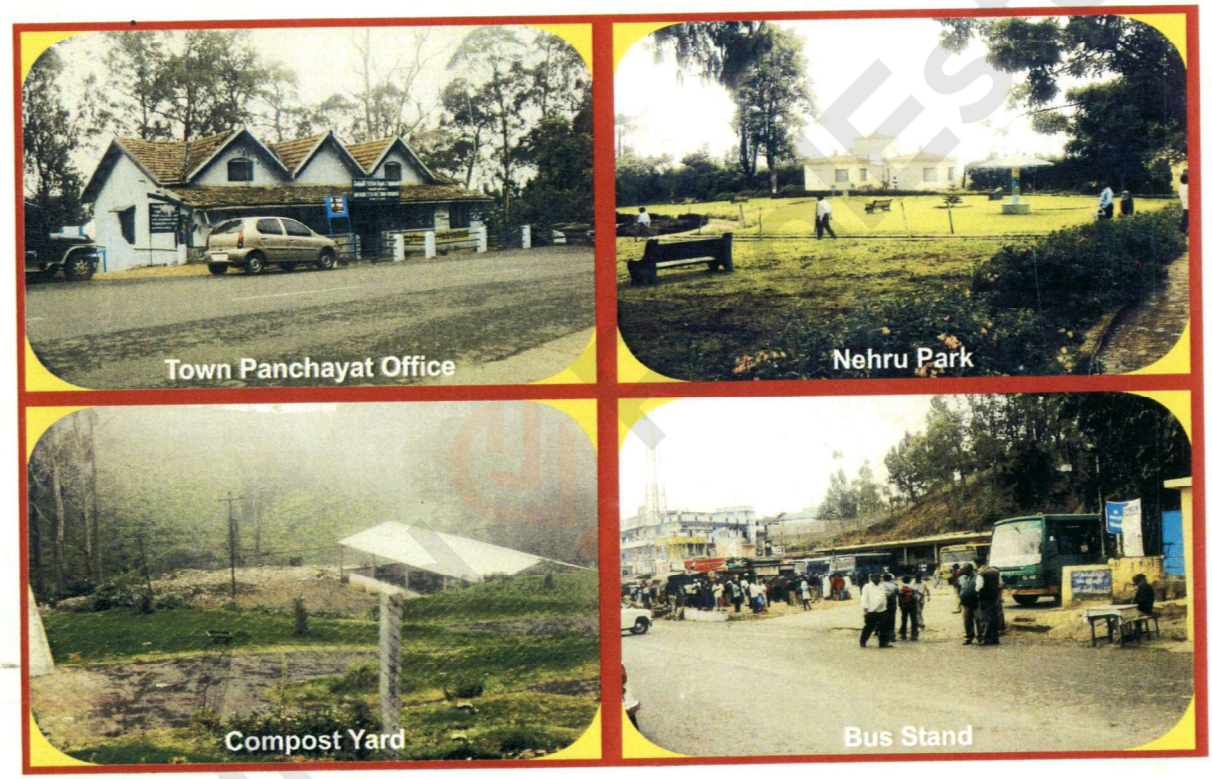
KOTHAGIRI MASTER PLAN

(Rewiew)



Kothagiri Local Planning Area
Coimbatore - Region

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU
807, ANNA SALAI
CHENNAI - 2

KOTHAGIRI MASTER PLAN

(REVIEW)

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Directorate of Town and Country Planning

Coimbatore – Region

Government of TamilNadu.

COMMISSIONER
14 JUL 2009

ABSTRACT

13790

Master Plan – Kothagiri 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 (UD 4(2)) DEPARTMENT

G.O.Ms.No.110 dated 14.07.2009

Read again:

1. G.O.(Ms).No.701, Housing and Urban Development (UD 4(2)) Department, dated 09.08.1995.

Read also

2. From the Commissioner of Town and Country Planning, Letter Roc.No.11724/2004 MP2, dated 02.06.2009.

= = = = = =

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 for the Kothagiri local planning area and the same was published in the Tamil Nadu Government Gazette. 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 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 Kothagiri local planning authority has reviewed the existing approved master plan for the Kothagiri local planning area in consultation with the Regional Deputy Director, Coimbatore Region, Coimbatore and prepared a draft modified master plan for the Kothagiri local planning area. The Commissioner of Town and Country Planning has requested the Government to accord consent to the draft modified Master Plan of the Kothagiri Local Planning Area.

3. Accordingly, 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 his consent to the Kothagiri local planning authority to the

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publication of notice under section 26 of the said Act of the preparation of the modified master plan for the Kothagiri local planning area.

4. The draft modified Master Plan for the Kothagiri 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 of Town and Country Planning and he is requested to acknowledge its receipt. The Commissioner of Town and Country Planning is directed 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 by the Kothagiri 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)

Surjit K Chaudhary,
Principal Secretary to Government.

To
The Commissioner of Town and Country Planning, Chennai – 2.
The Collector of Nilgiris.
The Director of Translation, Chennai-9.
The Regional Deputy Director (i/c)
Coimbatore Region, Coimbatore.
The Commissioner of Municipal Administration, Chennai – 5.
The Member-Secretary, Kothagiri Local Planning Authority,
Kothagiri Town Panchayat.
(through Commissioner of Town and Country Planning, Chennai – 2)
The Works Manager,
Government Central Press, Chennai – 79.
The Law Department, Chennai – 9.
SF / SC.

Forwarded / By Order

14/7/09

Section Officer.

14/7/09

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REVIEW MASTER PLAN FOR KOTHAGIRI LOCAL PLANNING AREA

REFERENCES:

Kothagiri Local Planning Authority resolution No. 156/2006 Dated 13.12.2006 Roc. No. 1140/2006 dated: 1.2.2007

Regional Deputy Director of Town and Country Planning, Coimbatore Roc. No. 1498 / 2004 CNR 5 dated :

Directorate of Town and Country Planning, Chennai Roc. No. 11724/2004 MP 2 dated:

Member Secretary
Kothagiri Local Planning Authority
Kothagiri Townpanchayat

Assistant Director of
Town and CountryPlanning
Coimbatore – Region
Coimbatore – 18.

Deputy Director of
Town and CountryPlanning
Coimbatore – Region
Coimbatore – 18.

Assistant Director of
Town and Country Planning
Chennai.

Additional Director (I/C) / Joint Director of
Town and Country Planning.
Chennai.

Commissioner of
Town and Country Planning,
Chennai.

REVIEW MASTER PLAN CONSENTED IN
G.O. Ms. No. 110 H & U.D. Department, Dated 14.7.09.

For Principal Secretary to Government
Housing and Urban development
Government of Tamil Nadu

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MASTER PLAN FOR
KOTHAGIRI LOCAL PLANNING AREA

REFERENCES:

Approved	:	G.O. Ms. No.701 H & U.D. (UD.IV 2) Department Dated : 09.08.1995
Submission	:	Kothagiri Local Planning Authority Resolution No. 2 dated : 02.04.1994 Roc. No. 555 / 86 dated: 07.06.1994
		Regional Deputy Director of Town and Country Planning, Coimbatore, Roc. No.9043 / 89 CNR 5 dated : 01.02.1995
		Director of Town and Country Planning, Chennai Roc. No.42157 / 87 / MPA 1 dated 17.03.1995
Publication	:	Tamilnadu Gazette:
		Coimbatore District Gazette:
		Newspaper Publication:

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INTRODUCTION:

1.01. Master Plans are proposed for Towns and Cities in order to channalise the future growth and expansion in planned manner. Master plans will provide for an orderly and well balanced growth of a town, co-ordinating the various activities to harmonize with each other.

1.02 Preparation of such Master Plan for Hill areas assumes greater importance in view of their fragile ecology and their limited carrying capacity. The concept of an overall development philosophy for special areas is a specialized task. The balancing of interests of natural developments of native population of the hills and limiting it to the carrying capacity of the hill is a task calling for delicate continuous and innovative approach.

1.03. Kothagiri is an important urban centre encompassing a number of Tea estates and Tea industries in Nilgiris District possessing the status of Town Panchayat.

1.04 Kothagiri Town Panchayat was notified as Local Planning Area Under Section 10(4) of Town and Country Planning Act 1971 by Government of Tamilnadu in their G.O.Ms.No.1634 RDLA dated 8-7-1974.

1.05 Section 11(3) of Town and Country Planning Act 1971 provides the constitution of Local Planning Authority which will be the agency incharge of preparing and execution of Master Plan. Accordingly the Government constituted Kothagiri Local Planning Area in G.O.Ms.No.650 RDLA dated 8-4-1975 and G.O.Ms.No.651 RDLA dated 8-4-1975.

1.06 The Master Plan for Kothagiri was prepared and approved by the Government in G.O.Ms.No.701 H&UD dated 9-8-1995, under Section 28 of Town and Country Planning Act 1971.

1.07. Since Kothagiri Master Plan elapsed more than 12 years the Master Plan has been reviewed as per the provision of Sub Section (b) of (32) of Town and Country Planning Act, 1971.

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PRESENT SCENARIO OF KOTHAGIRI TOWN LOCATIONS:

2.01. The Town Kothagiri is situated at a distance of 34 Km from Mettupalayam 22 Km from Coonoor and a distance of 29 Kms, from Udhagamandalam. The nearest Railway station is Coonoor. Kothagiri is served by ghat roads and well connected through this routes with the Urban centres viz., Coonoor, Udhagamandalam, Mettupalayam and the surrounding Town Settlements in Nilgiris District.

2.02 **CLIMATE:**

The Town enjoys a saluburious climate the temperature varies from 20 to 30 ^{o} C The natural low temperature is forwarded into vegetations. The weather is generally dry during January – March. The average rainfall of the town is 1877 mm.

2.03 SOIL:

The predominant soil in the town is deep red, brown and stained black. This extends to a depth of 0.30 to 1m. The subsoil is porous from three to four metres.

2.04 PHYSICAL FEATURE:

Kothagiri, the taluk headquarters of Kothagiri Taluk, posses the status of Town Panchayat. In Nilgiris, Kothagiri is an important town next level to Ooty and Coonoor. Kothagiri and its surrounding hills derive charm from their natural settings, highly above the sea level, situated in the ghat ranges. Kothagiri provides a fascinating view. The grassy height of the mountain and the thick woods along the lower ranges of these mountains add to its beauty.

The town is surrounded by ghats with sloping fields in which a number of Tea extates have been located. The town is also encircled with Reserved Forests at its east and north east directions.

Kothagiri Town extend over an area of 30.93 Sq.kmt with a population of 29192 as per 2001 census. Plantation and tea manufacturing trade and commerce are the important economical activities of the town.

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Services and Community Facilities, Water supply and Drainage.

2.05 Heath Institutions:

In Kothagiri Town there are 3 Hospitals including one Government Hospital with bed strength of 175. The Government Hospital is provided with an extent of 3.54 acres. As the hospital is located at the heart of the town and due to availability of enough space, there is a possibility of expansion and providing for additional facilities. In addition to that, 4 dispensaries and 5 Nursing homes with total bed strength of 159 are available within the town. The present medical facility is adequate and there is need to increase this facility to commensurate with the increase of the population.

2.06 Education:

There are altogether thirty educational institutions in Kothagiri Local Planning Area. One College namely K.P.S.College one Polytechnic, Two Higher Secondary School. 3 Middle Schools and remaining are Primary Schools are functioning in Kothagiri.

2.07 As the Kothagiri Town adjoined to the Ooty Municipality and Coimbatore Corporation which are having more number of Educational institutions. The local students within the town could utilize the educational facilities available in this town. The existing education facilities are sufficient to the local needs. The considerable growth of educational facilities when compared to the earlier Master Plan no provisions are made for educational facilities in this review Master Plan.

2.08 Industry:

The following table shows the location of existing industries within the Town:

S.No.	Name of Industry	Survey Nos.
1.	Sri Lakshmi Tea Factory	790/3,4
2.	Nitting Tea Factory	554/2.3A.3B
3.	Golden Valley Tea Factory	560/1,2
4.	Super Jit Tea Factory	550/2 part and 6 part
5.	Sellakkal Tea Factory	550/2 part and 6 part
6.	Pandian Tea Factory	554
7.	Sterling Tea Factory	578/1
8.	Blue Mountain Springs (Mineral Water)	574/1,2,3 575/8,9

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9.	Halla Solai Tea Factory	582/1,2,3
10	Madeswaram Tea Factory	584/1Pt,2,3
11.	Brindavan Tea Factory (Closed)	515/2
12.	Greenvally Tea Factory(Closed)	515/2
13.	Kerbata Tea Factory	1021,1022,1024
14.	Ellda Tea Factory	1187 Pt
15.	Nitton Tea Factory	1019/1,2
16.	Indo Tea Factory (closed)	1468/2 Pt
17.	Mahalinga Tea Factory	176/1
18.	Priya Tea Factory	2236 Pt
19.	Limtex Tea Factory	2281 Pt
20.	Roberai Tea Factory	2257 Pt
21.	Karadai Tea Factory	2287 Pt

Having discussions with Local Body, it reveals that the trend of Industrial growth is declined for the past few years. The entrepreneurs are not willing to run the industry as it was not profit making. For the above reasons and also to protect the environmental and beautification of the hill area no new industries proposal are earmarked in this review Master Plan.The existing industries are retained as such.

2.09 Housing:

At present there are 9818 houses in Kothagiri Town Panchayat. The ratio of house hold per house works out to 4.2 .

2.10 Recreation:

Kothagiri has a public park called Nehru Park owned by Town Panchayat maintained by the Horticulture Department in which every year flower show is held during summer season. The existing park is having an extent of 6.23 acres situated between the meeting point of the major roads and also at the centre of the town. This can serve the recreational facility of entire town.

Another Park with an extent of 2.20 acres is situated near Udhagamandalama road outside of the Town and it can be developed with adequate facilities for effective use of this park.

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2.11 Kothagiri Tourist Importance:

Tourism potential of Kothagiri has increased considerably over the past few years. Hence it is time that the planning authorities should give more attentions to develop the infrastructure and preserve the scenic beauty of the hill area. Since Kothagiri has an edge over Ooty viz a viz Climate and for long it has enjoyed a reputation of being pleasant hill station ideal for those love a quiet life, activities which go with the ethos of the place should be organized.

At present the very important public relaxing place in Kothagiri is Nehur Park, now it is being maintained by Horticultural Department is yet to be preserved and beautified. Another artificial fountains and Hotels for Kothagiri is also under consideration for tourist by the Town Panchayat. Moreover Kodanadu view point visitors are also passing through Kothagiri Town a another point for attraction.

2.12 Water Supply and Drainage:

Kothagiri (Elda) comprehensive water supply scheme is the main water supply sources for Kothagiri and surrounding area which was executed during the year 1975 by TWAD Board. The hamlets within the LPA are not served by the organized water supply scheme.

The present water supply position of Kothagiri Town Panchayat is inadequate, so that the Kothagiri Town Panchayat suggested the following water supply schemes for implementation to increase the CPCD water supply through the year

2.13 1) Alakarai Water Supply:

Alakarai river is situated 10 Km from Kothagiri Town which is running throughout the year. The water may be broght from the Alakarai river to Kothagiri Town by pumps to the retreating plant which is to be constructed at Riffle Range area. From that the retreated water may be brought to Sakthimalai Nagar the highest of the Kothagiri Town Panchayat by constructing over head tank. From that the water supply is made to the entire town. (Approximate cost of the project is Rs.8.00 Crores only).

2.14 2) GANGULA WATER SUPPLY;

The water supply of the Kothagiri Town will be considerably increased if the scheme is implemented.

2.15 Drainage:

Kothagiri Town Panchayat is not provided with underground sewerage system. Most households in the town are having septic tank and soak pit for disposing the sewage. The sullies / Kitchen waste are collected through open drains and conveyed to open channels leads to water bodies and low lying areas within town limits.

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2.16 There is one compost yard located at 3 Kms from Kothagiri Town at Kannegadevi Colony.The compost yard is provided with vermin- composing system. But the system is found to be idle as it was reported that the worms are not alive and immune to the cold climate condition.

2.17 **Transport and Communications:**

Kothagiri town is well connected by the major district roads. Kothagiri is linked with all the towns in Nilgiris District viz., Udhagamandalam, Coonor and Gudalur and Urban centres in the District. The existing road system comprises of one State Highways and other local roads, totaling upto a length of 32 Kms. within the town limits.

2.18 The majority of the roads are having inadequate carriage way width especially in the bazaar area and near the bus stand area. Kothagiri is a well known destination for tourism and is gateway for Nilgiris.

2.19 The Mettupalayam to Udhagamandalam, State Highway roads is causing major traffic problem during seasonal month. So widening and implementation of this road in consultation with Highways Department may be thought of. In order to meet out the future demands, the following traffic junction should be improved in consultation with Highways Department or through the Private consultants.

i) Bus Stand junctions
ii) John's square and
iii) Ram chand

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CHAPTER III

EXISTING LAND USE STUDY

3.01 Land use:

The Kothagiri Town is situated at a distance of 29 Kms. From Ooty, the Headquarters of Nilgiris District. The town is having an extent of 30.93 Sq.Kms.

3.02 The town has mostly developed around the existing bus stand along the radial roads. The diversity of population is high around central part of the town. The % age of residential development is 69.05 % to the total developed area. The total developed area is 291.46 hectares in which the residential development covers 201.27 hectares which works about 6.5% to the total area of the Town i.e. 3093 hectares.

3.03 The commercial developments have been developed along the radial roads nearby Nehru Park within one Kilometre range from the centre point of the town. The commercial establishments within the town are adequate to the local needs. The % age of commercial development is 5.21% to the developed area. There is one daily market which serves to the local needs of the town.

3.04 There is no major Industrial activity within the town other than Tea factories. Most of the Tea factories are located in different parts of the Local Planning Area. Industrial area occupies 3.38% to a total developed area which is the lowest among the other developments. Since Kothagiri is a hill station there is no chance of development of heavy industries. Locations of industries are shown in existing land use map.

3.05 Major Public and Semi Public uses are mostly concentrated around the central part of the town. Certain pockets of lands in different places are under this use. The Public & Semi Public places includes Schools, Hospitals and other civic uses covers an extent of 23.74.5 Hectares which accounts for 8.15% to the developed area.

3.06 The total developed area of the town is 291.46 Hectares which is 9.42% to the total developed area of the town. The rest of 90.58% is only agriculture consisting of grass lands, tea estates, wooded lands and reserved forest area. The present total developed area is 39.75% higher than the earlier land use of 1986.

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3.07 The following table shows the Existing land use Break up of Kothagiri Town-2007

S.No.	Usage	Area in Hectares	Percentage to develop Area	Perecentage to total area
1.	Residential	201.27.25	69.05	6.50
2.	Commercial	15.18.50	5.21	0.50
3.	Industrial	9.84.30	3.38	0.32
4.	Educational	41.41.41	14.21	1.34
5.	Public and Semi Public	23.74.5	8.15	0.76
	Total Developed Area	291.46.0	100.00	9.42
6.	Agricultur and Vacant	2801.54		90.58
	Total	3093.00		100.00

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3.08 The following table shows the comparison of results of field survey conducted during the third quarter of 2007 with respect to earlier field survey conducted during the first quarter of 1986.

COMPARISION STATEMENT OF EXISTING LAND USE PATTERN IN KOTHAGIRI TOWN PANCHAYAT (YEAR 1986 AND 2007)

S.No.	Usage	Year 1986			Year 2007		
		Area in Hecrs	% to Developed Area	% to Total Area	Area in Hcrs	% to Developed Area	% to Total Area
1.	Residential	159.57	76.51	5.16	201.27.25	86.90	6.50
2.	Commercial	12.99	6.23	0.42	15.18.50	5.21	0.50
3.	Industrial	11.17	5,36	0.36	9.84.30	3.38	0.32
4.	Educational	13.0	6.23	0.42	41.41.41	14.21	1.34
5.	Public and Sei Public	11.82	5.67	0.38	23.74.50	8.15	0.76
	Total Develo-ped Area.	208.55	100.00	6.74	291.46.0	100.00	9.42
6.	Agriculture & Vacant	28884.45	---	93.26	2801.54	--	90.58
	Total	3093.00	100.00	3093.00			100.00

3.09 From the above table it is observed that the Industrial development when compared to the earlier Industrial development is in decreasing order. This may be due to the closure of Tea Estate Factories within the town. Enquiries reveal that the costs of the treated tea leaves are very low, so that the entrepreneurs are not interested to run the factory within the town.

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CHAPTER –IV

POPULATION ASSESSMENT

Assessment of population and land needs.

4.01 The proposals to be formulated in the Master Plan have to be broad and the proposals are based on the following aspects

i) The ultimate population for which Master Plan should be designed for the year 2021.

ii) Determination of space standards by all uses.

iii) The selection of actual sites at present under developed, for urban use in order to accommodate all additional area determined.

iv) Zoning of entire land into broad based density and use for different uses and the tracing of zoning regulations need for controlling developments.

v) Designing and programming the plan.

Population Estimation:

4.02 The future trend of population growth is estimated in order to assess the future space needs.

The methodology used to project growth of population for the Kothagiri Town Panchayat is outlined below:

The projection was performed by utilizing available censes data from 1951 to 2001.

The details of the past and present census populations are verified with the table follows.

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CENSUS POPULATION (1951 – 2001)OF KOTHAGIRI TOWN PANCHAYAT

Year	Area (Sq.Km)	Census Population Persons	Decade growth Rate %	Density Per/Sq.Km.
1951	30.93	12640	---	409
1961	30.93	15509	22.70	501
1971	30.93	18909	21.92	611
1981	30.93	24177	27.86	782
1991	30.93	29557	22.25	956
2001	30.93	29192	-1.23	944

Source: Census of India

From the above table shows that the population growth is in steady manner from 1951 to 1991. After that the population is declined in 2001. This may be due to the closure of Tea Industries and the migration of Tea estate labours to the urban centers for self employment.

4.03 Projection of Future Population:

Population has been projected for the Kothagiri Town Panchayat for the specified stages based on numerical and graphical methods. The comparison of results of projection for Kothagiri Town Panchayat is shown below:

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POPULATION PROJECTION FOR KOTHAGIRI TOWN PANCHAYAT IS SHOWN BELOW:

Year	Census information	Arithmetic increase	Geometric increase	Incremental increase	Linear series
1951	12640				
1961	15509				
1971	18909				
1981	24177				
1991	29557				
2001	29192				
2007		31178	26840	30790	33194
2011		32171	26735	31480	34309
2021		35813	22061	33387	38400

RECOMMENDED PROJECTED POPULATION:

The projections of future population by linear series are the suitable method for the purpose of planning and development. Thus the projection of population for the year 2007, 2011, and 2021 are 33,194, 34,681 and 38,400 respectively. But in earlier approved Master Plan, the assigned populations have been taken as 40000 for the year 2001 in order to assess the future space needs. Though the actual population in 2001 is declined for 1.23% but the steady growth of tourism, the considerable floating populations are available in Kothagiri Local Planning Area. Hence the estimation population for the year of 2021 is taken as 40,000.

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OBJECTIVE OF MASTER PLAN:

The following objectives are kept in mind while allocating the land use and control measures.

5.01 To allow only sustainable development in the hill station:

5.02 To regulate construction and other developmental activities through regulation in the use of land for various purpose and framing of appropriate parameters of development.

5.03 To protect the existing forest and wooded land both under public and private ownership so that the erodation of these uses become very difficult.

5.04 To provide adequate infrastructure facilities to meet the needs of tourist traffic.

5.05 To enable location of buildings for commercial activities, cottages etc., without upsetting the overall ecology.

5.06 To provide a well designed transportation network for both intercity movements of passengers and commuters.

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CHAPTER –VI

Spatial requirements- Planning Policies, Project proposals.

6.01 In Kothagiri Town, the residential area covers 69.05% to the developed area of the town. The gross density and net residential are 114 and 165 respectively as per the assessed population of 2007. (i.e. 33194).

The survey conducted during the end of 2007, reveals that the total developed area in Kothagiri Town is 291.46 hectares which accounts 6.5% of the total extent.

The requirements for various uses have been worked out on the standards adopted for similar towns in Nilgiris District. The extent of Kothagiri Town is 3093 hectares. In order to fulfil the projected population of 40000 in 2021 provision has been made in the proposed land uses in the Master Plan to include the additional areas for urban development.

6.02 Proposed Land use:

To decongest the present housing sector and also the requirements of residential use for the projection population 2021, residential density of 125 persons per hectare have been assessed for Kothagiri Local Planning Area. Accordingly the area required will be 322 hectares for 2021. The residential area has been divided into Primary residential use zone and Multiple use zone.

Primary residential use zone is a zone where residential space for housing the public with less density of dwelling units is proposed. In this use zone all residential buildings including multi family, dwelling apartment, tenements buildings etc., are permissed. Other uses like petty shops, service industries, health clinic etc. incidental to the residential uses are also permitted.

Segments have been proposed all over the planning area where the potential for development for such uses is identified.

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6.03 Multiple use zone:

Areas where multiple activities such as commercial, public and semi public, service industries has been suggestged to meet the minimum needs of the tourist and native population. The area to meet the above activities provided are 265 hectares including proposed institutional use.

6.04 Industrial use zone

As there is no scope for major industries other than the tea factories incidental to forest produces are permitted. At present twenty one industries are existing within the Local Planning Area. Industry use zone are marked in the Map namely I-1 to I-19.

No proposals are made except existing Industries as such

LAND USE ZONING:

6.05 In Nilgiris District Ooty, Coonoor, Kothagiri are the main hill stations, while at the preparation of Ooty review Master Plan, the Government issued instructions to follow the guidelines that adopted in Kodaikanal Master Plan. The Kothagiri Local Planning Area is similar to Ooty Local Planning Area with its nature, the same principles are adopted for classifications of land use and regulation measures with light modifications. Accordingly the entire Kothagiri Local Planning Area is classified by the following zones based on the existing trend of development.

1) Primary Residential use zone
2) Multi Use zone
3) Reserved Forest
4) Wooded Area
5) Industries use zone
6) Agriculture use zone.

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6.06 It has however to be noted that the zoning regulation contemplated in this chapter are independent of the rules and regulations that have to be formed for the purpose of land use zone thereof, within the Local Planning Area. Every development within the area covered by the Master Plan for Kothagiri Local Planning Area shall confirm to the regulat5ion prescribed hereunder and also the proposal shown in the land use zoning map. The proposed area which is to be developed based on the density of population.

6.07 The classified use zone mentioned in Paragraph 6.05 are earmarked in the proposed land use map and each zone is assigned with a code notation. The zone and code notation is shown in the Table 5.1

6.08 Table 6.1 Use Zone:

S.No.	Use zone	Assigned code No details
1.	Residential	
	a) Primary Residential	PR 1 to PR 19
	b) Multiple use zone	MUZ 1 to MUZ-16
2.	Primary Vegetative zone:	PV1 to PV-3
3.	Reserved Forest	RF-1 to FR-9
4.	Wooded Area	WA-1 to WA-6
5.	Industries	I -1 to I-19
6.	Agriculture	AG (Green colour wash)

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Proposals:

6.08 Taking into consideration of the basic information and problems outlined in the earlier chapters, proposals have been drafted on the following principles.

a) The carrying capacity of the hill has been taken as an explicit constraint.

b) The ecological balance and natural beauty of the place is sought to be preserved.

c) The vegetation dominance of the landscape should not be lost to building dominant requirement.

d) The commercial and tourist land should be within the carrying capacity of the hill.

6.09 The above policies are sought to be translated into action by:

1) A judicious distribution land use
2) Effective development control measures.

6.10 The broad land use proposals include

a) A primary residential use zone to develop low density; low raise buildings for exclusively residential use.

b) A multi use zone has also been suggested to meet the minimum needs of native population.

c) Industries use zone to allow the continuance of the existing tax processing.

d) Wooded area zone to protect existing private forest lover.

f) Agricultural use zone where plantation of Tea,Coffee, and other forest produces and cultivation of annual and seasonal crops grown for a long time.

6.11 By describing a plot area and by restricting the plot coverage and the height, the concept of sustainable development is proposed to be achieved.

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The proposed land use for 2021 is as given below:

S.No.	Land use	Code	Area in Hectares	% to the total area
1.	Primary Residiential use zone	PR	322.00.00	10.41
2.	Multiple use zone	MUZ	265.00.00	8.57
3.	Primary Vegetative use zone	PVZ	2.50.00	0.08
4.	Industries use zone	I	9.84.30	0.32
5.	Reserve Forest	RF	238.15.00	7.70
6.	Wooded Area	WA	45.00.00	1.45
7.	Agricultural use zone	AG	22.30.70	71.47
	Total		30.93.00.00	100.00

It may be seen that the development constitute only about 19.30 % of the total area and the remaining has been mostly preserved as undeveloped area. This strategy will ensure that the fragile nature of the hill town is least distributed and is within its sustainable limits.

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6.12. PROJECT PROPOSALS:

The proposals contemplated in Kothagiri Master Plans are suggested for implementation during the I phase i.e. before 2015.

6.13. WIDENING AND STRENGTHENING OF EXISTING ROADS:

The following major Traffic roads and Link roads may be converted into pucca two lane roads and the minimum width of black Topping may be maintained to 7m width.

Kothagiri – Kodanadu Road
Kothagiri – Nedugula Road
Kothagiri – Kannerimooku Road
Kothagiri – Kanuvakkarai Road
Link Road to Rubbian common Road
Kothagiri – Sakthimund Road

6.14. PROPOSED PARK AND LAKE WITH ARTIFICIAL FOUNTATIONS:

The present Nehru Park is mainly for local visitor and children's use. Hence the big level park and artificial lake with fountain is suggested within the Kotagiri Town near Rubbian common area in S.F.No.952, to attract for many number of Tourist. The approximate cost is worked out for Rs 4 Crores. This may be executed in the public, private partnership.

6.15. EXPANSION AND IMPROVEMENT OF EXISTING BUS STAND:

The present Bus stand is located at Kotagiri – Ooty road past half Km from Town Panchayat Office. To cater the need of additional traffic and transportation facilities the expansion of bus stand is very essential. Since alternative location is difficult to choose the present Bus stand may be expanded with modernization of existing bus stand facilities.

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6.16. NEHRU PARK JUNCTION IMPROVEMENT :

The Nehru park junction with Kamaraj statue round is an ideal location to Kothagiri Town. Presently the Kamaraj statue rounds are not maintained well. More over small commercial activities has not been regulated so far. Hence with central water fountain and one strip greenery and Terracotta Tiles fittings includes orderly parking arrangements are suggested to improve this junction @ a cost of 10 lakh.

6.17. SLUM FOOT PATHS PAVEMENTS:

There are sixteen slum developments are exist in Kothagiri Town . As a first phase the following 4 slums are needed more attention to provide a concrete pathway improvements to the slums

1. Kannika devi development.
2. Krishna pudur development.
3. Ganapathy Nagar .
4. Kamaraj Nagar .

6.18. PROPOSED PARKING LOT :

The present haphazard parking around Nehru Park is affecting the thorough fare force traffic. There is no organized vehicle parking including safety of vehicle owners. Hence a permanent parking lot may be arranged with fiscal collections.

6.19. PROPOSED BRIDGES & CULVERTS :

Due to some of the road portion are eroded, to avoid the erosion the following places are suggested to construct the culverts.

1. In between Dhimatty & Naduhatty Road
2. In between proposed park & Rubin Common Road
3. At Konavakarai Road

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CHAPTER - VII

DEVELOPMENT CONTROL RULES

The uses permitted and parameters of Development in each use zone are given hereunder:

I. Primary Residential Use zone (PR):

The uses permitted in the Primary Residential use zones:

1. The height of the building shall not exceed 7 metres or two floors respectively or narrow structure like cellar, basement ground floor or first floor etc., whichever is less. The height shall be reckoned from the natural ground level of the site.
2. No other type of roof except cable roof or sloped roof is permissible in the upper most floor of the building.
3. Only dwelling houses that confirm fully without relaxation to the hill area building rules and restrictions in the Master Plan.
4. Incidental uses and professional consulting offices not employing more than three staff members.
5. Petty shops of not exceeding a floor area of 50 Sq.M. dealing with daily essential like provisions Soft drinks, Newspaper, Kiosks, Telephone Booth, Computer centre etc.
6. Small service establishment not exceeding a floor area of 50 Sq.M. such as washer men, cycle repairs, tailors, hair dressers and beauty specialists, photographers bakers etc., which do not generate any audible noise outside their compound. No Motor mechanic shops will be allowed.
7. Nursery and primary schools in a plot area with minimum of 1000 Sq.M.
8. Taxi and auto stand.
9. Parks and Play fields.
10. Residential bank branches and post offices, Architectural and Aesthetic Aspects committee may from time to time earmark reasonable areas meant exclusively for housing economically weaker section and obtain approval of the special committee to be constituted by Government.

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11. Public Sub-offices State or Central government and local bodies in a plot area with minimum of 200 Sq.m. plinth area.

12. Electrial , Mechaanical installation of pumps lifts not exceeding a connected load of 5 H.P

Parameters of Developments:

Minimum extent of Plot	:	220 Sq.Mts.
Maximum Plot coverage	:	50 %
Maximum permissible height	:	Check 7 Mts Eye level
Open space around to building	:	3.00 Mts.

The top most floors Shall be with gabbled

Provided

1. Where the lands have been sub-divided with prior sanction of the local authority or incorporated in Town-Survey Records as sub-division on the date of consent of the master plan, the minimum Plot side requirement will not apply.

2. When the plot reconstituted, the minimum plot size will apply to the reconstitution plot.

3. Reconstitution, Addition and Alter shall be permissible only if plot coverage parameters are satisfied.

4. The above parameters will not applicable for Residential Layouts approved by Directorate of Town and Country Planning.

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II . Multi – Use Zone (MUZ)

Uses permitted.

- All uses that are permitted in the primary residential zones.
- Hostels and Single Person Apartments, Community Hall, Kalyanamandapam, Religious Buildings, welfare centres, Gymnasium, clubs, etc.,
- Libraries, reading rooms, petty offices, police, Fire and Electric Sub Stations.
- Government, Quasi-Government, Offices of Local Authorities.
- Banks and Public and Private Offices, Business and Commercial Establishment.
- Commercial and business uses including all shops, stores, market, hotels and lodges, restaurant and whole sale, retail shops excluding explosives, obnoxious products.
- Schools, Educational Institutions, Colleges and Research Laboratories.
- Clinical dispensaries and Nursing Homes, Hospitals and Public Health Institutions.
- Service Stations and Petrol Bunk.
- Warehouses and repositories, storing non hazardous and toxic substances.
- Cinema Theatres, Entertainment Houses.
- Auto Repair shops and Machine Shops, Museums, Art Galleries, Aquaria, Zoological or Botanical Gardens, Information and Communication Centres, Parking lots and Transport Terminie, Sponsored Housing for Economically Weaker Sections, Tribals, Plantation workers.

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Parameters of Development:

	Residential	Commercial	Public	Educational
1. Minimum Extent (in sq.mts)	250	200	1000	2000
2. Maxmum plot coverage	50%	40%	30%	20%
3. Front Open	1.5 m	1.5 m	1.5 m	1.5 m
4. Side Open	1.75 m	1.00 m	1.75m	1.75m
5. Rear Open	1.5 m	1.5 m	1.5 m	4.5 m

Maximum height 10 Meters at eves level and not more than two stories (Ground and First Floor) at any point of road level. Provided that the top most floors shall be with slopped roof / gabbled roof. Provided the Hotels, Lodges, Restaurants that already exist will not be allowed to expand add or rebuilt the same.

III. Primary Vegetative Zone (PVZ)

This is essentially meant to keep the area open to sky and also to preserve the precincts of park. Hence all available open space whether it is private or public sought to be preserved as such.

1.) The following uses without involving any, structure of permanent nature may be allowed with prior permission of planning Authority.

- ❖ Parks, Play Grounds, Zoological, Botanical Gardens.
- ❖ Museum, Flower show and Horticulture show.

2.) The following uses may be permitted with prior permission of Government

- ❖ Installation required for operation of recreational gadgets.
- ❖ Open air theatre, exhibition, circus, fairs and festivals.

Parameters of Development:

1. Plot Area : 2000 sq.m
2. Maximum Plinth Area: 100 sq.m

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IV. Industries Use Zone (I)

Uses Permitted:

1. Plantation of Tea, Coffee, Chincona, Rubber and other Forest products.
2. Modernisation, expansion of existing processing etc., undertaken within plantation area subject to approval of competent Authorities.

The location of new processing industries may be permitted on appeal to Government.

V . Wooded Lands And Reserve Forest (WA & RF)

Uses Permitted:

Area declared as reserved forests and lands already, under cultivation by the Government, Municipality or Private ownership, catchment area of lake, marginal lands, grazing land and poramboke lands are indicated as wooded land.

No other user shall be permitted and there will be no relaxation of rules for conversion of land.

Any cutting of trees or felling of trees unless approved by Authority competent to permit felling and cutting trees under Indian Forest Act or any authority nominated by Government.

Caravans, camping sites or exhibitions without involving any structure of permanent nature and running for short duration may be allowed with prior approval of collector.

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VI . Agricultural Use Zone (AG) :

Uses Permitted:

This use zone includes:

1. All lands presently put to actual annual or seasonal crops other than plantations.
2. Current following :
   - a.) Cultivation of annual crops and seasonal crops without altering the soil condition and terrain.
   - b.) Terrain modification, contour bounding or terracing or other soil, conservation techniques shall be undertaken with the prior sanction of Agricultural Engineering Department.
   - c.) Crop rotation if any should be resorted to only with express approval of Agricultural Department.
   - d.) Dairy, CattleFarms
   - e.) Water tanks, reservoirs
   - f.) Sewage works and garbage dumps
   - g.) Cremation and burial Ground
   - h.) Forestry
   - i.) Any addition of new areas to agricultural shall be done with the prior sanction of the Government.
   - j.) No construction of any structure of buildings is permitted, except farm house. The minimum extent of land holding required for setting up a farm house is 0.5 hectares. The plinth area shall not exceed 200 sq.m and shall be single storeyed maximum height permissible is 7.0 mts. With slope roof / gabbled roof.
   - k.) Plantation of Tea, Coffee, Chincona, Rubber and other cultivations.

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CHAPTER – VIII
KOTHAGIRI MASTER PLAN SCHEDULE

COMPRISING T.S.Nos:

1 to 1160, 1172 to 1348, 1380 to 1446, 1459 to 1461, 1470, 1472 to 1475, 1552 to 1555, 1557, 1559 to 1564, 1566, 1567, 1569, 1733 to 1763, 1766 to 1769, 2234 to 2291.

PRIMARY RESIDENTIAL - (PR1 – PR19)

PR - 1	1 pt, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 pt 50, 51, 54 pt, 438 pt.
PR – 2	403 pt, 404 pt, 405 pt, 406 pt, 407 pt, 408 pt, 410 pt, 447, 448, 449, 450, 451, 452, 459, 464, 465, 466Pt, 471, 472, 473, 481, 482, 483, 484, 485 pt, 486, 487, 488, 489, 490, 491, 492, 493Pt, 494, 495, 508, 509, 510, 511, 512, 513, 514, 524, 534, 570 pt, 571 pt, 583 pt.
PR – 3	241, 242, 246, 248, 249, 252Pt, 270Pt, 289, 290, 292, 293, 294, 295, 296, 298, 302, 303, 308, 309, 312, 313, 315, 329, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 356Pt, 357, 359, 360, 361, 362, 365, 366, 367, 371, 372, 373, 383, 384.
PR – 4	84, 86, 87, 96, 97, 98, 99, 100 pt, 101 pt, 102, 103, 104, 105, 106, 107, 108, 377, 378 pt.
PR – 5	91 pt, 112, 113, 117, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 145, 146, 149, 150, 152, 155, 163, 164, 165, 166, 167, 168, 178, 179, 180, 181Pt , 182, 183, 184, 185, 187, 188, 189, 190, 191, 192, 193.
PR – 6	147, 148 pt, 151 pt, 153 pt, 154 pt, 171 pt, 175, 176, 195, 196, 199, 200, 201, 1429, 1435, 1436, 1437, 1443, 1444, 1445Pt, 1446.
PR – 7	1385, 1386, 1387, 1390, 1391, 1392, 1393, 1394, 1395 pt, 1396, 1397, 1398 pt, 1399, 1400 pt, 1411 pt, 1412 pt.
PR – 8	1260 pt, 1264, 1265 pt, 1271.

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PR-9	1286, 1288, 1290, 1291, 1300, 1301, 1302, 1303, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1321, 1322, 1323, 1740, 1747, 1748pt.
PR-10	706
PR-11	717, 718, 719, 720, 725, 726, .727, 728, 729, 730, 887, 888, 889 pt, 943 pt, 944, 947, 949, 950 pt, 951, 1112 pt, 1121, 1122.pt, 1128, 1133.
PR-12	833, 836, 837, 838 pt, 895 pt, 896 pt, 907, 908, 909, 910 pt, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 929, 930, 935, 936, 937, 938, 939.
PR-13	881
PR-14	855, 856, 857, 858, 859
PR-15	846
PR-16	1139, 1137.
PR-17	1178 pt, 1183, 1186, 1187, 1189
PR-18	2236 pt, 2240, 2241, 2281 pt,
PR-19	2270, 2290

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2) MULTIPLE USE ZONE – (MUZ – I - MUZ – 16)

MUZ – 1	434,
MUZ – 2	389
MUZ – 3	156, 171 pt, 228, 230, 232.
MUZ – 4	245 pt, 247.
MUZ – 5	209, 233, 234, 235, 236, 237 pt, 238, 270 pt, 271, 1268, 1269, 1270, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1284, 1423, 1427, 1428, 1430, 1431, 1432,
MUZ – 6	521, 523.
MUZ – 7	674, 675, 676, 688, 689, 690, 691, 702, 703, 705.
MUZ – 8	679, 680, 683, 687, 953, 958, 962.
MUZ – 9	297, 299, 300, 982, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1014, 1015, 1017, 1018, 1019, 1020, 1022, 1024, 1027, 1028, 1029, 1031, 1032, 1033, 1034, 1035, 1036.
MUZ – 10	964, 967, 970, 972, 975 pt, 976, 978.
MUZ – 11	1205, 1206, 1236, 1238, 1240, 1241 to 1251.
MUZ – 12	1039, 1043, 1045, 1050, 1051, 1056.
MUZ – 13	1073, 1076, 1077, 1078, 1079 pt, 1012.
MUZ – 14	1101 to 1111.
MUZ – 15	1068, 1072 pt, 1080 pt, 1083 pt, 1086.
MUZ – 16	1091, 1093, 1125, 1147.

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3) INDUSTRIAL USE ZONE - (I – 1 to I – 19)

I – 1 171 pt, 1445 pt.

I – 2 212

I – 3 229.

I – 4 237 pt.

I – 5 270 pt.

I – 6 334pt.

I – 7 356 pt.

I – 8 410 pt.

I – 9 662 pt.

I – 10 692.

I – 11 793 pt.

I – 12 823 pt.

I – 13 928.

I – 14 1156pt

I – 15 1283 pt.

I – 16 2236 pt.

I – 17 2281 pt.

I – 18 2257 pt.

I – 19 2287.

4) RESERVE FOREST.

RF – 1 to R.F – 9

RF – 1 748, 768, 770.

R.F – 2 590, 732, 735.

R.F – 3 781.

R.F – 4 879.

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R.F – 5	785, 845.
R.F – 6	795.
R.F – 7	788.
R.F – 8	808, 812, 814.
R.F – 9	2273, 2274.

5) WOODED AREA - (WA – 1 to WA – 6)

WA – 1	252 pt, 368 pt, 369 pt.
WA – 2	322, 323
WA – 3	603, 604, 610, 611, 613
WA - 4	1079 pt,
WA – 5	1126, 1127 pt
WA – 6	2236 pt

6) PRIMARY VEGETATIVE ZONE

PVZ 1 to PVZ-3

PVZ – 1	210
PVZ – 2	1005
PVZ – 3	952

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AGRICULTURAL:

7Pt. 20. 22. 26. 27Pt. 28. 33. 49Pt. 52. 53. 54Pt. 55. 56Pt. 57. 59. 60Pt. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 85. 88. 89. 90. 93. 95. 100Pt. 101Pt. 109. 110. 111. 114. 115. 116. 118. 119. 120. 121. 122. 123. 124. 125. ,126. 138. 139. 140. 141. 142. 143. 144. 157. 158. 159. 160. 161. 170. 194. 216. 217. 218. 220. 221. 225. 226. 227. 245Pt. 268. 270Pt. 288. 317. 318. 319. 320. 321. 334Pt. 335. 338. 368Pt. 369Pt. 370. 374. 375. 376. 378Pt. 379. 380. 381. 382. 390. 391. 392. 393. 394. 395. 396. 397. 398. 400. 401. 403Pt. 404Pt. 405Pt. 406Pt. 407Pt. 408Pt. 409. 410Pt. 414. 420. 421. 423. 424. 426. 427. 429. 430. 431. 436. 438Pt. 439. 440. 441. 442. 443. 444. 446. 453. 454. 455. 456Pt. 458. 460. 461. 463. 466Pt. 467. 468. 469. 470. 474. 475. 476. 479. 480. 485Pt. 493Pt. 496. 497. 498. 499. 503. 504. 505. 506. 507. 515. 522. 525. 526. 527. 528. 529. 531. 532. 533. 535. 536. 537. 538. 540. 541. 542. 543. 545. 546. 547. 548. 549. 550. 551. 553. 554. 555. 556. 557. 558. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570Pt. 571Pt. 572. 576. 583Pt. 584. 585. 586. 587. 588. 592. 593. 596. 597. 598. 601. 608. 614. 615. 616. 617. 618. 619. 620. 621. 624. 625. 626. 629. 631. 632. 633. 639. 640. 644. 645. 646. 647. 648. 649. 650. 655. 656. 657. 658. 659. 660. 661. 662Pt. 663. 664. 668. 669. 670. 695. 704. 708. 713. 716. 721. 722. 723. 724. 739. 745. 746. 747. 749. 750. 751. 752. 753. 754. 755. 769. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 782. 783. 784. 786. 787. 789. 790. 791. 792. 793Pt. 794. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 809. 810. 811. 813. 815. 816. 817. 820. 822. 823Pt. 824. 827. 830. 831. 834. 835. 838Pt. 839. 840. 841. 842. 843. 844. 847. 848. 849. 850. 851. 852. 853. 854. 860. 861. 862. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 880. 882. 884. 885. 886. 891. 893. 894. 895Pt. 896Pt. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 910Pt. 911. 912. 918Pt . 926. 927. 943Pt. 948. 950Pt. 956. 965. 966. 977. 1067. 1072Pt. 1074. 1075. 1079Pt. 1080Pt. 1083Pt. 1092. 1094. 1095. 1096. 1097. 1098. 1112Pt. 1122Pt. 1123. 1124. 1127Pt. 1130. 1131. 1132. 1142. 1143. 1144. 1145. 1146. 1148. 1149. 1150,1151. 1152. 1153. 1156Pt. 1173. 1176. 1178Pt. 1179. 1180. 1190. 1192. 1194. 1195. 1196. 1197. 1198. 1199. 1200. 1201. 1202. 1203. 1204. 1207Pt. 1208. 1209. 1210. 1211. 1212. 1213. 1214. 1215. 1216. 1217. 1218. 1219. 1220. 1221. 1222. 1223. 1224. 1225. 1226. 1227. 1228. 1229. 1230. 1231. 1232. 1233. 1234. 1235. 1237. 1239. 1252. 1253. 1254. 1255. 1256. 1257. 1258. 1259. 1260Pt. 1261. 1262. 1263. 1265Pt

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1266, 1267, 1272, 1283Pt, 1285, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1319, 1320, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1382, 1383, 1395Pt, 1398Pt, 1400Pt, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411Pt, 1412Pt, 1413, 1414, 1415, 1416, 1417, 1424, 1425, 1426, 1438, 1439, 1440, 1442, 1470, 1472, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1741, 1742, 1743, 1744, 1745, 1746, 1748Pt, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1766, 1767, 1768, 1769, 2234Pt, 2236Pt, 2237Pt, 2242, 2246, 2247, 2257Pt, 2259Pt, 2272, 2275, 2276, 2277, 2278, 2279, 2280, 2281Pt, 2283, 2284Pt, 2285, 2288, 2289, 2291,

ROAD / CART TRACK / ITTERI / PATHWAY

91Pt, 92, 94, 148 pt, 151 pt, 153 pt, 154 pt, 172, 173, 174, 181 pt, 197, 198, 202, 203, 204, 205, 206, 207, 208, 219, 222, 223, 224, 231, 239, 240, 243, 244, 250, 251, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 269, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 283, 284, 287, 291, 301, 304, 305, 306, 307, 310, 311, 314, 316, 324, 325, 326, 327, 328, 330, 331, 332, 333, 336, 337, 339, 354, 355, 358, 363, 364, 402, 411, 412, 413, 415, 416, 417, 418, 419, 432, 433, 435, 437, 445, 516, 517, 518, 519, 520, 573, 574, 575, 577, 578, 579, 580, 581, 582, 589, 591, 594, 595, 599, 600, 602, 605, 606, 607, 609, 612, 622, 623, 651, 652, 653, 654, 665, 666, 667, 671, 672, 673, 677, 678, 681, 682, 684, 685, 686, 693, 694, 696, 697, 698, 699, 700, 701, 707, 709, 710, 711, 712 ,714, 715, 733, 734, 736, 737, 738, 740, 741, 742, 743, 744, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 818, 819, 821, 825, 826, 828, 829, 832, 883, 889 pt, 890, 892, 922 pt, 931, 932, 933, 934, 940, 941, 942, 945, 946, 954, 955, 957, 959, 960, 961, 963, 968, 969, 971, 973, 974, 975 pt, 979, 980, 981, 983, 984, 1003, 1004, 1006, 1007, 1008, 1009, 1010, 1011, 1013, 1016, 1021, 1023, 1025, 1026, 1030, 1037, 1038, 1040, 1041, 1042, 1044, 1046, 1047, 1048, 1049, 1052, 1053, 1054, 1055, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1069, 1070, 1071, 1081, 1082, 1084, 1085, 1087, 1088, 1089, 1090, 1099, 1100, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1129, 1134, 1135, 1136, 1138, 1140, 1141, 1154, 1155, 1157, 1158, 1159, 1160, 1172, 1174, 1175, 1177, 1181, 1182, 1184, 1185, 1188, 1191, 1193, 1207Pt, 1287,

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1289. 1304. 1305. 1316, 1317. 1318, 1334, 1348, 1380, 1381, 1384. 1388, 1389. 1418. 1419. 1420. 1421. 1422. 1433. 1434. 1441. 1459. 14601461. 1473. 1474. 1475. 1552. 1553. 1554. 1555. 1557. 1559, 1560. 1561. 1562. 1563, 1564. 1566, 1567. 1569. 2234 pt. 2235. 2237. 2238. 2239. 2243. 2245. 2249, 2250. 2251, 2252. 2253. 2254. 2255. 2256. 2258. 2259 pt. 2260. 2261. 2262, 2263, 2264, 2265, 2266, 2267, 2268. 2269. 2271, 2284pt. 2286.

WATER BODIES / CHANNEL :

1 pt. 6. 7 pt. 21, 27 pt. 56 pt, 58, 60 pt. 137, 162, 169, 177. 186, 211, 213, 214. 215. 282, 285. 286. 385. 386. 387. 388. 399. 422. 425. 428. 456Pt. 457. 462. 477, 478. 500. 501. 502. 530. 539. 544. 552. 559. 560. 627, 628, 630. 634. 635. 636, 637, 638. 641. 642. 643. 731. 863. 864. 865. 2244. 2248. 2282.

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ANNEXURE

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GOVERNMENT OF TAMIL NADU

ABSTRUCT

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.2163 Dated 1st October 1973.

Read:-
From the Executive Officer, Kotagiri Town Panchyat letter No.A.1623/73, dated 16.9.73

ORDER

It is proposed to declare the local areas specified in Column (3) of the table in the notification appended to this order forming a local planning area mentioned in the corresponding entry in Column (2) there of to be a local planning area a local planning authority. The appended notification will be published in English in the Tamil Nadu Government Gazette and republished in English and in Tamil in the Nilgirish District Gazette.

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

(BYORDER OF THE GOVERNOR)

C.G. RANGABASHYAM,
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 Nilgiris.
The Director of Translation, Madras.
The Director of Town Planning, Madras.
The Regional Deputy Director of Town Planning, Coimbatore
The Executive Officer, Kotagiri Town Panchayat
The Secretary, Tamil Nadu Legislative Assembly Department with 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.

/true copy/

Forwarded/By order

Sd/-.
Section Officer

Assistant Director of Town and Country Planning, Cbe.

Ed.1.10

APPENDIX

NOTIFICATION

In Exercise of the powers conferred by sub section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares 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) there of.

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 object 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 axpiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and sugrestions in printing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St. George, Madras-9.

/p.t.o for Table/

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THE TABLE

S.No.	Name of Local Planning Area.	Area forming the Local Planning Area
		No. and Name of Revenue villages.
1.	2.	3.
1.	Kotagiri	13 Kotagiri

/true copy/

Sd/-
Section Officer.

Assistant Director of Town and Country Planning,
Coimbatore.

Ed.1,10

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GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area-Kotagiri-Declaration 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.1634 Dated 8th July 1974.

Read:-

1. G.O.Ms.No.2163, RDLA., dated 1.10.1973.
2. From the Executive Officer, Kotagiri Town Panchayat, letter No.1623/73, dated 5.11.1973.

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 571 of Part II - Section I of the Tamil Nadu Government Gazette, dated 7.11.73 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). The Kotagiri Town Panchayat has, in its resolution No.214, dated 25.11.72 resolved to drop certain Town Planning schemes formulared under the Tamil Nadu Town Planning Act, 1920. As no specific objection has been expressed by the Kotagiri Town in its resolution dated 25.11.72 to the declaration of the Kottagiri Local Planning Area the objections of the kotagiri Town Panchayat which mainly relate to dropping of certain Town Planning Schemes on which orders have already been issued G.O. Ms.No.2520, RDLA., dated 25.11.73 have no relevance to the issue referred to above. The objections are therefore overruled.

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

(BY ORDER OF THE GOVERNOR)

M.M. RAJENDRAN,
Secretary to Government.

To
The Director of Stationery and Printing, for publication of the notification in the Tamil Nadu Government Gazette,
The Collector of Nilgiris,
The Director of Translation, Madras.
The Director of Town and Country Planning, Madras.
The Deputy Director of Town Planning, Coimbatore.
The Executive Officer, Kottagiri Town Panchayat.
The Secretary, Tamil Nadu Legislative Assembly Council department with 325/125 copies to be placed on the table of the House.

Copy to:
R.D.&L.A.(M.V) section (with extracts of notes for pursing further action)

/true copy/forwarded/byorder

Sd/-
Section Officer

Asst.Director of Town and Country Planning, Coimbatore.

Verified by TNSTC

APPENDIX

NOTIFICATION

In exercise of the power conferred by sub-secti (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 Local Planning Area.	Number and name of Revenue villages.
1.	2.	3.
1.	Kotagiri	13. Kotagiri

/true copy/

Sd/-
Section Officer.

Assistant Director of
Town and Country Planning
Coimbatore.

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

(By ORDER OF THE GOVERNOR)

R. BALASUBRAMANIAM
SECRETARY TO GOVERNMENT.

APPENDIX

NOTIFICATION

In exercise of the power 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 authority of the Local Planning Areas specified below to be the Local Planning Authority for such areas.

1. Palani
2. Periyakulam
3. Bodinayakanur
4. Theni-Allinagaram
5. Cumbum
6. Kodaikanal
7. Pollachi
8. Gobichettipalayam
9. Dharapuram
10. Udumalpet
11. Sathiyamangalam
12. Bhavanisagar
13. Valparai
14. Manaparai
15. Thuraiyur
16. Karur
17. Tiruvallur
18. Chengalpattu
19. Arakkonam
20. Gudiyatham.
21. Vaniyambadi
22. Tiruvannamalai
23. Arni
24. Walajapet
25. Ranipet
26. Arcot
27. Ambur
28. Tirupattur
29. Tiruvanam
30. Villupuram
31. Nellikuppam
32. Panruti
33. Vridhachalam
34. Chidambaram
35. Mayuram(Mayiladuthurai)
36. Nagapattinam
37. Mannargudi
38. Pattukottai
39. Tiruvarur
40. Sirkali.

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41. Pudukottai
42. Attur
43. Rasipuram
44. Tiruchengode
45 Idapadi
46. Namakkal
47. Mettur
48. Yercaud
49. Colachel
50. Kuzhithurai
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.

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GOVERNMENT OF TAMIL NADU
ABSTRACT

LOCAL PLANNING AUTHORITIES - Completion of Local Planning Authorities which comprises of Single Local Authority - Order.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O.Ms.No.651 Dated: 08th April 1975.
Read:

G.O.Ms.No.650, R.D. & L.A., dated: 08-04-1974.

* * *

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 provides or 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/- x x x
Secretary to Government.

To
The Director of Stationery and Printing, Madras-1.
The Director of Town and Country Planning, Madras-1.
The Inspector of Municipalities, Madras, all Collectors.
All Heads of Departments. The Chairman, Tamil Nadu State Housing Board.
The Chairman, T.N. Slum Clearance Board, The Chairman, T.N.E.B., The Chairman, T.N. Water Supply and Drainage Board. All Commissioners a Executive Officers of Townships through chairman.
All Departments of Secretariate. All Section in RD&LA Departm

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APPENDIX

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

Sl. No.	Name of the Local Authority	Name of the Local Planning Authority.
	Madurai District	
1.	Palani Municipality	Palani
2.	Periakulam Municipality	Periakulam
3.	Bodinayakanur Municipality	Bodinayakanur
4.	Theni Allinagaram	Theni-Allinagaram
5.	Cumbum Municipality	Cumbum
6.	Kodaikanal Township	Kodaikanal
	Coimbatore District	
7.	Pollachi Municipality	Pollachi
8.	Gobichettipalayam Municipality,	Gopichettipalayam
9.	Dharapuram Municipality	Dharapuram
10.	Udumalpet Municipality	Udumalpet
11.	Sathiyamangalam Municipality	Sathiyamangalam
12.	Bhavanisagar Township	Bhavanisagar
13.	Valparai Township	Valparai
	Tirchirapalli District	
14.	Manaparai Municipality	Manaparai
15.	Turaiyur Municipality	Turaiyur
16.	Karur Municipality	Karur
	Chingalpet District	
17.	Tiruvallur Municipality	Tiruvallur
18.	Chingalpet Municipality	Chinglepet
	North Arcot District	
19.	Arkonam Municipality	Arkonam
20.	Gudiyatham Municipality	Gudiyatham
21.	Tiruvannamalai Municipality	Tiruvannamalai
22.	Vaniyampadi Municipality	Vaniyambadi
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 District	
29.	Tindivanam Municipality	Tindivanam
30.	Villupuram Municipality	Villupuram
31.	Nellikuppam Municipality	Nellikuppam
32.	Panruti Municipality	Penruti
33.	Virdhachalam Municipality	Virudhachalam
34.	Chidambaram Municipality	Chidambaram

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Sl. No.	Name of the Local Authority	Name of the Local Planning Authority.
	Thanjavur District	
35.	Mayuram Municipality	Mayuram
36.	Nagapattinam Municipality	Nagapattinam
37.	Mannargudi Municipality	Mannargudi
38.	Pattukottai Municipality	Pattukottai
39.	Tiruvarur Municipality	Tiruvarur
40.	Sirkali Municipality	Sirkali
41.	Pudukottai Municipality	Pududottai
	Salem District	
42.	Attur Municipality	Attur
43.	Rasipuram Municipality	Rasipuram
44.	Tiruchengode Municipality	Tiruchengode
45.	Idapadi Municipality	Idapadi
46.	Namakal Municipality	Namakal
47.	Mettur Township	Mettur
48.	Yercaud Township	Yercaud
	Kanyakumari District	
49.	Colachel Municipality	Colachel
50.	Kuzhithurai Municipality	Kuzhithurai
51.	Padmanabhapuram Municipality	Padmanabhapuram
52.	Kanyakumari Municipality	Kanyakumari
	Dharmapuri District	
53.	Dharmapuri Municipality	Dharmapuri
54.	Krishnagiri Municipality	Krishnagiri
	The Nilgiris District	
55.	Kotagiri Township	Kotagiri
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	Ramanathapuram
68.	Sivaganga Municipality	Sivaganga
69.	Rameswaram Township	Rameswaram

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GOVERNMENT OF TAMIL NADU

ABSTRACT

MASTER PLAN for Kotagiri Local Planning Area - Consent of the Government to the publication of notice of preparation of ~~preparation~~ a Master Plan - Accorded.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Dated 8.9.89.

G.O.Ms.No.908

Read :

From the Director of Town and Country Planning No.42157/87/MP2, dated 31.3.89 and 27.6.89.

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

2. The draft Master Plan for Kotagiri Local Planning Area as consented 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 Local Planning Authority before the Master Plan is resubmitted to Government for final approval.

(BY ORDER OF THE GOVERNOR)

C.CHELLAPPAN,
Secretary to Government.

To
The Director of Town and
Country Planning, Madras-2. (wc.,)
The Executive Officer of Kotagiri
Town Panchayat, Kotagiri, The Nilgiris Dt.

Copy to
The Collector of the Nilgiris District, Udhagamandalam.
The Director of Town Panchayats, Madras-108.
The Member Secretary, Kotagiri, Local Planning
Authority through Director of Town and Countryp Planning.
The Regional Deputy Director of Town and Country Planning,
Coimbatore-12.
The Law Department, Madras-9.
SF/SC.

//Forwarded by order//

SECTION OFFICER.
4/10/89

Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

Local Planning Area - Master Plan for the Kotagiri Local Planning area - Approval under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded.

HOUSING AND URBAN DEVELOPMENT (UD.IV2)DEPARTMENT.

G.O.Ms.No. 701, Dated: 09.08.95.

Read:

1. G.O.Ms.No. 652, Rural Development and Local Administration Department, dated 8.4.1975.
2. G.O.Ms.No.908, Housing and Urban Development Department, dated 8.9.1989.
3. G.O.Ms.No. 909, Housing and Urban Development Department, dated 8.9.1989.

Read also:

4. From the Director of Town and Country Planning Letter Roc.No. 42157/87 MPA1, dated 17.3.1995.

ORDER:

In the Government order second read above, the Government have accorded consent to the publication of notice of preparation of master plan for the Kotagiri local planning area. The Director of Town and Country Planning in his letter fourth read above has forwarded the master plan for the Kotagiri local planning area and requested the Government to accord approval to the said master plan under section 28 of the Tamil Nadu Town and Country Planning Act, 1971.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in paragraph 1 above, have decided to approve it. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamilnadu hereby approve the master plan for the Kotagiri local planning area. The delay of 1536 days in the preparation of master plan and convening a meeting on the part of the local planning authority is hereby condoned. The copies of the master plan for the Kotagiri 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 next issue of the Tamil Nadu Government Gazette. The Director of Town and Country Planning is requested to ensure that the notification is republished by the Kotagiri local planning authority in the manner prescribed in rules 12 and 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 Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the master plan for the Kotagiri local planning area submitted by the Director of Town and Country Planning.

2. The master plan for the Kotagiri local planning area with all its enclosures shall be kept open to the inspection of the public in the Office of the Special Executive Officer, Kotagiri Town Panchayat, during office hours.

(BY ORDER OF THE GOVERNOR)

DEBENDRANATH SARANGI,
SECRETARY TO GOVERNMENT.

/true copy/

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

Endt. 42157/87 MP1, dated 17.10.'95.

Copy of G.O.Ms.No. 701, Housing and Urban Development Department dated 9.8.95 is communicated.

for Director of Town and Country Planning.

To

The Executive Authority,
Kotagiri Town Panchayat, Kotagiri.

The Member Secretary,
Kotagiri Local Planning Authority,
Kotagiri.
Additional Director/Joint Directors.
Assistant Directors of MP and DP divisions.
Supervisors of MP. Division.

The Regional Deputy Director, Coimbatore Nilgiris Region.

MP1.

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GOVERNMENT OF TAMIL NADU
1995

Registered No. M-1
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TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No.39] MADRAS, WEDNESDAY, OCTOBER 11, 1995
Purattasi 25, Yuva, Thiruvalluvar Aandu-2026

Part II - Section 2

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Approval of Master Plan for Kotagiri Local Planning Area.

G.O.Ms.No. 706, Housing and Urban Development (UD-IV-2), 9th August 1995.

No. II(2)/HOU/3334/95.-- IN exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Government under section 28 of the said Act for the master plan of Kotagiri Local Planning Area submitted by the Director of Town and Country Planning.

2. The Master Plan for Kotagiri Local Planning Area with all its enclosures shall be kept open to the inspection of the public in the office of the Special Executive Officer, Kotagiri Town Panchayat during office hours.

Intention to specify certain areas to be Local Planning Area with name Salem.

AMENDMENT TO NOTIFICATION.

G.O.Ms. No. 699, Housing and Urban Development (UD-IV.I), 9th August 1995.

No. II(2)/HOU/3335/95.-- In exercise of the powers conferred by clause (b) of sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the Housing and Urban Development Department Notification No.II(2)/HOU/3582/93, Published at pages 782-786 of Part II--Section 2 of the Tamil Nadu Government Gazette, dated the 28th July 1993:--

In the said notification, in the Table,

(1) for the entry "Mallanuppanpatti" in column (5) against the serial number 5 in column (3), the entry "Mallamuppanpatti" shall be substituted,

(2) for the entry "Chettichchavadi" in column (5) against the serial number 12 in column (3), the entry "Chettichavadi" shall be substituted,

(3) for the entry "M. Pallapatti" in column (5) against the serial number 15 in column (3), the entry "Palapatti" shall be substituted.

(4) for the entry "Korathupatti" in column (5) against the serial number 18 in column (3), the entry"Korattupatti" shall be substituted.

(5) for the entry "Velaiyakkavanur" in column (5) against the serial number 20 in column (3), the entry "Valaiyakkaranur" shall be substituted.

(6) for the entry "Tatampatti" in column (5) against the serial number 29 in column (3), the entry"Thatampatti" shall be substituted.

Verified by PeelEstate

Office of the Director of Town and
Country Planning, Master Plan Division
807,Anna Salai, Madras – 600 002

Roc.No.32650/86-MPA1 **Dated : 10.10.91**

Sub : Master Plan – Preparation of Udhagamandalam Master Plan - Adoption of Zoning regulations Instructions issued – Regarding

Ref : 1. Your letter Roc.No.2240/90 CPNR 5 dated 25.4.91.

Regional Deputy Director, Coimbatore is hereby informed that this Directorate has prepared a special Zoning Regulation for Kodaikanal Local Planning Area which may also be suitable for Udhagamandalam Local Planning Area.

A copy of the Kodaikanal Zoning Regulation is sent herewith and you are requrested to adopt the same in the preparation of Udhagamandalam Master Plan or submission to Government under section (28) of the Town and Country Planning Act 1971.

Encl: Copy to Zoning Regulation
for Kodaikanal Local
Planning Area.

Sd-------
For Director of Town and Country Planning

To

The Regional Deputy Director of
Town and Country Planning ,
Coimbatore.

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Office of the Director of Town and
Country Planning, Master Plan Division
807, Anna Salai, Madras – 600 002

Roc.No.32650/86-MPA1 **Dated : 2.12.91**

Sub : Master Plan – Udhagamandalam Loacl Planning Area Preparation of Master Plan for Udhagamandalam Local Planning Area – certain instructions issued – Regarding

Ref :
1. This office letter even number dated 10.10.91
2. Your letter Roc.No.2240/90 CPNR 5 dated 25.4.91
3. Government letter No.35353-UD IV (2)/91-1 dated 14.10.91.

Government in their letter cited have requestede to inform the present stage of the preparation of the Master Plan for Uthagamandalam Local Planning Area. On perusal of a copy of the report sent by Regional Deputy Director, it is viewed that Master Plan for Udhagamandalam to be submitted to Government for consent under section 24 of Town and Country Planning Act 1971 has been prepared in a conventional manner without taking into consideration the problems associated with towns located in hilly areas. The Objective behind the preparation of such a Master Plan is to provide the land use plan which would contain not only the population, but also the activities consistant with the sustaining capacities of the hill areas. Udhagamandalam has already reached a point of explosion and the Master Plan would therefore need to contain the expansion of the population by deliberately keeping developments at a low key. The Development Control Rules is one sure way of regulating both density of population as well as density of development. The approach should be similar to that adopted in Kodaikanal viz .identifying clearly areas where development could be allowed and the other areas deliberately kept free from urban influence or urban activities. This is particularly so in Udhagamandalam as there has been indiscriminate exploitation of

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hill slopes both for non-sustainable agricultural activities and for urban expansion which has in the past often resulted in landslips of disasterous proportions.

The essential elements of theMaster Plan would therefore comprise of (1) identifying sustainable areas consistent with the carrying capacity through a process of elimination of areas vulnerable for landslips and (2) areas which are better suited for afforestations and suggesting low key development to take care of the requirements of incremental increase in population rather than attracting people from outside by way of migration. It is also that because of the higher altitude, polluation level and hill area will be fairly high if industries are to be permitted. It is also suggested that the policy should be one of complaint eschewing of industries and only such tourism activities as will provide local employment should be encouraged by the appropriate land use policies.

The Regional Deputy Director is therefore recast the Master Plan based on the above suggestion submit the same to Government for consent before 31.3.92.

Regional Deputy Director is informed that preliminary draft report in corporation the aove points and including the Development control rules with land use schedules may be prepared prior to preparation of final report and bring them for a detailed discussion, with Director by the end of January 1992.

Sd.....
for Deputy Director of Town & Country Planning,

To
The Regional Deputy Director of
Town & Country Planning,
Coimbatore.

Copy to:
Member Secretary,
Udhagamandalam Local Planning Authority.

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ABSTRACT

Information Technology - Setting up of Base Transreceiver Station Towers and installation of equipment for telecommunication networks - Leasing of space in government offices on a non-exclusive basis to any licensed telecom company on certain prescribed terms and conditions - Orders - Issued.

INFORMATION TECHNOLOGY DEPARTMENT

G.O.Ms.No. 2 Dated : 01-04-2002

Read :

1) G.O.Ms. No.7, Information Technology Department, dated 12-02-2001.
2) From Tvl. Reliance Infocom Limited, Chennai, letter Ref.No. 2375/IT/2001-02, dated 29-01-2002.

ORDER:

In the G.O. first read above, consolidated policy guidelines were issued specifying terms and conditions for the grant of centralised permission for the use of public right of way by any private or public sector applicant that proposes to lay optic fibre cables in the National and State Highways and other roads in Tamil Nadu.

2. Tvl. Reliance Infocom Limited, who have been given centralised permission to lay optic fibre cables in Tamil Nadu, have indicated that in order to maximise the average throughout the State, permission is required for renting / leasing out Government land / Government buildings for putting up Base Transreceiver Station Towers (BTS Towers) at technically feasible locations. The company has also requested the Government to grant exemption to it from observing side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS towers which are only temporary structures and to apply the rules only in the cases of construction of buildings for BTS equipment room, Diesel Generator Set room etc.

3. The Government, after careful consideration and detailed examination, have decided to issue general permission to any licensed telecom company providing infocom services to the end users, on a non-exclusive basis subject to certain terms and conditions.

4. Accordingly, the Government hereby accord permission to any licensed telecom company and which is committed to the cause of Government of Tamil Nadu to install its Base Stations consisting of Tower, Equipment room and Generator room, on roof top or on the ground of premises and buildings belonging to Government of Tamil Nadu, subject to availability and technical feasibility, on a non-exclusive basis and also subject to the following terms and conditions.

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i) Permission for installing towers, equipment and generator etc., on case to case basis will be issued by the district Collectors concerned in consultation with the district office concerned.

ii) Availability of space of 4.5 Mts x 4.5 Mts.

iii) Technical feasibility - Building should be structurally strong to take a load of 3.5MT to 6.0 MT depending on the height of tower.

iv) A Telecom company providing infocom services and is desirous of utilising the Government premises / buildings for installing the base stations, should comply with all the regulations and stipulations including that of the Ministry of Civil Aviation, Government of India, in installation of the Base stations. All clearances / permission, required in the process of establishing the base stations are to be obtained by such company.

v) Permission may be given on non-exclusive basis.

vi) The future extension / expansion of building / premises may be kept in mind.

vii) Permission may be granted initially for a period of 10(ten) years.

viii) Damages caused, if any, shall be rectified by such company and bring back to original condition and to the satisfaction of the authorities concerned.

ix) Leasing of the premises or buildings to such company should not be detrimental to the daily routine and activities of the Office or Offices concerned.

x) Appropriate rent shall be charged from such company.

xii) Exemption shall be given to the telecom companies from side set back rules of Chennai Metropolitan Development Authority / Directorate of Town and Country Planning for the BTS Towers and the said rules shall be applicable only to the construction of buildings.

5. This order issues with the concurrence of Housing & Union Development, Revenue and Public Works departments.

(BY ORDER OF THE GOVERNOR)

VIVEK HARINARAIN
SECRETARY TO GOVERNMENT

To
Tvl. Reliance Infocom Limited,
No. 17, Khader Nawaz Khan Road, Chennai-600 006.

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The Secretary to Government Housing & Urban Development department, Chennai - 9.
The Secretary to Government, Revenue department, Chennai - 9.
The Secretary to Government , Public Works department, Chennai - 9.
The Member Secretary, CMDA, Egmore, Chennai - 8.
The Director of Town & Country Planning, Anna Salai, Chennai - 2.
The Chief Engineer (General) (Building) PWD, Chepauk - 5.
All Departments of Secretariat, Chennai - 9.
All District Collectors.

Copy to:
The Managing Director, ELCOT. Chennai - 35.
The Principal Accountant General (A & E), Teynampet, Chennai - 18.
The Accountant General (Audit), Chennai - 6/35
The Secretary to Hon'ble Chief Minister, Chennai-9.
The Senior PA to Hon'ble Minister for Finance & IT, Chennai - 9.
The National Informatics Centre, Chennai - 9
(for hosting in Govt. website)
Sf/Scs.

/Forwarded / By order/

Section Officer

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Copy of

GOVERNMENT OF TAMILNADU

ABSTRACT

Urban Development Installation of the Base transreceiver station towers in all the land usezones in the Master plan permission - orders issue

****

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 dated 24-07-1974.
2. G.O. (Ms) No. 2 Information and Technology Dept. dated 01-04.2002.
3. Government Lr. No. 237/I & T /2002 - 2 Information Technology Dept. dt. 03.05.2002.
4. From the Special Commissioner of Town and Country planning Lr. Roc. No. 13287 / 2002/ BA - 1 dt. 3-6-2002 and 17-7-2002.
5. Government Lr. No. 237/TT/2002-7 Information Technology Department dated 18-09-2002.

ORDER:-

In the Government order Second read above the Information Technology Department had issued orders permitting any licenced telecom company to install base Transreceiver station Towers, equipment room and generator room on roof top or on the ground of premises and building belonging to Government on certain terms and condition. 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 & Country planning for installation of Base Transreceiver 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.2 dated 1-03-2002 will be applicable not only for the Base Transreceiver station Towers to be installed on roof top or on the ground of premises and buildings belonging to Government of Tamilnadu but also for the Base Transreceiver station Towers to be installed on private land / buildings.

3. In the letter fifth read above the information Technology Department while issuing certain amendments to para 4 and 5 Government order second read above has directed municipal administration and water supply department and Rural Development Department to issue necessary orders exempting under Tamilnadu District Municipal Building Rules and Multistory eyed and Public Building Rules 1973, under G.O. 164 Municipal Administration and water supply department dated 15-6-94 and G.O. (Ms) No. 22 Municipal Administration and water supply department dated 30-01-1997 against restricting the height of the Building / Structures / Base Trans Receiver station Towers with

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Copy of

GOVERNMENT OF TAMILNADU

ABSTRACT

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in 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 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 zone as per the master plan can permitted. He has requested that since there is no provision at present it the master plan for permitting Base trans Receiver station Towers a Separate Government order or permitting trans Receiver towers in all land use zone 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 and accordingly direct that the installation of Base Trans Receiver Station Towers shall be permitted in all land use zones in the Master plan.

(BY ORDER OF THE GOVERNOR)
Sd / 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.
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.
The Private Secretary to Government, Chennai

/ Forwarded by order/

sd/.....

Section officer

/ Ture Copy /

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ABSTRACT

Information Technology - Installation of Base Transreceiver Station Towers Telecommunication Companies - Exemption under Tamil Nadu District Municipalities Building Rules 1972 and Multistoreyed and Public Building Rules, 1973 - Orders - Issued.

MUNICIPAL & WATER SUPPLY (MAI) DEPARTMENT

G.O.Ms.No. 177 Dated : 17-12-2002

Read :

1) G.O.Ms.No. 2, Information Technology Department, dated 1-4-2002.
2) From the Special Commissioner of Town and Country Planning Lr.ROC. 13287/2002/BA1 dt : 30-05-2002.
3) From the Director of Municipal Administration, Lr.ROC. 43829/2002/TP3 dt: 23-7-2002.
4) Government Lr.No.237/IT/2002-7 IT Dept., dt: 18-9-2002.

****

ORDER:

In G.O. first read above, as amended in Government letter fourth read above, Government have accorded permission to licensed telecom companies to install Base Trans receiver 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 sought the clarification of Government on the exemption of BTS towers from Tamil Nadu District Municipalities Building Rules and Multistoreyed 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.

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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 Multistoreyed and Public Buildings Rules, 1973, subject to the conditions imposed in the G.O. and letter first and fourth read above. However, the exemption granted above is subject to the height restrictions in heritage towns ordered in respect of the Madurai Corporation in G.O. (Ms) No.164, MA & WS, dt. 16-6-1994 and in respect of other heritage towns in G.O. (Ms) No.22, MA & WS, dt. 30.1.1997.

(ORDER OF THE GOVERNOR)

L.N. VIJAYARAGAVAN,
SECRETARY TO GOVERNMENT.

To
The Special Commissioner of Town and Country Planning, Chennai - 2
The Commissioner of Municipal Administration, Chennai - 5
The Director of Town Panchayats, Chennai - 108
The Member Secretary, CMDA, Chennai - 8
The Commissioner, Corporation of Madurai /
Coimbatore / Trichy / Trinelveli / Salem
All Regional Directors of Municipal Administration
All Assistant Director of Town Panchayats (Zones)
All Municipal Commissioners (Through Commissioner of Municipal Administration)

Copy to:
Information Technology Department, Chennai - 9
Housing and Urban Development Department, Chennai - 9

// forwarded by order //

Section Officer.

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(2)

3 MAR 2003

The Collector, Coimbatore Dist.

ABSTRACT

Housing & Urban Development Department - Development of Hill Area Hill Area Conservation Authority - Identification of actual Hill villages - exclusion of villages in Plain Areas of Hill Taluks - Amendment - Issued

Housing and Urban Development (UD2.2)Department.

G.O.Ms.No. 49 Dated 24-3-2003
Read:-

1) G.O.Ms.No.44 Planning and Development (TCII)Deptt. dated 2-4-1990.
2) From the Special Commissioner of Town and Country Planning, letter No.19663/2001 dated 11-10-2001 and 1-11-2001.
3) From the Secretary to Government, Housing and Urban Development Dept. D.O.Letter No.7628/UD2/2001 dated 7-11-2001.
4) From the Director of Geology and Mining, letter No.6154/ MMM/2000 dated 5-12-2001.
5) From the Special Commissioner of Town and Country Planning letter No.30789/2000/HSBA dt 7-12-2001
6) From the Special Commissioner and Commissioner of Land Administration letter No.4680/H-I/2002 dated 25-2-2002.

= = = = =

ORDER:-

In order to develop the hills into an ecologically acceptable and environmentally desirable area, in G.O.Ms.No.44 Planning and Development (TCII) Department dated 2-4-90, the Government have constituted a high level committee namely Hill Area Conservation Authority(HACA). As per the orders issued in this Government order, all the Government and Quasi Government Departments shall consult the Hill Area Conservation Authority in respect of all development programmes undertaken by them as listed down in Annexure-III of the said Government Order in all Hill Taluks specified under Annexure I of the same Government Order.

2) The question of exempting the villages which are located in the plains though they fall in the taluks notified as hill taluks in that G.O. was discussed in the 22nd Hill Area Conservation Authority meeting held on 21-2-2001 and it was decided to obtain the details from the District Collectors regarding the villages which are actually located in the hill areas. The Director of Geology and Mining has scrutinised the same in consultation with the District Collectors and sent his proposals indicating the details of villages which should fall within the purview of Hill Area Conservation Authority.

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3) Based on the reports received from the District Collectors concerned and in consultation with Director of Geology and Mining, the Special Commissioner of Town and Country Planning has sent amendment proposals to Annexure-I of Government Order first read above and to notify the names of villages which are actually located in hill areas of the hill taluks of the various Districts.

4) The Government have carefully considered the proposal of the Special Commissioner of Town and Country Planning and approved the list of villages sent by the District Collectors, which are actually located in the hill areas of the hill taluks. The names of the Districts and the names of the villages located in the hill taluks of the respective districts are given in Annexure-I to this order.

5) The Government in partial modification of G.O.Ms.No.44 Planning and Development(TC II) Department dated 2-4-1990 direct that in respect of the villages identified as Hill villages in these Hill Taluks, indicated in the Annexure-I to this order, permission from HACA should be obtained for all activities specified in Annexure II of this Government Order before they are taken up for execution or grant of permission.

6) The Government also direct that for other villages lying in the plains of these Hill Taluks, obtaining permission from the Hill Area Conservation Authority is not necessary and the respective Departmental officials should pursue the activities specified in the Annexure II to this Government Order as per the existing Acts, rules, and orders in force.

7) The Government further direct that, in respect of all villages in the Hill Taluks wherever Reserve Forest lands are available, the activities mentioned in Annexure-II of this Government Order in those lands have to be got cleared by the Hill Area Conservation Authority, as required in the Government Order first read above.

(By Order of the Governor)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

To
The Director of Town and Country Planning, Chennai 2
The Director of Geology and Mining, Guindy, Chennai-32
All the District Collectors
The Special Commissioner and
Commissioner of Land Administration, Chennai-5
The Secretary to Government
Finance/ Environment and Forest/Animal & Husbandary/
Municipal Administration & Water Supply/
Rural Development/Industries/
Public Works Department/ Agriculture,
Information &Tourism/ Revenue, Chennai-9
The Accountant General(A&E) Chennai-18
The Accountant General(A&E) Chennai-18 (By name)
The Accountant General (Audit), Chennai-35
The Chairperson,

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Tamilnadu Water Supply and Drainage Board, Chennai-5
The Chairman, Tamilnadu Electricity Board, Chennai-2
The Director of Horticulture, Chennai-5
The Principal Chief Conservator of Forests, Chennai-5
The Vice Chancellor,
TamilNadu Agriculture University, Coimbatore
The Chief Engineer(Agri Eng) River Valley Project, Chennai-5
The Chief Engineer(General), Public Works Department, Chennai-5
The Chief Engineer (General) Highways & Rural Welfare, Chennai-5
The Chief Engineer.(Building) Public Works Department, Chennai-5
The Director of Rural Development, Chennai-15
The Director of Animal Husbandary, Chennai-6
The Chairman, Kodaikanal Panchayat Union, Kodaikanal
All Other Depts of Secretariat.

Copy to:-

Private Secretary to Chief Secretary, Chennai-9
The Secretary-II to Chief Minister, Chennai-9
Private Secretary to Secretary,
Housing & Urban Development Deptt, Chennai-9
The Spl.P.A. to Minister(Housing & Urban Development)Deptt.
SF/SC

//FORWARDED/BY ORDER//

T. Kalaivani
25/3/2003
SECTION OFFICER

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ANNEXURE-I TO G.O.Ms.NO.49 DATED 24-03-2003

Consolidated list of taluks and villages which actually lie in hill areas.

District	Names of taluks	Names of villages
1. Nilgiris	Gudalur	All villages
	Udhagamandalam	All villages
	Coonoor	All villages
	Kotagiri	All villages
2. Coimbatore	Coimbatore South	1. Narasipuram
		2. Vellimalaipattinam
		3. Devarayapuram
		4. Kallickanaickenpalayam
		5. Ikkaraiboluvapatti
		6. Mathuvarayapuram
		7. Alandurai
		8. Booluvapatti
		9. Thenkarai
		10. Mathampatti
		11. Theethipalayam
		12. Perurchettipalayam
		13. Sundakkamuthur
		14. Ettimadai
		15. Mavuthampatti
		16. Thondamuthur
	Coimbatore North	1. Naickenpalayam
		2. Gudalur
		3. Narasimmanaickenpalayam
		4. Nanjundapurpam
		5. Chinnathadagam
		6. Veerapandi
		7. Somaiyampalayam
	Udumalpet	1. Valayapalayam
		2. Thali
		3. Jallipatti
		4. Linkamavur
		5. Venkittapuram
		6. Manupatti
		7. Kallapuram

p.t.o.

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District	Names of taluks	Names of villages
2. Coimbatore	Mettupalayam	1. Tholampalayam
		2. Velliyankadu
		3. Thekkampatty
		4. Odanthurai
		5. Nellithurai
		6. Cheickkathasampalayam
		7. Sirumugai
	Pollachi	1. Periyapodu
		2. Vettaikaranpudur
		3. Kaliyapurama
		4. Kottoor
		5. Angalakurichi
		6. Thoraiyur
		7. Jallipatty
		8. Arthanaripalayam
	Valparai	1. Anamalai Hills village (entire taluk)
3. Dindigul	Kodaikanal	All villages
	Dindigul	1. Sirumalai
		2. Adalur
		3. Pandiramalai
		4. Thonimalai
		5. Manalur
		6. Godalvavi
		7. Chatrapatti
		8. Paraipatti
		9. Ayyampalayam
		10. Narasingapuram
		11. Kasavanampatti
		12. Sirangadu
	Palani (Now Eddanchattiram taluk)	1. Vadagadu

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ANNEXURE II TO

G.O.MS.NO.49 DATED 24-03-2003

ACTIVITIES WHICH REQUIRE PRIOR CLEARANCE OF THE AUTHORITY.

.....

1. Agriculture

   a) Projects for the restructuring of hill slopes

   b) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes

   c) Water-management projects for agriculture

   d) Initial afforestation where this may lead to adverse ecological changes

   e) Land reclamation for the purpose of conversion to another type of land use.

   f) Poultry-rearing installations

   g) Pig-rearing installations

   h) Plantations

   i) Agro-forestry, tree cropping and orchards

2. Extractive Industry

   a) Deep drillings with the exception of drillings for investigating the stability of the soil and in particular:

      --- geothermal drilling

      --- drilling for the storage of nuclear waste material

      --- drilling for water supplies.

   b) Extraction of minerals other than metalliferous and energy-producing minerals, such as lime-

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stone, marble sand, gravel, shale, salt, phosphates and potash

c) Extraction of coal and lignite by underground mining.

d) Extraction of coal and lignite by open-case mining

e) Extraction of petroleum

f) Extraction of natural gas

g) Extraction of Ores

h) Extraction of bituminous shale, peat and moss

i) Exrtraction of minerals other than metalliferous and energy-producing minerals by open-cast mining, including extraction of gypsum, fire clay etc.

j) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.

k) Coke Ovens (dry coal distillation)

l) Installations for the manufacture of cement refractories.

3) Energy Industry

a) Industrial installations for the production of electricity steam and hot water.

b) Industrial installations for carrying gas, steam and hot water, transmission of electrical

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energy by overhead cables.

c) Surface storage of natural gas

d) Underground storage of combustible gases

e) Surface storage of fossil fuels

f) Industrial briquetting of coal and lignite

g) Installations for the production or enrichment of nuclear fuels

h) Installations for the reprocessing or irradiated nuclear fuels.

i) Installations for the collection and processing of radioactive waste

j) Installations for hydro-electric energy production

4. Processing of metals

a) Iron and steel works, including foundries, forges, drawing plants and rolling mills (unless included in Annexure-I)

b) Installations for the production, including smelting, refining, drawing and rolling of non-ferrous metals, excluding precious metals

c) Pressing, drawing and stamping of large castings

d) Surface treatment and coating of metals

e) Boiler making, manufacture of reservoirs, tanks and other sheet-metal containers.

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f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines

g) Installations for the construction and repair of aircraft

h) Manufacture of railway equipment

i) Swaging of explosives

j) Installations for the roasting and sintering of metallic ores.

5. **Manufacture of glass, ceramics**

6. Chemical Industry

a) Treatment of intermediate products and production of chemicals.

b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.

c) Storage facilities for petroleum petrochemical and chemical products.

7. Food Industry

a) Manufacture of Vegetable and animal oils and fats

b) Packing and canning of animal and vegetable products

c) Manufacture of dairy products

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d) Brewing and malting.

e) Confectionery and syrup manufacture

f) Installations for the slaughter of animals

g) Industrial starch manufacturing installations

h) Fish-meal and fish-oil factories

i) Sugar factories

8. **Textile, leather, wood and paper industries**

a) Wool scouring, degreasing and bleaching factories

b) Manufacture of fibre board, particle board and plywood.

c) Manufacture of pulp, paper and board.

d) Fibre-dyeing factories.

e) Cellulose-processing and production installations.

f) Tannery and leather-dressing factories

g) Wood based chemicals extraction including aromatics and tannins

9. Rubber Industry

a) Manufacture and treatment of elastomer-based products

10. Electronic Industry

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a) Manufacture and refining of basic semi-conductor materials

b) Manufacture of semi-conductor components

c) Manufacture of electrolytic and other capacitors

d) Manufacture of electronic components other than pure assembly materials procured.

11. **Infrastructure projects**

a) Industrial-estate development projects

b) Urban-development projects

c) Cable-cars

d) Construction of National Highways, State Highways, major district roads and minor roads and railway lines and airports

e) Canalization and flood-relief works

f) Dams and other installations designed to hold water or store it on a long-term basis.

g) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport.

h) Oil and gas pipeline installations

i) Installation of long-distance aqueducts

j) Beating

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12. Other projects

a) Holiday villages, hotel and resort complexes, hostels and restaurants of more then 300 sq.m.

b) Racing and test tracks for cars and motorcycles

c) Installations for the disposal of industrial and domestic waste (unless included in Annexure-I)

d) Waste water treatment plants

e) Sludge-deposition sites

f) Storage of scrap iron

g) Test benches for engines, turbines, rocket motors or reactors

h) Manufacture of artificial mineral fibres

i) Manufacture, packing, leading or placing in catridges of gunpowder and explosives

j) Knackers' yards, bone meal plants, gelatin plants, etc.

k) Housing estates buildings of more than ground and first floor, buildings housing more than two families, commercial and office buildings of more than 300 sq.m. area. industrial sheds and buildings.

.. End ..

LAL RAWNA SAILO
SECRETARY TO GOVERNMENT.

/ TRUE COPY /

T. Kaltwiseel
25/3/2003
SECTION OFFICER.

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K. SELLAMUTHU, I.A.S.,
Collector of the Nilgiris.

Collector's office,
Udhagamandalam – 643 001

Tel: Off : 0423 – 2442344
Res : 0423 - 2442233
Fax: 0423 – 2443971

D.O.Rc.No.1543/02 CR4 dated 07.05.2003

Dear Sir,

Sub: Information Technology – Base Trans receiver STATION TOWERS – Installation permission Requested by reliance Infocom Limited – Regarding.

Ref: 1. G.O.Ms.No.302 H&UD (UD.4.2) Department dated 12.12.2002.

2. G.O.Ms.No.177 Municipal Administration & Water Supply (MA-1) Department, dated 17.12.2002.

The Reliance Infocom Limited has applied for their proposed construction of Base Trans Receiver Station towers and installation of rooms in two places at T.S.No.1672/2A2, 1672/2A1B and 4922/1 in Udhagamandalam Municipal area through the Udhagamandalam Municipality. The Reliance Infocom. Limited, requested for installation of their BTS Towers which have the height of more than 7.00 Meters, violating rule 11(3) of the Hill area building rules 1993 and Development control rules of Udhagamandalam master plan. G.O.Ms.No.302 Housing and Urban Development (UD 4.2) Department dated 12.12.2002 states that the installation of Base trans receiver station towers shall be permitted in all the land use zones in the master plan.

The relaxation has been given by the Government only pertaining to G.O.Ms.No.1730 RD & LA Department, dated 24.7.74 which governs master plan land use regulation which excludes the Hill Stations. The above said Government Order does not provide any relaxation to development control rules in Master plan of Udhagamandalam, Coonoor and Kotagiri local planning areas. It is necessary to obtain relaxation of development control rules of Hill Station from the Housing and Urban Development Department.

G.O.Ms.No.177, Municipal Administration and Water Supply (MA-1) Department dated 17.12.2002 states about the exemption granted for District Municipalities Building rules 1972, Multistoried and public building rules 1973. The Government order has not provided for any relaxation to the Tamil Nadu District Municipalities Hill Station building rules, 1993. The relaxation is necessary for Hill Station Building Rules, 1993 from the Municipal Administration and Water Supply Department.

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In order to give clearance for Base Transmit towers in Hill area, Municipal Administration and Water Supply Department and Housing and Urban Development Department may be moved for relaxing the respective rules as stated above.

Warm Regards,

Yours sincerely,

(K.SELLAMUTHU)

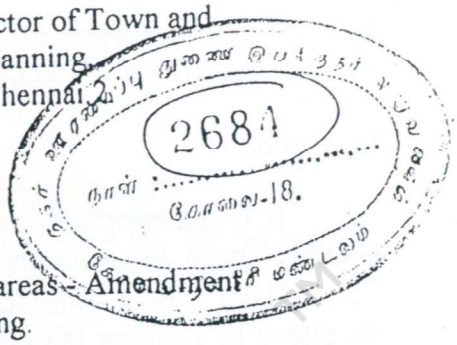
To

Thiru VIVEK HARINARAYANAN, I.A.S.
Secretary to Government,
Information Technology Department,
Fort St.George,
Chennai 600 009.

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திரவம் 3285/02/4

Office of the Director of Town and
Country Planning,
807 Anna Salai, Chennai 2.



Roc.No.22043/02HSBA

Dated: 29.8.2003

Sub: HACA - Notifying only those villages coming under hill areas - Amendment G.O. issued - Clarification sought - Details sent - Regarding.

Ref: From the Regional Deputy Director (incharge), Coimbatore region, letter Roc.No. 3285/2002 CR4 dated 24.7.2003.

With reference to the clarifications and orders of the Government sought in the reference cited, the following instructions are sent.

1. Request of the Regional Deputy Director:

Suitable orders enabling the local body itself to issue permissions for residential buildings of plinth area more than 250 sq. m. and below 300 sq. m. Orders are requested for the local bodies covered under the G.O.Ms.No.49 Housing and Urban Development Department, dated 24.3.2003 and for those local bodies covered under G.O.Ms.No.151, Municipal Administration and Water Supply Department dated 20.8.98.

This office instruction:

In the G.O.Ms.No.49, Housing and Urban Development Department, dated 24.3.2003, housing estate buildings of more than Ground and First floor, buildings housing more than two families require prior clearance of Hill Area Conservation Authority (HACA). The town panchayats covered as hill stations as per the G.O.Ms.No.151, Municipal Administration and Water Supply Department dated 20.8.98 have also been covered as hill areas and brought under HACA as per the G.O.Ms.No.49, Housing and Urban Development Department dated 24.3.2003 except for Manimutharu of Tirunelveli District. Therefore, if it is felt essential to amend the G.O.Ms.No.49, Housing and Urban Development Department, dated 24.3.2003 so as to enable the local bodies to issue permission for residential buildings of plinth area less than 300 sq. m., you may send necessary proposal to this office along with the specific remarks of the Collector, Coimbatore District for placing the same before HACA for its decision.

2. Request of the Regional Deputy Director:

New G.O. has to be issued enabling to apply the provisions of Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993 in the villages identified and notified as hill area under the purview of HACA in the G.O.Ms.No.49, Housing and

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Urban Development Department, dated 24.3.2003 for which the provisions of the Tamil Nadu District Municipalities Building Rules, 1972 have already been extended.

Instruction:

It is not necessary as such to bring all the villages notified as hill area in the G.O.Ms.No.49, Housing and Urban Development Department, dated 24.3.2003 under Tamil Nadu District Municipalities (Hill Stations)Building Rules 1993. If it is felt necessary to regulate the developments as per the Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993, necessary proposals may be sent through the District Collector along with his specific remarks for the necessity for the same.

3. Request of the Regional Deputy Director (incharge)

Whether the appeal petition requesting permission relating to all buildings of more than 300 sq. m. plinth area in the hill areas notified to be brought under HACA have to be forwarded to District Collector or to HACA

Instruction:

The activities mentioned in the G.O.Ms.No.49, Housing and Urban Development Department, dated 24.3.2003, for which necessary prior clearance of HACA is required only may be forwarded to the HACA through District Collector with remarks of the relevant departments as indicated in the Government letter no. 5834/UD2.2/2001-2, dated 1.3.2002 (copy of the letter has already been communicated to you).

4. Request of the Regional Deputy Director (incharge)

Whether the application received from the local bodies comprising the hill areas have to be forwarded to the HACA by the Regional office or by the concerned Local Planning Authority (LPA).

Instruction:

If the local body is constituent of any composite LPA, the applications may be forwarded to HACA by concerned composite LPA and in case of others, the applications may be forwarded by the Regional office.

for Director of Town and Country Planning

To
Regional Deputy Director (incharge)
Coimbatore Region,
Coimbatore.

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4 JUN 2007

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30240/06

To be published in an Extra-Ordinary Tamil Nadu Government Gazette Dated.31.05.2007

ABSTRACT

COMMITTEE – The Nilgiris District- Constitution of District Level Architectural and Aesthetics Aspects Committee – Orders – Issued.

MUNICIPAL ADMINSITRATION AND WATER SUPPLY (MA 1) DEPARTMENT

G.O.(Ms).No.74 Dated. 31.05.2007

READ:

1. G.O.(Ms).No.205, Municipal Administration and Water Supply Department, dated.2.9.1996.
2. G.O.(D).No.106, Municipal Administration and Water Supply Department, dated.1.3.2004.
3. From the Collector of Nilgiris, Letter Roc. No. D7 / 30240 / 2006, dated.10.2.2007, 7.5.2007 and 28.5.2007.
4. From the Director of Town and Country Planning Letter No.31797/02-HSBA dated.16.5.2007.

ORDER

In the Government Order first read above, orders have been issued delegating the powers vested with the Government under sections 217-D, 217-E and 217-F of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920) to the Collectors of the Nilgiris, Salem and Dindigul districts. In the Government Order second read above, the Government have reconstituted the AAA Committee for the Nilgiris District, the term of which has expired and therefore the District Collector of The Nilgiris in his letter third read above, has requested the Government to reconstitute the said Committee. The Government after careful examination have decided to reconstitute the Committee in respect of the Nilgiris District from the date of publication of the Notification.

2. The appended Notification will be published in the Tamil Nadu Government Gazette. Extraordinary, dated the 31st May, 2007.

(BY ORDER OF THE GOVERNOR)

K. DEENABANDU,
SECRETARY TO GOVERNMENT.

To

The Works Manager, (By Special Messenger)
Government Central Press, Chennai 79 (for publication of Notification in the Tamil Nadu Government Gazette Extraordinary and to send five copies to Government.)

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APPENDIX

NOTIFICATION

In exercise of the powers conferred by clause (a) of sub-section (3) of Section 217-P of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V (1920), the Governor of Tamil Nadu hereby constitutes for The Nilgiris district, the Committee for Architectural and Aesthetic Aspects for all the hill stations in that district with the following persons:-

Additional Collector (Development) or where there is no Additional Collector, the District Revenue officer The Nilgiris District. ... Chairman

Regional Deputy Director of Town and Country Planning, Coimbatore. ... Convenor

Official Members

(1) Regional Director of Municipal Administration, Tiruppur. ... Member

(2) District Forest Officer, North Division, Udhagamandalam. ... Member

(3) Executive Engineer (Buildings), Public Works Department, Udhagamandalam. ... Member

(4) Deputy Director of Geology and Mining, Coonoor ... Member

(5) Assistant Environmental Engineer Tamil Nadu Pollution Control Board, Udhagamandalam. ... Member

(6) Commissioner Udhagamandalam Municipality Udhagamandalam. ... Member

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(7) Commissioner, ... Member
Coonoor Municipality,
Coonoor.

(8) District Revenue Officer, ... Member
Udhagamandalam.

(9) Assistant Director of Town Panchayats, ... Member
Udhagamandalam.

(10) Assistant Director of Panchayats, ... Member
Udhagamandalam.

(11) Executive Engineer, ... Member
(Agricultural Engineering),
Udhagamandalam.

(12) Tourist Officer, ... Member
Tourism Department,
Udhagamandalam.

Non Official Members

(1) Thiru.B. Gobalan, ... Member
Member of Legislative Assembly,
Udhagamandalam.

(2) Thiru.A. Soundarapandian, ... Member
Member of Legislative Assembly,
Coonoor.

(3) Thiru.R. Rajendran, ... Member
MunicipalChairman,
Udhagamandalam Muncipality.

(4) Thiru.M. Ramasamy, ... Member
Municipal Chairman
Coonoor Municipality.

(5) Dr. Tarun Chhabra, ... Member
Dentist,
Committee Member,
Nilgiris Wildlife & Environment
Association, Udhagamandalam.

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... Member

(6) Tmt. Geetha Srinivasan,
Vice President
Nilgiris Wildlife and Environment
Association, Udhagamandalam.

2. The term of the above non-official members will be two years from the date of publication of this notification in the Tamil Nadu Government Gazette.

K. DEENABANDU,
SECRETARY TO GOVERNMENT.

/TRUE COPY/

31.5.07

SECTION OFFICER.

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Section Officer
M. A. & W. S. Department
Secretariat, Chennai 600 009

KOTAGIRI MASTER PLAN(REVIEWED)

PROPOSED LAND USE - 2021

NO.9 NEDUGULA

NO.14 NADUHATTI

NO.10 KONAKKARAI

NO.13 KOTAGIRI VILLAGE (PART)

To Kanuvakkarai

To Mettupalayam

Ooty 23 Km

LEGEND:

LOCAL PLANNING AREA BOUNDARY	
VILLAGE BOUNDARY	
EXISTING ROADS	
WATER BODIES	

		EXISTING	PROPOSED
PRIMARY RESIDENTIAL ZONE	- PR1 TO PR19		
MULTI USE ZONE	- MUZ1 TO MUZ16		
INDUSTRIAL ZONE	- I1 TO I19		
RESERVED FOREST	- RF1 TO RF9		
WOODED AREA	- WA1 TO WA6		
PRIMARY VEGITATIVE ZONE	- PVZ1 TO PVZ3		
AGRICULTURE, TEA ESTATE & BURIAL GROUND			

PROJECT PROPOSALS:

- WIDENING & STRENGTHENING OF EX. ROADS
- PROPOSED PARK WITH ARTIFICIAL FOUNTAIN
- EXPANSION & IMPROVEMENT OF EX. BUS STAND (BS)
- PRO. ROAD JUNCTION IMPROVEMENT
- SLUM PATHWAY IMPROVEMENT
- PRO. PARKING LOT
- PRO. CULVERTS

SUBMISSION FORREVIEW APPROVAL UNDER SECTION 28OF TOWN AND COUNTRY PLANNING ACT 1971

MEMBER SECRETARY EXECUTIVE AUTHORITY KOTAGIRI TOWN PANCHAYAT	DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (I/C) COIMBATORE REGION
ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING, MASTER PLAN DIVISION	ADDL DIRECTOR (I/C)/~~JOINT DIRECTOR~~ OF TOWN AND COUNTRY PLANNING

DIRECTOR OF TOWN & COUNTRY PLANNING
CHENNAI

For SECRETARY TO GOVERNMENT
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TAMILNADU

N

SCALE: 1 INCH = 660 FEET
LINEAR SCALE
0 80 160 240 320 400 480 560 640 720 880 METER
0 660 1320 1980 2640 FEET

AREA: SCALE
1.00
1.00 HECT
ACRE

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMILNADU

DTCP

KOTAGIRI LOCAL PLANNING AREA

Veritate TM