Higher Sec. School. Elementary Schools, Middle School s,Nursery schools etc., were increased slightly. The area under Educational use is 18.12 Hect. which constitute 3.03% of the total developed area and 0.82% of the total area.

AGRICULTURE AND VACANT LANDS:

5.13 This comes under the category of undeveloped area. Wet lands which are tankfed irrigation constitutes 0.60% to the total area of Town and Dry lands constitutes 68.52% to the total area. Land under water and Hillocks constitute 1.00% and 2.67% to the total area respectively. The category of undeveloped area comes to about 1600.63 Hect which is 72.79% of the total area of the Town.Earlier study revealed that 76.57% of the total area was undeveloped. About 4% of undeveloped Land (Dry) had been converted in to developed area with variqus land use classifications.

CONCLUSION:

5.14 On comparision of various land uses, the area under residential use in Tiruchengode Town is predominent one.

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CHAPTER-6 RESIDENTIAL DEVELOPMENTS:

Housing:

6.01 71.48% of total developed area of Tiruchengode Local Planning Area is under residential use. As per 1991 census, there were 15,521 houses and 15,545 house holds in Tiruchengode which had a population of 63,027. The salient features of housing in 1991 are given in Table No.6.01

TABLE No.6.01

Salient Features of Housing -1991

S.No	DETAILS	FEATURE
1.	Population	63,027
2.	No.of occupied houses	15,521
3.	No.of Households	15,545
4.	Occupancy rate	0.99
5.	Average House hold size	4.05
6.	Persons/house ratio	4.06
7.	Shortage of Housing	24

(Source: Census of India-1991)

SLUMS:

6.02 There are 20 slums in various localities in Tiruchengode Municipal Area. Details are given in Table No.6.02

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TAB LE No. 6.02
Location Of Slums:

S.No	Name and Location of Slums	No of House Holds		No of Shelters
		Total population 1998-99	Total Familes	
1.	Seeppari	1252	313	313
2.	Manguttai palayam	1200	240	240
3.	Seetharampalayam	1200	300	300
4.	Velmurugan nagar	1029	206	206
5.	Kailasam palayam	1150	230	230
6.	Dr.Ambeatkar nagar	1000	200	200
7.	Namakkal road I	1060	212	212
8.	Namakkal road II	1060	212	212
9.	Salappalayam	1000	200	200
10.	Narippallam I	1160	232	232
11.	Narippallam II	1165	233	233
12.	Karattupalayam(Arunthathiyar)	1010	202	202
13.	Karattupalayam(Adithiravidar)	1010	202	202
14.	Kollappatti(Arunthathiyar)	1150	230	230
15.	Sanarpalayam(Kuli theru)	1040	208	208
16.	Sanarpalayam(Adithiravidar)	1040	208	208
17.	Veeduiladhor sanga coloni	1000	200	200
18.	Koottapalli	1090	218	218
19.	Vellalapatti(Jeeva nagar)	1085	217	217
20.	Vellalapatti(Arunthathiyar street)	1096	220	220

(Source : Municipal Records)

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6.03 Under the accelerated Slum Improvements Scheme and other Welfare Projects, streets and passages were paved with cut stone and concrete slabs and storm water drains were collected in few slum areas and public fountains and community toilets were provided in few localities.

DETAILED DEVELOPEMENT PLANS:

6.04 There are 12 Detailed Developement Plans notified under Town and Country Planning Act 1971. Among them, Eight were (D.D plan no: 1,2,3,4,5,6,7 & 12) sanctioned. The names of the Detailed Detailed Development plans with their extent and stages are given in Table No.6.03

TABLE No.6.03

Stages of Detailed Development Plans:-

S.No	NAME OF D.D PLAN	EXTENT IN HECTARE	STAGE
1.	D.D Plan 1	59.49	Sanctioned
2.	D.D Plan 2	49.13	Sanctioned
3.	D.D Plan 3	49.13	Sanctioned
4.	D.D Plan 4	68.56	Sanctioned
5.	D.D Plan 5	62.88	Sanctioned
6.	D.D Plan 6	66.68	Sanctioned
7.	D.D Plan 7	92.20	Sanctioned
8.	D.D Plan 8	69.13	Consented
9.	D.D Plan 9	59.67	Consented
10.	D.D Plan 10	52.55	Consented
11.	D.D Plan 11	43.27	Consented
12.	D.D Plan 12	52.06	Sanctioned

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CHAPTER -7 INDUSTRIES:

7.01 Major industrial development is not taking place in residential area, where as cottage industries are more and mingled with residential areas. Oil mills and rice mills are also located at various parts of the Town and found next to powerloom weaving. 15.23% of the total developed area of Tiruchengode Town is occupied by industrial use. Earilier study revealed that 15.76% of the total developed area was occupied by industrial use.

7.02 The number of registered industries with their classification are given in Table No.7.01

TABLE No.7.01

Type of Industries in Tiruchengode Town

S.No	CLASSIFICATOIN OF INDUSTRIES	NO.OF INDUSTRIES
I	LARGE:	
	1.Yarn products	----
	2.Cattle feeds	----
	3.Food products	----
	4.Textile Processing	69
II	MEDIUM	
	1.Engineering (Textile)	21
	2.Seed Processing	15
	3.Oil Products.	8
III	SMALL SCALE	
	1.Food Products	----
	2.Engineering	9
	3.Wood Works	11
	4.Vessels	----
	Total	134

(Source: URBIS Report)

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7.03 The list of Dangerous & Offensive Trades as per Municipal records are given in Table No:7.02

TABLE No:7.02

Dangerous And Offensive Trade Industries As Per Municipal Records

S.No	TYPE	NO. OF INDUSTRY
1.	Oil mill, Rice mil and flour mill	23
2.	Saw mill	11
3.	Power Looms	67
4.	Sizing and Warbing	21
5.	Lathe and Welding	9
6.	Coffee powder	1
7.	Petrol Bunk	2
8.	Cutting Machine, Board manufacturing	2
9.	Spinning Mill	2
10.	Service Station	2
11.	Huller	18
12.	Decrdicator	11
13.	Expeller	5
	Total	174

(Source: Municipal Records)

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CHAPTER -8

TRADE AND COMMERCE:

8.01 The commercial activity in Tirunchengode Town is well established. There ar e one Weekly Market two Daily Markets and one Uzhavar Sandhai functioning in Tiruchengode. The Daily Market maintained by the Tiruchengode Municipality, one at its own site and another one is in the private land. In the Daily Market mainly retail activities are carried out In the Weekly Market and Uzhavar Sandhai, both retail and wholesale trades are being carried on.

DAILY MARKET:

8.02. One Daily Market in the Municipal land is located on the East of Cutehery road and another one is situated on the southern side of Salem Sankari Diversion road .The above daily market are in the central area of the Town.

WEEKLY MARKET:

8.03 The Weekly Market is located on Pallipalayam Road

UZHAVAR SANDHAI

8.04 Uzhavar Sandhai is located in the Amman Kulam at Eastern side of the proposed new bus stand.

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CHAPTER - 9 INFRASTRUCTURAL FACILITIES:

INTRODUCTION:

9.01 Infrastructural facilities denote the services and facilities which are an integral part of an Urban Community. The infrastructural facilities are Housing and Transportation which can be categorised and separated and the remaining are subdivided into Three major types viz., Institutional, Recreational and Utilities and Services .

9.02 The study of institutional uses include the present provision of education and health facilities in the Planning Area and its service for the future population growth envisaged in the Proposed land use for 2021 .For Higher Education ,there are four Higher Secondary Schools located at different part of the Town . No Engeering / Tech and Medical collegs in side the Town .But one Arts and Science College on Salem road and one Polytechnic and Engeering College on Pallipalayam road, each 5km away for the Town are catering the needs of the Higer Education. There is one Nusing and Arts and Scince College located on Namakkal Road at 6 KM from Tiruchengode Town.

EDUCATIONAL:

9.03 There are 17 Primary schools, 7 Middle Schools, 4 Higer Secondary Schools, 6 Nursary schools, 2 Nursary & primary schools and 1 Labour school One Metriculation School functioning with in the Town.For higher education, there are four Higher Secondary schools located at different part of the Town and details are given in Table No.9.01. NO Art Collages, Engineering/Tech and Medical Colleges located within the Town.

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TABLE No.9.01

Existing Educational Facilities In Tiruchengode

S.No	Type Of Institution	No of Schools			Strength				Teacher strength
		Private	Muni - cipal	Govt.	Total	Boys	Girls	Total	
1.	Primary Schools	7	10	--	17	--	--	4292	92
2.	Middle Schools	5	2	--	7	--	--	2456	75
3.	High Schools	--	--	--	---	--	--	--	--
4.	Higher Secondary	2	--	2	4	3488	3743	7231	43
5.	Nursary School	6	--	--	6	834	783	1617	55
6.	Nursary School & Primary School	2	--	--	2	121	116	237	18
7.	Labour School	1	--	--	1	19	27	46	2
8.	Matriculation School	1	--	--	1	--	--	--	--

MEDICAL:-

9.04. The Details of Medical Institutions in Tiruchengode Town is given in the Table No:- 9.02

TABLE No.9.02
Medical Institutions:-

S.No	TYPE OF MEDICAL INSTITUTION	Number
1.	Government Head Gquarters hospital	1
2.	Private Nursing Homes	14
3.	Clinic & Dispensary	14
4.	Maternity/Family Planning centre	1

(Source : Tiruchengode Municipality)

LIBRARIES:

9.05 There is one Library in Tiruchengode Town under the control of District Library Authority.

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RECREATIONAL FACILITIES.

PARKS , PLAY GROUNDS AND OPEN SPACES:-

9.06 In Tiruchengode, no public play fields are available. Play fields which are available in this town are coupled with schools.The list of notified parks, play fields and open spaces are given in Table No. 9.03

TABLE No 9.03
List Of Parks,Playfieldes And Openspaces Within The Town

S.No	Name of the park play ground andopen space	Location , Ward, Division and T.s.No.	Extent in (Sq.Metre)	Ownership	Existing usage and condition	Accessibility	Suitablity
	I PARKS						
1.	Park	Kootapalli Housing Board Colony, Ward 6; SF.No.247/1 of Tiruchengode Village	5330.00	Municipal council	Vacant unitefence	Layout Road	Sutability
2.	Park	Sanarpalayam Teachers colony Layout; ward No.22 SF.No 150/8; 151/1D &152/9A of Tiruchengode.	3050.00	Municipal council	Vacant	Layout Road & Sanarpalayam Road.	Sutability
3.	Park	Pallipalayam Road, Ward 8, SF.No 182/1of Tiruchengode Village	2027.00	Municipal Council	Vacant	Layout Road& Pallipalayam Road.	Suitability
4.	Park	Housing Board, Kokkarayan pettai Road, Ward No.23, SF.No.208/5 Muthanampalayam Village.	2025.00	Municipal council	Vacant units O.H.T	Layout road& Kokkarayan-pettai Road.	Suitability

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		II PLAY FIELD				
5. Childrens Play Field	Koottapalli Housing Board Colony Ward-6, SF.No.237,238 of Tiruchengode Village	16,806.00	Municipal council	Vacant	Layout Road	Sutiability
6. Childrens Play field	Pallipalayam Road, word No.8; SF.No.182/1 of Tiruchengode Village	428.00	Municipal Council	Vacant	Layout Road	Suitability
7. Play Ground	Avvaikalvi Nilayam at Velur road, ward No.21 SF.No.122/1B of Tiruchengode Village	7,920.00	Avvai Kalvi Nilayam	Play ground for the School	Velur Road	Suitability
8. Play Ground	Mahadevapuram Vidhyalayam School at Velur Road, Ward 21, Sf No.121/1 of Tiruchengode Village.	18,880.00	Mahadeva -puram Vidhalayam School	Play ground for the School	Velur Road	Suitability
9. Play Ground	S.D.A Metriculation school, Ward No.24 SF.no. 207/3 of MuthannamPalayam Village	2,099.97	S.D.A Metriculation School	Play ground for the School	Kokkarayan -pettai Road	Suitability
		III PARKS AND CILDRENS PLAY FIELD				
10 Childern's Play Space	Mahadevapuram area ward 21; Sf.No.120, 121/2 of Tiruchengode Village	1,433.00	Municipal Council	Vacant	Layout Road	Suitability
		IV PLAY GROUNDS				
11. Play Ground	Govt.Boys, Higher Secondary School, Ward 11; SF.No 40,42 and 45 of seetharam palayam Village.	11.67 Acres (or) 47247 Sq.M	Educational Department	Play gorund for the School	Sankari main road	Suitability
12. Play Ground	Govt.Girls Higher Secondary School, Ward No.11; SF.No 45pt Seetharampalayam Village	8097.00	Educational Department	Play ground for the School	Sankari main road	Sutability
13. Play Ground	Holy Angels and Saint Anotony School; ward No.2 SF.No 80/4, 80/5, 80/6, 80/8, 80/10 of Kailasampalayam Village.	6200.00	R.C. Church	Play ground for the School	Salem Road	Sutability

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14. Play Ground	Periya Pavadi School, Ward No.12; SF.No.93/6 of Tiruchengode Village.	7216.00	Periyapavadi Panchayat	Play Ground	S.S.D Road Suitability for the School

CINEMA THEATRES:-

9.07 There are 6 cinema theatres in Tiruchengode Town. All the theatres are provided with separate parking spaces, besides common facilities.

UTILITIES AND SERVICES:-

9.08 The important utlities and services are water supply, sewage disposal, drainage, electric power supply etc. In most of the towns, utilities and services are not planned properly. In urban areas the population is growing day by day due to migration in addition to the natural growth of population. This has resulted in over load of utilities and services resulting in reduction of standards.

WATER SUPPLY:-

9.09 The protected water supply for this Town has been in vogue from 16.3.68. Drinking water is being suppplied from Kokkarayanpatti Cauvery River bed which is 16km away form this Town. Average daily supply of water drawn from this river bed was in the order of 46 lakhs litters per day and supplied at 45 litters per capita perday. The length of water mains maintained by Municipality is 26.33KM. There are 291 public taps available in this Town. The details of tap connections in Tiruchengode Town is given in Table No-9.04

TABLE No.9.04

Detailies Of Tap Connections In Tiruchengode Town

S.No	Type	Nos.
1.	House connections	8830
2.	Non-Domestic Connections	266
	Total	9096

DRAINAGE

9.10 Only open drainage system is available in this Town. There is no under ground drainage system available at present.

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CHAPTER- 10 TRAFFIC AND TRANSPORTATION:

INTRODUCTION:

10.01 An efficient road network is the backbone of any economic activity in a Town. Such system is capable of attracting development to a place both in economic and social aspects. A proper transportation system is essential which would clearly serve the needs of the community at minimum cost on maximum utilisation.

ROAD NET WORK

10.02 The important roads that are branching from the town are. Salem Road, Sankari Road, Pallipalayam Road, Namakkal Road and Velur Road. Roads leading to Kokkarayanpettai, Kozhikkalnatham, Kanakkapatti are also starting from this Town which are not so important. Traffic volume of the fast and slow moving vehicles are generaly, more in Salem Road, Namakkal Road, Pallipalayam Road, Sankari Road and Paramathi Velur Road in the old Town, The streets arround Kailasanathar Temple are very narrow. East to the Amman Kulam Streets, are narrow and zigzag.

10.03 The Road net work in the planning area may be divided into two.
Viz - i) Roads belonging to Highways and Rural works Department
ii) Roads belonging to Municipality

TABLE No 10.01
Roads Maintained By Highways Department

1.	Tiruchengode. Salem Road	MDR	2.6 km
2.	Sankari Road	MDR	2.00km
3.	Namakkal Road	MDR	2.60 km
4.	Velur Road	MDR	3.20 km
5.	Pallipalayam Road	MDR	3.20 km
6.	Komarapalayam Road	ODR	2.40 km
7.	Kolikal Natham Road	ODR	2.40 km
8.	Kokkarayan Pettai road	ODR	2.20 km
9.	Bye-Pass road	MDR	1.40 km
10.	Molasi road	ODR	0.40 km

DETAILS OF MUNICIPAL ROADS

10.04 Other roads covering a total length of 79.1 km are maintained by the Tiruchengode Municipality.

TABLE No10.02
Scurface Classification

S.NO	TYPE OF ROAD	LENTH	
		1995-96	1998-99
1.	Concrete Roads	10.3km	18.475 km
2.	Block top Roads	39.0km	55.790 km
3.	Metalted Roads	3.8km	1.484 km
4.	Gravel Roads	26.km	12.264 km
		79.1km	88.013 km

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10.05 The roads vary in width from 3 Meter to 15 Meter width in the Town. From the above Table, it may be seen that about 30 KM length of road had been added during the last 3 years

FUNCTIONS OF THE ROADS:

10.06 The Municipal Roads collect traffic from collector roads and join with arterial roads that is Highways roads. Along the four car streets, commercial and business activities are concentrated. There is one weekly shandy located on the Pallipalayam road. Uzhavar Sandhai, exclusively for Formers is located on the Ammankulam. The Municipality is improving the Municipal Roads from the Municipal fund and Swarna Jayanthi Kahari Rojkhar Yojana Schemes.

BUS FACILITIES:

10.07 The main mode of transportation with in the Town is the buses operated both by Government Corporation and few private operators. The present Bus Stand located along the Eastern side of Sankari road is of class 'C' type. This Bus Stand was constructed under Integrated Development of Small and Medium Towns. There are 15 bus bays in the bus stand and is being used both by mofussil and town buses. The arrival and departure of buses at this bus terminal is computed as 2430. Town bus services are available to the surrounding villages at a distance of 30 KMs.

ACCIDENTS.

10.08 The data pertaining to accidents that have occured in the jurisdiction of Tiruchengode Town was collected for the period from 1991 to 1996. It shows that, a total number of 77 accidents occured during the year 1995. The Number of accidents during the period from January '96 to September '96 was reported as 52, which includes 6 fatal accidents and 32 minor injuries. The classification of accidents from 1991 to 1996 is shown in Table No .10.03.

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TABLE NO 10.03

Classification Of Accidents

S.No	Year	Accident Classification				Total
		Non Injuri	Minor Injuri	Major Injuri	Fatal	
1.	1991	11	33	13	12	69
2.	1992	9	29	5	10	53
3.	1993	9	39	6	11	65
4.	1994	9	31	2	11	53
5.	1995	8	52	7	10	77
6.	1996	4	32	6	6	48

(Source:-Pallavan Transport Consultancy Services)

10.09 Statistics indicate that Fatal accidents have declined considerably while there is a drop in the over all number of accidents.

PARKING FACILITIES:

10.10 Parking is an integral part of the transportation system. In the Town, there is no organised parking area provided. Large number of autorickshaws, two wheelers and cycles are parked on both sides of carstreets and creates obstruction to the movement of buses and other vehicles, with the result considerable delay to the movement of vehicles is inevited. Presently the East leg of Anna Statue inter section (The space between Anna Statue and Exit gate of bus stand) is utilised for parking of cars, Autorickshaws and Two wheelers.

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PART -II

CHAPTER - 11 PROPOSED DEVELOPMENT

FUNCTIONS AND ECONOMIC BASE

11.01 In Tiruchengode Town, secondary and tertiary activities are the main function. This Town may be considered as a bifunctional Town and serves as a service centre for the entire Tiruchengode Town. There are manufacturing industries and household industries like textile mills,power looms,oil mills etc.; allied activities viz, Banking facilities, Engineering industries, Whole sale and retail markets etc., had enhanced the status of Regional center in the Northern part of Namakkal District.

POPULATION:

11.02 The population of Tiruchengode Local Planning Area has been projected for the plan period of 20 years by different methods and is given in Table No.11.01

TABLE No: 11.01

Population projection for the year 2011 and 2021, Tiruchengode Local Planning Area.

S.No	METHOD	2001	2011	2021
1.	Arithmetical increase method	77000	91000	10500
2.	Geometrical increase method	91600	133000	193000
3.	Incremental increase method	73700	81010	85115

11.03 The population forecast by Geometrical increase method give highest figures (1,33,000 and 1,93,000 for the years 2011 and 2021 respectively) The Arithmetical increase method and Incremental increase method give modest figures. In the approved Master Plan, population projection for the year 2011 has been arrived to 1,63,000 population. It is noticed that there is a shortfall of 30,000 population for the year 2011. This is due to fall of decade variation of Tiruchegode Town in particular and whole of Tamil Nadu in general. The population during the plan period 2011 to 2021 shall be adopted as 1,93,000 for arriving the proposals of this Master Plan.

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OCCUPATION PATTERN:

11.04 The total workers of the Town in 1991 was 13,781. The percentage of workers to the total workers engaged in different activities during the year 1991 for Tiruchengode Town and Namakkal district(urban) are indicated in Table No:-11.02

TABEL No: 11.02

Percentage of Workers in different sectors - 1991

S.No	SECTOR	%OF WORKERS TO TOTAL MAIN WORKERS	
		TIRUCHENGODE	NAMAKKAL Dist (URBAN)
1.	Agriculture	10.15	61.32
2.	Non Agriculture	3.75	4.81
i)	Household industry		
ii).	Others	86.10	33.87
	Total	100	100

11.05 From the above table, it is observed that employment in non agricultural activities is 86.10% and 33.87% in Tiruchengode Town and Namakkal District respectively. The non agricultural activities are visibly seen in the Town. These activities will continue to dominate in future decades also. In the past 15 years (between 1984 and 1999) nearly 83 Hectares of agriculture land has been put into non agriculture use(i.e urban use). The dry land constitute 99.5% of the total area. Out of this 27% has become urbanisable area. It is presumed that the same trend may likely to continue in future decades also.

11.06. In view of these existing state of affairs, the workers in agricultural sector and non agricultural sector may be 5% and 95% in 2021.Details are indicated in Table No .11.03

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TABLE NO.11.03

Percentage of workers in agricultural and non agricultural sectors 1971 & 1991

S.NO	SECTOR	%OF WORKERS TO TOTAL WORKERS			
		ACTUAL		ASSUMED	
		1961	1971	1991	2021
1.	Agriculture	3.80	16.75	10.15	5
2.	Non Agriculture				
i)	House hold industries	38.05	16.74	3.75	3
ii)	Others	58.15	66.42	86.10	92
	Total	100	100	100	100

11.07 The percentage of workers to total population, during 1991 was 40.53% which is less than the district (urban) percentage. In the approved Master Plan the percentage of workers to the total population for 1991 was assumed as 40% Table No:- 11.04 shows the anticipated workers in various sectors.

TABLE No.11.04

Anticipated workers in various sectors

S.No	Sector	1971(Actual)		1991*		2021**	
		%to total workers	No of workers	%to total workers	No of workers	%to total workers	No of workers
1.	Agriculture	16.75	6288	10.15	6302	5	9650
2.	Non agriculture						
i).	Household	16.74	6288	3.75	2521	3	5790
ii).	Others	66.42	24413	86.10	54203	92	173560

* As per approved Master Plan

** For the plan period 2021 (assumption)

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TABLE No:11.06

Change of land use accepted by the Government in the approved Master plan-1993

S.No	Village name & S.F.No	Change of land use		Extent in SQM	Permission accorded
		From	To		
1.	Muthanampalayam SF.No:30/3pt and SF.No:4	Primary residential	Mixed residential	--	G.O.Ms No.695 H&UD Dept Dt 19.4.91
2.	Seetharamplayam S.F.No:71/1	Education	Commercial	840 sqm	G.O.Ms No.75 H&UD Dept Dt 13.2.96

Fromthe above table it is observed that less number of cases demanding re classification of land uses.

11.11 For assessing spatial requirements of the land for the projected population 1,93,000 in 2021 of Tiruchengode LPA, the criteria adopted is that 70% of the urbanisable area would be for residential use and the remaining 30% is for other concommitant uses.The details are given in Table No.11.07

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TABLE NO:11.07

Urbanisable land required for Tiruchengode Local Planning Area-2011

S.No	Category of Land use	%to Total developed area		Area required in 2021	Existing area in Hectares	Additional area required in Hectares
		Standard	Adopted			
1.	Residential	30 to 40	70	1614.66	427.70	1186.96
2.	Commercial	3 to 5	12	145.00	43.88	176.12
3.	Industrial	10 to 15	8	287.83	91.11	196.72
4.	Transportation	25 to 30	*	--	--	--
5.	Public & Semipublic	4 to 7	5	28.98	17.56	11.42
6.	Educational	3 to 5	5	27.72	18.12	9.60
7.	Recreation & Utilities and Service	--	--	--	--	--
8.	Agriculture land					
i)	Wet Land	--	--	13.18	13.18	--
ii)	Dry Land	--	--	--	1505.82	--
9.	Land Under Water	--	--	21.83	21.83	--
10	Hillocks	--	--	58.80	58.80	--
	Total Area		100	--	2198.00	1576.82

Note: * Transportation area have been included in the residential area .

11.12 At present, the residential density of population is 120 persons per Hectare and the urbanisable area required in the Tiruchengode Local Planning Area for the plan period 2021 shall be 2104.19 Hectares.

11.13 For allocating the land for various other uses the guidelines issued by the Master Plan Division of commissionerate of Town and Country Planning are adopted . Based on the guide lines, the urbanisable land required for various categories of proposed land use for Tiruchengode LPA in 2021 is given in Table No:11.08

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TABLE No: 11.08

Urbanisable land required for Tiruchengode Local Planning Area-2021

S.No	Category of Land use	%to Total developed area		Area Required in 2021
		Standard	Percentage	
1.	Residential	30 to 40	70	1614.66
2.	Commercial	3 to 5	12	145.00
3.	Industrial	10 to 15	8	287.83
4.	Transportation	25 to 30	*	--
5.	Public & Semipublic	4 to 7	5	28.98
6.	Educational	3 to 5	5	27.72
7.	Recreation & Utilities and Service	--	--	--
8.	Agriculture land			
i)	Wet Land	--	--	13.18
ii)	Dry Land	--	--	--
9.	Land Under Water	--	--	--
10	Hillocks	--	--	--
	Total Area		100	--

Note: *Transportation area have been included in the residential area

11.14 From the Table No:11.08 it is observed that the developed area covers 96% of the total area of Tiruchengode Local Planning Area. In the remaining undeveloped area the land underwater, hillocks, and agricultural uses occupy 4% of total area.

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11.15 The undeveloped area extends to 93.81 Hectares consisting of utilities & services, wet lands, land under water and hillocks. Keeping the above lands as it is the remaining undeveloped area i.e, dry lands may be taken up for future developments for the plan period of 2021.

11.16 Based on the above criteria and considering the existing trend of development, the suggestions made by Pallavan Transport Consultancy Services Ltd and Heritage Developement Plan for Tiruchengode, the proposed land use for the plan period 2021 has been finalised. The details of proposed land use is shown in Table No:11.09 and Map No:2. shows the proposed land use in 2021 and it's spatial distribution. In the case of Sanctioned Detailed Development Plan Areas, the land use have been retained as per Detailed Development Plans as for as possible.

TABLE No:11.09

Urbanisable land required for Tiruchengode Local planning area-2021.

S.No	CATEGORY OF USE	AREA REQUIRED IN 2021(HECTARES)	%of AREA REQUIRED TO TOTAL AREA
1.	Residential (includes roads also)	1614.66	73.45
2.	Commercial	145.00	6.60
3.	Industrial	287.83	13.10
4.	Public & semipublic	28.98	1.32
5.	Educational	27.72	1.26
6.	Agriculture		
i)	Wet lands, burial grounds	13.18	0.60
ii)	Dry lands	--	--
7.	Hillocks	58.80	2.68
8.	Water Bodies	21.83	0.99
	Total	2198.00	100.00

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RESIDENTIAL AND HOUSING:

11.17 The land under this use at present is 427.70 Hectares (including roads, lanes, layout reservations etc). Additional land requirements to accomodate the anticipated population of 1,93,000 in 2021 has been increased to 1186.96 Hectares

11.18. The number of households & houses in Tiruchengode Local Planning Area as per 1991 census are 15545 and 15521 respectively. The shortage of house works out to 24 only. Assuming a house hold size of 4.0, the projected number of house holds in 2021 is 48250 for a population of 1,93,000. The total additional housing requirements at the end of the plan period is 32,729. During 1985 to 1990 nearly 1070 were constructed by the Tamil Nadu Housing Board , Tiruchengode Co-operative house building society is being financing loan assistance for construction of houses to private site owners. The average number of financial assistance is 1400 number per year under Weavers housing scheme Suriyanpalayam Hand Loom Weavers Co-operative society and Tiruchengode-Pudur Handloom Weavers Co-Operative Society have constructed 250 houses to their members during 1991. Under private sector about 1500 house sites were developed between 1980 and 1990 Perusal of building application register reveals that annualy about 100 house building licenses are issued and about 120 unauthorised buildings are also simultaneously constructed.

PRESENT DEFICIENCY

11.19 Population of the town was 63027 in 1991 and number of houses and households were 15521 and 15545 respectively. The average size of households worksout to 4.06 where as the size of households for Namakkal district is 3.83. On the basis of one house for each house hold, shortage of houses is workedout to 27000. This reveals accute housing shortage be expected in the plan period . It is expected that the housing shortage would be minimised by the private sectors only. As discussed in earlier paragraph, every year about 250 houses are constructed by the private sector. If this trend is continued then there will be about 5000 houses be constructed at the end of plan period. Then the shortage would be (32000-5000) ie 27000.

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COMMERECIAL

11.20 Commercial use includes Bus stand, Markets Cinema Theatres and Kalyanamandapam occupies 43.88 Hect. in 1999. Now an area of 145 hect, earmarked for commercial uses. Major corridors branching from the Tiruchengode Town is expected commercial developments therefore corriodor commercial concept is adopted in this MasterPlan.

INDUSTRIAL

11.21 There are about 23 rice mills and number of small scale industries in the Tiruchengode Local Planning Area. The area occupied by this catagory is 91.11 Hectares . Study reveals that concentraction of industries are seen on the North between Sankari road-Kolikalnatham road; Kolikalnatham road -Salem road; and Salem road - Namakkal road. Special efforts has to be taken to boost small scale cottage industries and medium scale industries and grouped under controlled industries execpt Pulikar Textile Industry area. The Pullikar Textile Industry area alone earmarked under General industrial use zone since it is a large scale industry with a connected load of more than 130Hp. The area under this catagory has been increased to 196.72 Hect. during the plan period.

PUBLIC AND SEMI PUBLIC USE

11.22 As there is no significance growth seen during last decades in this catagory, an addtional area 11.42 Hectare is earmarked for the plan period in order to meet the future requirements. This use will accommodate Public offices and Medical Institutions.During 1984 the area under this catogory is 20.00 hec. Where as in 1999 it is only 17.56 hect. This is because the Bus Stand and Burial Ground previously included in Public and Semipublic use is now computed in the commercial use and agriculture use respectivly.

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EDUCATIONAL USE

11.23 As regard to lower education there are about 32 institutions run by both public & private sectors which would cater the needs of the public. The present population of the Town is 66,000 during 1999 and for higher education there are four higher secondary schools available in this Town. For the projected population (193000) it is assumed that at the rate of one Higher Sec School per/30000 population, the number of Higher secondary schools required is 7. Enough provision is made to accommodte this catagory of institutions and an area of 27.12 hec is earmarked for educational use for the plan period 27.72 Hec at different parts of the Town.

AGRICULTURAL USE

11.24 An extent of 93.81 hect is reserved under agricultural use zone. This area include all wet lands burial ground's, parks(out side DDP area)water bodies and hillocks.

WATER SUPPLY

11.25 One of the essential requirement for any settlement to grow is the availability of water in sufficient quantity. At present the drinking water is being taped from Cauvery River basin of Kokkarayampettai which is 16 km away from the Town. Another combined water supply scheme is maintained by TWAD Board combined with 38 way side villages. Water tapping from river cauvery river at Avathipalayam 22 KM away from the Town .The present percapita supply is 45 Lpcd only. There is one more water supply scheme is in active consideration of TWAD Board. This scheme is programmed exclusively for only Tiruchengode Municipal area and the estimate cost of the scheme is 14.60 Crores. The water head works is at Avathipalayam village. If this scheme is implemented, this would also meet the demand of the future population in the plan period 2021. An amount of Rupees 14.60 Crores has been sancenced for implimentation of this project . Vide G.O.(2 D)No:134 Date 17.12.1999 of M.A.W.S Department .

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SEWAGE AND DRAINAGE AND SOLID WASTE DISPOSAL.

11.26 All the main roads have deep open storm water drains. The side drains have to be constructed for the uncovered and newly developing areas. Low cost sanitary programme was implemented in this Town during 1991. About 1358 latrines were converted into water closet latrines and about 8970 new latrines were also constructed. Hence on going low cost sanitary programme can also the extended to uncovered houses and in future the house owners has to be instructed to provide their own water closet latrine, while approving the bulding plan. The Tiruchengode Municipality is maintaining one Compost Yard with in the Town. About 320 MT compost fertilize manufactured annually. The possibility of shifting the Compost Yard outside Municipal limit before the end of plan period 2021 have to be examined, since it causes pollution in the heart of the Town. At Koottapalli colony , a site for Compost yard about 2 Acres have been acqured and waste disposal is being done .

BUS FACILITIES:

A New Moffessal Bus Stand with 50 bays and 75 Shops is under contruction .This project is taken up under TNUDP with an estimate cost of Rs. 185.00 Lakhs. The site is located at North West of Amman kulam .

TRANSPORT:

11.27 Thiruchengode Town is fairly well connected by major radial roads to adjoining towns liks Sankari, Velure, Komarapalayam, Rasipuram and to near by District Head quarters like Salem, Erode and Namakkal. Link roads between these radial roads are suggessted wherever necessary so as to facilitate easy flow of traffic and to releave congession. Pallavan Transport Consulting Services LTD had prepared a report on Traffic Operational and Management Plan for Tiruchengode Town and suggessted 17 proposals under short term proposals, medium term proposal and long term proposals. All these proposals are included in this Master Plan for implementation and details are given in TableNo.11.10

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TABLE No. 11.10
Traffic Improvements And Proposals

S.No	DETAILS
(A)	**SHORT TERM PROPOSALS**
1.	Road marking
2.	Traffic signs
3.	Offstreet parking lot
4.	Intersection improvement
(a)	Anna statue intersection
(b)	Velur Road x Pallipalayam Road x Southcar Street
(c)	Sankari Road x SSD road
(d)	Namakkal road x SND road
(e)	Velur road x Kokkarayanpettai road
5.	Footpath
6.	Shifting of Bus Stops & provision & recessed busbays
7.	Shifting of Utilities.
(B)	**MEDIUM TERM PROPOSALS**
1.	Improvement to sharp curves.
2.	Widening of Culverts
3.	Road widening
(C)	**LONG TERM PROPOSALS**
1.	Ring road
2.	Truck Terminal

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PART III

CHAPTER-12 ROJECTS AND IMPLEMENTATION

12.01 The following projects have been identified for the plan period 2021. These projects have to be implemented in a phased manner. Detailed design and financial aspects have to be worked out at the time of finalising the projects.

RESIDENTIAL DEVELOPMENTS

12.02 Tiruchengode Town is a trade and service centre. 72% of the area has been earmarked for residential developement in order to accommodate houses for industrial enterpreniers. Trade and Service Promotors with a density of 125 persent /hect. To have orderly growth and proper development of the Town sanction had been accorded for 8 Detailed Developement Plans in this Town. The rest of the Local Planing Area will be covered by the Detailed Developement Plans and these both approval and draft Detailed Development Plans have to be implemented in a phased manner.

HOUSING

12.03 Housing shortage was already dealt in previous chapter and this would be met mostly by private sector. The agencies like Housing Boards, Co-operative housing societies would also take projects up to some extent as and when the need arises.

INDUSTRIES

12.04 The growth of industry is significance especialy Textile industries, Food industries and Cottage industries are more in this Town. Hence there is a potential for such industries, development of small industrial estate and constructions of Tiny Shed may be taken by the Small Industries Developement Corporation in the industrial areas reserved in this Master Plan.

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TRANSPORT

12.05 This Town is well connected with Salem, Erode and Namakkal Districts Headquaters and Pallipalayam, Komarapalayam and Sankari Town which are also promoting textile bussiness. In order to prevent traffice intensity on the existing main corridors, link roads are suggested in this Master Plan. Also to facilitate easy traffic flow inside the Town, proposals to improve Traffic Management as suggested by the Pallavan Transport Consultant Service LTD, has to be taken up.A ring road is also proposed in this Master Plan which is to be implemented by the Highways Department.

UTILITIES AND SERVICES

WATER SUPPLY.

12.06 The Avathipalayam water supply system is to be implemented. Laying of distribution main and construction of elevated reservoirs for the newly developing areas may be taken up at the appropriate time based on the demand.

DRAINAGE:

12.07 The uncovered area has to be provided with road side open drains.

COMPOST YARD:

12.08 The posibility of shifting the existing compost yard to out side the Local Planning Area can be thought off, so as to avoid pollution in the heart of the Town.

BURIAL GROUNDS:

12.09 The Burial grounds have to be improved by providing fencing , waiting shed, water supply and other required facilities. Electric cremation may be provided in the Burial ground located on the Kolikkalnatham road.

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PARKS-PLAY FIELDS AND OPEN SPACES

12.10 The space like park, open spaces and children play space etc,. which are gifted by private developers has to be improved and maintained by Tiruchengode Municipality with financial assistance provided by the commissionerate of Town and country Planning

HERITAGE DEVELOPEMENTS

12.11 The need to conserve the ancient temples and its surrounds to protect heritage volumes of the Tiruchengode Town, and to provide physical and social infrastructures, the suggesstion offered by the commissionerate of Town and Country Planning on the Heritage Developement Plan for Tiruchengode Town may be implemented as such.

LOCAL PLANNING AUTHORITY'S FUNCTION

12.12 The Local Planning Authority shall control and regulate the developements in the Local Planning Area as per land uses zoned in the Master Plan. The Local Planning Authority shall be giving Planning Permissions as per section 49 of Town Country Planning Act 1971 in conformity with the uses proposed in the Master Plan and no developements shall be permisible with out obtaing the Planning Permission

12.13 The Local Planning Authority or the Local Body shall carryout or cause to carryout all projects mentioned in this Master Plan.

12.14 For the purpose of implementing the projects mentioned in this Master Plan and also for the general Urban Planning and development and for implementing such planned development, the Local Body/Local Planning Authority shall avail loans and grants from World Bank, Government of Tamil Nadu, Government of India and from the recognised Financing Institutions like HUDCO, TUFIDCO etc.

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PART IV

CHAPTER-13 DEVELOPMENT CONTROL REGULATION AND USE ZONES

PERMISSION AND USE ZONES.

13.01 In order to implement the proposals contemtplated in this Master Plan, certain Development Control and Use Zone Regulations will have to be framed and enforced. Accordingly it has to be enforced by the Local Planning Authority while granting Planning Permission under section 49 of Town and Country Planning Act 1971. The Local Planning Area has been classified into the following use zones as contemplated in Go.Ms.No.1730 RDLA Dept.,Dated 24-7-74.

1.Residential Use Zone

2.Commercial Use Zone

3.Industrial Use Zone

4.Education Use Zone

5.Public and Semi Public Use Zone and

6.Agriculture Use Zone

USE ZONES AND USES PERMITTED

13.02 The use zones and uses permitted are given in Go. Ms.No. 1730 RDLA Department Dated 24-7-74(Annexure A)The Survey Numbers comprised in the use zones are given in the Annexure B

13.03 Developement Control and use Zone Regulation have been prescribed as part of this Master Plan and all the developments with in the Planning Area shall be inconformity with the Development Control and use zone regulation and the Planning Permission shall also be regulated accordingly by the Local Planning Authority.The Town Survey Numbers comprised in sanctioned Detailed Development Plan are given Annexure C

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DEVELOPMENT REGULATION IN DETAILED DEVELOPMENT PLANS

13.04 In respect of areas covered under sanctioned Detailed Development Plans, the land and building uses, set back requirements, plot coverage, density ,use zones etc., shall be regulated in accordance with the provisions of the respective Detailed Development Plan.

DEVELOPMENT REGULATION AROUND ARDHANARISWARAR TEMPLE

TOWN LEVEL SUGGESTIONS

13.05 In order to project the image of this historic town to its old glory, at all the main entry points to the towns of Sankari Road, Salem road, Namakkal road and Erode road, there should be well designed and aesthetically attractive information posters/boards about the Town and the sites of heritage value/ tourist attraction and pilgrimage elements with location map.

13.06 Land use control shall be meaningfully exercised in the defined heritage zones for preservation and conservation purposes. Height regulations shall be reviewed to limit the height to 9 metres in the heritage zones thus delineated and where possible.

13.07 The vacant lands within the / of the temples should be pleasingly landscaped.

13.08 Encroachments in front as well as near the heritage sites shall be removed.

13.09 The procession routes of temple car vial Kattalai shall be resumed on the lines of traditional system to foster the lost glory.

13.10 Apart from the heritage/tourist elements, the town itself requires an overall treatment. All the main roads have deep open stromwater drains and there is ample chance of people falling into them. The open drain have to be covered

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13.11 The street sides are used as open toilets, and a scene that can not be tolerated by visitors though the town residents are still following it , for there is no other choice. The Town administration should identify such locations and construct community latrines, and pay and use toilets in adequate numbers.

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Copy of:-

ANNEXURE-A

GOVERNMENT OF TAMIL NADU

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

Read:-

1. D.O.Letter No.28332/MD/73-1, R.D. & L.A., dated 17.3.73.
2. From the Director of Town and Country Planning letter No.109890/73 SM/ dated 21.3.74.
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP /dated 19.5.74.

ORDER:

The Director of Town and Country Planning submitted draft zoning regulations on use of land and buildings particularly in urban area. 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 zones
2. Commercial use zones
3. Industrial use zones
4. Educational use zones
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.

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The Industrial use zone has been similarly sub-divided into three categories, namely:-

i) Controlled Industrial use zone

ii) General Industrial use zone and

iii) Special Industrial and Hazardous use zone.

2) The Director has also stated that the Tamil Nadu Town and Country Planning Act, 1971provides for the zoning of areas under sections 17(1) and 20(2)(g) through the Master Plans and Detailed Developments 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 be sent to the Member Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development Plan with such modifications 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 views. 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 has examined the suggestion. They accepted the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan area and as for other Urban areas of the state, the Government approve, in principle, the draft zoning regulations 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.

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

(BY ORDER OF THE GOVERNOR)

M.M.Rajendran,
Secretary to Government.

To

1. The Director of Town and Country Planning, Madras-1.
2. The Member Secretary, Madras Metropolitan Development Authority, Madras-10.

Copy to:

3. Commissioner, Corporation of Madras through the Special Officer and others.

/True copy/Forwarded/By order/

Sd/ x x x x x x x
Section Officer.

/True copy/

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 dwellings and tenements together with appurtenances pertaining thereto:
2. Professional consulting offices of the residents and other incidental uses therefore;
3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigarettes, 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 Auto-rickshaw stands and
7. Parks and Play fields.

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8. Software development and training (vide G.O.Ms.No.260 H&UD Department dated 29.10.2002).

9. Installation of Base Transreciever Station Towers (vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

USE ZONE 1 (b) MIXED RESIDENTIAL USE ZONE

USES PERMITTED

1. All uses permitted under Use zone (a) i.e. Primary Residential Use Zone:
2. Hostels and single person apartments;
3. Community Halls, Kalyana Mandapams, Religious buildings, welfare centers and Gymnasia;
4. Recreation clubs, Libraries and Reading Rooms;
5. Clinics, Dispensaries and Nursing Homes;
6. Government, Municipal and other instituitional sub-offices;
7. Police Stations, Post & Telegraph Offices, Fire Stations and Electric Sub-stations;
8. Banks and Safe Deposit Vaults;
9. Educational Institutions excluding Colleges;
10. Restaurants, without Residential accommodation and catering house and lodging house for less than 20 occupants. (Vide amendment issued in Govt. letter No.69759/UD IV (2)89/11 dated 22.6.1992).
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 Confectionaries;
15. Laundry, Tailoring and Gold Smith shops;
16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dated 13.3.1962.
17. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and

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18. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

II. COMMERCIAL USE ZONE – USE ZONE 2

USES PERMITTED

1. All uses permitted in Use Zones 1(a) and 1(b) and 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, obnoxious products and other materilals likely to cause health hazards;
3. Business offices and other commercial and financial institutions;
4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards;
5. Cinema theatres and other commercial entertainment centers;
6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards.
7. Transportation terminals including bus-stands, railway stations and organized parking lots;
8. Automobile repair shops and garages;
9. Small industries, using electric motors not exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or other wise dangerous to public health and safety;
10. Installation of electric motors not exceeding 50 H.P. for the use incidental to the commercial activities permissible in the Zone vide amendment issued in Govt. letter No.12096/UD IV(b)/93-4 dated 2.8.1993.
11. Restaurants with or without boarding and lodging houses, Star hotels and non star hotels vide amendment issued in Govt. letter No.69759/UD IV 288/11 dated 22.6.1992.
12. Software development and training vide G.O.Ms.No.260 H&UD Department dated 29.10.2002 and

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13. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

III. INDUSTRIAL USE ZONE –USE ZONE 3

a. Controlled Industrial Use Zone

b. General Industrial Use Zone and

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 periods of power shortage or failure;

3. Hotels, Restaurants and Clubs, places for social intercourse, recreation and worship and dispensaries and clinics;

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

5. Software development and training (vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and

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6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

USE-ZONE III(b) GENERAL 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. All industries without restrictions on the horse power installed or type of motive powers used excluding those of 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.

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

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

5. Software development and training vide G.O.Ms.260 H&UD department dated 29.10.2002 and

6. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

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.

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

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

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

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or 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;

13. Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denatured or not;

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

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

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

17. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD Department dated 12.12.2002.

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 person apartments;
4. Recreation Clubs, Libraries and Reading rooms;
5. Restaurants;
6. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
7. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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

USES PERMITTED

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Acquaria and Public Libraries;
3. Hospitals, Sanatorium 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. the residential use Zones.
8. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
9. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

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 use;

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4. Public and Private Parks, Playfields, gardens, caravan and camping sites and other recreational uses;

5. Dairy and Cattle Farms;

6. Fisheries and Poultry Farms;

7. Water tanks and reservoirs;

8. Sewage farms and garbage dumps;

9. Airports and broadcasting installations;

10. Forestry;

11. Cemeteries, 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;

17. Sand, clay and Gravel quarrying; and

18. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

Sd/- R. KULANDAIVEL,

Director of Town and Country Planning.

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List of Cottage Industries as per G.O. Ms.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 shell by hand-grinding.
7. Enameling.
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 paper and pulp, paper cutting and paper fans.
11. Industry relating to manufacture of ornaments and jewelry(including bangles and combs).
12. Soap making.
13. Manufaturing toys.
14. Making of agarbathi.
15. Industry relating to Aloe fibre extraction-palmyrah,coconut fibbers.
16. Appalam manugacture.
17. Manufacture of apparel and ready-made 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.
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 basketware, making.
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.

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41. Hosiery manufacture (with hand and power).
42. Manuufacture 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. Manuufacture of musical instruments-stringed or reed.
52. Manuufacture of ornamental leather-craft, money-purses, hand-bags.
53. Painting of Planks and glas.
54. Palmyrah fibre brush making.
55. Palmyrah leaf-fancy and utility articles, midribs manuufacture.
56. Palmyrah rafters and stums - furniture and cots manufacture.
57. Manuufacture of perfumery - essential oils and scents.
58. Pith works - manufacture of pith hat,garlands, flower.
59. Industry relating to ply shuttle looms makimg.
60. Printing and allied 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. Was coating on paper and cloth.
70. Weaving - cotton, woolen, tusser, jute, matks, silk.
71. Wood turners industry.
72. Wool clipping and grading.
73. Manufacture of wollen fabrics and woollen goods.

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List of cottage Industries as per G.O. Ms.No.566. Local Administration dated. 13.3.62.

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee-Keeping(agriculture)honey and bees wax
4. Bakery biscuits, cakes.
5. "Balance 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 treats. handmade sugar, sugar candy.
11. Jam, jellies and preserves.
12. Syrups, aerated water ice-making.
13. Vermicelli manufacture.
14. Apparel and ready-made clothing (including sarees, dhoties)
15. Artificial flowers.
16. 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. Embrodery, knitting, cochet and needle work.
25. Hosiery (with hand and power)
26. Laundry and cleaning clothes.
27. Leather goods making, shoes, chapels, slippers, bed-straps.
28. Ornaments and jewelry (including bangles, combs).
29. Ornamental leather craft, money-purse, handbags.
30. Weaving - cotton, wool, tusser, jutre, marka, silk.
31. Spinning - cotton, wool in charkas.
32. Tailoring .
33. Woollen fabrics and woollen goods.
34. Wool clipping and grading.
35. Fly shuttle looms making.
36. Ribbon manufacture.
37. Cane furniture (also cane and basketware, matting).
38. Camentware works.
39. Coir, coir-making, rope.
40. Candle sticks manufacture.

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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. Enameling.
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-pity hat, garlands, flower.
54. Printing and allied trade-book binding, block making.
55. Soap-making.
56. Koraomats, 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 wook works.
61. Fibre and fibre products.
62. Icons.
63. Match-stick manufacture (manufacture of splints with wood only)
64. Fountain pen manufacture.
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 artificial yarn.
73. Wax coating on paper and cloth.

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Copy of Letter No. 69759 / UDIV (2) / 89 /11 dated 22.6.92 from the Secretary to Government, Housing and Urban Development Department, Madras-9 addressed to the Director of Town and Country Planning, Madras-2.

Sir,

Sub: Town Planning – Preparation of Zonal plans – Regulation approved – Amendments – Issued.

Ref: 1. G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.

2. From the Director of Town and Country Planning, Lr.Roc. No. 40747 / 89 / MP2, dated 6.11.89.

3. From the Member-Secretary, Madras Metropolitan Development Authority, Lr.No. CDC / 1345 / 90 dated 7.9.90.

****

In the Government order first cited, the Government approved in principle the draft zoning regulations submitted by the Director of Town and Country Planning. In his letter second cited, the Director of Town and Country Planning has suggested certain changes to the use zones and requested that suitable amendment to be issued after accepting the suggestion of the Director.

2. The following amendments are issued to G.O.Ms.No.1730, Rural Development and Local Administration, dated 24.7.74.

AMENDMENTS

In the said Government Order, in the Appendix,

1) Under the heading "I. Residential use zone" under the sub heading "Use Zone I. (b) Mixed Residential use zone", under the item "Uses permitted" in item 10 for the expression "Restaurants, Residential Hotels and other Board and Lodging Houses" the expression "Restaurants without residential accommodation, eating and catering houses and lodging houses for less than twenty occupants" shall be substituted.

2) Under the heading "II.Commercial use zone 2" under the item "Uses permitted" after item 10 and the entries relating there to, the following item and the corresponding entries shall be added, namely:-

11."Restaurants with or without boarding and lodging houses, Star Hotels and Non – Star Hotels".

Yours faithfully,
Sd/----------
For secretary to Government.

//TRUE COPY//

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Copy of Govt. Letter No. 12096/ UDIV (1)/93-4, dated. 02.08.93 from the Joint Secretary to Government, Housing and Urban Development Department Madras-9, addressed to the Director of Town and Country Planning, Madras-2.

Sub: Town Planning – Master Plan – Permitting installations up to 50 H.P. in Commercial Use Zone – Amendment to G.O. Ms. No.1730 RD & LA. Dept.Dated 24-07-74 issued.

Ref : 1. G.o.Ms.No. 1730,R.D.&L.A. Dept. dt 24-07-74
2. Your letter Roc. No. 18276/92/MPAI,dt 20-05-92.

I am director to state that the following amendment is issued to the G.O. first cited.

AMENDMENT

For the words "10. Installation of electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone "the following may be substituted:

" Manufacturing and service establishment and commercial uses using electric motors and or not exceeding 50 H.P and / or employing not more than 25 workers excluding those that are obnoxious or hazardous, nature by reason of odors, effluent,dust,smoke,gas,vibration,noise etc. or otherwise likely to cause danger or nuisance to public health or amenity."

/ True copy /

Sd.
Section Officer.

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ANNEXURE - IX

Information Technology Department, Secretariat, Chennai 600 009.

Letter No.237/IT/2002-7/

dated 18.09.2002.

From

Thiru Vivek Harinarain, I.A.S.,

Secretary to Government.

To

The Reliance Infocom Limited, 17 Khader Nawaz Khan Road, Chennai-6.

The Secretary to Government, Housing & Urban Development Department., Chennai-9.

The Secretary to Government, Revenue Department., Chennai-9.

The Secretary to Government, Public Work s Department., Chennai-9.

The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.

The Director of Municipal Administration, Chennai-5.

The Director of Town and Country Planning, Anna Salai , Chennai-2.

The Chief Engineer (Buildings)PWD Chepauk, Chennai 5.

All Departments of Secretariat, Chennai-9.

All District Collectors.

Sir,

Sub: IT Department – Base Transreceiver Station Towners installation – Exemption from side set back rules – orders issued – amendment to paras 4&5 of G.O.Ms.No.2, IT Dept., dated 1.4.2002.

Ref: 1) G.O.Ms.No.2, IT Department, dated 1.4.2002.

2) From the Reliance Infocom Li mited letter No.BTS/IT/RA/1018/2001-2002 dated 4.4.2002.

3) From the Special Commissioner of Town and Country Planning Letter No. 13287/2002/BA1, dated 30.5.02 & 3.6.02.

4) From the Member Secretary, CMDA letter No.C3/18815/2000 dt.6.6.2002.

5) From the Director of Municipal Administration Roc.No.43829/2002/TP3/ dated 23.7.2002.

...

In G.O. first cited above, Government have accorded permission to license Telecom Companies to install Base Trans receiver Station Towers, equipment room and generator room on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu subject to certain terms and conditions mentioned therein.

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2. In the reference second cited M/s Reliance Infocom Limited has requested the Government to issue necessary amendments to G.O. first cited exempting from side set back rules of Chennai Metropolitan Development Authority/Directorate of Town and Country Planning for the BTS Towers, erected or to be erected on Local bodies, Quasi Governments, Public Sector undertakings and Private lands and Buildings. The request of the above firm has been examined and the following amendments are issued to G.O. first cited above.

3. In para 4 of the G.O. first cited above, after the word Government of Tamil Nadu in the fourth line the words, "Quasi Governments/Public Sector Undertakings/Local bodies/Private lands and buildings" be added and after the eleventh terms and conditions mentioned in the same para at page two, the following shall be added as number twelve to sixteen.

(xii) Clearance from CRAC and Civil Aviation Department for erection of towers shall have to be obtained before erection wherever required.

(xiii) The BTS room size shall not exceed 15 S.q.m. in floor area and it should not be more than 3.0m. in height.

(xiv) The generator on plat form shall not cause noise and air pollution.

(xv) Therese structures, shall not be erected on any unauthorized or deviated part of a building or layout, agricultural land and OSR use Zones.

(xvi) These BTS structures shall be structurally sound and safe.

4. The Municipal Administration and Water Supply Department and Rural Development Department are directed to issue necessary orders exemption under Tamil Nadu District Municipalities Building Rules and Multi storyed and Public Building Rules 1973, under G.O.164 MAWS Department, dated 15.6.1994 and G.O.Ms.No.22, MAWS Department dated 30.1.1997 against restricting the height of the Buildings/Structures/BTS Towers within the heritage zones of the Heritage towns and under G.O.Ms.No.1730 RD & LA, Dept., dated 24.7.1974 allowing the BTS Towers in all the land use zones.

5. This letter issues with the concurrence of Municipal Administration and Water Supply, Rural Development and Housing & Urban Development Departments.

Yours faithfully,

Sd/-

(T.Anwer Basha)

for Secretary to Government.

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Copy to:

The Managing Director, ELCOT, No.692, Anna Salai, Nandanalm, Chennai 600 035.
The Principle Accountant General (A&E) Chennai 18.
The Accountant General (Audit) Chennai 6/35.
The Secretary-II to Chief Minister, Chennai-9.
The Senior P.A to Hon'ble Minister (Law & IT) Chennai-9.
The National Informatic Centre, Chennai -9.
(for hosting in Government website)
Sf/Scs.

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Copy of;

ANNEXURE - X

GOVERNMENT OF TAMIL NADU

ABSTRACT

Land use zoning – Master plan Locational restriction software units – Removal – Orders – issued.

HOUSING AND URBAN DEVELOPMENT (UD IV(2)DEPARTMENT

G.O.Ms.No.260

Dated the 29.10.2002.

1. G.O.ms.No.1730 Rural Development and Local Administration and Acquisition Department dated 24.7.74.
2. G.O.(Ms.)No.300, IMD (ME2) dated 3.11.97.
3. From the Special Commissioner of Town and Country Planning Letter No.6336/2002/T/dated 13.3.2002.

...

ORDER:

In the G.O. first read above, orders were issued prescribing the norms governing land use zoning in respect of areas coming under Local Planning Areas. According to the orders issued in the above Government Order, the Urban Areas are 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:-

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

2. In the G.O.second read above, while announcing the Information Technology Industrial Policy. It has been ordered that there will be no locational restriction for setting up units exclusively engaged in Software Development and Training.

3. In his letter third read above, the Special Commissioner of Town and Country Planning has reported that Software units exclusively engaged in software development and training, are considered to be non conflicting uses and therefore there will be no locational restriction for setting up of these units in any land use classified, except those lands reserved for special dand hazardous and agricultural land use in the Master Plan, in line with the provisions of amended Development Control Rules of Chennai Metropolitan Development Authority, and that the information technology industries also should not be permitted in areas prohibited by various Acts and Rules, relating to Coastal Regulation Zone, Archarological site, Heritage site, Airports,

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Burial ground, quarry sites, railway properties etc. The Special Commissioner of Town and Country Planning has now requested the Government to effect changes to G.O.(Ms.)No.1730 RD & LA Dept., dated 24.7.74 accordingly.

4. The Government after careful consideration accept the request of the Special Commissioner of Town and Country Planning and effect changes to the norms laid down in G.O.(Ms.)No.1730 RD&LA Dept., dated 24.7.74 to the effect that units exclusively engaged in Software development and training be permitted to avail all land uses. viz., residential (Primary and Mixed Residential), Commercial, Public and Semi-Public, Educational, Industries (controlled and general industries) except those lands that are earmarked for special and hazardous industries and agricultural land use in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

/True copy/

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ANNEXURE - XI

GOVERNMENT OF TAMIL NADU

ABSTRACT

Urban Development- Installation of the Base Transreceiver Station Towers in all the land use zones in the Master Plan – Permission – orders – issued.

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

G.O.(Ms.No) 302

Dated: 12.12.2002.

READ:

1. G.O.(Ms.)No.1730, Rural Development and Local Administration Department, dt.24.7.1974.
2. G.O.(Ms.)No.2, Information and Technology Dept., dated 1.4.02.
3. Government Lr.No.237/I&T/2002-2, Information Technology Dept., dt.9.5.02.
4. From the Special Commissioner of Town and Country Planning Lr.No.13287/2002/BA1/dt.3.6.2002 and 17.7.2002.
5. Government Lr.No.237/IT/2002-7 Information Technology Department, dated 18.9.2002.

...

ORDER

In the Government order second read above, the Information Technology Department had issued orders pertaining any licensed telecom company to install Base Trans receiver Station Towers, equipment room and generator room on root top or on the ground of premises and building belonging to Government on certain terms and conditions. Orders were also issued by the Government that exemption shall be given to such telecom companies from following the side set back rules of Chennai Metropolitan Development Authority/Director of Town and Country Planning for installation of Base Trans receiver station Towers and applicability of the said rules only to the construction of buildings.

2. Subsequently, in the Government letter third read above, the Information Technology Department has further clarified that the exemption given in G. O.(Ms) No.a2 dated 1.4.2002 will be applicable not only for the Base Trans receiver Towers to be installed on roof top or on the ground of premises and building belonging to Government of Tamil Nadu but also for the Base Trans receiver Station Towers to be installed on private land/buildings.

3. In the letter fifty road above, the Information Technology Department while issuing certain amendments to paras 4 and 5 of Government order second read above has directed Municipal Administration and Water Supply Department and Rural Development Department to

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issue necessary orders exempting under Tamil Nadu District Municipalities Building Rules 1973; under G.O.164 Municipal Administration and Water Supply Department dated 15.5.1994 and G.O.(Ms.)No. 22, Municipal Administration and Water Supply Department dated 30.1.1997 against restricting the height of the Buildings structures/Base Trans receiver Station Towers within the Heritage zone of the Heritage towns and under G.O.(Ms.)No.1730, Rural Development and Local Administration Department dt.24.7.74 allowing the Base Trans Receiver Station Towers in all the land use zones.

4. As regards the issue of allowing the Base Trans Receiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter fourth read above has reported that as per the Government order first read above only permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Trans receiver Station Towers in all land use zones in the Master Plan may be issued by the Government.

5. The Government after careful examination accept the proposal of the Special Commissioner of town and Country Planning accordingly direct that the installation of Base Trans receiver Station Towers shall be permitted in all the land use zones in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SALIO,
SECRETARY TO GOVERNMENT.

TO

The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
All Local Planning Authorities/New Town Development Authorities (through
Special Commissioner of Town and Country Planning)
The Information Technology Department/Rural Development Department/Municipal Administration and water Supply Department, Chennai-9.
The Private Secretary to Govt. Chennai-9
sf/sc.

/FORWARDED/BY ORDER/

sd/- Section Officer.

/TRUE COPY/
Sd/-
Assistant Director of Town and
Country Planning, Salem.

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ANNEXURE - XII

Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Information Technology – Installation of Base Transreceiver Station Towers by Telecommunication companies – exemption under Tamil Nadu District Municipalities Building Rules 1972, and Multistoried and Public Building Rules, 1973 – orders – issued.

MUNICIPAL ADMINISTRATION AND WATER SUPPLY (MA.1)DEPARTMENT.

G.O.Ms.No.177 Dated: 17.12.2002.

READ:-

1) G.O.Ms.No.2 Information Technology Department dated. 01.04.2002.
2) From the Special Commissioner of Town and Country Planning, Lr.Roc.No.13287/2002/BAI/dated 30.05.2002.
3) From the Director of Municipal Administration Lr.Roc.No. 43829/2002/TP-3/dated 23.07.2002.
4) Government Lr.No.237/IT/2002-7, IT, dated 18.09.2002.

ORDER:-

In the G.O. first read above, as amended in Govt. letter 4th read above, Govt. have accorded permission to licensed telecom companies to install Base Transreceiver Station Towers, equipment room and generator room on rooftop or on the ground of premises and buildings belonging to Government of Tamil Nadu / Quasi Government / Public sector undertaking / Local bodies / Private lands and buildings subject to certain terms and conditions mentioned therein.

2. The Special Commissioner of Town and Country Planning in sought the clarifications of Government on the exemption of BTS towers from Tamil Nadu District Municipalities Building Rules and Multistoried and Public Building rules 1973, and height restriction in respect of Heritage towns. The Director of Municipal Administration has also requested the Government to issue necessary orders in this regard.

3. The Government after careful examination grant exemption to BTS towers constructed by Telecom companies, from the Tamil Nadu District Municipalities Building Rules 1972, and Multistoried and Public Building Rules 1973, subject the conditions imposed in the G.O. and letter first and fourth read above. However, above has directed Municipal Administration and Water Supply Department and Rural Development Department to issue necessary orders exempting under Tamil nadu District Municipal Building Rules and Multistoried and Public Building Rules 1973 under G.O.Ms.No.22 Municipal Administration and Water Supply Department dated 15.06.1991 and G.O.Ms.No. 22 Municipal Administration and Water Supply Department dated 30.01.1997 against restricting the height of the Buildings / Structures / Base Transreceiver Station Towers within the Heritage zone of the Heritage towns and under G.O.Ms.No.1730, Rural Development and Local Administration Department dated 24.07.1974 allowing the Base Trans-receiver Station Towers in all the land use zones.

4. As regards the issue of allowing the Base Transreceiver Station Towers in all the land use zones, the Special Commissioner of Town and Country Planning in his letter 4th read above has reported that as per the Government order first read above only permissible uses specified in each use zone as per the Master Plan can be permitted. He has requested that since there is no provision at present in the Master Plan for permitting the Base Transreceiver Station Towers in all use zone in the Master plan may be issued by the Government.

5. The Government after careful examination except the proposal of the Special Commissioner of Town and Country Planning and accordingly direct that the installation of Base Transreceiver Station Towers shall be permitted in all the land use zone in the Master Plan.

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
All the Local Planning Authorities/New Town Development Authorities(through Special Commissioner of Town and Country Planning)
The Information Technology Department / Rural Development Department / Municipal Administration and Water Supply Department, Chennai-9.
The Private Secretary to Secretary to Government, Chennai.9.
sf/sc.

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Abstract

Urban Planning – Implementation of Information Technology Policy 2002 – Relaxation of Floor space index under Multistoried and Public Building Rules 1973 to the extent of 100% in designated IT Parks in Urban Areas other than Chennai – orders – issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MA 1) DEPARTMENT

G.O. (Ms).NO. 317

Dated: 10.09.2004.
Read:

1. G.O. (Ms).No.52 Housing and Urban Development Department Dated 27.3.2003.
2. From the CTCP letter Roc.No.24582/2003/BA1/dated 20.2.2004.

—

ORDER:

The Information Technology Policy of Government of Tamil Nadu envisages to encourage and accelerate the growth of hardware and software industries and associated services in the State and the Government are keen to generate an ambiance by creating Information Technology corridors, construction of Information Technology parks besides extending concessions incentives to the Information Technology Industry. As a measure to boost construction of more Information Technology related parks, corridors, suggestions have been made to the effect that the existing Floor space index and Open space Regulations in Building Rules may be relaxed in respect of such buildings. As a first step, the Government in their order first read above relaxed the Building Rules in respect of Information Technology related buildings within Chennai Metropolitan Area as detailed below:-

(1) Floor Space Index (FSI) to the extent of 100% shall be relaxed in respect of designated IT Parks under Development Control Rules of Chennai Metropolitan Development Authority.

(2) The requests of the Information Technology Companies for maintaining the space under the open space by applicant IT Company, itself under the Open Space Reservation Rules under Development Control Rules, 1991 of Chennai Metropolitan Development Authority shall be allowed.

2. The scope of development Information Technology Parks and related industries in areas other than Chennai is now gaining momentum. In order to facilitate these developments, the Commissioner of Town and Country Planning has suggested to extend the above said concessions to all urban centers of Tamil Nadu by relaxing the rules under the Multistoried and Public Building Rules, 1973.

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3. The Government have examined the proposal of the Commissioner of Town and Country Planning and have decided to accept the proposal and to issue orders in line with the orders issued for Chennai Metropolitan Area. They accordingly direct that for IT parks in urban areas other than Chennai Metropolitan area.

(i) Floor Space Index under Multistoried and Public Building Rules 1973 shall be relaxed to the extent of 100% and

(ii) The designated IT Company should handover the Open Space Reservation land to the local body by way of gift deed as per the procedure laid down in Para 4 of G.O.Ms.No.222 MA & WS dated 28.1.1992. However, the local body may permit the IT Company for maintaining the Open Space Reservation land by itself, if so required.

(BY ORDER OF THE GOVERNOR)

C. K. GARIYALI,
SECRETARY TO GOVERNMENT.

To
The Commissioner of Town and Country Planning, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5.
The Commissioners of Corporation of
Chennai/Madurai/Coimbatore/Trichy/Tirunelveli and Salem.
All Municipal Commissioners (through the Commissioner of Municipal Administration).

Copy to: The Information Technology Department, Chennai-9.
The Rural Development Department, Chennai-9.
The Housing and urban Development Department, Chennai-9.
The Municipal Administration and Water Supply (CP-2)Dept., Chennai-9.
Stock file/spare copy.

/forwarded/by order/

Sd/- Section officer.

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Copy of

Government of Tamil Nadu.

Abstract.

Heritage Towns - Conservation and developement of Heritages Towns in Tamil Nadu - Declaration of 15 more Towns of Heritage Towns - Orders - Issued .

MUNICIPAL ADMINISTRATION AND WATER SUPPLY DEPARTMENT

G.O .MS.No.191 Dated : 18/07/1994

Read:

1.G.O.Ms.No.163 Municipal Administration and Water Supply Department Dated 06/07/1993.

2.From the Governor , Indian National Trust for Art and Cultural Heritage ,Madras letter No. INT/INTELTT 4, Dated 29/05/1993

....

ORDER:

In the G.O. first read above , orders were issued declaring 23 towns as Heritage Towns and the Government constituted a Working Group to moniter the priparation of Action Plan for conservation and developement of Heritage Towns for the benifits of posterity .

2. In the meeting held on 12/01/94,the Working Group constituted in .G.O.Ms.No.163 Municipal Administration and Water Supply Department Dated 06/07/1993, decided to include 15more Towns/areas in list of Heritage Towns declard in the said Government order .

3. The Government accept the recommendation of the Working Group and declare the following 15 Towns as Heritage Towns in the Govenment Order first read above and Action Plan should be pripered in respect of all the 35 Towns.

1.Sriperumpudur - Chiengleput
2.Tirunveli
3.Tiruchengodu - Salem
4. Karaikudi - Sivaganga
5.Peroor - Coimbatore
6.Bhavani - Salem
7.Pitchavaram
8.Marudur
9.Kurinjippadi (birth place of Vallalar)
10.Thirumayam
11.Chittanavasal
12.Avudayarkoil
13.Padhmanabhapuram
14.Kolachel (Kanyakumari District)
15.Marakkanam

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4.The Director of Town and Country Planning is requested to take follow of action in the matter . He is also requested to send a report on the action taken in the matter to Government.

(BY ORDER OF THE GOVERNER)

Sd.(J.V.Chandrasekaran)
Joint Secretary To Government.

/TRUE COPY/

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அரசாணை (நிலை) எண்.22, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கு துறை
(நநி1)துறை நாள்.30.1.1997.

தமிழ்நாடு அரசு
சுருக்கம்

கட்டட அனுமதி–புராதன நகரங்களில் கட்டட அனுமதி வழங்குதல்– அரசாணைகள் இரத்து செய்தல் மற்றும் உயரக் கட்டுப்பாடு விதித்தல்– ஆணை வெளியிடப்படுகிறது.

நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்குதல் (ந.நி.1)துறை

அரசாணை (நிலை) எண்.22

நாள்.30.1.97.

1) அரசாணை (நிலை) எண்.163 ந.நி(ம) கு.வ.துறை நாள்.6.7.93.
2) அரசாணை (நிலை) எண்.191 ந.நி.(ம) கு.வ.துறை நாள்.18.7.94.
3) அரசாணை (நிலை) எண்.233 ந.நி(ம) கு.வ.துறை நாள்.27.11.95.
4) அரசாணை (நிலை) எண்.234 ந.நி(ம) கு.வ.துறை நாள்.27.11.95.

ஆணை:

ஸ்ரீரங்கம் நகரத்தில் ஸ்ரீரங்கம் கோவில் சுற்றுச்சுவரிலிருந்து 1 கி.மீட்டர் சுற்றளவுக்குள் கட்டப்படும் கட்டடங்கள் தரை மற்றும் முதல் தளம் சேர்ந்து உயரம் 9 மீட்டருக்குள் இருக்கவேண்டும் என்றும், இந்த வரையறைக்குட்படாத அதாவது 1 கி.மீட்டர் தூரத்திற்கு அப்பால் உள்ள கட்டடங்கள் உட்பட அனைத்து கட்டடங்களுக்கான விண்ணப்பங்களும் அரசுக்கு பரிசீலனை அனுப்பப்படவேண்டும் என்றும் அரசாணை நிலை எண்.233 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கு துறை நாள் 27.11.95ல் உத்தரவிடப்பட்டது. 27.11.95 நாளிட்ட நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கு துறையின் அரசாணை எண். 234ல் ஸ்ரீரங்கம் நகரத்தைப் போலவே மற்ற இணைப்பில் கண்ட புராதான நகரங்களில் கட்டப்படும் கட்டிடங்களை முறைப்படுத்துவதைக் கருத்திற்கொண்டு மற்ற புராதான நகரங்களுக்கும் அவைகளின் தனித் தன்மையைக் கணக்கில் எடுத்துக்கொண்டு விதிமுறைகளை முடிவு செய்து அரசுக்கு பரிசீலனைக்கு அனுப்புமாறும் மேற்கண்ட முறைகளை முடிவு செய்யும் வரை எல்லா புராதான நகரங்களுக்கும் கட்டிட அனுமதி கோரும் செயற்குறிப்பினை அரசின் ஒப்புதலுக்கு அனுப்புமாறு நகர் ஊரமைப்பு இயக்குநர் கேட்டுக்கொள்ளப்பட்டார்.

மேற்படி அரசாணையின்படி புராதான நகரங்களில் கட்டக்கூடிய கட்டங்களுக்கென அனுமதியை அரசிடம் பெறவேண்டும் என்பதில் நடைமுறையில் ஏற்படுகிற பல சிக்கல்களையும் கால தாமதங்களையும் பொது மக்களுக்கு ஏற்படுகிற பிரச்சனைகளையும் தவிர்க்கும் பொருட்டு மேற்படி அரசாணைகளை இரத்து செய்வது பற்றி அரசு பரிசீலனை செய்தது.

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பரிசீலனைக்குப் பின் மேலே பத்தி 1ல் கூறப்பட்டுள் அரசாணைகளை அரசு இரத்து செய்கிறது. மேலும் இணைப்பில் கண்டுள்ள 38 புராதான நகரங்களிலும் புராதான கோயில்களின் சுற்றுச்சுவரிலிருந்து 1 கி.மீ. சுற்றளவுக்குள் கட்டப்படும் கட்டிடங்கள் (தரை தளம் மற்றும் முதல் தளம்) 9.0 மீட்டர் உயரத்திற்கு மிகாமல் கட்டப்பட வேண்டும். எனவே இந்த கட்டுப்பாட்டின் அடிப்படையில் சம்பந்தப்பட்ட உள்ளாட்சி நிறுவனங்கள் கட்டிடங்களுக்கான அனுமதி வழங்கலாம் என்றும் அரசாணை பிறப்பிக்கப்படுகிறது.

(ஆளுநரின் ஆணைப்படி)

ஒப்பம்/–
அரசு செயலர்.

பெறுநர்
நகர் ஊரமைப்பு இயக்குநர், சென்னை–2.

/உண்மை நகல்/

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இணைப்பு

அரசாணை நிலை எண்.22 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கும் துறை நாள்.30.1.97.

1. காஞ்சிபுரம்
2. சிதம்பரம்
3. இராமேஸ்வரம்
4. ஸ்ரீரங்கம்
5. ஸ்ரீவில்லிப்புத்தூர்
6. மாமல்லபுரம்
7. தஞ்சாவூர்
8. கும்பகோணம்
9. கங்கைகொண்டசோழபுரம்
10. பூம்புகார்
11. மதுரை
12. பழனி
13. திருச்செந்தூர்
14. திருத்தணி
15. கன்னியாகுமரி
16. திருவண்ணாமலை
17. செஞ்சி
18. செட்டிநாடு
19. வாலிநோக்கம்
20. தரங்கம்பாடி
21. நாகூர்
22. வேளாங்கன்னி
23. குத்தாலம்
24. ஸ்ரீபெரும்புதூர்
25. திருநெல்வேலி
26. திருச்செங்கோடு
27. காரைக்குடி
28. பேரூர்
29. பவானி
30. பிச்சாவரம்
31. மருதூர்
32. குறிஞ்சிப்பாடி
33. திருமயம்
34. சித்தன்னவாசல்
35. ஆவுடையார்கோயில்
36. பத்மநாபபுரம்
37. குளச்சல்
38. மரக்காணம்

ஒப்பம்/–
அரசு செயலர்.

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தமிழ்நாடு அரசு

நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கு துறை,
தலைமைச் செயலகம், சென்னை 600 009.

கடிதம் எண்.15729 நதி1.97–1 நாள்.5.6.97,

அனுப்புநர்

திருமதி எஸ். மாலதி, இ.ஆ.ப.,
அரசு செயலர்,

பெறுநர்
நகர் ஊரமைப்பு இயக்குநர், சென்னை 2.
மாநகராட்சி ஆணையாளர்கள், சென்னை, மதுரை, கோயம்புத்தூர், சேலம்,
திருச்சிராப்பள்ளி, திருநெல்வெலி.
பேரூராட்சிகளின் இயக்குநர், சென்னை 108.
ஊரக வளர்ச்சி இயக்குநர், சென்னை 15.

ஐயா,

பொருள்: கட்டிட அனுமதி– புரதான நகரங்களில் கட்டிட அனுமதி வழங்குதில் – உயரக் கட்டுப்பாடு விதிக்கப்பட்டது– கணிப்பு உறுதி செய்யப்படுகிறது.

பார்வை: 1) அரசாணை (நிலை) எண்.22 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கு துறை நாள். 30.1.97.
2) நகர் ஊரமைப்பு இயக்குநர் நேர்முகக் கடிதம் எண். 48935/கவி–1 நாள்.17.4.97.

பார்வை 1ல் காணும் அரசாணையில் அரசு புராதான நகரங்களில் புராதன கோயில்களின் சுற்றுச்சுவரிலிருந்து 1 கி.மீ. சுற்றளவிற்குள் கட்டப்படும் கட்டடங்கள் (தரைத்தளம் மற்றும் முதல் தளம்) 9.0மீ. உயரத்திற்கு மிகாமல் கட்டப்படவேண்டும் எனவும் இந்தக் கட்டுப்பாட்டின் அடிப்படையில் உள்ளாட்சி நிறுவனங்கள் கட்டிடங்களுக்கான அனுமதியை வாங்கலாம் எனவும் ஆணை பிறப்பித்துள்ளது.

நகர் ஊரமைப்பு இயக்குநர் பார்வை 2ல் காணும் தனது கடிதத்தில் பொதுவாக தரைத்தளம் மட்டுமே உள்ள கட்டிடமாயின் 3.0மீ. உயரத்தில் அமையும் என்றும் மேற்கொண்டு தளங்கள் உடைய கட்டிடமாயின் அது 2.75 மீ. உயரத்திலிருந்து 3.0மீ. உயரத்தில் அமையும் என்றும் இதன்படி கணக்கிட்டால் 9.0மீ. உயரத்தில் தரைத்தளம் மற்றும் இரண்டு தளங்கள் சுலபமாக கட்டலாம் என்றும் ஆனால், பார்வையில் காணும் அரசாணையில் தரைத்தளம் மற்றும் முதல் தளம் என்று வரையறுக்கப்பட்டிருப்பதால் அது சிக்கனமானதாக இராது என்றும் குறிப்பிட்டு 9.0மீ. உயரத்திற்குள் தரைத்தளம் மற்றும் இரண்டு தளங்கள் கொண்ட கட்டுமானங்களை அனுமதிப்பதால் 9.0மீ. உயரத்திற்குள் கட்டிட உயரம் அமையும்படி பார்த்துக்கொள்வதால் வேறுபாடு இராது என்று கூறியுள்ளார். அவர் மேலும் இத்தகைய கட்டிடங்கள் தரைத்தளம் மற்றும்

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இரண்டு தளங்கள் இருந்தாலும் கட்டிடத்தின் உயரம் 9.0 மீட்டருக்குள் இருக்குமாயின் கட்டிட அனுமதி வாங்கலாம் என்று கணக்கிடப்படுகிறதென்று கூறி இக்கணிப்பை உறுதி செய்யும்படி அரசிடம் கோரியுள்ளார்.

மேற்கூறிய சூழ்நிலையில் நகர் ஊரமைப்பு இயக்குநரின் கணிப்பை உறுதிசெய்து புராதான நகரங்களில் புராதான சுற்றுச்சுவரிலிருந்து 1.0 கி.மீ. சுற்றளவுக்குள் அமையும் கட்டிடங்கள் 9.0 மீ. உயரத்திற்குள் இருக்கவேண்டும் என்றும், அவ்வாறு இருந்தால் அவை தரைத்தளம் மற்றும் இரண்டு தளங்கள் கொண்டவையாக இருப்பினும் கட்டிட அனுமதி வழங்கப்படலாம் என்று தெரிவிக்கிறது. நகராட்சி நிர்வாக இயக்குநர், பேரூராட்சிகளின் இயக்குநர், ஊரக வளர்ச்சி இயக்குநர் ஆகியோர் புராதான நகரங்கள் பட்டியலில் இடம் பெறும் உள்ளாட்சி நிறுவனங்களுக்கு இதனைத் தெரிவிக்குமாறு கேட்டுக்கொள்ளப்படுகிறார்கள்.

நங்கள் நம்பிக்கையுள்ள,

ஒப்பம்/–
அரசு செயலர்.

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Copy of

Government of Tamil Nadu.
Abstract.

Local Planning Area - Tiruchengode - Declaration of Local planning Area under section 10(1) of Town and Country planning Act, 1971 - Preliminary Notification- Issued.

Rural Developement and Local Administration Department.

G.O.Ms.No. 2010.

Dated the 20 th September, 73.

From the Commissioner, Tiruchengode Municipality,
R.DIS. 6419/73., Dt. 19.7.93. Read:

...

ORDER

It is proposed to declare the local areas specified in coloum (3) of the Table in the notification appended to this order forming a Local Planning Area mentioned in the corresponding entry in col-umn(2) there of to be a Local Planning Area and to constitute for such Local Planning Area a Local Planning Authority. The appended notification will be published in English in the in the Salem District Gazette.

2. The Collector of Salem 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.

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

(By Order of the Governor).

Sd/-x.x.x.x.x.x.x.x.
Secretary to Government.

To
The Director of Stationery and Printing, Madras for
Publication of the Notification in the Tamil Nadu
Government Gazette.
The Collector of Salem.
The Director of Translation, Madras.
The Director of Town Planning , Madras-2.
The Regional Deputy Director of Town Planning, Salem.
The Commissioneer, Tiruchengode Municipality, Through Chairman.
The Secretary, Tamil Nadu Legislative Assembly Department, wtih 325 copies to be placed on the Table of the House.
The Secretary, Tamil Nadu Legislative Council Department, with 125 copies to be placed on the Table of the House.

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APPENDIX.

NOTIFICATION.

IN exercise of the Powers conferred by sub- section (i) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu here by declare his intension to specifi the local areas specified in Column (3) of the Table below to be a Local Planning Area with the name specified in the corresponding entry in column (2) thereof.

Notice is hereby given that this Notification will be taken into consideration again under sub-section (4) of the said section 10 on or after the expiry of two months from the date of the publication of this notification in the Tamil Nadu Government Gazette, and that any objection or suggestion which may be received from any inhabitant or any local athority or instution in the said local area with respect thereto b efore the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and Suggestions in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort st. George, Madras-9

The Table.

S.No	Name of Local Planning Area.	Area forming the Local Planning Area. No. and Name of Revenue Village.
1.	Tiruchengode	34. Tiruchengode. 33. Seetharampalayam. 48. Kailasampalayam. 46. Muthanampalayam alias Karattupalayam

/TRUE COPY/

sd/-x.x.x.x.x.x.x.x.x.

Section Officer

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Copy of:

Government of Tamil Nadu.
Abstract.

Local Planning Area - Tiruchengode - Declaration - Notification under section 10(4) of the Tamil Nadu Town and Country Planning Ac, 1971 -Issued.

Rural Development and Local Administration Department.

G.O.Ms.No. 634. Dated the 16th March, 1974.

Read:-

G.O.Ms.No.2010, Rural Development and Local Administration, dt. 20.9.1973.

...

ORDER:

A proposal notifying the intention of the Government to declare certain local areas forming a local planning area and to constitute for such local planning area, a local planning authority, was Published at page 549 of Part. II Section 1 of the Tamil Nadu Government Gazette, dated 31.10.73 for general information as required under sub-section (3) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). No objection or suggestion having been received, the Government declare the local areas specified in column (3) of the Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column (2) thereof.

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

(By Order of the Governor)

sd/-x.x.x.x.x.x.x.x.x.
Secretary to Government.

To
The Director of Stationery and Printing, Madras-1
(for publication in the Tamil Nadu Government Gazette).
The Collector of Salem.
The Director of Town and Country Planning, Madras -2.
The Deputy Directory of Town and Country Planning, Salem.
The Commissioner, Tiruchengode Municipality through chairman.
The Secretary to Government, Tamil Nadu Legislative Assembly/
Council with 325/125 copies of the notification for being
placed on the Table of the House.

/True copy::Forwarded::By order/

sd-x.x.x.x.x.x.x.x.x.x.x.x.
Section officer.

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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 (i) thereof, the Governor of Tamil Nadu hereby declare the area comprising the revenue villages specified in column (3) of the Table below to be a local planning area under the name specified in the corresponding entry in column (2) thereof.

The Table.

Sl.No.	Name of Local Planning Area.	Number and Name of Revenue Villages.
1.	2.	3.
1.	Tiruchengode.	34. Tiruchengode. 33. Seetharampalayam. 48. Kailasampalayam. 46. Muthanampalayam alias Karattupalayam.

/TRUE COPY/

sd/-x.x.x.x.x.x.x.x.x.
Section Officer

Verified @ RedEstate

Copy of:

Government of Tamil Nadu.
Abstract.

Local Planning Authorities - Constitution - Notification under section 11(i) of Tamil Nadu Town and Country Planning Act, 1971 - Issued.

Rural Development and Local Administration Department.

G.O.Ms. No. 650.
Dated: 8th April, 1975.

ORDER

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

(By Order of the Governor)

sd/-x.x.x.x.x.x.x.x.x.
Secretary to Government.

/-True copy::Forwarded::By order/-

sd/-x.x.x.x.x.x.x.x.x.
Section officer.

APPENDIX.
NOTIFICATION.

In exercise of the powers conferred by proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares the local autority of the local plnning areas specificed below to be the Local Planning Authority for such areas.

1. Palani.
2. Periyakulam.
3. Bodinayakanur.
4. Theni-Allinagaram.
5. Cumbam.
6. Kodaikanal.
7. Pollachi.
8. Gobichettipalayam.
9. Udumalpet.
10. Dharapuram.
11. Sathiyamangalam.
12. Bhavanisagar.
13. Valparai.
14. Manaparai.
15. Thuraiyur.
16. Karur.
17. Tiruvallur.
18. Chingleput.
19. Arkonam.
20. Gudiyatham.
21. Vaniyambadi.
22. Tiruvannamalai.
23. Arni.
24. Walajaper.
25. Ranipet.
26. Arcot.
27. Ambur.
28. Tirupattur.
29. Tindivanam.
30. Villupuram.
31. Nellikuppam.
32. Panruti.
33. Vridhachalam
34. Chidambaram.
35. Mayuram.
36. Nagapattinam.
37. Mannargudi.
38. Pattukottai.
39. Tiruvarur.
40. Sirkali.
41. Pudukottai.
42. Attur.
43. Rasipuram.
44. Tiruchengode.
45. Idappadi.
46. Namakkal.
47. Metur.
48. Yercaud.
49. Kolachel.
50. Kuzhithurai.

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51.Kanyakumari.
52.Dharmapuri.
53.Krishnagiri.
54.Padmanabhapuram.
55.Kotagiri.
56.Ootacamund.
57.Coonoor
58.Virudhunagar.
59.Srivilliputhur.
60.Rajapalayam.
61.Sivakasi.
62.Sattur.
63.Karaikudi.
64.Aruppukottai.
65.Devakottai.
66.Paramakudi.
67.Ramanathapuram.
68.Sivaganga.
69.Rameswaram.
70.Kadayanallur.
71.Kovilpatti.
72.Puliangudi.
73.Sankarankoil.
74.Shencottah.
75.Thenkasi.
76.Courtallam.
77.Tirunelveli.

/-True Copy-/

Sd/x.x.x.x.x.x.x.x.x.x.x
Section Officer

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A42

ANNEXURE – D
GOVERNMENT OF TAMIL NADU
ABSTRACT

Copy of

LOCAL PLANNING AUTHORITIES-Composition of Local Planning Authorities – which comprises of single local authority – Ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms. No.651. Dated 8th April,1975

READ:-

G.O. NO. 650 RD & LA., DATED 8.4.1975.

ORDER:

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

2. According to the proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) in case where the local planning area consists of the area under the jurisdiction of a single local authority, the Government may declare such local authority as the local planning authority for that area. Sub-section (3) of the said section 11 provided for appointment of the Chairman, Members and Member- Secretary for the Local Planning Authority other than the local authority, which has been declared as the local planning authority under the said sub-section (1).

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

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

5. The Director of Stationery and Printing is requested to publish this order in the Tamil Nadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

Sd/.....
Secretary to Government

/true copy/

Deputy Director of Town and
Country Planning, Salem – 7.

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APPENDIX

List of single Local authorities which have been declared as local planning authorities under the proviso to sub-section (1) of section 11 of Tamil Nadu Town and Country Planning Act, 1971

LIST

SL NO.	Name of the Local Authority	Name of the Local Planning Authority
MADURAI DISTRICT		
1.	Palani Municipality	Palani
2.	Periyakulam Municipality	Periyakulam
3.	Bodinayakanur Municipality	Bodinayakanur
4.	Then-Allinagaram Municipality	Then-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
COIMBATORE DISTRICT		
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality	Gobichettipalayam
9.	Dharapuram Municipality	Dharapuram
10.	Udumalpet Municipality	Udumalpet
11.	Sathyamangalam Municipality	Sathyamangalam
12.	Bhavanisagar Township	Bhavanisagar
13.	Valparai Township	Valparai
TIRUCHIRAPALLI DISTRICT		
14.	Manaparai Municipality	Manaparai
15.	Thuraiyur Municipality	Thuraiyur
16.	Karur Municipality	Karur
CHINGLEPUT DISTRICT		
17.	Thiruvallur Municipality	Thiruvallur
18.	Chingleput Municipality	Chingleput
NORTH ARCOT DISTRICT		
19.	Arkonam Municipality	Arkonam
20.	Gudiyatham Municipality	Gudiyatham
21.	Vaniyambadi Municipality	Vaniyambadi

22.	Tiruvannamalai Municipality	Tiruvannamalai
23.	Arni Municipality	Arni
24.	Walajapet Municipality	Walajapet
25.	Ranipet Municipality	Ranipet
26.	Arcot Municipality	Arcot
27.	Ambur Municipality	Ambur
28.	Tirupattur Municipality	Tirupattur

SOUTH ARCOT

29.	Tindivanam Municipality	Tindivanam
30.	Villupuram Municipality	Villupuram
31.	Nellikuppam Municipality	Nellikuppam
32.	Panruti Municipality	Panruti
33.	Vridhachalam Municipality	Vridhachalam
34.	Chidambaram Municipality	Chidambaram

THANJAVUR DISTRICT

35.	Mayuram Municipality	Mayuram
36.	Nagapattinum Municipality	Nagapattinum
37.	Mannarkudi Municipality	Mannarkudi
38.	Pattukottai Municipality	Pattukottai
39.	Tiruvarur Municipality	Tiruvarur
40.	Sirkali Municipality	Sirkali
41.	Pudukottai Municipality	Pudukottai

SALEM DISTRICT

42.	Attur Municipality	Attur
43.	Rasipuram Municipality	Rasipuram
44.	Tiruchengode Municipality	Tiruchengode
45.	Idappadi Municipality	Idappadi
46.	Namakkal Municipality	Namakkal
47.	Mettur Township	Mettur
48.	Yercaud Township	Yercaud

KANYAKUMARI DISTRICT

49.	Golachel Municipality	Golachel
50.	Kuzhithurai Municipality	Kuzhithurai
51.	Padmanabhapuram Municipality	Padmanabhapuram
52.	Kanyakumari Municipality	Kanyakumari

DHARMAPURI DISTRICT

53.	Dharmapuri Municipality	Dharmapuri
54.	Krishnagiri Municipality	Krishnagiri

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NILGIRIS DISTRICT

55.	Kottagiri Township	Kottagiri
56.	Ootacamund Municipality	Ootacamund
57.	Coonoor Municipality	Coonoor

RAMANATHAPURAM DISTRICT

58.	Virudhunagar Municipality	Virudhunagar
59.	Srivilliputhur Municipality	Srivilliputhur
60.	Rajapalayam Municipality	Rajapalayam
61.	Sivakasi Municipality	Sivakasi
62.	Sattur Municipality	Sattur
63.	Karaikudi Municipality	Karaikudi
64.	Aruppukottai Municipality	Aruppukottai
65.	Devakottai Municipality	Devakottai
66.	Paramakudi Municipality	Paramakudi
67.	Ramanathapuram Municipality	Sivaganga
68.	Sivaganga Municipality	Sivaganga
69.	Rameswaram Township	Rameswaram

TIRUNELVELI DISTRICT

70.	Kadayanallur Municipality	Kadayanallur
71.	Kovilpatti Municipality	Kovilpatty
72.	Puliangudi Municipality	Puliangudi
73.	Sankarankoil Municipality	Sankarankoil
74.	Shencottah Municipality	Shencottah
75.	Thenkasi Municipality	Thenkasi
76.	Courtallam Township	Courtallam
77.	Tirunelveli Municipality	Tirunelveli

/true copy/

Sd/.....
Section Officer.

/true copy/

Deputy Director of Town and
Country Planning, Salem – 7.

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GOVERNMENT OF TAMILNADU

ABSTRACT

Master plan for Tiruchengode Local planning Area –Approval under section 28 of the TamilNadu Town and Country Planning Act,1971-Accorded.

HOSUING AND URBAN DEVELOPMENT (UDIV) DEPARTMENT

G.O.Ms.No.578

Dated: 16th July ,1993.

Reads:-

1. G.O. Ms.No.342,Housing and Urban Development Department dated 2.4.95.
2. From the Director of Town and Country Planning Letter Roc.No 33608/85/MP2,dt.22.9.89 and 20.3.90.
3. G.O.Ms.No.909, Housing and Urban Development Department, dated 9.9.89.

. . . .

ORDER:

In the G.O.Ms.No.342, Housing and Urban Development Department, dated the 2nd April, 1985, the Government have given their consent to the publication, of a notice of the preparation of the Master Plan for Tiruchengode Local Planning Area.

2. Under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby approves the Master Plan for Tiruchengode Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1439 days in the preparation of the Master Plan and convening a meeting of the Local Planning Authority is hereby condoned. Copies of the Master Plan for Tiruchengode Local Planning Area as approved by the Government are communicated to the Director of Town and Country Planning.

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

NOTIFICATION

In exercise of the powers conferred by sub-suction (1) of section 30 of the Tamil Nadu Town and Country Planning Act 1971 (TamilNadu Act 35 of 1972) the Governor of Tamil nadu hereby publishes the approval of the Government under section 28 of the said act for the Master Plan of Tiruchengode Local Planning Area submitted by the Director of Town and Country Planning.

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

(BY ORDER OF THE GOVERNOR)

L.N. VIJAYARAGHAVAN,
SECRETARY TO GOVERNMENT.

To

The Works Manager, Govt. Central Press, Madras 79.
(for publication of the Notification in Tamil Nadu Govt. Gazette)
The Director of Town and Country Planning, Madras 2.
The Regional Deputy Director of Town & Country Planning, Salem.
The Commissioner of Municipal Administration, Madras 5.
The Member Secretary, Tiruchengode Local Planning Authority
through Director of Town and Country Planning, Madras 2.

Copy to:
The Housing and U.D. (U.D.IV(1) Dept., Madras 9 for file.

/forwarded/by order/

Sd/. Section officer.

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Master Plan-Tiruchendgode Local Planning Area – consent of the Government to the Publication of a notice of the preparation of the modified Master Plan-accorded.

HOUSING AND URBAN DEVELOPMENT (U.D.4.2) DEPATTMENT

G.O.Ms.No. 500 Dated: 07.12.2000.

Read:

1.G.O .(Ms) No. 578, Housing and Urban Development Dept., dated 16.7.93.

2. From the Special Commissioner of Town and Country Planning Letter Roc No

5789/2000,MP3 Dated 4.4.200,3.5.2000and 1.8.2000.

ORDER: ---

In the Government order first read above, the Government accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) to the Master Plan of the Tiruchengode Local Planning Area and the same was published in the **Tamil Nadu Government Gazette** dated. the 18th August 1993, As per the provisions contained in clause (b) of sub-section (2) of section 32 of the said Act, once in every five years, after the date on which the master plan for an area comes into operation, the local planning authority, may and if so directed by the Government, shall after carrying out such fresh surveys as may be considered necessary, and in consultation with the Regional Planning Authority and the Local authorities concerned, review the Master Plan and make such modification in such plan wherever necessary and submit the modified Master Plan for the approval of the Government.

2. In his letter second read above, the Special Commissioner of Town and Country Planning has stated that by virtue of the provisions contained in clause (b) of sub- section (2) of section 32 of the said act, the Tiruchengode Local Planning Authority has reviewed the existing approved master plan for that planning areas in consultation with the Deputy Director of Town and Country Planning, Salem and prepared a draft modified Master Plan for the Tiruchengode Local Planning Area. The Special Commissioner of Town and Country Planning has requested the Government to accord consent to the draft modified Master Plan of the Tiruchengode Local Planning Area.

3.Under sub-section (2) of section 24 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby gives her consent to the Tiruchengode Local Planning Authority to the publication of notice under section 26 of the said Act, local planning area

4. The draft modified master plan for the Tiruchengode Local Planning Area as consented to by the Government under sub-section (2) of the section 24 of the said act is returned to the Special Commissioner of Town and Country Planning and he is

requested to acknowledge its receipt. The Special Commissioner of Town and Country Planning
is requested to ensure that the various requirements specified in the said Act and in the Master Plan (Preparation, Publication and Sanction) Rules are strictly adhered to be the Tiruchengode Local Planning Authority before the modified master plan is re-submitted to the Govt. for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

AJAY BHATTACHARYA,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Commissioner, Tiruchengode Municipality, Tiruchengode.
The Collector, Namakkal District, Namakkal.
The Commissioner of Municipal Administration, Chennai-5.
The Member Secretary, Tiruchengode Local Planning Authority.
(through the Commissioner of Town and Country Planning).
The Regional Deputy Director of Town & Country Planning,
Salem Region, Salem.
The Law Department, Chennai 9.
sf/sc.

/forwarded/by order/

Sd/- Section officer.

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ANNEXURE – B

TOWN SURVEY NUMBERS COMPRISED IN LAND USE ZONES

WARD – A (Block Nos. 1 to 27)

Block No. 1 (T.S. No. 1 only)

Hillock

T.S.No. 1.

Block No. 2 (T.S.Nos. 1 to 87)

General Industrial Use Zone – GI – 1

T.S.Nos. 1, 3, 4, 5, 7, 9, 10, 12 to 14, 15pt., 16, 17, 18pt., 19pt., 20, 23, 24, 26 to 28, 33pt., 34, 35, 37, 38, 40 to 44, 50 to 52, 54pt., 55pt., 56pt., 58pt., 59 to 64, 65pt., 66, 67, 68pt., 70, 71, 72pt., 73pt., 74pt., 76 to 87.

Public and Semi public Use Zone – P – 1 (Truck Terminal)

T.S.Nos. 15pt., 18pt., 19pt., 22pt., 25pt., 30pt., 32pt.

Proposed Road

T.S.Nos. 15pt., 18pt., 22pt., 29pt., 30pt., 31pt., 32pt., 33pt., 46pt., 54pt., 55pt., 56pt., 57pt., 58pt., 65pt., 68pt., 72pt., 73pt., 74pt.

Existing Road

T.S.Nos. 31pt., 45, 46pt., 47 to 49, 53, 57pt., 75.

Water Bodies

T.S.Nos. 2, 6, 8, 11, 25pt., 29pt., 36, 39, 69.

Hillock

T.S.No. 21.

Block No. 3 (T.S.Nos. 1 to 65)

Mixed Residential Use Zone – MR – 1

T.S.Nos. 19pt., 20pt., 23pt., 26, 29 to 41, 43 to 53, 55, 56, 58 to 63, 65.

General Industrial Use Zone – GI – 1

T.S.Nos. 2, 4, 6, 8, 12, 14, 15, 17, 19pt., 20pt., 21pt., 22.

Proposed Road

T.S.Nos. 19pt., 20pt., 21pt., 23pt.

Existing Road

T.S.Nos. 27, 28, 42, 57.

Water Bodies

T.S.Nos. 9 to 11, 13, 16, 23pt., 24, 25, 54.

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WARD - A (Contd...)

Hillock

T.S.Nos. 1, 3, 5, 7, 18, 64.

Block No. 4 (T.S.Nos. 1 to 26)

Mixed Residential Use Zone - MR - 1

T.S.Nos. 3, 4pt., 5pt., 6, 7, 8pt., 9, 10pt., 11pt., 12pt., 13pt., 14, 15, 17pt., 18pt., 19 to 24, 25pt., 26.

Proposed Roads

T.S.Nos. 1pt., 4pt., 5pt., 8pt., 10pt., 11pt., 12pt., 13pt., 16pt., 17pt., 18pt., 25pt.

Existing Road

T.S.Nos. 1pt., 2.

Water Bodies

T.S.No. 16pt.

Block No. 5 (T.S.Nos. 1 to 149)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 149.

Block No.6 (T.S.Nos. 1 to 80)

General Industrial Use Zone GI - 1

T.S.Nos. 2pt., 3 to 7, 8pt., 9pt., 10, 11pt., 12pt., 15pt., 16, 17, 19pt., 20, 21, 23pt., 24, 26, 27pt., 28pt., 29pt., 30pt., 31pt., 32pt., 33pt., 35pt., 36, 37pt., 39 to 60, 62 to 68, 70 to 72, 78, 79.

Public and Semipublic Use Zone - P - 1

T.S.Nos. 73, 74, 77.

Proposed Road

T.S.Nos. 1pt., 2pt., 8pt., 9pt., 11pt., 12pt., 13, 14, 15pt., 18pt., 19pt., 22pt., 23pt., 25pt., 27pt., 28pt., 29pt., 30pt., 31pt., 32pt., 33pt., 34, 35pt., 37pt.

Existing Road

T.S.Nos. 1pt., 18pt., 22pt., 25pt., 38, 61, 69, 76.

Hillock

T.S.No. 80.

Sanctioned Detailed Development Plan No.1

T.S.No. 75.

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WARD - A (Contd...)

Block No. 7 (T.S.Nos. 1 to 45)

General Industrial Use Zone - GI - 1

T.S.Nos. 1 to 14, 16 to 23, 24pt., 25 to 32, 34 to 41, 42pt., 43 to 45.

Existing Road

T.S.Nos. 15, 24pt., 33, 42pt.

Block No. 8 (T.S.Nos. 1 to 70)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 2pt., 3, 4pt., 5pt., 6pt., 7pt., 8pt., 9, 10, 11pt., 12, 13pt., 16pt., 17pt., 18, 19pt., 20 to 48, 49pt., 51pt., 52, 53pt., 54, 55pt., 56pt., 57pt., 58pt., 60, 61pt., 62pt., 64 to 67, 68pt.

Commercial Use Zone - C - 7

T.S.Nos. 2pt., 4pt., 5pt., 6pt., 7pt., 8pt., 11pt., 13pt., 15, 16pt., 17pt., 56pt., 57pt., 58pt., 59, 61pt., 62pt., 68pt., 69.

Proposed Road

T.S.Nos. 19pt., 49pt.,51pt., 53pt., 55pt.

Existing Road

T.S.Nos. 1, 14, 50, 63, 70.

Block No. 9 (T.S.Nos. 1 to 27)

Mixed Residential Use Zone - MR - 8

T.s.Nos. 3, 4, 5pt., 6, 9pt., 10pt., 11, 12pt., 23pt., 25pt.

Commercial Use Zone - C - 7

T.S.Nos. 5pt., 8, 9pt., 10pt., 12pt., 13, 14, 16 to 20, 22, 23pt., 24, 25pt., 26.

Existing Road

T.S.Nos. 7, 15, 21, 27.

Water Bodies

T.S.Nos. 1, 2.

Block No. 10 (T.S.Nos. 1 to 131)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 1pt., 2pt., 3pt., 4pt., 5pt., 6pt., 22pt., 23pt., 24pt., 25 to 28, 31pt., 47pt.

Commercial Use Zone - C - 7

T.S.Nos. 1pt., 2pt., 3pt., 4pt., 5pt., 6pt., 7 to 14, 15pt., 16pt., 17, 18pt., 19pt., 21pt., 22pt., 23pt., 24pt., 29, 30pt., 31pt.

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WARD - A (Contd...)

Existing Road

T.S.Nos. 16pt., 21pt.

Sanctioned Detailed Development Plan No.7

T.S.Nos. 15pt., 16pt., 18pt., 19pt., 20, 21pt., 30pt., 31pt., 32 to 46, 47pt., 48 to 131.

Block No. 11 (T.S.Nos. 1 to 93)

Sanctioned Detailed Development Plan No.7

T.S.Nos. 1 to 93.

Block No. 12 (T.S.Nos. 1 to 37)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 1 to 9, 10pt., 11pt., 12pt., 18pt., 19pt.

Existing Road

T.S.No. 19pt.

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 10pt., 11pt., 12pt., 13 to 17, 18pt., 19pt., 20 to 37.

Block No. 13 (T.S.Nos. 1 to 125)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 1 to 3, 5 to 14, 16 to 29, 30pt., 31pt., 32pt., 33pt., 34, 35pt., 38, 39pt., 40pt., 41pt., 42pt., 43pt., 45pt., 46pt., 47pt., 48pt., 49, 50pt., 51pt., 52pt., 53pt., 54pt., 55 to 94, 96 to 105, 110 to 124.

Propsed Road

T.S.Nos. 30pt., 31pt., 32pt., 33pt., 35pt., 36, 37pt., 39pt., 40pt., 41pt., 42pt., 43pt., 44, 45pt., 46pt., 47pt., 48pt., 50pt., 51pt., 52pt., 53pt., 54pt.

Existing Road

T.S.Nos. 4, 15, 37pt., 95, 125.

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 106 to 109.

Block No. 14 (T.S. Nos. 1 to 134)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 2 to 9, 11 to 14, 16 to 21, 23 to 31, 33 to 75, 77 to 87, 89 to 113, 115 to 120, 122 to 125, 127 to 134.

Existing Road

T.S.Nos. 1, 10, 15, 22, 32, 76, 88, 114, 121, 126.

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WARD - A (Contd...)

Block No. 15 (T.S.Nos. 1 to 221)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 1 to 32, 34 to 54, 56 to 58, 60 to 95, 97 to 130, 133, 135 to 149, 151 to 161, 163 to 195, 197 to 208, 210 to 213.

Existing Road

T.S.Nos. 33, 55, 96, 131, 132, 150, 162, 209pt.

Water Bodies

T.S.Nos. 59, 134, 196.

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 209pt., 214 to 221.

Block No. 16 (T.S.Nos. 1 to 163)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 1 to 6, 7pt., 8pt., 9pt., 10 to 22, 24pt., 25 to 28, 29pt., 30pt., 31 to 34, 35pt., 36, 37pt., 38pt., 39pt., 40pt., 41pt., 42pt., 43pt.

Proposed Road

T.S.Nos. 7pt., 8pt., 9pt., 23pt., 24pt., 29pt., 30pt., 35pt., 37pt., 38pt., 39pt., 40pt., 41pt., 42pt., 43pt.

Water Bodies

T.S.No. 23pt.

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 43pt., 44 to 163.

Block No. 17 (T.S.Nos. 1 to 86)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 86.

Block no. 18 (T.S.Nos. 1 to 87)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 87.

Block No. 19 (T.S. Nos. 1 to 81)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 81.

Block No. 20 (T.S.Nos. 1 to 43)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 43.

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WARD - A (Contd...)

Block No. 21 (T.S.Nos. 1 to 131)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 131.

Block No. 22 (T.S.Nos. 1 to 28)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 28.

Block No. 23 (T.S.Nos. 1 to 126)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 126.

Block No. 24 (T.S.Nos. 1 to 15)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 15.

Block No. 25 (T.S.Nos. 1 to 68)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 68.

Block No. 26 (1 to 78)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 78.

Block No. 27 (T.S.Nos. 1 to 50)

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 50.

WARD - B (Block Nos. 1 to 20)

Block No. 1 (T.S.Nos. 1 to 170)

Mixed Residential Use Zone - MR - 1

T.S.No. 113pt.

Controlled Industrial Use Zone - CI - 1

T.S.Nos. 1 to 5, 7 to 49, 51 to 53, 55 to 67, 69 to 72, 75 to 84, 86 to 92, 94, 95, 97 to 99, 100pt., 102, 103pt., 104pt., 105pt., 106, 107pt., 108pt., 109, 111, 112, 113pt., 114pt., 115, 119 to 169.

Proposed Road

T.S.Nos. 103pt., 104pt., 105pt., 107pt., 108pt., 114pt.

Existing Road

T.S.Nos. 50, 54, 68, 100pt., 101pt., 116pt., 170pt.

Verified RealEstate™

WARD - B (Contd...)

Water Bodies

T.S.Nos. 6, 54, 73, 74, 85, 96, 100pt., 101pt., 110, 116pt., 170pt.

Hillocks

T.S.Nos. 93, 117, 118.

Block No. 2 (T.S.Nos. 1 to 84)

Mixed Residential Use Zone - MR - 2

T.S.Nos. 1 to 11, 14 to 16, 19 to 25, 27 to 32, 34 to 41, 44, 46 to 60, 63 to 84.

Existing Road

T.S.Nos. 12, 13, 17, 18, 26, 33, 42, 43, 45, 61, 62.

Block No. 3 (T.S.Nos. 1 to 143)

Mixed Residential Use Zone - MR -2

T.S.Nos. 1 to 7, 9 to 20, 22, 23, 25 to 33, 36 to 39, 41 to 45, 47, 48, 50 to 56, 59 to 62, 64 to 73, 75 to 94, 96 to 105, 107 to 112, 114 to 139, 141 to 143.

Existing Road

T.S.Nos. 8, 21, 24, 34, 35, 40, 46, 49, 57, 58, 63, 74, 95, 106, 113, 140.

Block No. 4 (T.S.Nos. 1 to 81)

Mixed Residential Use Zone - MR -2

T.S.Nos. 17 to 29, 76 to 81.

Commercial Use Zone - C - 1

T.S.Nos. 4, 5, 7, 8, 9pt., 11pt.

General Industrial Use Zone - GI - 2

T.S.Nos. 9pt., 11pt., 12 to 14, 15pt., 16, 31 to 59, 61 to 68, 69pt., 71 to 74, 75pt.

Agricultural Use Zone - AG - 1

T.S.No. 70.

Proposed Road

T.S.Nos. 60pt., 69pt.

Existing Road

T.S.Nos. 1 to 3, 6, 10, 15pt., 30, 60pt., 75pt.

Block No. 5 (T.S.Nos. 1 to 114)

Comercial Use Zone - C - 1

T.S.Nos. 3 to 5, 6pt., 7, 8pt., 10pt., 11pt., 12, 13, 14pt., 15pt., 16pt, 17, 18pt., 19, 20pt , 21 to 23, 24pt., 25 to 28, 29pt., 31, 33pt., 35 to 38, 39pt., 40pt., 41pt., 42pt.,

Verified RealEstate™

WARD - B (Contd...)

43, 44, 45pt., 46pt., 47pt., 48pt., 49pt., 50pt., 52, 53, 54pt., 55pt., 56, 57pt., 58, 60pt., 61, 62, 63pt., 64, 65, 67 to 77, 79 to 111, 112pt., 113pt., 114pt.

Proposed Road

T.S.Nos. 6pt., 8pt., 10pt., 11pt., 14pt., 15pt., 16pt., 18pt., 20pt., 24pt., 29pt., 33pt., 39pt., 40pt., 41pt., 42pt., 45pt., 46pt., 47pt., 48pt., 49pt., 50pt., 54pt., 55pt., 57pt., 63pt., 112pt., 113pt., 114pt.

Existing Road

T.S.Nos. 1, 2, 9, 30, 59, 60pt., 63pt., 66, 78.

Water Bodies

T.S.Nos. 32, 34, 51.

Block No. 6 (T.S.Nos. 1 to 81)

Commercial Use Zone - C - 1

T.S.Nos. 1 to 10, 12 to 19, 21 to 25, 27 to 29, 31 to 36, 38 to 40, 42 to 49, 51 to 53, 55 to 63, 66 to 72, 74 to 80.

Existing Road

T.S.Nos. 11, 20, 26, 30, 37, 41, 50, 54, 64, 65, 73, 81.

Block No. 7 (T.S.Nos. 1 to 130)

Commercial Use Zone - C - 1

T.S.Nos. 1, 2, 16pt., 17pt., 18pt., 20, 21, 22pt., 24pt., 26pt., 27 to 30, 32pt., 33pt., 80pt., 81pt., 82 to 87, 88pt., 89pt., 90pt., 91 to 94, 97 to 104, 105pt., 106, 107pt., 126 to 128, 129pt.

Controlled Industrial Use Zone - CI - 2

T.S.Nos. 4pt., 5pt., 8pt., 9pt., 10pt., 36pt., 37pt., 38 to 41, 42pt., 43pt., 44pt., 46 to 59, 61 to 71, 72pt., 74pt., 112pt., 114 to 124.

Proposed Road

T.S.Nos. 3, 4pt., 5pt., 6, 7pt., 8pt., 9pt., 10pt., 11, 13 to 15, 16pt., 17pt., 18pt., 19pt., 22pt., 23, 24pt., 25, 26pt., 31pt., 32pt., 33pt., 34, 35, 36pt., 37pt., 42pt., 43pt., 44pt., 45, 72pt., 73, 74pt., 75, 76pt., 77pt., 78, 79, 80pt., 81pt., 88pt., 89pt., 90pt., 105pt., 107pt., 108 to 111, 112pt., 113pt., 125pt., 129pt., 130.

Existing Road

T.S.Nos. 7pt., 12, 19pt., 31pt., 60, 76pt., 77pt., 95, 96, 113pt., 125pt.

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WARD - B (Contd...)

Block No. 8 (T.S.Nos. 1 to 21)

Commercial Use Zone - C - 1

T.S.Nos. 10pt., 12.

Controlled Industrial Use Zone - CI - 2

T.S.Nos. 1 to 9, 10pt., 15.

Hillocks

T.S.No. 11.

Consented Detailed Development Plan No. 8

T.S.Nos. 13, 14, 16 to 21.

Block No. 9 (T.S.Nos. 1 to 15)

Controlled Industrial Use Zone - CI - 2

T.S.Nos. 2 to 14.

Existing Road

T.S.Nos. 1, 15.

Block No. 10 (T.S.Nos. 1 to 51)

Consented Detailed Development Plan No. 8

T.S.Nos. 1 to 51.

Block No. 11 (T.S.Nos. 1 to 44)

Consented Detailed Development Plan No. 8

T.S.Nos. 1 to 44.

Block No. 12 (T.S.Nos. 1 to 195)

Consented Detailed Development Plan No. 8

T.S.Nos. 1 to 195.

Block No. 13 (T.S.Nos. 1 to 3)

Consented Detailed Development Plan No. 8

T.S.Nos. 1 to 3.

Block No. 14 (T.S.Nos. 1 to 104)

Consented Detailed Development Plan No. 8

T.S.Nos. 1 to 104.

Block No. 15 (T.S.Nos. 1 to 155)

Controlled Industrial Use Zone - CI - 2

T.S.Nos. 1 to 49, 51 to 80, 83 to 139, 142 to 152.

Verified RealEstate™

WARD - B (Contd...)

Existing Road

T.S.Nos. 50, 81, 82, 153, 154, 155.

Water Bodies

T.S.Nos. 140, 141.

Block No. 16 (T.S.Nos. 1 to 193)

Mixed Residential Use Zone - MR - 1

T.S.Nos. 1 to 33, 35 to 56, 58 to 65, 66 to 68, 70, 74 to 86, 88 to 92, 94 to 99, 101 to 125, 135pt., 139 to 143, 144pt., 145pt., 146pt., 147pt., 148pt., 149 to 154, 156, 157, 158pt., 159pt., 161pt., 165pt., 167, 168, 185 to 191.

Controlled Industrial Use Zone - CI - 1

T.S.Nos. 126 to 130, 133, 134, 135pt., 136 to 138, 160pt., 162pt., 163, 164, 165pt., 166, 171pt., 173pt., 174pt., 175 to 184.

Proposed Road

T.S.Nos. 144pt., 145pt., 146pt., 147pt., 148pt., 158pt., 159pt., 160pt., 161pt., 162pt., 165pt., 171pt., 172, 173pt., 174pt.

Existing Road

T.S.Nos. 34, 57, 72, 73, 87, 100, 131, 132.

Water Bodies

T.S.Nos. 69, 155, 169, 170.

Hillocks

T.S.Nos. 71, 93.

Consented Detailed Development Plan No. 8

T.S.Nos. 192, 193.

Block No. 17 (T.S.Nos. 1 to 96)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 6, 8 to 18, 20 to 95.

Consented Detailed Development Plan No. 8

T.S.Nos. 7, 19, 96.

Block No. 18 (T.S.Nos. 1 to 78)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 50, 52 to 78.

Consented Detailed Development Plan No. 8

T.S.Nos. 51.

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WARD - B (Contd...)

Block No. 19 (T.S.Nos. 1 to 38)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 14, 16 to 38.

Consented Detailed Development Plan No. 8

T.S.No. 15.

Block No. 20 (T.S.Nos. 1 to 60)

Consented Detailed Development Plan No. 8

T.S.Nos. 1 to 60.

WARD - C (Block Nos. 1 to 16)

Block No. 1 (T.S.Nos. 1 to 12)

Commercial Use Zone - C - 2

T.S.Nos. 2 to 4, 6pt., 7pt., 9, 10, 11pt., 12.

Controlled Industrial Use Zone - CI - 3

T.S.Nos. 6pt., 7pt., 11pt.

Agricultural Use Zone - AG - 2

T.S.No. 8 (B.G).

Existing Road

T.S.Nos. 1, 5.

Block No. 2 (T.S.Nos. 1 to 11)

Consented Detailed Development Plan No. 9

T.S.Nos. 1 to 11.

Block No. 3 (T.S.Nos. 1 to 27)

Consented Detailed Development Plan No. 9

T.S.Nos. 1 to 27.

Block No. 4 (T.S.Nos. 1 to 30)

Consented Detailed Development Plan No. 9

T.S.Nos. 1 to 30.

Block No. 5 (T.S.Nos. 1 to 40)

Consented Detailed Development Plan No. 9

T.S.Nos. 1 to 40.

Block No. 6 (T.S.Nos. 1 to 60)

Commercial Use Zone - C - 1

T.S.No. 5.

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WARD - C (Contd...)

Controlled Industrial Use Zone - CI - 3

T.S.Nos. 2 to 4, 7 to 58, 60.

Existing Road

T.S.Nos. 1, 59.

Water Bodies

T.S.No. 6.

Block No. 7 (T.S.Nos. 1 to 298)

Consented Detailed Development Plan No. 9

T.S.Nos. 1 to 298.

Block No. 8 (T.S.Nos. 1 to 11)

Commercial Use Zone - C - 2

T.S.Nos. 2pt., 3pt., 4pt.

Controlled Industrial Use Zone - CI - 3

T.S.Nos. 1, 2pt., 4pt., 5.

Proposed Road

T.S.Nos. 7pt.

Existing Road

T.S.Nos. 2pt., 3pt., 10, 11.

Consented Detailed Development Plan No. 9

T.S.Nos. 6 to 9.

Block No. 9 (T.S.Nos. 1 to 50)

Commercial Use Zone - C - 2

T.S.Nos. 1 to 15, 17, 18, 20 to 26, 28 to 30, 32 to 35, 37 to 39, 41 to 49.

Existing Road

T.S.Nos. 16, 19, 27, 31, 36, 40, 50.

Block No. 10 (T.S.Nos. 1 to 119)

Consented Detailed Development Plan No. 11

T.S.Nos. 1 to 119.

Block No. 11 (T.S.Nos. 1 to 88)

Consented Detailed Development Plan No. 11

T.S.Nos. 1 to 88.

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WARD - C (Contd...)

Block No. 12 (T.S.Nos. 1 to 21)

Consented Detailed Development Plan No. 10

T.S.Nos. 1 to 3, 4pt., 10 to 16.

Consented Detailed Development Plan No. 11

T.S.Nos. 4pt., 5 to 9, 17 to 21.

Block No. 13 (T.S.Nos. 1 to 16)

Consented Detailed Development Plan No. 10

T.S.Nos. 1 to 16.

Block No. 14 (T.S.Nos. 1 to 146)

Consented Detailed Development Plan No. 10

T.S.Nos. 1 to 146.

Block No. 15 (T.S.Nos. 1 to 90)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 3 to 9, 19 to 24, 32 to 38, 49 to 52, 58 to 64, 86pt.

Commercial Use Zone - C - 2

T.S.Nos. 66 to 69, 71, 73 to 75, 77 to 81, 83 to 85, 86pt.

Existing Road

T.S.Nos. 1, 2, 10, 18, 25, 31, 39, 48, 53, 57, 65, 70, 72, 76, 82.

Consented Detailed Development Plan No. 10

T.S.Nos. 11 to 17, 26 to 30, 40 to 47, 54 to 56, 87 to 90.

Block No. 16 (T.S.Nos. 1 to 140)

Water Bodies

T.S.No. 1.

Sanctioned Detailed Development Plan No. 12

T.S.Nos. 2 to 140.

WARD - D (Block Nos. 1 to 35)

Block No. 1 (T.S.Nos. 1 to 139)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 139.

Block No. 2 (T.S.Nos. 1 to 217)

Sanctioned Detailed Development Plan No. 1

T.S.Nos. 1 to 217.

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Ward – D (Contd...)

Block No. 3 (T.S.Nos. 1 to 128)

Commercial Use Zone – C – 2

T.S.Nos. 2 to 7, 9 to 19, 22 to 27, 29 to 32, 34 to 46, 48, 50 to 65, 67, 69 to 80, 82, 83, 86 to 91, 93 to 100, 102 to 106, 108 to 127.

Public and Semi public Use Zone – P – 2

T.S.No. 85pt.

Existing Road

T.S.Nos. 1, 8, 20, 21, 28, 33, 47, 49, 66, 68, 81, 84, 85pt., 92, 101, 107, 128.

Block No. 4 (T.S.Nos. 1 to 192)

Commercial Use Zone – C – 2

T.S.Nos. 1 to 28, 30, 32 to 51, 56 to 88, 91 to 113, 115 to 132, 135 to 152, 154 to 184, 187 to 191.

Existing Road

T.S.Nos. 29, 31, 52 to 55, 89, 90, 114, 133, 134, 153, 185, 186, 192.

Block No. 5 (T.S.Nos. 1 to 308)

Mixed Residential Use Zone – MR – 3

T.S.Nos. 20 to 22, 23pt., 24pt., 25, 28pt., 39pt., 40 to 43, 45 to 51, 53 to 65, 66pt., 67pt., 68pt., 75pt, 76 to 105, 107pt., 108 to 117, 121, 122pt., 123pt., 129, 162pt., 163, 164, 165pt., 166pt., 266pt., 268 to 270, 271pt., 272pt., 273pt.

Commercial Use Zone – C – 2

T.S.Nos. 1 to 17, 18pt., 23pt., 24pt., 26, 27, 28pt., 29 to 33, 36 to 38, 39pt., 66pt., 67pt., 68pt., 69 to 74, 75pt., 106, 107pt., 122pt., 123pt., 124 to 127, 130 to 150, 152 to 155, 156pt., 157 to 161, 162pt., 165pt., 166pt., 167 to 171, 173 to 194, 196 to 205, 207 to 218, 220 to 228, 230 to 236, 238, 240 to 243, 245 to 249, 251 to 255, 257 to 265, 266pt., 267, 271pt., 272pt., 273pt., 274 to 307.

Existing Road

T.S.Nos. 18pt., 19, 34, 35, 44, 52, 118 to 120, 128, 151, 156pt., 172, 195, 206, 219, 229, 237, 239, 244, 250, 256, 308.

Block No. 6 (T.S.Nos. 1 to 250)

Mixed Residential Use Zone – MR – 3

T.S.Nos. 2 to 25, 28 to 31, 33 to 42, 44 to 60, 63 to 73, 75 to 78, 81 to 94, 96 to 107, 110, 112 to 141, 146 to 178, 180 to 194, 196 to 213, 215 to 229, 231 to 249.

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WARD - D (Contd...)

Existing Road

T.S.Nos. 1, 26, 27, 32, 43, 61, 62, 74, 79, 80, 95, 108, 109, 111, 142 to 145, 179, 195, 214, 230, 250.

Block No. 7 (T.S.Nos. 1 to 217)

Mixed Residential Use Zone - MR -3

T.S.Nos. 3 to 17, 19, 20, 22, 24 to 26, 28 to 39, 41 to 60, 63 to 78, 83 to 94, 96 to 107, 109 to 134, 136 to 143, 146 to 164, 167 to 169, 171, 173 to 175, 177 to 188, 190 to 198, 200 to 204, 206, 207, 209 to 216.

Existing Road

T.S.Nos. 1, 2, 18, 21, 23, 27, 40, 61, 62, 79 to 82, 95, 108, 135, 144, 145, 165, 166, 170, 172, 176, 189, 199, 205, 208, 217.

Block No. 8 (T.S.Nos. 1 to 174)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 110pt., 112, 113pt., 114pt., 117pt., 118, 119pt., 121pt., 123pt., 131pt., 132, 134, 136 to 145, 147 to 150, 159pt., 160pt., 161pt., 164pt., 165 to 170, 171pt., 172 to 174.

Commercial Use Zone - C -1

T.S.Nos. 1pt., 2 to 5, 6pt., 7 to 9, 14 to 20, 21pt., 22pt., 23, 24, 39pt., 40 to 42, 44 to 46, 48 to 52, 72 to 77, 79 to 83, 85 to 88, 90 to 100, 102 to 107.

Commercial Use Zone - C - 2

T.s.Nos. 109, 110pt., 113pt., 114pt., 115, 117pt., 119pt., 120, 121pt., 123pt., 125, 127, 129, 131pt., 152 to 158, 159pt., 160pt., 161pt., 162, 164pt., 171pt.

Controlled Industrial Use Zone - CI - 2

T.S.Nos. 6pt., 10 to 12, 21pt., 22pt., 25 to 34, 36, 38, 39pt.

Existing Road

T.S.Nos. 1pt., 13, 35, 37, 43, 47, 53, 71, 78, 84, 89, 101, 108, 111, 116, 122, 124, 126, 128, 130, 133, 135, 146, 151, 163.

Block No. 9 (T.S.Nos. 1 to 107)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 73, 74, 75pt , 80 to 84, 87 to 89, 91 to 99, 101 to 105.

Commercial Use Zone - C - 3

T.S.Nos. 1 to 5, 7 to 12, 14, 15, 17 to 23, 25, 29 to 37, 39, 41 to 48, 51 to 57, 59, 61 to 69, 72, 75pt., 76, 77, 79 to 84.

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WARD - D (Contd...)

Existing Road

T.S.Nos. 6, 13, 16, 24, 26 to 28, 38, 40, 49, 58, 60, 70, 71, 78, 85, 86, 90, 100, 106, 107.

Water Bodies

T.S.No. 50.

Block No. 10 (T.S.Nos. 1 to 131)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 1 to 8, 10 to 31, 33 to 37, 39, 41 to 43, 45 to 50, 52 to 56, 58 to 64, 66 to 73, 75 to 86, 88 to 93, 95 to 103, 105 to 111, 113 to 120, 122 to 130.

Existing Road

T.S.Nos. 9, 32, 38, 40, 44, 51, 57, 65, 74, 87, 94, 104, 112, 121, 131.

Block No. 11 (T.S.Nos. 1 to 83)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 2 to 7, 9 to 18, 20 to 24, 26 to 32, 36 to 44, 46 to 58, 60 to 71, 73 to 81.

Existing Road

T.S.Nos. 1, 8, 19, 25, 33 to 35, 45, 59, 72, 82, 83.

Block No. 12 (T.S.Nos. 1 to 74)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 1 to 7, 9, 11 to 19, 22 to 36, 38 to 45, 48 to 52, 54 to 62, 64 to 72.

Existing Road

T.S.Nos. 8, 10, 20, 21, 37, 46, 47, 53, 63, 73, 74.

Block No. 13 (T.S.Nos. 1 to 18)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 1 to 8, 10 to 17.

Existing Road

T.S.Nos. 9, 18.

Block No. 14 (T.S.Nos. 1 to 24)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 2 to 12, 14 to 22.

Existing Road

T.S.Nos. 1, 13, 23, 24.

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WARD - D (Contd...)

Block No. 15 (T.S.Nos. 1 to 38)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 2 to 17, 19 to 37.

Existing Road

T.S.Nos. 1, 18, 38.

Block No. 16 (T.S.Nos. 1 to 69)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 2 to 17, 19 to 28, 29 to 35, 38 to 45, 47 to 55, 57 to 68.

Existing Road

T.S.Nos. 1, 18, 36, 37, 46, 56, 69.

Block No. 17 (T.S.Nos. 1 to 246)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 2, 4 to 7, 9 to 16, 18 to 20, 22 to 26, 28 to 33, 35 to 43, 45, 46, 48 to 50, 52 to 58, 60 to 62, 65 to 67, 69 to 71, 73 to 78, 80, 82 to 88, 90 to 94, 97 to 99, 101 to 105, 107 to 112, 114, 116 to 126, 128, 130 to 132, 134 to 145, 147, 148, 150, 151, 154 to 166, 168 to 172, 174 to 176, 178 to 195, 197 to 200, 202 to 207, 209 to 211, 213, 214, 216, 218 to 237, 239 to 243, 245, 246.

Existing Road

T.S.Nos. 1, 3, 8, 17, 21, 27, 34, 44, 47, 51, 59, 63, 64, 68, 72, 79, 81, 89, 95, 96, 100, 106, 113, 115, 127, 129, 133, 146, 149, 152, 153, 167, 173, 177, 196, 201, 208, 212, 215, 217, 238, 244.

Block No. 18 (T.S.Nos. 1 to 74)

Mixed Residential Use Zone - MR - 3

T.S.Nos. 2 to 8, 10 to 14, 15pt., 16 to 18, 20, 21pt., 22, 23, 24pt., 46pt., 47 to 49, 51 to 57, 59 to 62, 63pt.

Commercial Use Zone - C - 2

T.S.Nos. 15pt., 21pt., 24pt., 25 to 27, 29, 30, 32 to 45, 46pt., 63pt., 65 to 68, 70 to 74.

Existing Road

T.S.Nos. 1, 9, 19, 28, 31, 50, 58, 64, 69.

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WARD - D (Contd...)

Block No. 19 (T.S.Nos. 1 to 131)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 5 to 28, 30 to 38, 40, 41, 43 to 47, 49 to 52, 54 to 60, 62, 63, 65 to 74, 76, 78, 81 to 97, 99 to 101, 103, 106 to 115, 117, 118, 120 to 130.

Existing Road

T.S.Nos. 1 to 4, 29, 39, 42, 48, 53, 61, 64, 75, 77, 79, 80, 98, 102, 104, 105, 116, 119, 131.

Block No. 20 (T.S.Nos. 1 to 38)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 2, 5 to 20, 23 to 25, 27, 30 to 32, 34, 36 to 38.

Existing Road

T.S.Nos. 1, 3, 4, 21, 22, 33, 35.

Water Bodies

T.S.Nos. 26, 28, 29.

Block No. 21 (T.S.Nos. 1 to 23)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 2 to 11, 13 to 17, 19 to 23.

Existing Road

T.S.Nos. 1, 12, 18.

Block No. 22 (T.S.Nos. 1 to 57)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 2 to 15, 17, 19, 21 to 26, 29 to 33, 35 to 37, 39, 41, 43 to 47, 49 to 51, 53 to 57.

Existing Road

T.S.Nos. 1, 16, 18, 20, 27, 28, 34, 38, 40, 42, 48, 52.

Block No. 23 (T.S.Nos. 1 to 133)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 5pt., 11pt., 12 to 22, 25 to 44, 46, 47, 50 to 56, 57pt., 64pt., 65, 66, 71pt., 74 to 79, 81 to 83, 85 to 89, 92 to 101, 103 to 105, 107 to 120, 122 to 124, 126, 127, 129 to 131, 132pt., 133.

Commercial Use Zone - C - 3

T.S.Nos. 2 to 4, 5pt., 6 to 9, 11pt., 57pt., 58, 59, 61 to 63, 64pt., 68 to 70, 71pt., 72, 73.

Verified RedEstate

WARD - D (Contd...)

Existing Road

T.S.Nos. 1, 10, 23, 24, 45, 48, 49, 60, 67, 80, 84, 90, 91, 102, 106, 121, 125, 128, 132pt.

Block No. 24 (T.S.Nos. 1 to 154)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 5pt., 6, 7pt., 9pt., 10pt., 11pt., 12pt., 13, 15, 16pt., 21pt., 22, 24, 25, 27 to 31, 33 to 52, 54 to 56, 58 to 69, 72 to 77, 78pt., 79pt., 80pt., 81pt., 82pt., 83pt., 84pt., 85pt., 86pt., 87pt., 88pt., 91pt., 93pt., 94 to 99, 101, 102, 104 to 122, 124 to 137, 139 to 152.

Commercial Use Zone - C - 3

T.S.Nos. 3pt., 7pt., 8, 9pt., 10pt., 11pt., 12pt., 16pt., 18 to 20, 21pt., 78pt., 79pt., 80pt., 81pt., 82pt., 83pt., 84pt., 85pt., 86pt., 87pt., 88pt., 89, 90, 91pt., 92, 93pt.

Public and Semi public Use Zone - P - 4

T.S.Nos. 2, 3pt., 4, 5pt.

Existing Road

T.S.Nos. 1, 14, 17, 23, 26, 32, 53, 57, 70, 71, 100, 103, 123, 138, 153, 154.

Block No. 25 (T.S.Nos. 1 to 215)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 95 to 101, 103 to 121, 123 to 125, 127, 129, 131, 132, 135 to 138, 140, 142 to 146, 148 to 156, 159 to 163, 165 to 171, 173 to 181, 183 to 185, 187, 189 to 191, 193 to 200, 202 to 205, 207 to 215.

Existing Road

T.S.Nos. 102, 122, 126, 128, 130, 133, 134, 139, 141, 147, 157, 158, 164, 172, 182, 186, 188, 192, 201, 206.

Sanctioned Detailed Development No. 4

T.S.Nos. 1 to 94.

Block No. 26 (T.S.Nos. 1 to 27)

Sanctioned Detailed Development No. 4

T.S.Nos. 1 to 27.

Block No. 27 (T.S.Nos. 1 to 54)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 5 to 28, 30 to 35, 37 to 41, 43 to 46, 48 to 54.

Verified RedEstate ™

WARD - D (Contd...)

Existing Road

T.S.Nos. 1 to 4, 29, 36, 42, 47.

Block No. 28 (T.S.Nos. 1 to 67)

Mixed Residential Use Zone - MR - 4

T.S.No. 67.

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 66.

Block No. 29 (T.S.Nos. 1 to 68)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 54, 57pt., 58.

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 53, 55, 56, 57pt., 59 to 68.

Block No. 30 (T.S.Nos. 1 to 91)

Existing Road

T.S.No. 91.

Sanctioned Detailed development plan No. 4

T.S.Nos. 1 to 90.

Block No. 31 (T.S.Nos. 1 to 75)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 54, 75.

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 53.

Sanctioned Detailed Development Plan No. 6 DDP 6

T.S.Nos. 55 to 74.

Block No. 32 (T.S.Nos. 1 to 37)

Proposed Road

T.S.Nos. 1pt., 9pt.

Existing Road

T.S.Nos. 7, 8, 9pt., 10 to 37.

Hillocks

T.S.Nos. 1pt., 2 to 6.

Verified RealEstate™

WARD - D (Contd...)

Block No. 33 (T.S.No. 1 only)

Public and Semi public Use Zone -P - 3

T.S.No. 1.

Block No. 34 (T.S.Nos. 1 to 30)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1pt., 3 to 9, 11 to 18, 20 to 29.

Existing Road

T.S.Nos. 2, 10, 19, 30.

Hillocks

T.S.No. 1pt.

Block No. 35 (T.S.Nos. 1 to 61)

Proposed Road

T.S.No. 60pt.

Existing Road

T.S.Nos. 7, 15, 20, 29, 35, 37, 47, 58, 59, 61.

Hillocks

T.S.Nos. 1, 2 to 6, 8 to 14, 16 to 19, 21 to 28, 30 to 34, 36, 38 to 46, 48 to 57, 60pt..

WARD - E (Block Nos. 1 to 26)

Block No. 1 (T.S.Nos. 1 to 68)

Mixed Residential Use Zone - MR - 8

T.S.Nos. 1, 2pt., 3 to 8, 9pt., 11pt., 12pt., 13pt., 14pt., 15, 16, 17pt., 18, 19pt., 20, 21pt., 22, 23pt., 24, 25pt., 26 to 39, 40pt., 41pt., 42pt., 43pt., 44pt., 46 to 48, 53pt., 54, 55pt., 57pt.

Commercial Use Zone - C - 7

T.S.Nos. 58pt., 59pt., 60pt., 61pt., 63pt., 64pt., 66pt., 67, 68.

Public and Semi public Use Zone - P - 6

T.S.Nos. 40pt., 41pt., 44pt., 45, 49 to 52, 53pt., 55pt., 56, 57pt., 58pt., 59pt., 60pt., 61pt., 63pt., 64pt., 65, 66pt.

Proposed Road

T.S.Nos. 2pt., 9pt., 10pt., 11pt., 12pt., 13pt., 14pt., 17pt., 19pt., 21pt., 23pt., 25pt., 42pt., 43pt., 44pt., 53pt., 55pt.

Verified RealEstate™

WARD - E (Contd...)

Existing Road

T.S.Nos. 10pt., 62.

Block No. 2 (T.S.Nos. 1 to 101)

Commercial Use Zone - C - 7

T.S.Nos. 60 to 67, 69pt., 70 to 79, 81 to 86, 87pt., 88pt., 89pt., 90 to 94, 95pt., 96 to 101.

Public and Semi public Use Zone - P - 6

T.S.Nos. 4pt., 5pt., 6 to 8, 9pt., 10pt., 11pt., 12pt., 13, 14, 15pt., 16 to 23, 25 to 27, 29 to 35, 37 to 56, 57pt., 87pt., 88pt., 89pt., 95pt.

Proposed Road

T.S.Nos. 2, 3, 4pt., 5pt., 9pt., 10pt., 11pt., 12pt., 15pt., 57pt., 58, 59, 69pt.

Existing Road

T.S.Nos. 1, 24, 28, 36, 68, 80.

Block No. 3 (T.S.Nos. 1 to 67)

Mixed Residential Use Zone - MR - 7

T.S.Nos. 3pt., 4pt., 5, 7pt., 8pt., 9pt., 11pt., 12pt., 13 to 24, 26 to 32, 34 to 51, 53 to 64, 66, 67.

Commercial Use Zone - C - 6

T.S.Nos. 3pt., 4pt., 7pt., 8pt., 9pt., 10, 11pt., 12pt.

Existing Road

T.S.Nos. 1, 2, 6, 25, 33, 52, 65.

Block No. 4 (T.S.Nos. 1 to 71)

Mixed Residential Use Zone - MR - 7

T.S.Nos. 1pt., 3pt., 4pt., 5pt., 6pt., 7pt., 8pt., 9pt., 10pt., 11 to 70.

Commercial Use Zone - C - 6

T.S.Nos. 1pt., 2, 3pt., 4pt., 5pt., 6pt., 7pt., 8pt., 9pt., 10pt.

Existing Road

T.S.Nos. 71.

Block No. 5 (T.S.Nos. 1 to 142)

Mixed Residential Use Zone - MR - 7

T.S.Nos. 2 to 14, 16 to 25, 27 to 41, 43 to 59, 61 to 72, 74 to 86, 88, 89, 91 to 102, 104 to 113, 115 to 118, 120 to 127, 129 to 132, 134 to 136, 137pt.

Verified RedEstate™

WARD - E (Contd...)

Commercial Use Zone - C - 6

T.S.No. 137pt.

Public and Semi public Use Zone - P - 5

T.S.Nos. 138, 139.

Existing Road

T.S.Nos. 1, 15, 26, 42, 60, 73, 87, 90, 103, 114, 119, 128, 133, 140 to 142.

Block No. 6 (T.S.Nos. 1 to 72)

Mixed Residential Use Zone - MR - 7

T.S.Nos. 1 to 36, 38 to 56, 58 to 66, 68 to 72.

Existing Road

T.S.No. 67.

Water Bodies

T.S.Nos. 37, 57.

Block No. 7 (T.S.Nos. 1 to 57)

Mixed Residential Use Zone - MR - 7

T.S.Nos. 1, 2, 3pt., 5pt., 6 to 8, 10, 11, 12pt., 16pt., 17pt., 18 to 20, 23pt., 24pt., 25pt., 27pt., 28pt., 29pt., 31pt., 32 to 35, 36pt., 37 to 51, 53, 54pt.

Commercial Use Zone - C - 6

T.S.Nos. 3pt., 5pt., 12pt., 13 to 15, 16pt., 17pt., 21, 23pt., 24pt., 25pt., 27pt., 28pt., 29pt., 31pt., 36pt., 54pt.

Existing Road

T.S.Nos. 4, 9, 22, 26, 30, 52, 55 to 57.

Block No. 8 (T.S.Nos. 1 to 202)

Mixed Residential Use Zone - MR - 7

T.S.Nos. 2 to 55, 56pt., 57 to 60, 61pt., 62pt., 63pt., 64pt., 65, 137 to 147, 167 to 174, 180pt., 184pt., 185pt., 187pt., 189pt., 190 to 192, 193pt., 197pt., 200pt.

Commercial Use Zone - C - 6

T.S.Nos. 180pt., 182, 183, 184pt., 185pt., 186pt., 187pt., 189pt., 193pt., 194 to 196, 197pt., 198, 199, 200pt.

Agricultural Use Zone - AG - 5

T.S.Nos. 122 to 136, 148 to 166.

Proposed Road

T.S.Nos. 56pt., 61pt., 62pt., 63pt., 64pt., 184pt., 185pt., 186pt.

Verified RealEstate™

WARD - E (Contd...)

Existing Road

T.S.Nos. 1, 201, 202.

Water Bodies

T.S.No. 121.

Hillocks

T.S.No. 188.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 66 to 120, 175 to 179, 181.

Block No. 9 (T.S.Nos. 1 to 212)

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1 to 212.

Block No. 10 (T.S.Nos. 1 to 138)

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1 to 138.

Block No. 11 (T.S.Nos. 1 to 285)

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1 to 285.

Block No. 12 (T.S.Nos. 1 to 386)

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1 to 182, 184 to 217, 219 to 385.

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 183, 218, 386.

Block No. 13 (T.S.Nos. 1 to 244)

Sanctioned Detailed Development Plan No. 2

T.S.Nos. 1 to 4.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 5 to 244.

Block No. 14 (T.S.Nos. 1 to 221)

Sanctioned Detailed Development Plan No. 2

T.S.Nos. 1 to 76.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 77 to 221.

Verified RedEstate™

WARD - E (Contd...)

Block No. 15 (T.S.Nos. 1 to 88)

Sanctioned Detailed Development Plan No. 2 — DDP-2 W-E

T.S.No. 32.

Sanctioned Detailed Development Plan No. 7

T.S.Nos. 1 to 31, 33 to 88.

Block No. 16 (T.S.Nos. 1 to 36)

Sanctioned Detailed Development Plan No. 2 — DDP-2 W-E

T.S.Nos. 1 to 10, 15 to 36.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 11 to 14.

Block No. 17 (T.S.Nos. 1 to 122)

Sanctioned Detailed Development Plan No. 2 — DDP-2 W-E

T.S.Nos. 1 to 122.

Block No. 18 (T.S.Nos. 1 to 218)

Sanctioned Detailed Development Plan No. 2 — DDP-2 W-E

T.S.Nos. 1 to 205.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 206 to 218.

Block No. 19 (T.S.Nos. 1 to 56)

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1 to 53.

(5) **Sanctioned Detailed Development Plan No. 5**

T.S.Nos. 54 to 56.

Block No. 20 (T.S.Nos. 1 to 298)

Sanctioned Detailed Development Plan No. 2 — DDP-2 W-E

T.S.Nos. 1 to 251, 254 to 297.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 252, 253, 298.

Block No. 21 (T.S.Nos. 1 to 194)

Sanctioned Detailed Development Plan No. 2 — DDP-2 W-E

T.S.Nos. 1 to 194.

Verified RealEstate™

WARD - E (Contd...)

Block No. 22 (T.S.Nos. 1 to 56)

Sanctioned Detailed Development Plan No. 2

T.S.Nos. 1 to 56.

Block No. 23 (T.S.Nos. 1 to 42)

Sanctioned Detailed Development Plan No. 2

T.S.Nos. 1 to 42.

Block No. 24 (T.S.Nos. 1 to 46)

Sanctioned Detailed Development Plan No. 2

T.S.Nos. 1 to 46.

Block No. 25 (T.S.Nos. 1 to 68)

Sanctioned Detailed Development Plan No. 2

T.S.Nos. 3 to 28.

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1, 2, 29 to 36, 38 to 45, 47 to 67.

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 37, 46, 68.

Block No. 26 (T.S.Nos. 1 to 13)

Sanctioned Detailed Development Plan No. 3

T.S.Nos. 1 to 7, 8pt., 9, 10, 12.

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 8pt., 11, 13.

(5) **Sanctioned Detailed Development Plan No. 5**

T.S.No. 8pt.

WARD - F (Block Nos. 1 to 17)

Block No. 1 (T.S.Nos. 1 to 21)

Commercial Use Zone - C - 5

T.S.Nos. 1, 2pt., 4pt., 5, 6pt., 7pt., 8, 9pt., 10, 11pt., 14 to 19, 21.

Proposed Road

T.S.Nos. 2pt., 3, 4pt., 6pt., 7pt., 9pt., 11pt., 13.

Existing Road

T.S.Nos. 12, 20.

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WARD - F (Contd...)

Block No. 2 (T.S.Nos. 1 to 27)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1pt., 2, 3pt., 4 to 9, 10pt., 11pt., 13pt., 14pt., 15pt., 16pt., 17pt., 19 to 27.

Proposed Road

T.S.Nos. 1pt., 3pt., 10pt., 11pt., 13pt., 14pt., 15pt., 16pt., 17pt.

Existing Road

T.S.Nos. 12, 18.

Block No. 3 (T.S.Nos. 1 to 19)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 19.

Block No. 4 (T.S.Nos. 1 to 28)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 28.

Block No. 5 (T.S.Nos. 1 to 161)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 161.

Block No. 6 (T.S.Nos. 1 to 276)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1, 3, 5 to 26, 28, 30 to 43, 45 to 62, 64 to 87, 89 to 93, 95 to 99, 101 to 108, 110, 112 to 123, 125 to 136, 138 to 149, 151 to 164, 166 to 183, 185 to 204, 206 to 225, 227 to 233, 235 to 252, 254 to 259, 261 to 266, 268 to 275.

Existing Road

T.S.Nos. 2, 4, 27, 29, 44, 63, 88, 94, 100, 109, 111, 124, 137, 150, 165, 184, 205, 226, 234, 253, 260, 267, 276.

Block No. 7 (T.S.Nos. 1 to 28)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1pt., 2 to 25, 27, 28.

Existing Road

T.S.No. 1pt.

Hillocks

T.S.No. 26.

Verified RealEstate™

WARD - F (Contd...)

Block No. 8 (T.S.Nos. 1 to 28)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 28.

Block No. 9 (T.S.Nos. 1 to 33)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 24, 27, 28pt.

Educational Use Zone - E - 3

T.S.Nos. 28pt., 29 to 32.

Existing Road

T.S.Nos. 25, 26, 33.

Block No. 10 (T.S.Nos. 1 to 78)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 11, 13 to 15, 16pt., 17pt., 18pt., 19, 22 to 52, 54 to 78.

Proposed Road

T.S.Nos. 16pt., 17pt., 18pt.

Existing Road

T.S.Nos. 12, 20, 21, 53.

Block No. 11 (T.S.Nos. 1 to 288)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 17, 19 to 113, 115 to 129, 132 to 154, 156 to 162, 164, 167 to 177, 179 to 186, 188 to 201, 203 to 212, 214 to 223, 225 to 244, 246 to 253, 255 to 262, 264 to 283, 285, 288.

Existing Road

T.S.Nos. 18, 114, 130, 131, 155, 163, 165, 166, 178, 187, 202, 213, 224, 245, 254, 263, 284, 286, 287.

Block No. 12 (T.S.Nos. 1 to 353)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 9, 11 to 16, 18 to 31, 33 to 50, 52 to 69, 71 to 89, 91 to 143, 146 to 176, 178 to 190, 192 to 220, 222 to 239, 241 to 254, 256 to 282, 284 to 310, 312 to 339, 341 to 352.

Existing Road

T.S.Nos. 10, 17, 32, 51, 70, 90, 144, 145, 177, 191, 221, 240, 255, 283, 311, 340, 353.

Verified RedEstate™

WARD - F (Contd...)

Block No. 13 (T.S.Nos. 1 to 445)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 14, 15pt., 17 to 51, 53 to 84, 87 to 110, 112, 114 to 134, 136 to 154, 156 to 185, 189 to 214, 216 to 231, 233 to 250, 252 to 273, 275 to 296, 300 to 309, 311 to 356, 358 to 377, 379, 382 to 396, 398 to 408, 410 to 421, 423 to 445.

Existing Road

T.S.Nos. 16, 52, 85, 86, 111, 113, 135, 155, 186 to 188, 215, 232, 251, 274, 297 to 299, 310, 357, 378, 380, 381, 397, 409, 422.

Water Bodies

T.S.No. 15pt.

Block No. 14 (T.S.Nos. 1 to 153)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 2 to 40, 42 to 46, 47pt., 49, 50pt., 51, 52pt., 53pt., 54pt., 55pt., 56pt., 57pt., 58pt., 59 to 62, 63pt., 64, 65, 66pt., 67 to 69, 72, 73, 74pt., 79 to 128, 130, 133 to 139, 140pt., 141 to 143, 144pt., 145pt., 146 to 153.

Agricultural Use Zone - AG - 4

T.S.No. 1.

Proposed Road

T.S.Nos. 50pt., 52pt., 53pt., 54pt., 55pt., 56pt., 57pt., 58pt., 63pt., 66pt., 70pt., 74pt., 140pt., 144pt., 145pt.

Existing Road

T.S.Nos. 41, 47pt., 70pt., 71.

Water Bodies

T.S.Nos. 48, 75, 76 to 78, 129, 131, 132.

Block No. 15 (T.S.Nos. 1 to 128)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 2, 4 to 26, 28 to 84, 85pt., 86, 87pt., 88, 89pt., 90 to 109, 110pt., 111, 112pt., 113, 114pt., 115 to 123, 125 to 128.

Proposed Road

T.S.Nos. 85pt., 87pt., 89pt., 110pt., 112pt., 114pt.

Existing Road

T.S.No. 124.

Verified RedlEstate™

WARD - F (Contd...)

Water Bodies

T.S.Nos. 1, 3, 27.

Block No. 16 (T.S.Nos. 1 to 141)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1 to 18, 20 to 36, 37pt., 39 to 51, 53 to 61, 63 to 119, 121 to 127, 129pt., 130 to 135, 137 to 141.

Proposed Road

T.S.Nos. 37pt., 128pt., 129pt.

Existing Road

T.S.Nos. 19, 52, 62, 120, 128pt., 136.

Water Bodies

T.S.No. 38.

Block No. 17 (T.S.Nos. 1 to 129)

Mixed Residential Use Zone - MR - 6

T.S.Nos. 1, 3, 4pt., 5pt., 6, 7pt., 10, 11pt., 75pt., 76pt., 77 to 98, 100, 102 to 111, 113 to 115, 117, 118, 120, 122 to 127, 129.

Commercial Use Zone - C - 5

T.S.Nos. 4pt., 5pt., 7pt., 8, 11pt., 12, 13pt., 14pt., 15pt., 16 to 33, 37, 38pt., 39pt., 44pt., 45 to 51, 52pt., 55pt., 58 to 64, 65pt., 66 to 74, 75pt., 76pt.

Proposed Road

T.S.Nos. 5pt., 7pt., 9pt., 13pt., 14pt., 15pt., 38pt., 39pt., 40 to 43, 44pt, 52pt., 53, 54, 55pt., 56pt., 65pt.

Existing Road

T.S.Nos. 2, 9pt., 34 to 36, 56pt., 57, 99, 101, 112, 116, 119, 121, 128.

WARD - G (Block Nos. 1 to 39)

Block No. 1 (T.S.Nos. 1 to 32)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 32.

Block No. 2 (T.S.Nos. 1 to 48)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 48.

Verified RedEstate™

WARD - G (Contd...)

Block No. 3 (T.S.Nos. 1 to 191)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 191.

Block No. 4 (T.S.Nos. 1 to 40)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 40.

Block No. 5 (T.S.Nos. 1 to 52)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 52.

Block No. 6 (T.S.Nos. 1 to 72)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 29 to 72.

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 28.

Block No. 7 (T.S.Nos. 1 to 304)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 304.

Block No. 8 (T.S.Nos. 1 to 89)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 89.

Block No. 9 (T.S.Nos. 1 to 8)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 8.

Block No. 10 (T.S.Nos. 1 to 127)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 127.

Block No. 11 (T.S.Nos. 1 to 29)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 29.

Block No. 12 (T.S.Nos. 1 to 81)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 81.

Verified RealEstate™

WARD - G (Contd...)

Block No. 13 (T.S.Nos. 1 to 3)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 3.

Block No. 14 (T.S.Nos. 1 to 119)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 119.

Block No. 15 (T.S.Nos. 1 to 6)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 6.

Block No. 16 (T.S.Nos. 1 to 20)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 20.

Block No. 17 (T.S.Nos. 1 to 113)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 113.

Block No. 18 (T.S.Nos. 1 to 48)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 48.

Block No. 19 (T.S.Nos. 1 to 44)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 44.

Block No. 20 (T.S.Nos. 1 to 65)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 65.

Block No. 21 (T.S.Nos. 1 to 66)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 43, 48 to 66.

(5) **Sanctioned Detailed Development Plan No. 5**

T.S.Nos. 44 to 47.

Block No. 22 (T.S.Nos. 1 to 4)

(5) **Sanctioned Detailed Development Plan No. 5**

T.S.Nos. 1 to 4.

Verified RedEstate™

WARD - G (Contd...)

Block No. 23 (T.S.Nos. 1 to 187)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 187.

Block No. 24 (T.S.Nos. 1 to 78)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 78.

Block No. 25 (T.S.Nos. 1 to 40)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 40.

Block No. 26 (T.S.Nos. 1 to 70)

Sanctioned Detailed Development Plan No. 5

T.S.Nos. 1 to 70.

Block No. 27 (T.S.Nos. 1 to 98)

Sanctioned Detailed Development Plan No. 6 DDP6

T.S.Nos. 1 to 98.

Block No. 28 (T.S.Nos. 1 to 38)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 30.

Sanctioned Detailed Development Plan No. 6 DDP6

T.S.Nos. 31 to 38.

Block No. 29 (T.S.Nos. 1 to 76)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 76.

Block No. 30 (T.S.Nos. 1 to 77)

Sanctioned Detailed Development Plan No. 4

T.S.Nos. 1 to 13.

Sanctioned Detailed Development Plan No. 6 DDP6

T.S.Nos. 14 to 77.

Block No. 31 (T.S.Nos. 1 to 40)

Sanctioned Detailed Development Plan No. 6 DDP6

T.S.Nos. 1 to 40.

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Ward – G (Contd...)

Block No. 32 (T.S.Nos. 1 to 172)

Mixed Residential Use Zone – MR – 6

T.S.Nos. 2pt., 3pt., 4pt., 5pt., 6pt., 7 to 20, 22 to 31, 32pt., 33pt., 35, 36pt., 37 to 39, 40pt., 41 to 51, 63pt., 64 to 66, 71 to 80.

Proposed Road

T.S.Nos. 2pt., 3pt., 4pt., 5pt., 6pt., 32pt., 33pt., 34pt., 36pt., 40pt.

Existing Road

T.S.Nos. 1, 21, 34pt., 67 to 70, 81, 172.

Sanctioned Detailed Development Plan No. 6 DDP 6

T.S.Nos. 52 to 62, 63pt., 82 to 171.

Block No. 33 (T.S.Nos. 1 to 95)

Mixed Residential Use Zone – MR – 6

T.S.Nos. 2 to 25, 28pt., 30, 32 to 77, 78pt., 79 to 88, 89pt., 90pt.

Commercial Use Zone – C – 5

T.S.Nos. 89pt., 90pt., 91, 92, 94.

Proposed Road

T.S.Nos. 27pt., 28pt., 29pt.

Existing Road

T.S.Nos. 1, 26, 27pt., 29pt., 31, 78pt., 93, 95.

Block No. 34 (T.S.Nos. 1 to 249)

Mixed Residential Use Zone – MR – 5

T.S.Nos. 2pt., 3pt., 7pt., 8 to 21, 23 to 25, 27 to 36, 38, 39, 41 to 44, 46 to 55, 57, 59, 61, 62, 64 to 81, 83 to 90, 93, 95, 96, 98 to 110, 111pt., 113pt., 117pt., 121pt., 122pt., 123pt., 128 to 132, 133pt., 134pt., 135pt., 139pt., 150pt., 151pt., 152pt., 163pt., 165 to 169, 171 to 175, 177 to 182, 184 to 199, 201 to 212, 213pt., 214pt., 215pt., 226pt., 227 to 243, 245 to 248.

Commercial Use Zone – C – 4

T.S.Nos. 1, 2pt., 3pt., 5, 7pt., 113pt., 114 to 116, 117pt., 119, 120, 121pt., 122pt., 123pt., 124 to 126, 133pt., 134pt., 135pt., 136 to 138, 139pt., 141, 143 to 149, 152pt., 153 to 157, 159 to 162, 163pt., 164, 213pt., 214pt., 215pt., 216 to 222, 224, 225, 226pt.

Verified RealEstate ™

WARD - G (Contd...)

Existing Road

T.S.Nos. 4, 6, 22, 26, 37, 40, 45, 56, 58, 60, 63, 82, 91, 92, 94, 97, 111pt., 112, 118, 127, 140, 158, 170, 176, 183, 200, 223, 244, 249.

Sanctioned Detailed Development Plan No. 6 (X) DDP 6

T.S.No. 142.

Block No. 35 (T.S.Nos. 1 to 155)

Mixed Residential Use Zone - MR - 5

T.S.Nos. 3pt., 4, 5, 6pt., 7pt., 8 to 11, 13 to 15, 18pt., 23pt., 24, 25pt., 28pt., 29, 30, 31pt., 32pt., 33pt., 34, 35pt., 38pt., 39 to 41, 42pt., 43pt., 44 to 52, 80 to 155.

Commercial Use Zone - C - 4

T.S.Nos. 1, 2, 3pt., 6pt., 7pt., 18pt., 19 to 22, 23pt., 25pt., 26, 28pt., 31pt., 32pt., 33pt., 35pt., 36, 37, 38pt., 42pt., 43pt., 53 to 77.

Existing Road

T.S.Nos. 12, 16, 17, 27, 78, 79.

Block No. 36 (T.S.Nos. 1 to 19)

Mixed Residential Use Zone - MR - 5

T.S.Nos. 1, 2, 3pt., 4pt., 5pt., 6pt., 7pt., 8pt., 9pt., 10pt., 11 to 19.

Public and Semi public Use Zone - P - 4

T.S.Nos. 3pt., 4pt., 5pt., 6pt., 7pt., 8pt., 9pt., 10pt.

Proposed Road

T.S.Nos. 6pt., 7pt., 8pt., 10pt.

Block No. 37 (T.S.Nos. 1 to 79)

Mixed Residential Use Zone - MR - 5

T.S.Nos. 18, 20pt., 21, 22pt., 23pt., 30, 32 to 37, 39 to 46, 55pt., 56pt., 57 to 61, 72pt., 74pt., 75pt., 76, 77, 78pt., 79pt.

Commercial Use Zone - C - 4

T.S.Nos. 5, 6, 7pt., 8 to 11, 12pt.

Educational Use Zone - E - 2

T.S.Nos. 15pt., 16, 17, 19, 20pt., 24pt.

Public and Semi public Use Zone - P - 4

T.S.Nos. 1 to 3, 13pt., 14pt., 25 to 29, 31, 47 to 54, 55pt., 56pt., 62 to 71, 72pt., 73pt., 78pt., 79pt.

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WARD - G (Contd...)

Proposed Road

T.S.Nos. 4, 7pt., 12pt., 13pt., 14pt., 15pt., 22pt., 23pt., 24pt., 72pt., 73pt., 74pt., 75pt., 78pt., 79pt.

Existing Road

T.S.No. 38.

Block No. 38 (T.S.Nos. 1 to 47)

Mixed Residential Use Zone - MR - 5

T.S.Nos. 1 to 8, 10 to 12, 14 to 29, 31 to 36, 38 to 47.

Existing Road

T.S.Nos. 9, 13, 37.

Water Bodies

T.S.No. 30.

Block No. 39 (T.S.Nos. 1 to 54)

Mixed Residential Use Zone - MR - 5

T.S.Nos. 1 to 40, 42 to 54.

Existing Road

T.S.No. 41.

WARD - H (Block Nos. 1 to 11)

Block No. 1 (T.S.Nos. 1 to 124)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 22 to 59, 61 to 76, 78 to 84, 86 to 92, 93pt., 94 to 103, 104pt., 105 to 107, 110 to 124.

Commercial Use Zone - C - 4

T.S.Nos. 1 to 18.

Agricultural Use Zone - AG - 3

T.S.No. 104pt.

Existing Road

T.S.Nos. 19 to 21, 60, 77, 93pt., 108.

Water Bodies

T.S.Nos. 85, 109.

Block No. 2 (T.S.Nos. 1 to 17)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1pt., 2 to 4, 5pt., 6 to 11, 12pt., 13pt., 14pt., 15, 16pt.

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WARD - H (Contd...)

Proposed Road

T.S.Nos. 1pt., 5pt., 12pt., 13pt., 14pt., 16pt.

Existing Road

T.S.No. 17.

Block No. 3 (T.S.Nos. 1 to 21)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1, 2, 4 to 17, 19, 20, 21pt.

Proposed Road

T.S.No. 21pt.

Existing Road

T.S.Nos. 3, 18.

Block No. 4 (T.S.Nos. 1 to 48)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1 to 8, 10 to 15, 17 to 28, 30 to 32, 34 to 37, 40 to 48.

Existing Road

T.S.Nos. 9, 16, 29, 38, 39.

Water Bodies

T.S.No. 33.

Block No. 5 (T.S.Nos. 1 to 111)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1, 3, 4, 6 to 29, 32, 33, 35 to 54, 56 to 58, 60 to 92, 94 to 101, 103 to 105, 107 to 111.

Existing Road

T.S.Nos. 5, 30, 31, 34, 55, 59, 93, 102, 106.

Water Bodies

T.S.No. 2.

Block No. 6 (T.S.Nos. 1 to 73)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 2 to 11, 13 to 16, 18 to 21, 23 to 39, 41 to 58, 60 to 65, 67 to 70, 72, 73.

Existing Road

T.S.Nos. 1, 12, 17, 22, 40, 59, 66, 71

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WARD - H (Contd...)

Block No. 7 (T.S.Nos. 1 to 60)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 3 to 5, 7 to 13, 15, 17 to 28, 31 to 39, 41 to 44, 46, 47, 49, 50, 52 to 58.

Agricultural Use Zone - AG - 3

T.S.Nos. 45, 59.

Existing Road

T.S.Nos. 1, 2, 6, 14, 16, 29, 30, 40, 48, 51, 60.

Block No. 8 (T.S.Nos. 1 to 146)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 2 to 13, 15 to 17, 19 to 28, 30 to 32, 34, 35, 37 to 40, 42, 44 to 52, 54 to 58, 60 to 66, 68 to 72, 74 to 97, 99 to 133, 135 to 140, 142 to 145.

Existing Road

T.S.Nos. 1, 14, 18, 29, 33, 36, 41, 43, 53, 59, 67, 73, 98, 134, 141, 146.

Block No. 9 (T.S.Nos. 1 to 73)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1 to 8, 10 to 44, 46 to 52, 54 to 57, 59 to 61, 63 to 72.

Agricultural Use Zone - AG - 3

T.S.No. 58.

Existing Road

T.S.Nos. 9, 45, 53, 62, 73.

Block No. 10 (T.S.Nos. 1 to 31)

Mixed Residential Use Zone - MR - 4

T.S.Nos. 1, 5 to 9, 11, 13, 14, 18 to 30.

Agricultural Use Zone - AG - 3

T.S.Nos. 2, 15.

Existing Road

T.S.Nos. 3, 4, 10pt., 12, 16, 17, 31.

Hillocks

T.S.No. 10pt.

Block No. 11 (T.S.Nos. 1 to 36)

Mixed Residential Use Zone - MR - 5

T.S.Nos. 2pt., 3pt., 6 to 15, 17 to 36.

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WARD - 11 (Contd...)

Commercial Use Zone - C - 4

T.S.Nos. 1, 2pt.

Proposed Road

T.S.Nos. 2pt., 3pt.

Existing Road

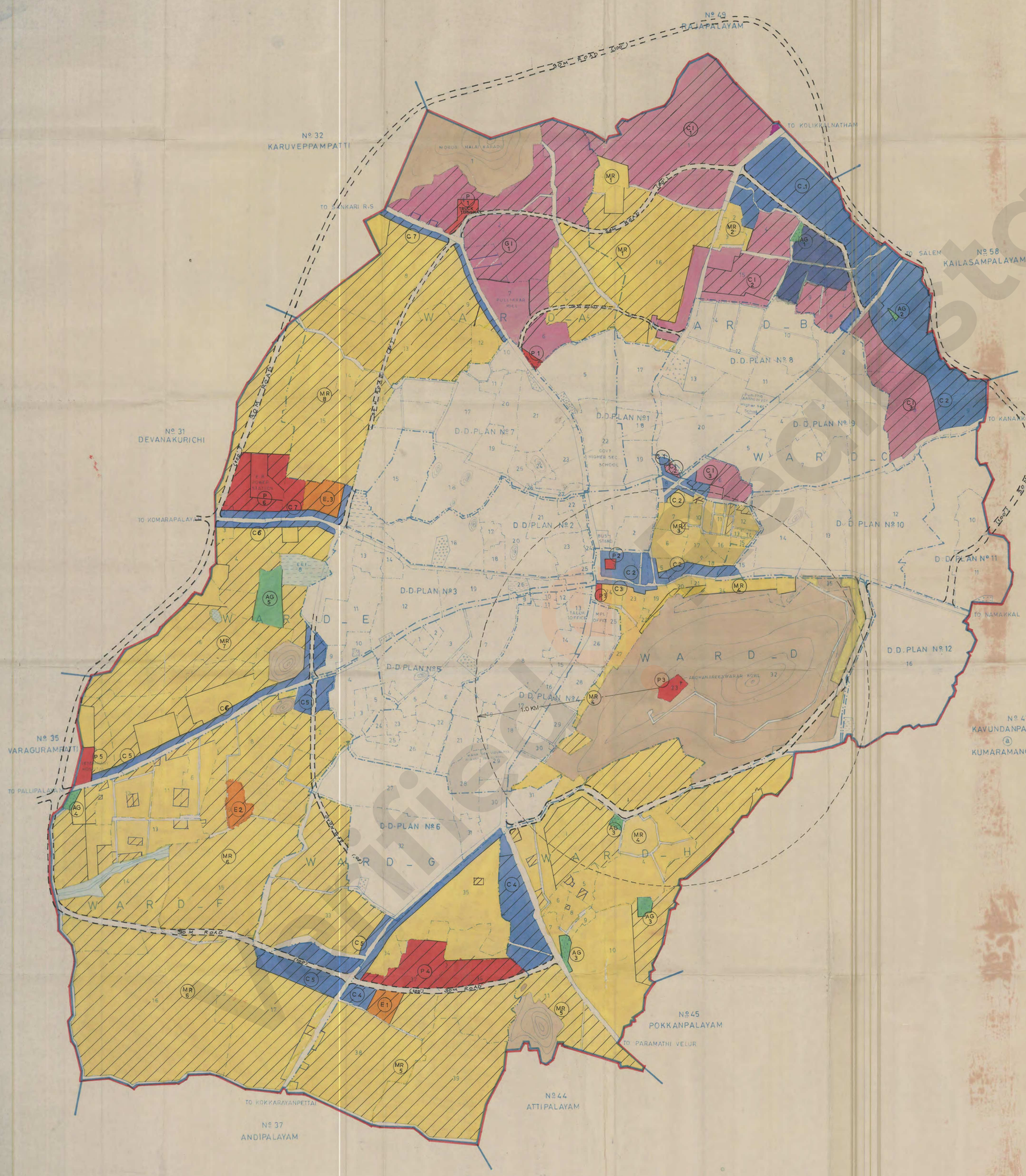
T.S.No. 16.

Hillocks

T.S.Nos. 4, 5.

Verified RealEstate™

MASTER PLAN
PROPOSED LAND USE 2021



THIRUCHENGODE LOCAL PLANNING AREA

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- WARD BOUNDARY
- BLOCK BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- ROADS
- WATER BODIES
- HILLOCKS

	EXISTING	PROPOSED
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURE WET		
P- PARK		
PROPOSED ROAD		

BUILDINGS TO BE CONSTRUCTED UP TO 9.0M HEIGHT (GROUND PLUS TWO FLOORS) WITHIN 1.0 KM RADIUS FROM COMPOUND WALL OF HERITAGE TEMPLE

MEMBER SECRETARY
THIRUCHENGODE LOCAL PLANNING AUTHORITY
THIRUCHENGODE

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING I/C
SALEM REGION

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING
MASTER PLAN DIVISION

ADDITIONAL DIRECTOR OF TOWN AND COUNTRY PLANNING

Commissioner of TOWN AND COUNTRY PLANNING

THIRUCHANGODU (R.A)

SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

EXTENT
0-64 HEC

SCALE: 1:8000
80 40 0 80 160 240 320 400 480 560M

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION GOVERNMENT OF TAMILNADU

DT & CP / SR / MP/