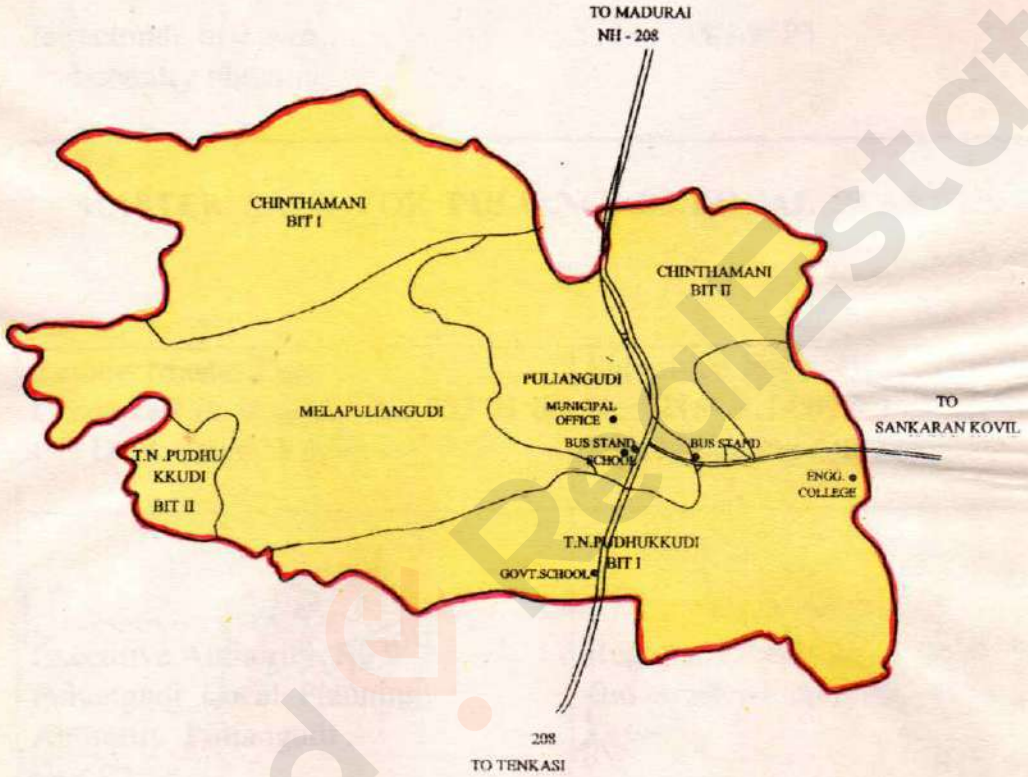
PULIANGUDI

MASTER PLAN



PULIANGUDI LOCAL PLANNING AUTHORITY
TIRUNELVELI DISTRICT

D T C P

Tirunelveli Region
DIRECTORATE OF
TOWN AND COUNTRY PLANNING
Government of Tamil Nadu

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ANNEXURE

Reference Nos	:	
L.PA	:	3447/99F1
Regional Office	:	3456/99 TVLR 3
Directorate of Town and country planning.	:	6143 / 2001/MP3

MASTER PALN FOR PULIANGUDI LOCAL PLANNING AREA

Review Master Plan Consented in G.O.Ms. No.353 H & UD Dept. dated 18.8.99	Submitted for sanction in resolution No: 215 dt.14.09.0 1 of Puliangudi Local Planning Authority.
Executive Authority Puliangudi Local Planning Authority Puliangudi .	Regional Deputy Director of Town and country Planning, Tirunelveli-2
Joint Director of Town and country Planning Chennai-2.	Additional Director of Town and country Planning Chennai-2.
Commissioner of Town and country Planning Chennai-2.	Secretary to Government Housing and Urban Development Department Chennai-9

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PULIYANGUDI LOCAL PLANNING AREA MASTER PLAN

Scrutinized and Certified that

1. The boundary of the Master Plan has been marked in Red line in the Plan and area notified.
2. Reports and all the plans are authenticated.
3. The categorization in Zoning map and categorized zoning regulation are tallied and found correct.
4. All the procedures prescribed in the master Plan rules were followed.

30.3.04

Executive Authority
Puliangudi Local Planning
Authority, Puliangudi .

29.3.04

31/3/04

Deputy Director of Town and
Country Planning,
Tirunelveli-2.

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PROFORMA

Name of the Region :	TIRUNELVELI
Name of the L.P.A	Puliangudi

1. PROPOSAL:

1. Lr.No. and date of Municipality Proposals submitted to Regional Deputy Director for notification of L.P.A.	Lr.No.3803/C1/73 Dated 13.08.1973.
2. Lr. No. and date of Regional Deputy Director in which proposals submitted DT & CP	---
3. Lr. No. and date of DT & CP in which proposals submitted to Government	---

NOTIFICATION:

4. The G.O. Details of preliminary notification under section 10(1)	G.O.Ms No.2053 RD & LA Dept. Dt.20.09.1973
5. Publication details of the notification in Tamilnadu Government Gazette.	
6. Republication details in District Gazette. (i) Tamil (ii) English	---
7.The G.O. details in which confirmation was ordered under section 10 (4) of the Act.	G.O.Ms. No: 671 RD & LA Dept. Dt. 16-3-74.
8. Publication details of the above said Confirmation in Tamilnadu Government Gazette.	---

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III. Constitution :

9. The G.O. details in which authority was Constituted U/S 11 (3) of the Act.	G.O.Ms. No. 650 and 651 RD & LA Dt.8-4-75.
10. Publication details in the Tamilnadu Government Gazette.	Page 199 Part II section 2 Dt. 7-5-75.

IV. Consent

11. Extension of time granted for the preparation of present and land building use map (upto date details) with C.No. and date to be entered here.	---
12. Resolution No. and date in which L.PA adopted the present Land and Building use map	Resolution No:2 Dt.10-01-1985
13. Resolution No. and date in which L.P.A resolved to submit the master Plan to Government for concern Section 24 (2) of the Act (The Executive authority, R.D.D, DT. & CP's letter Nos. and date in which the proposal Submitted to Govt. should also to be noted against this col)	DT & CP Lr No.33122/84 MP1 Dt.01-02-1985.
14. The G.O. details in which the Government Accorded Consent.	G.O.Ms. No. 386 H &UD Dept. dt. 17-04-1985.

V. SUBMISSION:

15. Publication details of this notification Form. No. 1 in the Tamilnadu Government Gazette.	Tamil Nadu Govt. Gazette on 08.07.87
16. Republication details in Form No.1 in District Gazette	District Gazette dt. 18-11-87 Newspaper Dt.01.01.1988.

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17. Date of Submission of master plan to various Government	.23.02.1988
18. Date of submission of O&S to DT & CP advice (Lr. No. and date of Commissioner and Regional Deputy Director in which O&S Were sent to this office should be noted here)	25.03.1988
19. Lr. No. and date in which DT & CP has given advice on O & S.	---
20. Resolution No. and date in which the L.P.A considered and approved the draft Master Plan.	Resolution No: 2 Dt.17-05-1989
21. Submission of master plan to Government for final approval (Lr. No. and date in which u/s 28 of the Act the L.P.A., R.D.D. and DT&CP submitted the master plan to Government for final approval.	LPALr.No.3978/84/F1 Dt.07.03.1990 R.D.D.Letter.No.5437/89/MP4 Dt.09.03.1990 DT&C Chennai Lr.No.27529/88MP4 Dt.30-03-1990 and 18-12-1990
22. The G.O. details in which Government accorded its approval.	G.O.Ms.No.194 H & UD Dept. dt.14-02-1991

VI. PUBLICATION :

23. The Republication details of the approval G.O. in the Tamilnadu Government Gazette.	Part II Section 2 Pae 338 Dt.22-05-1991
24. The Republication details of the approval G.O. in the District Gazette.	---
25. The Republication of the approval G.O. in the notice board of the office of the LPA	---
26. The Republication of the approval G.O. on the notice board of the office of the District collector concerned.	---

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27. The Republication of the approval G.O. on the notice board of the office of the Regional Deputy Director.	---
28. The Republication of approval G.O. on the notice board of the Local Authorities compared in the area.	---
29. The Republication of the approval G.O. in one or more leading daily newspapers circulating in the LPA.	---

VII. REVIEW:

30. Review details of Master Plan ordered by the Government.	---
30 (i) Resolution No and date in which the LPA resolved to submit the Master plan to Government for consent under section 24 (2) of the Act.	Resolution No.1 dt.22-3-1999
(The commissioner RDD's DT & CP's Lr. Nos. and date in which the proposals Submitted to Govt. should also be noted against this col.)	By LPA on 26-3-1999 By RDD on 26-3-1999 By DTCP on 2-6-1999
30 (ii) The G.O. details in which the Government accorded consent.	G.O.Ms.No.353 H & UD (UD 4.2) Dept. Dt.18-08-1999

SUBMISSION

30 (iii) Publication details of this notification in Form No.1 in the Tamil Nadu Government Gazette.	Part VI Section 1 Page 248 Dt. 21-6-2000
30 (iv) Republication details in Form No.1 in District Gazette.	Dt.18-04-2001
30 (v) Date of Submission of master plan to various Government Departments which letter Nos.	---

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30 (vi) Date of submission of O & S to DT &CP for advice (Lr.No. and date of commissioner and Regional Deputy Director in which O&S were Sent to this office should be noted here)	LPALr.No.3447/99/F Dt. 22.02.2002 ii) RDD Lr. No.3456/1999 TVLR3 Dt.24-11-2003
30(vii) Lr. No. and Date in which DT & CP has given advice on O & S.	DT & CP Lr.No.6143/2001 MP3 Dt.29-12-2003
30 (viii) Resolution No. and date in which the LPA considered and approved the draft master plan.	Resolution No. 215 Dt14.09.2001
30 (ix) Submission of master plan to Government for final approval Lr.No. & date in which u/s 20 of the act the LPA RDD and DT & CP submitted the master plan to Government for final approval).	i) LPA Lr.No.3447/99 Dt. ii) RDD Lr.No.3456/99 TVLR3 Dt
30 (x) The G.O .details in which Government accorded its approval.	G.O.Ms.No. 24 H&UD(4(2)) Dept. 7.2.2005
VARIATION:	---
31. Publication details of draft variation notification proposed in the T.N.G.G.	
32. Publication details of draft variation notification proposed in the district gazette.	
33. Republication details by the local planning authority. As prescribed under reference 15 of master plan rules.	

31/3/2004

Deputy Director of Town and
Country planning
Tirunelveli Region, Tirunelveli.

31/3/04

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CHAPTER – I
INTRODUCTION

LOCATION:-

1.01 Puliangudi town is situated in between Tenkasi and Rajapalayam on the Tenkasi – Thirumangalam National Highways (No.208). It lies about 32 Kms. North of Tenkasi and 40 Kms South of Rajapalayam. It is also well connected with Kovilpatti which is situated about 56 Kms. East of Puliyangudi by a major district road which passes through Sankarankoil. This town also lies at the foot hill of the western ghats and has gentle slope from west to east.

STATUS

1.02 Puliangudi Town was notified as third grade Municipality in Tirunelveli District in G.O.No.663 L.A.Dept. dated 18.03.1965 with effect from 01.04.65 and it is then elevated into second grade Municipality since 01.07.1998. The area of the town is 55.166 Sq.Kms. and the population in the year 1991 was 53287. Puliyangudi Municipal area comprises of four revenue villages viz. Melapuliangudi Puliangudi Chinthamani and Thirumalainaickenpudukudi.

LOCAL PLANNING AREA AND LOCAL PLANNING AUTHORITY:-

1.03 To have an effective planning control the Local Planning Area comprising the entire Municipal area has been declared under section 10(4) of the Town and Country Planning Act 1971 in G.O.Ms.No.671 RD&LA Dept. dt.16.03.1974. For the Local planning area so declared the Local Planning Authority was also constituted by the Government in G.O.Ms No.650 R.D & L.A Dept. dt. 8.4.75 U/S 11(1) of the above Said Act. In G.O.Ms. No.651 R.D & L.A Dept. dt.8.4.75 the Govt. direct that 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.

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CLIMATE AND RAINFALL:-

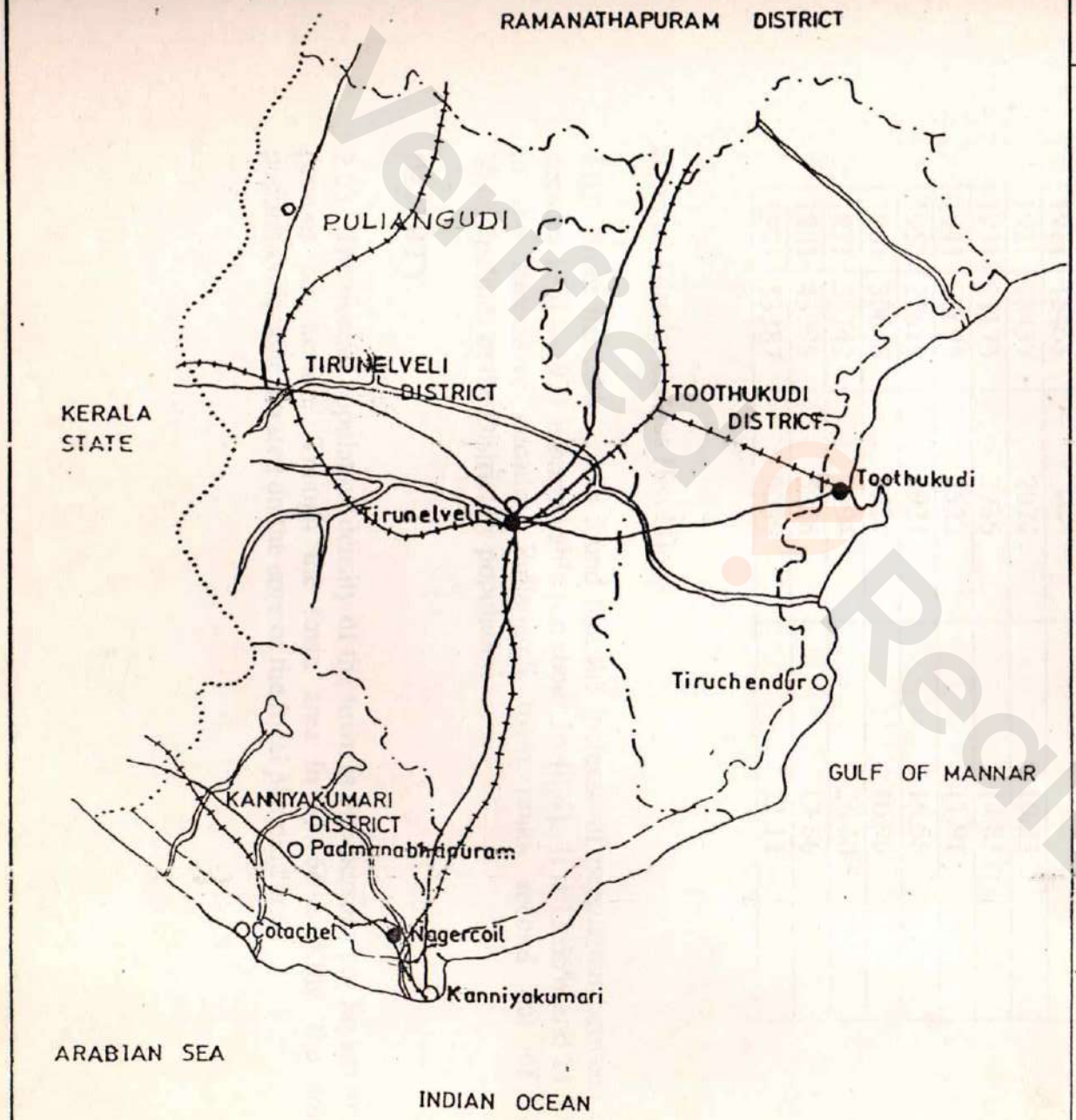
1.04 The town in general is having a dry claimate except the monsoon periods. The mean daily maximum temperature is 38.3 C and minimum 29.6 C. The normal Annual rainfall is 708.8 mm only. October to December months account for about 50% the total rains in the area.

MASTER PLAN

1.05 Master plan for puliangudi Local Planning Area was consented in G.O.M.s.No.386 H&UD Dept. dt.17.04.1985 and was approved in G.O.Ms.No.194 Housing and Urban Development Department dated 14.02.1991. Since more than 5 years have lapsed after approval of Master Plan review of approved master plan was taken up as required under section 32(2) (b) of T&CP Act 1971. The Review master plan was consented vide. G.O.Ms. 353 H & U D Dept. UD IV.2 Dated 18.8.1999. This was published in Tamilnadu Government Gazette part VI Section page 248 Dated. 21.6.2000

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TIRUNELVELI REGIONAL SETUP



PULIANGUDI LOCATION MAP

REFERENCE

- STATE BOUNDARY
- DISTRICT BOUNDARY
- ROADS
- RAILWAY LINE
- RIVERS
- MAJOR TOWNS
- HERITAGE TOWNS
- COASTAL STRETCHES HTL TO 500 M

NOT TO SCALE

OFFICE OF THE DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION

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CHAPTER II

POPULATION CHARACTERISTICS

POPULATION

2.01 The size of population of Puliangudi Town in the year 1911 was 15463 and it has been raised to 53287 in 1991. The decade variation of the town population is furnished in the table No.2.1.

TABLE NO.2.1

DECADE VARIATION OF POPULATION

Year	Persons	Decade variation	Percentage of decade variation
1911	15463	---	---
1921	18437	2974	19.23
1931	21173	2736	14.83
1941	23695	2522	11.91
1951	27619	3924	16.56
1961	30648	3029	10.96
1971	38742	8094	26.40
1981	43998	5256	13.66
1991	53287	9289	21.11

Source:- District Census Hand Book

2.02 From the table it is found that the increase of population between the decades 1961 – 1971 is remarkable (i.e about 26.40%). It is 13.66% and 21.11% in the successive decades. Puliangudi town ranks second out of five Municipalities in the District by population.

DENSITY:

2.03 The overall population density of the town is 966 persons per Sq.km or 10 persons per hectare. Though the town area in 55.166 sq.Kms. the entire population is concentrated on the core of the local planning area.

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CHAPTER III
LAND UTILISATION

3.01 A land use survey was conducted by the Regional Deputy Directorate of Town and Country Planning Department Tirunelveli in the months of May and June 1988 covering the entire Puliangudi Local Planning Area in order to bring out an existing land use plan which will be the basis frame work for the proposed land use pattern. The existing land use pattern of the Puliangudi Local Planning Area in the map is annexed with the report.

RESIDENTIAL USES:

3.02 Thirumalainaickenpudukudi Puliangudi and Chinthamani are the main settlements where majority of the town population are habitated . The land put to residential use alone is 181.86 hectares and the residentials are very close and adjacent to each other.

COMMERCIAL USES

3.03 All the commercial activities are concentrated and developed along the Tenkasi – Rajapalayam Highways on both sides. This use mainly includes trades and business with a few service industries. One cinema Theatre and one daily market are there in Puliangudi. Another Cinema theatre is at Tirumalainaickenpudukudi. In Chinthamani road side commercial developments are practically nil. Retail and petty shops are inside the settlement. There are 450 Nos. of retail shops in the town. The Depot of Tamil Nadu State Transport Corporation is located at the Southern end of the town along the Tenkasi road 2.33 hectares of land is put under the commercial use zone.

INDUSTRIAL USES:

3.04 Powerloom industries are developed and more in Thirumalainakcken pudukudi village and a few in Chinthamanai and Puliangudi. Lungies and sarees are produced here. A few rice Mills are also developed here and there. Industrial units break up details are given below.

Rice Mills	19 Nos.
Match factories	03 Nos.
Ice factories	02 Nos.
Soda factories	05 Nos.
Power looms	12 Nos.

3.05 The industrial development occupies about 6.30 hectares of land.

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EDUCATIONAL USE:

3.06 The town is served with 4 Higher Secondary Schools 3 High Schools 18 Middle Schools and 10 Primary schools. The institutions are more or less evently distributed. The higher eduction facilities available here is utilized by the surrounding villages in 8 Kms. Radius. There is an Engineering Collage located at Sankarankoil road in Tirumalainaickenpudukudi Village Which serves the educational needs of surrounding areas. No arts and science college or industrial training institute are there in this town. The total area occupied by educational use is 6.39 Hect.

PUBLIC AND SEMI PUBLIC USE:

3.07 Puliangudi is a second grade Municiapal town. It is not the taluk headquarter or Panchayat. Union headquarter. Only 6 Nos. of Government and Quasi Government offices are established here. The total area ;under this use zone is 16.12 hectares.

AGRICULTURAL USE ZONE:

3.08 The Study revealed that more than 94% of the Puliangudi . Local Planning Area is covered by Agricultural fields water bodies and forests. Out of the total lands put under agricultural uses dry lands are more and is about 63% of the total agricultural lands. Since water fed tanks are the main sources of irrigation wet lands are less. Paddy is the predominant crop produced in this town. The table No. 3.1 shows the land areas covered under different uses.

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TABLE NO.3.1

LAND USE REAK UP FOR PULIANGUDI L.P.A 1998

Sl. No	Uses	Area in Hect.	% to developed area	% in total area of LPA
1	Residential	181.86	56.59	3.30
2.	Commercial	6.96	2.17	0.13
3.	Industrial	6.30	1.96	0.11
4.	Educational	6.39	1.69	0.10
5.	Public and semi public	16.12	5.02	0.29
6.	Transportation	103.73	32.58	1.90
	SUB TOTAL	321.36	100.00	5.83
7.	Agricultural			
	Dry	1134.26	---	20.56
	Wet	3250.21	---	58.90
	Water bodies	632.60	---	11.47
	Hillocks forests etc.	178.17	---	
	TOTAL	5516.60	100.00	100.00

Source :- Field Survey by DDT & CP Dept. Tirunelveli.

3.09 Other than agricultural uses all other uses are concentrated in and around the natham porambokes. The total lands covered by the urban uses are 321.36 hectares and this constitute 5.88% of the area of the entire town.

OTHER SERVICES:-

TRANSPORTATION:-

3.10 There are two bus stands in this town one at Puliangudi village and another one at Chinthamani. Both are constructed under IUDP. There is no organized taxi stand and truck terminal. This town is also not connected through railway route.

CATEGORIES OF ROADS MAINTAINED BY MUNICIPALITY.

Cement road		3.128 Km.
Bitumen road		16.050 Km.
WBM road		6.420 Km.
Gravel road		1.216 Km.
Earthern road		18.400 Km.
	Total	44.510 Km.

CATEGORIES OF ROADS MAINTAINED BY NATIONAL HIGHWAYS DEPARTMENT

National Highways	5.312 Km.
Major District Roads	3.360 Km.
Total	8.672 Km.

WATER SUPPLY:

3.11 The town is having a protected water supply system with source from Kottamaliyaru 8 Km away from the town. There are two overhead tanks one is at Tirumalainaickenpudukudi another one is at Chinthamani. There are 3000 service connections given. In summer water consumption per capita per day is 15 litres whereas in winter season it is increased to 30 litres .

DRAINAGE:

3.12 There is no organized drainage facility available in this town. Open and kutcha drains are there in some parts of the town. The town needs a comprehensive drainage scheme.

ELECTRICITY:

3.13 The electricity is supplied by the TNEB. A substation is situated just outside the southern boundary of the town along Tenkasi Road. Municipality maintained street lights with 50 Nos. of 125W mercury lamps and 841 Nos. of 2 x 40W lamp.

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HEALTH:-

3.14 One Government Dispensary with 7 beds 7 private dispensaries and 7 private hospitals with each having 5 to 8 beds and one Municipal Maternity and Child Welfare Centre are serving Medical needs to the population. One Government Hospital is located near Government Dispensary which is recently Constructed.

RECREATION:

3.15 One District Branch Library and five public libraries are there apart from the play grounds available within the High schools and Higher Secondary Schools. There are no organized park and play fields or open spaces. Two Cinema theatres 5 Radio rooms and 2 Common TV rooms are catering the recreational needs of the Town.

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CHAPTER IV

OBJECT ASSESSMENT OF LAND REQUIREMENTS AND PLAN PROPOSALS

OBJECT

4.01 The Master Plan prepared under the Town and Country Planning Act broadly indicates the manner in which the lands and the buildings in the local planning area shall be used the allotment or reservation of lands for residential commercial industrial educational public and semi public and for agricultural purposes the making of provision for new highways arterial roads major streets and the traffic circulation pattern.

4.02 The Master Plan land use survey and their studies made so far reveal the further requirements of physical and socio-economic requirements. The assessment of requirements and the proposals are dealt in the following major heads.

a) The Plan period
b) Population projection
c) Assessment of working force in various economic activities.
d) Land use pattern and circulation pattern.

PLAN PERIOD:-

4.03 It is normally felt that from the practical point of view a period of say 15 to 20 years is neither long nor short to assume and to assess the requirement of any plan. So It is invariably adopted and for the preparation of Puliangudi. Master Plan year 2011 is being assumed as the ultimate plan period. The development of the town may expand beyond its present limit and grow within or sometimes outside the planning area. So to arrive at the population in 2011 the present population of the town and its past growth are considered generally.

4.05 POPULATION FORECAST:-

YEAR	POPULATION	DECADE INCREASE
1951	27619	---
1961	30648	3029
1971	38742	8094
1981	43998	5256
1991	53287	9289
		25668

BY ARITHMATICAL INCREASE METHOD:

Average increase $\frac{25668}{4} = 6417$

For 2001 (53287 + 6417) = 59704

For 2011 (59704 + 6417) = 66121

(ii) BY GEOMETRICAL INCREASE METHOD:

$\frac{3029 \times 100}{27619} = 10.97\ \%$

$\frac{8094 \times 100}{30648} = 26.41\%$

$\frac{5256 \times 100}{38742} = 13.64\%$

$\frac{9289 \times 100}{43998} = 21.11\%$

72.335 %

Average 18.03%

FUTURE POPULATION FOR :

2001 - 53287 * 1.1803 = 62895

2011 - 62895 * 1.1803 = 74235

(III) BY INCREMENTAL INCREASE METHOD:

INCREASE	VARIATION
3029	
8094	+ 5075
5256	- 2838
9289	+ 4033

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Average incremental 2087
Average arithmetical increase 6417
Future population for

2001 53287 + 6417 = (1*2087) = 61791
2011 61791 + 6417 = (2*2087) = 72382

FUTURE PROPULATION FOR YEAR:

BY METHOD OF	2001	2011
Arithmetical method	59704	66121
Geometrical increase method	62895	74235
Incremental increase method	61791	72382

MID TERM POPULATION FOR 1998 IS 57100

Considering this trend of growth of population the incremental increase method is suitable for this town. Hence future population for puliyangudi town for the next decades are:

2001 - 62000
2011 - 72000

WORKING FORCE:

4.06 It is assumed that the future working force in various economic activities will more or less be same as in existing. However on the safe side it is assumed that 50% of the total population will be the actual working population in 2011 i.e 36000. This working force has to be distributed over the various economic activity based on the present trend.

4.07 It is found from the existing stratum of workers that primary activity is more in the town. Secondary activity is trying to go in line with the primary sector. Hence in view of the proposed development it may be assumed that 40% of workers each will be engaged in primary activities , Secondary Activities respectively and the remaining 20% workers willl be grouped under tertiary sector. The suggested occupational break up is given below as table No.4.1.

TABLE 4.1

OCCUPATIONAL BREAK UP 2011

Economic activity	Existing occupational Breakup	Suggested occupational Break up	Workers
Primary	48.03%	40%	14400
Secondary	29.96 %	40%	14400
Tertiary	22.01%	20%	7200
	100.00	100	36000

4.08 Having arrived at the number of workers in different economic activities the land required for different uses can be worked out based on certain standards.

LAND REQUIREMENTS AND LAND USE PATTERN

4.09 The principal land uses for which the land requirements have to be worked out as per the zoning regulations prescribed in G.O.Ms.No.1730 RD&LA Dept. Dated 24.07.74 are:

(1) Residential use zone
(2) Commercial use zone
(3) Industrial use zone
(4) Educational use zone
(5) Public and semi public use zone and
(6) Agricultural use zone

4.10 The land uses governing the proposed master plan of Puliyangudi Local Planning Area are shown and the land requirements for various uses are described below.

RESIDENTIAL USE:-

4.11 The residential part of Puliyangudi local planning Area has developed in a particular place except the Ayyapuram hamlet of T.N.Pudugudi which is geographically detached from the main Nathan by about 2 Kms. and connected by a cart track which is to be improved and maintained. The core of the residential development which include Melapuliyangudi Puliangudi Chinthamani and Tirumalainaickenpudukudi have been developed in a haphazard manner and different uses are mingled with one another and with high residential density.

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4.12 Even though the residential density is high in certain parts of the town. It is assumed that an average gross residential density of 160 persons/hectare may be a normal density expected in the town. The anticipated population of 72000 in 2011 the total residential area required is 72000/160 = 450 hectares. By deducting the existing residential area the actual area additionally required which will be adjacent to the existing nathams towards proposed byepass road on west around 360 hectares. It is classified as mixed residential use zone. The S.Nos. comprising the residential use zones and the uses permitted in the zones are given in the Annexure I (use zone I (b).

COMMERCIAL USES:-

4.13 In Puliangudi Local Planning Area the cash crop of Lemon is being cultivated near the Ariyamannarkulam Periyappan Jammannakulam Naranapperikulam area and also the surrounding villages. These Lemons are exported to Gulf Countries through Trivandrum Airport.As explained in Chapter III most of the commercial uses have developed along the Tenkasi Rajapalayam road and on both sides of the road. Only very few commercial used buildings are located inside the residential localities. The total land required for commercial uses have been suitably distributed in all the existing development and in proposed development. The existing trend of development of the commercial activity along the road are considered and additional areas required for commercial activities are also provided along the Tenkasi Rajapalayam road itself in continuation of the existing pattern of development to a depth of 30m on both sides. In addition to that to segregate the industrial areas and residential development certain commercial use zones as buffer zone are also suggested. In the proposed buffer zone area at the southern end of proposed bye pass road necessary lemon godown building have to be constructed in future period.

4.14 It has been assumed that a standard of 300 commercial workers per hectare will be the normal density for working out the land requirement for commercial area. Since the actual workers under commerce has not been calculated and since it is included in the tertiary activity of the town the total workers expected under tertiary sector has been taken in the account for arriving the commercial area. For 7200 workers the area required will be 7200/300 = 24 hectares. This include the existing commercial development also . The S.Nos. comprising the commercial use zone and the uses permitted are given in the Annexure I (use zone II).

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INDUSTRIAL USE:-

4.15 As regards industrial use this town have poor industrial growth. Only power loom industries on the eastern part of TN Pudukudi are developed. The extent of the existing industrial area is 6.30 hectares. Considering the existing growth of industrial use are proposed in the following areas.

(i) the area in between hill road and LPA boundary and western side of the DD Plan III.

(ii) Eastern side of Tenkasi road along the southern boundary of LPA.

(iii) Area in between eastern side of Thiruvetanallur road and southern side of LPA boundary up to pond.

4.16 The type of industries suggested in Puliangudi Master Plan are general industries and controlled industries. No area has been proposed for special and hazardous industries. The S.Nos. comprising the industrial zone and uses permitted are listed out in the Annexure I (Use zone III (a) and III (b).

EDUCATIONAL USE:-

4.17 Except 4 higher secondary schools all educational use lands are allowed in the mixed residential use zone and hence not marked individually. Since no specific standard is available for this use a total land of 60.18 hectares has been proposed for this use including the existing uses. Considering there is no arts college in surrounding area some extent of land is proposed for college in Chinthamani village. The S.Nos. comprising the use zone and the uses permitted in this use zone are given in the Annexure I (use zone IV).

PUBLIC & SEMI PUBLIC USE:-

4.18 In Puliangudi no office at divisional level. Or no major hospitals and other similar buildings are there. Most of the office (Subdivisional level) are accommodated in rental buildings and scattered in the existing natham. Since such type of public office (Buildings) are allowed in mixed residential uses they are not specifically marked. Major areas of Particular uses like Municipal offices Bus Stands Bus depot Veterinary dispensary burial ground etc. have alone been marked in the map.

4.19 There is no specific standard for different uses coming under this category. However 24.50 Hectares of land is proposed in Tirumalainaickenpudukudi village..The S.Nos. Comprising the use zone and the various uses permitted in this use zone are given in the annexure I (Use zone V)

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AGRICULTURAL USES:-

4.20 The remaining lands other than the lands additionally proposed for the above five uses are grouped under this use. Wet lands and the remaining dry lands in the planning area are kept as such under agricultural uses. This area is termed as under developed area of the local planning area. As said earlier this use zone includes all the water bodies hillocks forests pathways besides the wet and dry lands. The total area available under this use zone in 4931.66 hectares. The S.Nos. comprising this use zone and the uses permitted in this use zone are given in Annexure I (Use zone VI).

PROJECT PROPOSALS:-

BYE PASS ROAD

4.21 The Tenkasi Rajapalayam road is an important highways in Puliyangudi town. Traffic flow in this road is even increasing due to intensive commercial activities and to relieve traffic congestion along this corridor. A new bye pass road of 18 m wide is proposed on western side of the town in continuation of the road of Detailed Development Plan No.III with a width of 18 m. This alignment of proposed road AA starts from the industrial area of TirumalainaickenPudukudi passes through Proposed mixed residential area wet lands of Melapuliyangudi and puliangudi villages and ends in S.No. 65 of Puliyangudi so as to connect with Rajapalayam road on the northern side of town. The S.Nos. comprising the new road is given in the Annexure II.

COMMERCIAL COMPLEX:

4.22 There is one daily market is located with in the municipal limit at Tenkasi Madurai road. This serves the surrounding villages. During the Morning hours traffic congestion is heavy due to the vegetable purchasers. Hence a commercial complex containing all types things is need to this town. This Commercial complex may be installed along the proposed bye pass road in the western side of commercial zone. (ie) S.Nos. 110 , 145 , 147 , 148 , 149 , 151 of Thirumalainaicken pudukudi Village.

COMPOST YARD:

4.23 This town has generated 50 to 60 T garbages per day.There is no organized place for put up this sullage. A Compost yard is proposed in S.No. 38 and 39 0f Thirumalainaickenpudukudi village in consultation with the local body.

PROPOSALS IN D.D.PLAN AREA:

4.24 This town have two Detailed Development plans namely Detiled Development plan No.3 and 4 both are consented by Director of Town and Country Planning under the section 25 of T own and Country Planning Act 1971.The D.D.Plan roads namely E1E1 in D.D.Plan No.3 and DD road in D.D.Plan No. 4 respectively are to be taken up for project proposals.Because the owners in the proposed D.D.Plans are willing to give the land voluntarily at free of cost.

4.25 The following Table shows the project proposals in the town with approximate estimate.

Table No.4.2
PROJECT PROPOSALS:

Sl.NO	Description of items	Estimate Rs.
1	Bye pass road AA (On western side of heart of the town) 5 K.m	3,50,00,000.00
2	Compost Yard	25,00, 000.00
3	Commercial Complexes	1,00,00, 000.00
4	Link roads (D.D.Plan roads)	75,000.00
	Total	5,50,00,000.00

: FINAL LAND ALLOCATION:-

4.26 The area required for different urban land uses based on the standards are given Table No.4.3. The table gives the comparative statements of existing and proposed land allotments and their percentages to the over all developed area and with reference to the total area of the Puliangudi Local Planning Area.

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TABLE NO. 4.3

COMPARATIVE STATEMENTS OF EXISTING AND PROPOSED LAND USE IN PULIYANGUDI LOCAL PLANNING AREA.

S.No.		Existing - 1998		Proposed - 2011		% to total area of LPA
		Area in Hec.	% to developed area	Area in Hec.	% to developed area	
1.	Residential	285.59	88.87	448.75	65.52	8.13
2.	Commercial	6.96	2.17	25.29	3.69	0.46
3.	Industrial	6.30	1.96	114.95	16.78	2.01
4.	Educational	6.39	1.69	60.18	14.01	1.09
5.	Public & Semipublic	16.12	5.31	35.77	---	0.65
Sub Total		321.36	100.00	684.94	100.00	12.34
6.	Agriculture	5195.24	---	4931.66	---	87.66
Total		5516.60	100.00	5516.60	100.00	100.00

ADMINISTRATIVE POLICY:

4.27 Planning and Development activities of Puliangudi Local Planning area is administrated by the Puliangudi. Local Planning Authority which has been constituted by Government in the G.O.Ms.650 and 651 RD & LA dated 03.04.1975 under section 11(1) of the Town and Country Planning Act 1971.

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CHAPTER V

ZONING REGULATIONS AND CONTROLLING OF DEVELOPMENT

5.01 In order to implement the proposals contained in the Master Plan certain essential and important zoning regulations have been framed and are to the enforced

5.2 Every development within the area covered by the Master Plan for Puliangudi Local Planning area shall confirm to the regulations prescribed hereunder.

Proposed land use zoning are shown in the proposal land use map itself. The uses permissible under the various use zones are given separately in the Annexure A as per the G.O.Ms.No.1730 RD&LA dt. 24.07.74. The uses permissible in various locations and its survey numbers are also given in the Annexure. A.

i) All lands and premises in the use zone I(A) shall be deemed to be zoned under primary residential use zone(PR).

ii) All lands and premises in the use zone I (B) shall be deemed to be zoned under mixed residential use zone (MR)

iii) All lands and premises listed in use zone II shall be deemed to be zoned under commercial use zone (C)

iv) All lands and premises listed in the use zone III (A) shall bedeemed to be zoned under controlled industrial use zone (IC)

V) All lands and premises listed in use zone III (B) shall be deemed to be zoned under general industrial use zone (IG)

Vi) All lands and premises listed in use zone III (C) shall be deemed to be zoned under special industrial and hazardous use zone (IS)

Vii) All lands and premises listed in Use Zone IV shall be deemed to be zoned under Educational use Zone (E)

viii) All lands and premises listed in use zone V shall be deemed to be zoned under public and semi public use zone (PS)

ix) All lands in uses zone VI shall be deemed to be zoned under Agricultural use zone (AG).

5.03 **PLANNING PERMISSION:**

1. For the implementation of the plan by the Local Authority zoning regulations are absolutely essential. The already approved zoning regulations by the Government in their G.O.Ms.No.1730 Rural Development and Local Administration Department dated 24th July 1974 and subsequent amendments to be made to this G.O. as given in the Annexure and enclosed in the report shall apply for this Local Planning Authority. The grant or refusal of planning permission shall be as per above zoning regulations.

2. The notification issued under the Tamil Nadu District Municipalities Act 1920 delineating area for industrial use shall be allowed to develop as such except for the areas proposed for specific uses as contemplated in this Master Plan proposals for which the zoning regulations as in the Appendix shall apply.

3. No person shall carryout any development as defined in section 2(13) of the Town and Country Planning Act 1971.

4. Any site approval or planning permission for any development under these rules regulations shall not absorb the applicant of his responsibility to get clearance or permission under other acts rules.

5. While granting premises the local planning authority may impose such resistance and conditions as may be necessary under these rules.

6. No land premises or building shall be changed or put to a use not in conformity with the provisions of these rules.

7. In the cases of an areas comprised in a Detailed Development Plan consented / approved under the Town and Country Planning Act 1971 the

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developments in these area shall be in conformity with the detailed development plan and regulations as per the provisions contained in the respective Detailed Development Plan.

8. Where for an area detailed layout plan of land development has been approved by the Local Planning Authority with the approval of Director of Town Planning the zoning shown on such layout plan shall be applicable and the developments in the area shall be regularized according to the rules subject to such conditions as may be prescribed in such layout conditions.

9. The permission for any layout shall be granted by Local Planning Authority with the prior approval of the Director or his authorised officer subject to such conditions and regulations as may be stipulated by him

10. The multi stored building shall be permitted only along roads abutting the roads having a minimum width of 18m. with prior approval of the Director of Town and Country Planning subject to such conditions as may be prescribed by the Director of Town and Country Planning.

11. The layout sub division of lands for building purpose shall be carried out only in accordance with the provisions as specified in the approved layout.

12. Development charges:- Every developer intending to develop an area shall obtain planning permission from Local Planning Authority on payment of development charges at the rate fixed under the Act and rules.

13. Variations:- Any variation to the zoning regulation or variations to any of the clauses contained in the Master Plan regulations shall be effected as per the provision under section 22 of the Town and Country Planning Act 1971.

14. In so far as the lands included in the master plan they shall be deemed to have been excluded from the residential areas notified under section 89 of the Tamil Nadu Public Health Act 1939 and also from the industrial areas notified under Tamil Nadu District Municipalities Act 1920 and the land and building uses shall be regulated under the Town and Country Planning Act. Development plan.

15. The land use schedule as given in Annexure is the final statement with respect to land use development irrespective of the co lour indications as shown in the map which is only guidance ,

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16. Whereas residential area is to be developed around the industrial use zone then for a radius for 300 feet from the boundary of such industrial use zone trees should be planted.

Executive Authority
Puliangudi Local Planning Authorrity
Puliangudi.

29.3.04

Deputy Director of
Town and Country Planning,
Tirunelveli.2.

31/3/04

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ANNEXURE – IV

GOVERNEMNT OF TAMIL NADU

ABSTRACT

TOWN PLANNING – Preparation of Zonal Plans – Formulation of Drafts 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. G.O.Lr.No. 28332 /MD/73-1 RD & LA dt.7-3-73.
2. From the Director of Town & Country Planning Lr. No. 10989 / 73 SM dt.21-3-74.
3. From the Member-Secretary / madras Metropolitan Development Authority D.O.Lr.No.1983 /74-ADI Dt.19-05-1974.

&&&&

ORDER:

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

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

Of these the Residential use zone has been further sub divided into two categories namely:-

1. Primary Residential use zone and
2. Mixed residential use zone.

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2. The Director has also stated that the TamilNadu Town and country Planning Act 1971 provides for the zoning of areas under Section 17(i) and 20(2) (g) through the Master Plans and detailed development plans respectively. He has recommended that the draft zoning Regulations may be approved and communicated to the Local Planning Authorities for adopting 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 notification as may be necessary in consultation with him (the Director and the Government.)

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

4. The Government have examined the suggestion. They accept the views of the Member-Secretary Madras Metropolitan Area and as for other Urban areas of the State the Government approve in principle the draft zoning regulation submitted by the Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

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

/ By Order of the Governor/

Sd/- MM. RAJENDRAN
SECRETARY TO GOVERNMENT

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ANNEXURE A
ZONING REGULATIONS

Permissible uses in use zone

The uses permitted in different use zones are given in the following table Control of development and land zoning regulation use zones.

I. RESIDENTIAL USE ZONE:

I (a) Primary Residential use zone (PR)

Use Permitted:

1. All residential buildings including single and multi family dwellings apartment dwellings and tenements together with appurtenances pertaining there to.

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 keosks cycle repair shops and single person tailoring shops.

4. Hair dressing saloons and Beauty parlors.

5. Nursery and Primary schools.

6. Taxi and Auto rickshaw stands and

7. Parks and platy fields.

8. Storage of domestic cooking gas cylinders (vide G.O.Ms. N0.457 H &UD Dept. Dt. 01.06.1989)

I (b) Mixed Residential use zone. (MR)

Uses Permitted.

1. All uses permitted under use zone I (a) ie. Primary Residential use zone.
2. Hostels and single person apartments.

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3. Community Halls Kalyana mandapams religious buildings welfare centre and gymnasia.

4. Recreation clubs Libraries and Reading rooms.

5. Clinics Dispensaries and Nursing Homes.

6. Government Municipal and other institutional sub-offices.

7. Police stations Post & Telegraph Offices Fire stations and Electric sub-stations.

8. Banks and Safe deposit vaults.

9. Educational Institutions excluding colleges.

10. Restaurants without Residential accommodations eating and catering house and lodging houses for less than 20 occupants(vide Govt. Lr. 57959/UDIV(2)/89 Dt. 22.06.1992.

11. Petrol filling and service stations.

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

13. Vegetables fruit flower fish eggs and meat shops.

14. Bakeries and confectionaries.

15. Laundry tailoring and goldsmith shops and

16. Cottage industries permissible in residential areas under G.O.Ms.No.566 dated 13-3-62 as amended and run by power up to 5 H.P.

II. COMMERCIAL USE ZONE

Uses permitted:.

1. All uses permitted in uses zones 1(a) and I (b) ie Residential use zones apply so far as they are incidental to commercial use.
2. All commercial and business uses including all shops stores market and uses connected with the display and sale of merchandise either whole sale or retail but excluding explosives obnoxious products and other materials likely to cause health hazards.

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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 likely to cause health hazards.
5. Cinema Theatres and other commercial entertainment.
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 HP and or employing not more than 25 workers which are not noxious or offensive due to odour dust smoke gas noise or vibration or otherwise dangerous to public health and safety and
10. Manufacturing and service establishments and commercial uses using electric motors not exceeding 50 HP for use incidental to the commercial activities permissible in the zone. (As per the letter of joint Secretary to Government Housing and urban development department Chennai Letter No.120/96 UD IV (i) 93-4 dated 2.8.93 addressed to Director of Town and Country Planning Chennai.

III. INDUSTRIAL USE ZONE:

Use zone III (a) Controlled Industrial use zone (IC)

Uses permitted.

1. All Commercial uses listed under use zone 1 (a) 1(b) and 2 ie residential and commercial use zones.
2. Industries using electric power not exceeding150 HP (L.T maximum load) but excluding industries of obnoxious and hazardous nature by reason or 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. Hostels restaurants and clubs places for social inter course recreation and worship and dispensaries and clinics and
4. Residential buildings for caretakers watchman and other essential staff required to be maintained in the premises.

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USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE:

Use Permitted:

1. All commercial uses issued under use zone 1 (a) 1(b) and 2 ie residential and commercial use zones.
2. All industries without restrictions on the horsepower installed or type of motive power used excluding those of obnoxious hazardous nature by reason of odours liquid effluent dust smoke gas vibration etc. or otherwise likely to cause danger or nuisance to public health or amenity.
3. Hotels restaurants and clubs or places for social intercourses recreation and worship or for dispensaries and clinics and
4. Residential buildings for caretakers watchman and other essential staff required to be maintained in the premises.

USE ZONE III (C) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:-

Uses permitted.

1. All Commercial uses listed under use zones 1 and 2 ie. residential and commercial use zones.

2. All industries permissible in the use zone III (a) and III (b) ie 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 noxious 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 particulars subject to a spontaneous ignition.

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

7. Melting or processing tallow or sulpur.

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

9. Washing or drying wool or hair.

10. Making fish oil.

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

12. Manufacturing or distilling sago and artificial manure

13. Brewing beer manufacturing by distillation arrack or sprit containing alcohol whether denatured or not

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

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

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

IV. EDUCATIONAL USE ZONE (E)

Uses permitted:-

1. Schools Colleges and other higher education and training institutions and the used connected therewith

2. All uses permitted in use zone 1 (a) ie. primary residential use zone.

3. Hostels and single person apartments.

4. Recreation clubs libraries and reading rooms and

5. Restaurants.

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V. PUBLIC AND SEMI PUBLIC USE ZONE (PS)

Uses Permitted:

1. Government and Quasi Government offices
2. Art galleries museum acquires and public health institutions.
3. Hostels Sanitaries 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 stadium 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) ie. the residential use zones.

AGRICULTURAL USE ZONE (AG)

Uses Permitted

1. All agricultural uses
2. Farm houses and buildings for agricultural activities.
3. Rural settlements with allied uses
4. Public and Private Parks playfields gardens caravan and camping sites and other recreational uses.
5. Diary and cattle farms
6. Piggeries and Poultry farms
7. Water tanks and reservoirs
8. Sewage farms and garbage dumps.
9. Airports and broadcasting installations

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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 and hillock

17.Sand clay and gravel quarrying.

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PULIANGUDI MASTER PLAN

LAND USE SCHEDULE

PULIANGUDI VILLAGE (TOTAL S.NO. 1 TO 614)

I(a) PRIMARY RESIDENTIAL USE ZONE:-

NIL

I (b) MIXED RESIDENTIAL USE ZONE:

S.NO. 1 TO 8 , 9pt., 10 , 11 TO 20, 21pt., 22pt., 23pt., 24pt., 25pt., 26pt., 27pt., 28pt., 29pt., 30pt., 31pt., 32 to 36 ., 37pt., 38pt., 39, 40pt., 41 to 46, 47pt., 48pt., 49 to 51, 52pt., 53pt., 54 to 56 , 57pt., 58 to 61 , 62pt., 63pt., 64pt., 65pt., 66 , 67 to 74 , 76 to 96, 97pt., 98pt., 99, 101pt., 102pt., 103 to 119, 269A , 270, 271pt., 272, 273pt., 274 to 278, 279pt., 280 to 288 , 290 , 291 , 293 to 296, 297pt., 298 to 304., 305pt., 306pt., 308pt., 309pt., 314pt., 315 to 317, 318pt., 319, 321pt., 322 , 323 , 324pt., 325 to 335 , 336pt., 337pt., 338 , 339pt., 340pt., 341 to 345, 346pt., 347pt., 348pt., 349pt., 350pt., 351pt., 352pt., 353pt., 355pt., 356 , 357, 358pt., 359 , 360pt., 361, 362 , 363, 390, 391pt., 392pt., 393, 394 , 395pt., 396 to 405 , 406pt., 407pt., 409pt., 410pt., 411pt. 412 413pt. 414 to 416 417pt. 418pt. 419pt. 424pt. 425pt. 436pt., 437pt., 438pt., 439pt., 440pt., 447pt., 449, 450pt., 451pt., 452pt., 453pt., 608pt., 609, 610.

II COMMERICAL USE ZONE

S.NO.279pt., 305pt., 306pt., 308pt., 309pt., 311pt., 313pt., 314pt.,

III. INDUSTRIAL USE ZONE

(a). CONTROLLED INDUSTRIAL USE ZONE

S.NO.311pt., 312 , 313pt.,

(b) GENERAL INDUSTRIAL USE ZONE:-

NIL

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(c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:

NIL

IV EDUCATIONAL USE ZONE

S.NO. 309.pt.,

V PUBLIC AND SEMI PUBLIC USE ZONE:

S.Nos. 263 pt., 309pt., 310 and 320.

VI AGRICULTURAL USE ZONE .

S.NO.100pt., 101pt., 121 to 123, 125 to 262 , 264pt., 266B, 267, 268, 364 to 371, 372pt., 373pt., 374, 375pt., 376 , 377 , 378pt. , 379pt., 380pt., 381pt. 382 to 389, 409pt., 410pt., 418pt., 419pt., 420 to 423, 424pt., 427 to 435, 436p, 437pt., 442 to 446, 447pt., 448pt., 453pt., 454, 456 to 464, 465pt., 466 to 527, 529, 530 , 531pt. , 532pt., 533 to 542, 545 to 554, 556 to 562, 564 to 584, 587pt., 588, 589, 590pt., 592 , 595 to 607, 611, 614.

PROPOSED BYE PASS ROAD AA:

S.NO.9pt., 21pt., 22pt., 23pt., 24pt., 25pt., 26pt., 27pt., 28pt., 29pt., 30pt., 31pt., 37pt., 38pt., 40pt., 47pt., 48pt., 52pt., 53pt., 57pt., 62pt., 63pt., 64pt., 65pt,. 97pt., 98pt., 360pt., 378pt., 379pt., 380pt., 381pt., 391pt., 406pt., 407pt., 408pt., 409pt, 411pt. , 413pt., 417pt. , 425pt., 426pt. , 438pt., 439pt., 440pt., 448pt., 450pt. , 451pt., 608pt.,

TRANSPORTATION (Existing roads streets, Railway lines etc.)

S.NO 289, 292, 297pt., 307, 309pt., 318pt., 321pt., 352pt., 354 , 381pt., 395pt., 408pt., 544, 555, 563, 585, 586.

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WATER BODIES (Tank, Channel etc.)

S.NO.75, 100pt., 101pt., 102pt., 120, 124 , 263pt , 264pt., 265, 266A, 269B , 271pt., 273pt., 306pt., 318pt., 324pt., 336pt., 337pt., 339pt., 340pt., 346pt., 347pt., 348pt., 349pt., 350pt., 351pt., 353pt., 355pt.,358pt., 372pt., 373pt., 375pt., 392pt., 408pt., 426pt., 440pt., 441, 452pt., 455, 465pt., 528, 531pt., 532pt., 543, 587pt., 590pt., 591, 593, 594, 612, 613.

CHINTHAMANI VILLAGE (TOTAL S.NO. 1 TO 1369)

I(a) PRIMARY RESIDENTIAL USE ZONE:

NIL

I(b) MIXED RESIDENTIAL USE ZONE:

S.NO. 687, 995pt., 996pt., 997, 998pt., 999pt., 1000, 1001, 1002, 1005, 1008 , 1011 to 1015, 1017, 1018 , 1066pt., 1067pt., 1068, 1069pt., 1070pt., 1071pt., 1072pt., 1073pt., 1074pt., 1075pt., 1076pt., 1077pt., 1078pt., 1080.

II . COMMERCIAL USE ZONE:

S.NO. 999pt., 1069pt., 1070pt., 1071pt., 1072pt., 1073pt., 1074pt., 1075pt., 1076pt., 1077pt., 1078pt.,

III INDUSTRIAL USE ZONE:

(a) CONTROLLED INDUSTRIAL USE ZONE:
NIL

(b) GENERAL INDUSTRIAL USE ZONE:-
NIL

(c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:
NIL

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IV EDUCATIONAL USE ZONE:

S.NO. 1085 to 1092, 1093pt., 1094, 1095, 1096.

V PUBLIC AND SEMI PUBLIC USE ZONE:

S.NO. 1064, 1065pt., 1066pt., 1067pt.

VI.AGRICULTURAL USE ZONE:

S.No.1, 3 to 6, 7pt., 8pt., 9 , 10pt., 11 to 18, 20, 22, 23, 25pt., 26 to 34, 35pt., 36, 37pt., 38, 39pt., 40 to 53, 54pt., 55, 56, 57pt., 58 to 61, 62pt., 63pt., 64pt., 65, 66pt., 67pt., 68 to 91, 92pt., 93 to 96, 97pt., 98 to 142 , 143pt., 144 to 249, 250pt., 252pt., 253, 254, 256pt., 257, 259, 260, 261pt., 262pt., 263pt., 264pt., 265pt., 266pt., 267pt., 268 , 269, 271 , 272pt., 273 to 275, 276pt., 277, 278, 279pt., 280 to 291, 292pt. 293 to 300, 301pt., 302 303pt. 304pt. 305, 306pt., 307pt., 308 to 317, 318pt., 319, 320pt., 321 to 335, 336pt., 337pt., 338pt., 339 to 342, 344, 345pt., 346, 347pt., 348 to 353, 354pt., 355pt., 356 , 357pt., 358 , 359pt., 360pt., 361 to 398, 399pt., 400, 401pt., 402, 403pt., 404 to 407, 408pt., 410 to 418, 419pt., 420, 421pt., 422pt., 423pt., 424, 425pt., 426pt., 427pt., 428pt., 429pt., 430pt., 431pt., 432 to 434, 435pt., 436 to 448, 449pt., 450 to 452 , 453pt., 454 to 456 , 457pt., 458 to 466, 467pt., 468 , 469, 470pt., 471, 472pt., 473pt., 474pt., 475pt., 476, 477pt., 478 to 484, 485pt., 486 to 488, 489pt., 490 to 496, 497pt., 498 to 502, 503pt., 504pt., 505pt., 506pt., 507pt., 508pt., 509pt., 510pt., 511, 512pt., 513 to 526, 527pt., 528 to 554, 555pt., 556 to 558, 559pt., 560 to 568, 570, 571, 573 to 581, 583, 584, 586, 587pt., 588, 589, 590, 592 to 597, 599 to 607, 609 to 611, 613 , 614, 616 to 618, 619pt., 620, 621pt., 622 to 627, 628pt., 629, 630pt., 631pt., 632 , 633pt., 634pt., 635pt., 636pt., 637pt., 638pt., 639 , 640pt., 641pt., 642, 643pt., 644, to 662 , 664 to 678, 680 to 682, 683pt., 684pt., 685 , 686 , 688pt., 689pt., 690 to 714, 715pt., 716pt., 717, 718, 719pt., 720pt., 721pt., 722, 723, 724pt., 725pt., 726 to 922, 923pt., 924 to 930, 931pt., 932 to 936, 937pt., 938 to 952, 953pt., 954pt., 955pt., 956pt., 957, 958, 959, 960pt., 961pt., 962pt., 963pt., 964pt., 965pt., 966 to 986, 987pt., 988 to 991, 992pt., 993, 994, 995pt., 996pt., 998pt., 1003, 1004, 1006, 1007, 1009, 1010, 1016, 1019 to 1023, 1024A , 1024B , 1025A , 1025B, 1026A, 1026B , 1027A, 1027B , 1028 to 1031, 1032A, 1032B,1033A, 1033B , 1034A, 1034B, 1035 to 1062, 1063Pt., 1081, 1082, 1083pt., 1084pt., 1097pt., 1098 to 1122 ,

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1123pt., 1124pt., 1125 , 1126pt., 1127pt., 1128pt., 1129 to 1138, 1139pt., 1146pt., 1147 to 1169 , 1170pt., 1171 to 1175, 1177, 1178 , 1180, 1181, 1183, 1184, 1185pt., 1186pt., 1187pt., 1189 to 1197, 1199 to 1205, 1207 to 1209, 1211 to 1219, 1220pt., 1221 to 1231, 1232pt., 1233 to 1236, 1237pt., 1239 to 1245, 1246pt., 1247 to 1256, 1258 to 1261, 1263, 1265 to 1275, 1276pt., 1277 to 1284 , 1286 to 1306, 1308 to 1319, 1321 to 1324, 1326 to 1330, 1341 to 1358, 1363, 1364, 1365pt.

PROPOSED BYE PASS ROAD ' AA'

NIL

TRANSPORTATION:(Existing roads , streets, railway lines etc.)

S.No.24 , 37pt. , 39pt. , 143pt. , 256pt. , 261pt. , 262pt. , 263pt. , 264pt., 265pt., 266pt., 267pt., 272pt., 276pt. , 301pt., 303pt. , 304pt. , 306pt. , 307pt. , 318pt. , 320pt. , 336pt. ,337pt. , 338pt. , 345pt. , 347pt. , 359pt. , 360pt. , 399pt. , 401pt. , 419pt. , 421pt. , 422pt. , 423pt. , 425pt. , 426pt. , 427pt., 428pt., 429pt. , 430pt. , 449pt. , 467pt. , 470pt. , 475pt. , 489pt. , 497pt. , 504pt. , 505pt. , 506pt. , 507pt. , 509pt. , 512pt. , 587pt. , 621pt. , 630pt. ,631pt. , 633pt. , 634pt. , 635pt. , 636pt. , 637pt. , 638pt. , 643pt. , 684pt. , 688pt. , 689pt. ,715pt. , 716pt. , 719pt. , 720 , 721pt. , 998pt. , 1065pt. , 1079 , 1093pt. , , 1176 , 1179.
1182 , 1188 , 1198 , 1285 , 1331 to 1340 ,

WATER BODIES:- (Tank , Channel etc.)

S.Nos.2 , 7pt. , 8pt. , 10pt. , 19 , 21 , 25pt. , 35pt. , 54pt. , 57pt. , 62pt. , 63pt. , 64pt. , 66pt. , 67pt. , 92pt. , 97pt. , 250pt. , 251 , 252pt. , 255 , 258 , 270 , 279pt. , 292pt. , 343 , 354pt. , 355pt. , 357pt. , 403pt. , 408pt. , 409 , 431pt. , 435pt. , 449pt. , 453pt. , 457pt. , 472pt. , 473pt. , 474pt. , 475pt., 477pt. , 485pt. , 503pt. , 504pt. , 505pt. , 507pt. , 508pt. , 509pt. , 510pt. , 527pt. ,555pt. , 559pt. , 569 , 572 , 582 , 585 , 587pt. , 591 , 598 , 608 , 612 , 615 , 619pt. , 628pt. , 640pt. , 641pt. , 663 , 679 , 683pt. , 724pt. , 725pt. , 923pt. , 931pt. , 937pt. , 953pt. , 954pt. , 955pt. , 956pt. , 960pt. , 961pt. , 962pt. , 963pt. , 964pt. , 965pt. , 987pt. 992pt. , 1063pt. , 1083pt. , 1084pt. , 1097pt. , 1123pt. , 1124pt. , 1126pt. 1127pt. , 1128pt. , 1139pt. , 1140 to 1145 1146pt. , 1170pt. , 1185pt. , 1186pt. , 1187pt. 1206 , 1210 , 1220pt. 1232pt. , 1237pt. 1238A , 1238B 1246pt. , 1257 , 1262 , 1264A , 1264B , 1276pt. , 1307A , 1307B , 1320 ,1325 , 1359 , 1360 , 1361 , 1362 , 1365pt.

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3.**THIRUMALAINAICKEN PUDUKUDI VILLAGE** (Total S.Nos. 1 to 825)

I (a).PRIMARY RESIDENTIAL USE ZONE:

Nil

I (b).MIXED RESIDENTIAL USE ZONE:

S.Nos.103 to 106 , 109 , 111 , 114pt. , 115pt., 116pt., 117pt., 118pt., 119 to 122 , 126 to 131, 132pt., 133pt., 134pt., 135 to 140, 141pt., 160pt., 166pt., 167pt., 168pt., 169pt., 170, 171, 172pt., 173pt., 174pt., 175pt., 191, 193pt., 196pt., 197 to 203, 204pt., 205 , 206pt., 207, 208pt., 209pt., 210pt., 211, 212, 213pt., 214pt., 215pt., 216pt., 217pt., 218pt., 226pt., 227pt., 228pt., 229pt., 230 , 233pt., 234pt., 235pt., 236, 237pt., 238, 239pt., 240pt., 241pt., 242pt., 243pt., 244, 245pt., 246pt., 247pt., 248pt., 249pt., 250, 251pt., 255pt., 256 to 258, 261, 263 to 266, 269, 272 , 275, 276, 306pt., 307, 308pt., 719pt., 720pt., 721pt., 722, 723, 724pt., 725, 726pt., 727pt., 728pt., 729, 730pt., 731 to 733, 734pt., 735pt., 736 , 737, 738pt., 739pt., 740pt., 741, 742pt., 743, 744, 745, 748pt., 749 to 753, 754pt.,

II.COMMERCIAL USE ZONE:

S.Nos.110pt , 114pt., 115pt., 116pt., 117pt., 118pt. , 141pt. , 145p., 146p., 147., 148., 149pt., 150pt., 151pt., 160pt., 166pt., 167pt., 168pt., 169pt., 173pt., 174pt., 175pt., 193pt., 196pt., 213pt., 214pt., 215pt., 216pt., 217pt., 218pt., 226pt., 227pt., 228pt., 231, 233pt., 234pt., 237pt., 239pt., 240pt., 241pt., 248pt.,

III INDUSTRIAL USE ZONE:

III(a) CONTROLLED INDUSTRIAL USE ZONE:

S.Nos. 110pt., 143, 144, 145pt., 146pt., 150pt., 151pt., 375pt., 376pt., 398pt.,401pt., 402 to 407 , 408pt., 409.

III (B) GENERAL INDUSTRIAL USE ZONE:

NIL

III(c)SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE:

NIL

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IV EDUCATIONAL USE ZONE:

S.No.178, 192pt., 208pt., 249pt., 306pt., 523, 527, 528, 529, 531, 532, 535, 536, 537, 538,544,

V. PUBLIC AND SEMI PUBLIC USE ZONE

S.No. 172pt., 174pt., 297pt., 298 , 299 , 300,

VI AGRICULTURAL USE ZONE:

S.No. 1pt., 2 , 3 , 7pt., 8, 11, 12, 15, 17 to 21, 23, 24, 26, 27, 31pt., 34, 36, 38 to 40 , 42, 44, 48 , 49, 51 to 55, 60, 61 , 65 , 66 , 67 , 72 to 76, 77pt., 82, 83, 84pt., 85 , 86, 87pt., 88, 90 to 93, 95, 97 to 100, 270pt., 271, 279, 282, 283, 285pt., 287 to 290, 291pt ., 292, 293pt., 294pt., 295pt., 297pt., 320, 331 to336, 338, 339, 340pt., 341pt., 342 to 354, 355pt., 356pt., 357, 358pt., 359pt., 360pt., 361pt., 362pt., 363, 364pt., 365, 369pt., 371, 376pt., 377 to 381 , 382pt., 383pt., 384, 385, 386pt., 387, 388 , 389pt., 390, to394, 395pt., 396 , 397, 399pt., 400pt., 411pt., 412to414, 415pt., 416pt ., 417 to 425, 426pt., 427, 428pt., 429, 430pt., 434 to 441, 442pt., 443 to 487, 490 , 491 to 501, 502pt ., 503 to 520, 524, 525, 526pt., 530 , 533 , 534 , 539pt., 540 to 543, 545 to 547, 548pt., 549, 550, 551, 553 , 555to 563, 564pt., 565 to 568, 569pt ., 570pt., 571pt., 572, 573pt ., 574pt., 575 to 590, 591pt., 592pt., 593 to 605, 606pt., 607, 608pt., 609 , 610pt., 611 to 613, 614pt., 615, 616pt., 617, 618 , 619pt ., 620, 621 ,623pt., 624 to 640, 641pt., 642pt., 643 to 681, 682pt. , 683 to 685, 686pt , 687 , 688pt., 689 , 690pt., 691pt., 692pt., 693pt., 694pt., 695 , 696pt., 697pt., 699pt., 700pt., 701 to 707, 709pt., 710pt., 711 to 713, 715 to 718, 746, 747pt ., 754pt., 755pt., 756 to 764, 765pt., 766 , 767, 768pt., 769pt., 770 to 775, 776pt., 777to 782, 783pt ., 784pt ., 785pt., 786 to 788, 789pt., 790pt., 791, 792pt ., 793pt., 796, 797pt ., 798, 799pt ., 800, 801, 802pt., 803, 804pt., 805, 806, 807pt., 808, 809, 810pt., 811pt., 812pt., 813pt., 814pt., 815pt ., 816pt., 817pt., 818, 819 , 820 , 821, 822, 823 to 825.

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PROPOSED BYEPASS ROAD 'AA'

S.NO.110pt , 115pt., 132pt., 133pt., 134pt., 145pt., 146pt., 149pt., 150pt., 151pt., 182pt.,183pt.,

TRANSPORTATION: (Existing roads Streets Railway Line etc.)

S.NO. 37, 69 to 71 , 77pt., 107, 108 , 112, 113,.142 , 157, 159, 176, 177, 206pt., 209pt., 210pt., 222, 223, 224, 225 , 226pt., 229pt., 232, 235pt., 242pt., 243pt., 245pt., 246pt., 247pt., 251pt., 252 , 259, 260 , 262, 267 , 268, 270pt., 277, 285pt., 293pt., 294pt., 296 , 303 to 305, 308pt ., 341pt., 355pt., 356pt., 358pt., 365 374, 382pt., 383pt., 386pt., 389pt., 395pt., 398pt., 401pt., 408pt., 415pt., 416pt., 426pt., 428pt., 430pt., 432, 488, 489, 521, 522 , 539pt., 548pt., 606pt., 608pt., 610pt., 614pt., 682pt., 686pt., 690pt., 691pt., 692pt., 693pt.,719pt., 720pt., 721pt., 724pt., 726pt., 727pt., 728pt., 730pt., 734pt., 735pt., 738pt., 739pt., 740pt., 742pt., 747pt ., 748pt., 765pt., 797pt., 807pt.

WATERBODIES (Tank Channels etc.)

S.Nos. 1pt ., 4 to 6, 7pt., 9 , 10, 13, 14 , 16 , 22, 25, 28, 29 , 30, 31pt., 32, 33, 35, 41, 43, 45, 46 , 47, 50, 56to 59, 62 , 63 , 64, 68 , 78 to 81 , 84pt., 87pt., 89, 94 , 96, 101, 102, 123 to 125, 146pt., 151pt., 160pt, 192pt., 194 , 195, 204pt., 219, 220, 221, 239pt., 241pt., 253 , 254, 255pt., 273, 274, 278, 280, 281 , 284 , 286, 291pt., 295pt., 301, 302, 309, 337, 340pt ., 359pt., 360pt.. 361pt., 362pt., 364pt., 369pt., 370 , 372, 373, 375pt ., 376pt., 399pt., 400pt., 410, 411pt., 431, 433, 442pt., 502pt., 526pt., 539, 552, 554, 564pt., 569 pt., 570pt., 571pt., 573pt., 574pt., 591pt., 592pt., 616pt., 619pt., 622, 623pt., 641pt., 642pt., 688pt., 694pt., 696pt., 697pt., 698 , 699pt., 700pt., 708, 709pt., 710pt., 714, 755pt., 768pt., 769pt., 776pt., 783 pt., 784pt., 785pt., 789pt., 790pt., 792pt., 793pt., 794, 795, 799pt., 802pt ., 804pt., 810pt., 811pt., 812pt., 813pt., 814pt., 815pt., 816pt ., 817pt.

Detailed Development Plan; No.III (Consented)

S.No.152 to 156 , 179 to 190.

Detailed Development No.IV (Consented)
Comprising S.Nos. 157,158,161 to 165,310 to 319,321 to 330,366,367,368.

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4. MELAPULIANGUDI VILLAGE (Total S.No. 1 to 1000)

I(a) PRIMARY RESIDENTIAL USE ZONE:

S.No. 809, 810, 811, 812pt., 813, 814, 815, 816, 818, 819, 820, 821, 822, 823, 836 pt., 837pt., 838pt., 839pt., 840pt., 841 to 855, 856pt., 857pt., 859pt., 860pt.

I(b) MIXED RESIDENTIAL USE ZONE:

S.No. 824, 825, 826, 827pt., 828, 829, 830, 831, 832pt., 833, 834, 835pt.,

IICOMMERICAL USE ZONE:

NIL

III INDUSTRIAL USE ZONE

(a) CONTROLLED INDUSTRIAL USE ZONE:

NIL

(b) GENERAL INDUSTRIAL USE ZONE

NIL

(c) SPECIAL INDUSTRIAL AND HAZRDOUS USE ZONE

NIL

IV EDUCATIONAL USE ZONE

NIL

V PUBLIC AND SEMI PUBLIC USE ZONE:

NIL

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VI AGRICULTURAL USE ZONE:

S.NO. 1, 2pt., 3, 4, 5pt., 6 , 7pt., 8pt., 9 TO 44, 45pt., 46, 47, 48pt., 49pt., 50 TO 52, 53pt., 54pt ., 55pt., 56 TO 62. 63pt., 64 TO73., 74pt., 75, 76pt., 77pt., 78pt., 79 TO 81, 82pt., 83 TO 85, 86pt., 87 TO 107, 109 TO 125, 126pt., 127 TO 165, 166pt., 167 TO 182, 184 TO 193, 195pt., 196, 197pt., 198pt., 199pt., 200, 201pt., 202 , 203pt., 204pt., 205, 206pt., 207, 209 TO 215, 217 TO 220, 221pt., 222 TO 229, 230pt, 231pt ., 232, 233, 235 TO 244, 245pt., 246pt., 247 TO 249, 250pt., 251 to 269, 270pt., 271 to 273, 274pt., 275 , 276pt., 277 to 281, 282pt., 283, 284, 285pt., 286 to 292, 293pt., 295 to 300 ,302 to 306, 307pt., 308pt., 309, 310pt., 311pt., 312pt., 313pt., 314 to 317, 318pt., 319, 320pt., 321 to 323, 326, 327pt., 328 , 329pt., 330, 331, 332pt., 333 to 339, 340pt., 341 to 351, 352pt., 353 to 370, 371, 372 to 376, 378, 379, 381to 403, 404, 405 to 416, 418, 419pt., 420 to 437, 438pt., 439 to 452, 453pt., 455 to 467, 468pt., 469 to 481, 482pt., 483, 484pt., 485, 486, 487pt., 488, 489pt., 490 to 496, 497pt., 498 to 535, 536pt., 537, 538pt., 539pt., 540 to 548 , 549pt., 550 to 558, 559pt., 560 to 565, 566pt., 567pt., 568pt., 569pt., 570pt., 571 to 573, 575pt., 576 , 578pt., 579, 580pt., 581, 582pt., 583, 584, 585pt., 586 to 601, 602pt., 603, 604, 606 to 631, 632pt., 633 to 643, 644pt., 646 to 663, 666,668 ,672 to 747, 749 to 755, 757 to 808, 835pt., 836pt., 837pt., 838pt., 839pt., 840pt., 858, 861 to 872, 873pt ., 874, 875, 876, 877, 878, 879, 880, 881, 882 to 906, 907, 908, 909, 911 to 915, 917 to 929, 930, 931, 932, 933, to 936, 937, 938 to 951, 953 to 995, 996, 998, 999pt., 1000.

Verified by RealEstate

PROPOSED BYE - PASS ROAD AA

S.NOS. 812pt., 856pt., 857pt ., 859pt., 860pt

TRANSPORTATION (Existing roads, streets, Railwaylines etc.)

S.NO. 108 , 197pt., 201pt., 203pt., 221pt., 230pt., 231pt., 320pt., 324, 325, 482pt., 484pt., 487pt., 489pt., 497pt., 538pt., 559pt., 566pt., 567pt., 568pt., 569pt., 570pt., 574, 575pt., 578pt., 580pt., 602pt., 605, 632pt., 644pt., 645, 748, 756, 817, 827pt., 910, 916, 952.

WATER BODIES (Tank Channel etc.)

S.NOS. 2pt., 5pt., 7pt., 8pt., 45pt ., 48pt., 49pt., 53pt., 54pt., 55pt., 63pt., 74pt., 76pt., 77pt., 78pt., 82pt ., 86pt., 126pt., 166pt., 183, 194, 195pt., 198pt., 199pt., 204pt., 206pt., 208, 216, 234, 245pt., 246pt., 250pt., 270pt., 274pt., 276pt., 282pt., 285pt., 293pt,., 294, 301, 307pt., 308pt., 310pt., 311pt., 312pt., 313pt., 318pt ., 327pt., 329pt., 332pt., 340pt., 352pt ., 377, 380 , 417, 419pt., 438pt., 453pt., 454, 468pt., 536pt., 539pt., 549pt., 577,582pt., 585pt., 664pt., 665, 667.

Executive Authority
Puliangudi Local Planning Authority ,
Puliangudi.

29.3.04

Deputy Director of
Town and Country Planning,
Tirunelveli.2

31/3/2004

Verified by BodiEstate ™

GOVERNMENT OF TAMIL NADU

ABSTRACT

Copy of

Local Planning Area – Puliangudi – Declaration of Local Planning Area under Section 10 (1) of the Town and country Planning Act 1971 – Preliminary Notification – issued.

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RURAL DEVELOPMENT AND LOCAL ADMINISSTRATION DEPARTMENT

G.O.Ms.No:2053 Dated the 20th September 73

READ:

From the Commissioner Puliangudi Municipality letter No.3803/C1/73 dated13-08-1973.

=0=

ORDER:

It is proposed to declare that local areas specified in column (3) of the table in the notification appended to this order forming a local planning area mentioned in the corresponding entry in column(2) there of to be a local planning area and to constitute for such local planning area as local planning authority. The appended notification will be published in English in the Tamilnadu Government Gazette and republished in English and in Tamil in the Tirunelveli District Gazette.

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

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

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

(By order of the Governor)

Sd/- C.G. RANGABASHYAM ,
Secretary to Government

Verified by PeelEstate ™

To
The Director of Stationery and Printing Madras for publication of the notification on the Tamilnadu Government Gazette.
The Collector of Tirunelveli.
The Director of Translation Madras.
The Deputy Director of Town Planning Tirunelveli.
The Commissioner Puliangudi Municipality through the Chairman.
The Secretary Tamilnadu Legislative Council Department with 325 Copies to be placed on the table of the House.
The Secretary Tamilnadu Legislative Council Department with 125 Copies to be placed on the table of the House.

/- true copy-forwarded –by order/

Sd-
Section Officer.

=/true copy/=

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" APPENDIX"
Notification

In exercise of the powers conferred by sub-section (1) of section 10 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972) the Governor of Tamilnadu hereby declares his intention to specify 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 town 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 authority or institution in the said local area with respect there to before the expiry of the period aforesaid will be duly considered by the Government of Tamilnadu. 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

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Sl.No.	Name of the Local Planning Area	Area forming the Local Planning Area
		No. and name of revenue villages.
1	2	3
1.	Puliangudi	5 Melapuliangudi 6 Puliangudi 8 Chinthamani 79 Thrumalainaickenpudukudi

/- true copy-/

Sd-
Section Officer

GOVERNMENT OF TAMIL NADU
ABSTRACT

LOCAL PLANNING AREA- Puliangudi—Declaration –Notification under section 10(4) of the Tamil Nadu Town and Country Planning Act , 1971 issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.671 Dated : 16th March 1974.
Read:

G.O.Ms.No.2053 , RD & LA. dated 20-9-73.

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 569 of Part II Section 1 of the Tamil Nadu Government Gazette dated07-11-73 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/- C.G. RANGABASHYAM ,
Secretary to Government

To
The Director of Stationery and Printing Madras-1 for publication in the Tamilnadu Government Gazette.
The Collector of Tirunelveli.
The Director of Town and Country Planning Madras-1.
The Deputy Director of Town Planning Tirunelveli.
The Commissioner Puliangudi Municipality through the Chairman.
The Secretary Tamilnadu Legislative Assembly / Legislative Council with 325 /125 Copies of the notification for being placed on the Table of the House.

/- true copy-forwarded –by order/

Verified by RealEstate

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub-section (1) thereof the Governor of Tamil Nadu hereby declares 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 the Local Planning Area	Area forming the Local Planning Area
		No. and name of revenue villages.
1	2	3
1.	Puliangudi	5 Melapuliangudi 6 Puliangudi 8 Chinthamani 79 Thrumalainaickenpudukudi

/- true copy-/

Sd-
Section Officer

/- true copy-/

Verified RealEstate

GOVERNMENT OF TAMIL NADU

ABSTRACT

Copy of:

LOCAL PLANNING Authorities – Constituion – Notification under section 11(1) of the 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 appended notification will be published in the TAMIL NADU GOVERNMENT GAZETTE

(By order of the Governor).

Sd/- C.G. RANGABASHYAM ,
Secretary to Government

=/ true copy-forwarded –by order-/

Sd-
Section Officer

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" APPENDIX"
Notification

In exercise of the powers conferred by proviso to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planningt Act 1971 (Tamil Nadu Act 35 of 1973) the Governor of Tamilnadu hereby declares the local planning authority for such areas.

Sl. No	Place	Sl.No	Place
1	Palani	36	Nagapattinam
2	Periakulam	37	Mannargudi
3	Bodinayakanur	38	Pattukottai
4	Theni-Allinagaram	39	Tiruvarur
5	Cumbum	40	Sirkali
6	Kodaikanal	41	Pudukottai
7	Pollachi	42	Attur
8	Gobichettypalayam	43	Rasipuram
9	Dharapuram	44	Thiruchengode
10	Udumalpet	45	Idapadi
11	Sathyamangalam	46	Namakal
12	Bhavanisagar	47	Mettur
13	Valparai	48	Yercaud
14	Manaparai	49	Colachel
15	Turaiyur	50	Kushithurai
16	Karur	51	Padmanbhapuram
17	Tiruvallur	52	Kaniyakumari
18	Chenglepet	53	Dharmapuri
19	Arkonam	54	Krishnagiri
20	Gudiyatham	55	Kotagiri
21	Vaniyambodi	56	Ootacamund
22	Tiruvannamalai	57	Coonoor
23	Arni	58	Virudhunagar
24	Walajapet	59	Srivilliputhur
25	Ranipet	60	Rajapalayam
26	Arcot	61	Sivakasi
27	Ambur	62	Sattur
28	Tirupattur	63	Karaikudi
29	Tindivanam	64	Aruppukottai
30	Villupuram	65	Devakottai
31	Nellikuppam	66	Paramakudi
32	Panruti	67	Ramanathapuram
33	Vridhachalam	68	Sivaganga

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34	Chidambaram	69	Rameswaram
35	Mayuram	70	Kadayanallur.
		71	Kovipatti
		72	Puliangudi
		73	Sankarankoil
		74	Shenkottah
		75	Thenkasi
		76	Courtallam
		77	Tirunelveli

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GOVERNEMNT OF TAMIL NADU
ABSTRACAT

Local Planning Authorities – Composition of Local Planning Authorities which comprises of single local authority ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.651 **Dated 8th April 1975**

Read:

G.O.Ms.No. 650 RD & L.A dated 8-04-1975

ORDER:

In the G.O. read above government have constituted local planning authorities under the provision 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 provision to sub-section (1) of section 11 of the Tamil Nadu Town and Country Planning 1971 (Tamil Nadu Act 35 of 1972) in case where the local planning areas consists of the area under the jurisdiction f 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 provides for appointment of the Chairman Members and Member Secretary for the local planning authority other 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 member and Executive Authority of the local authority shall automatically become the chairman members and the Executive Authority of the local planning Authority concerned .

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

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/- R. Balasubramanian ,
Secretary to Government

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APPENDIX

List of single local authorities which have been declared as local planning authorities under the proviso to sub-section 1of the section 11 of Tamil Nadu 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	Theni-Allinagaram Municipality	Theni – Allinagaram
5	Cumbum Municipality	Cumbum
6	Kodaikanal Township	Kodaikanal
	COIMBATORE DISTRICT	
7	Pollachi Municipality	Pollachi
8	Gobichettipalayam Municipality	Gobichettipalayam
9	Dharmapuram Municipality	Dharmapuram
10	Udumalpet Municipality	Udumalpet
11	Sathyamangalam Municipality	Sathyamangalam
12	Bhavani sagar Municipality	Bhavani sagar
13	Valparai Township	Valparai
	TIRUCHIRAPALLI DISTRICT	
14	Manaparai Municipality	Manaparai
15	Turaiyur Municipality	Turaiyur
16	Karur Municipality	Karur
17	Tiruvallur Municipality	Tiruvallur
18	Chingleput Municipality	Chingleput
	NORTH ARCOT DISTRICT	
19	Arkonam Municipality	Arkonam
20	Gudiyatham Municipality	Gudiyatham
21	Vaniyampadi Municipality	Vaniyampadi
22	Tiruvannamalai Municipality	Tiruvannamalai
23	Arni Municipality	Arni
24	Walajapet Municipality	Walajapet
25	Ranipet Municipality	Ranipet

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26	Arcot Municipality	Arcot
27	Ambur Municipality	Ambur
28	Tirupattur Municipality	Tirupattur
	SOUTH ARCOT DISTRICT	
29	Tindivanam Municipality	Tindivanam
30	Villupuram Municipality	Vilupuram
31	Nellikuppam Municipality	Nellikuppam
32	Panruti Municipality	Panruti
33	Vridhachalam Municipality	Vridhachalam
34	Chidambaram Municipality	Chidambaram
	THANJAVUR DISTRICT	
35	Mayuram Municipality	Mayuram
36	Nagapattinam Municipality	Nagapattinam
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	Idapadi Municipality	Idapadi
46	Namakkal Municipality	Namakkal
47	Mettur Township	Mettur
48	Yercaud Township	Yercud
	KANYAKUMARI DISTRICT	
49	Colachel Municipality	Colachel
50	Kuzhithurai Municipality	Kuzhithurai
51	Padmanabhapuram Municipality	Padmanabhapuram
52	Kanyakumari Municipality	Kanyakumari
	DHARMAPURAI DISTRICT	
53	Dharmapuri Municipality	Dharmapuri
54	Krishnagiri Municipality	Krishnagiri
	THE NILGIRI DISTRICT	
55	Kotagiri Township	Kotagiri
56	Ootacmund Municipality	Ootacmund
57	Coonoor Municipality	Coonoor
	RAMANATHAPURAM DISTICT	
58	Virdhunagar Municipality	Virudhunagar

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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	Ramanathapuram
68	Sivaganga Municipality	Sivaganga
69	Rameswaram Township	Rameswaram
	TIRUNELVELI DISTRICT	
70	Kadayanallur Municipality	Kadayanallur
71	Kovilpatti Municipality	Kovilpatti
72	Puliyangudi 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-/

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GOVERNEMNT OF TAMIL NADU
ABSTRACAT

Master Plan for Puliangudi Local Planning Area – consent of the Government to the publication of notice of preparation of a Master Plan – Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms No.386 Dated 17th April 1985

Read:

From the Director of Town and Country Planning.
Lr. Roc.No.33122/84-MP1 Dated 01-02-1985.

******

ORDER:

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 Tamil Nadu hereby gives his consent to the Puliangudi Local Planning Authority to the publication of a notice under section 26 of the said Act for the preparation of the Master Plan for Puliangudi Local Planning Area.

2. The draft Master Plan of Puliangudi Local Planning Area as approved by Government under section 24(2) of the said Act is returned to the Director of Town and Country Planning and he is requested to acknowledge the receipt of the same. The Director of Town and Country Planning is requested to ensure that the various requirements specified in the Tamil Nadu Town and Country Planning Act and the Master Plan rules are strictly adhered to by the Puliangudi Local Planning Authority before the Master Plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

Sd/- M. RAGHUPATHY
COMMISSIONER & SECRETARY TO GOVERNMENT

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GOVERNEMNT OF TAMIL NADU
ABSTRACAT

Copy of

Master Plan for Puliyangudi Local Planning Area – approval under section 28 of Tamil Nadu Town and Country Planning Act 1971 – accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms No.194 Dated : 14th February 1991

Read :

1. G.O.Ms.No.386 Housing and Urban Development Dept. dated 17-04-1985.
2. G.O.Ms.No.909 Housing and Urban Development Dept. , Dated 08-09-1989
3. From the Director of Town and Country Planning Letter Roc.No.27529/88 MP4 dt.30-3-90 and 18-12-90.

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ORDER:

In G.O.Ms.No.386 Housing and Urban Development Department dated 17-04-85 the Government have accorded consent to the publication of notice of preparation of Master Plan for Puliangudi Local Planning Area.

2. under section 28 of 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 Puliangudi Local Planning Area submitted by the Director of Town and Country Planning. The delay of 1265 days in the preparation of Master Plan and convening a meeting of the Local Planning Area is hereby condoned. Copies of the Master Plan for Puliyangudi Local Planning Area as approved by Government communicated to the Director of Town and Country Planning.

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

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 30 read with section 28 of the Tamil Nadu Town and Country Planning Act 1971 (

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Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby publishes the approval of the Government for the Master Plan of Puliangudi Local Planning Area submitted by the Director of Town and Country Planning in his letter Roc.No.27529/88 MP4 dated 30-03-90.

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

(BY ORDER OF THE GOVERNOR)

Sd/- L.K. TRIPATHY
SECRETARY TO GOVERNMENT.

/ true coppy /

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GOVERNMENT OF TAMILNADU

ABSTRACT

Master Plan – Puliangudi 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 (UD4.2) DEPARTMENT.

G.O.Ms. No.353 Dated :- 18.08.1999

READ:

1. G.O. Ms. No.194 Housing and Urban Development Department dated 14.02.1991.
2. From the Commissioner of Town and Country Planning Letter ROC.No.3609/99 MP3 dated 02.06.1999.

ORDER:

In the Government order first read above the Government accorded approval under section 28 of the Tamil Nadu Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) to the master plan of the Puliangudi local planning area and the same was published in the Tamil Nadu Government Gazette dated 22nd May 1991. As per the provisions contained under 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 in consultation with the region al planning authority and the local in such plan wherever necessary and submit the modified plan for the approval of the Government.

2. In his letter second read above the Commissioner of Town and Country Planning has stated that by virtue of the provisions contained under clause (b) of sub-section (2) of section 32 of the said Act Puliangudi local planning authority has reviewed the existing app master plan for that planning area on its own accord and prepared a draft modified master plan for the Puliangudi local planning area after taking into account of the latest developments and future requirements. The Commissioner of Town and Country

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Planning has requested the Government to accord consent to the draft modified master plan of the Puliangudi 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 Puliangudi local planning authority to the publication of notice under section of the said Act for the preparation of the modified master plan for the Puliangudi local planning area.

4. The draft modified master plan for the Puliangudi 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 Commissioner its receipt. The Commissioner of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the Master Plan (Preparation Pulblication and sanction) Rules are strictly adhered to by the Puliangudi local planning authority before the modified master plan is resubmitted to the Government for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

Sd/-N.GOVINDAN ,
SECRETARY TO GOVERNMNET.

To
The Commissioner of Town and Country Planning Chennai-2.
The Commissioner ,
Puliangudi Municipality Puliangudi.
The Collector Tirunelveli.
The Commissioner of Municipal Administration Chennai-5.
The member-Secretary ,
Puliangudi Local Planning Authority (Through Commissioner of

Commissioner of Town and Country Planning)
The Regional Deputy Director of Town and Country Planning
Tirunelveli Regional Tirunelveli.
The Law Department Chennai – 9.
sf/sc.

FORWARDED / BY ORDER

Sd/-
SECTION OFFICER.

PROPOSED LAND USE 2011

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- VILLAGE BOUNDARY
- SURVEY FIELD BOUNDARY
- WATER BODIES
- HILLOCKS

USE ZONE

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INDUSTRIAL		
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AGRICULTURE		
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- D.D.PLAN BOUNDARY
- PROPOSED BYEPASS ROAD

EXECUTIVE AUTHORITY
PULIYANGUDI LOCAL PLANNING AUTHORITY
PULIYANGUDI

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING
CHENNAI

COMMISSIONER OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

COMMISSIONER & SECRETARY
HOUSING & URBAN DEVELOPMENT DEPT.
GOVERMENT OF TAMILNADU

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OFFICE OF THE DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING
TIRUNELVELI REGION
TIRUNELVELI

DTCP

PULIYANGUDI LOCAL PLANNING AREA - MASTER PLAN