COMMISSIONER
1 JUL 2008

Copy of

ABSTRACT

New Town Development Plan – Salem Steel Plant New Town Development Plan – Consent of the Government to the publication of a notice of the preparation of the New Town Development Plan – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.Ms.No. 165 Dated: 13.7.06

READ:

1. G.O.Ms.No.513, Housing and Urban Development Department, Dated 24.6.1982.
2. G.O.Ms.No.63, Housing and Urban Development Department, dated 28.1.1988.
3. G.O.Ms.No.110, Housing and Urban Development Department dated 6.3.2000.

READ ALSO:

From the Director of Town and Country Planning
Letter Roc.No.2240/2003 MP 3 dated 27.2.2006.

======

ORDER:

In the Government Order first read above, notification has been issued under section 10(1) (c) of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) declaring the intention of the Government to declare the Salem Steel Plant area as the New Town.

2. In the Government Order second read above, the Government have issued orders confirming the Salem Steel Plant area as the Salem Steel Plant New Town area under section 10(4) of the said Act. In the Government order third read above, orders have been issued to constitute the Salem Steel Plant New Town Development Authority under section 11 (1) of said Act and also for appointment of members to the said Authority under section 11 (4) of the said Act.

3. The Director of Town and Country Planning in his letter fourth read above, has stated that the Salem Steel Plant New Town Development Authority has prepared a draft New Town Development Plan for the Salem Steel Plant New Town area after taking into account of all the latest developments and also further requirements. The Director of Town and Country Planning has, therefore, requested the Government to accord consent under section 24(2) of the said Act, to the draft New Town Development Plan for the Salem Steel Plant New Town Area.

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4. In exercise of the powers conferred by 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 Salem Steel Plant New Town Development Authority to the publication of a notice under section 26 of the said Act, of the preparation of the New Town Development Plan for the Salem Steel Plant New Town Area.

5. The draft New Town Development Plan for the Salem Steel Plant New Town Area, as consented to by the Government, under sub-section (2) of section 24 of the said Act is returned to the Director of Town and Country Planning and he is requested to acknowledge its receipt. The Director of Town and Country Planning is requested to ensure that the various requirements specified in the said Act and in the New Town Development Plan (Preparation, Publication and Sanction) Rules are strictly adhered to by the Salem Steel Plan Local Planning Authority before the New Town Development Plan is resubmitted to the Government, for their approval under section 28 of the said Act.

(BY ORDER OF THE GOVERNOR)

R.SELLAMUTHU
SECRETARY TO GOVERNMENT

To,
The Director of Town and Country Planning, Chennai-2
Regional Deputy Director of Salem Region, Salem,
The Chennai Municipal Administration, Chennai-5
The Chairman / Collector, Salem Steel Plant,
New Town Development Authority, Salem.
Copy to
The Law Department, Chennia-9
SF/SC.

//Forwarded by Order//

SECTION OFFICER.

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SALEM STEEL PLANT
NEW TOWN DEVELOPMENT PLAN

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ALEM STEEL PLANT NEW TOWN DEVELOPMENT AUTHORITY
lem District.

D T C P

Salem Region,
DIRECTORATE OF
TOWN AND COUNTRY PLANNING,
Government of Tamilnadu.

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Reference No.

New Town Development authority: 14/2009/SSPNTDA

~~Salem Region: 1086/2002-SR-3~~

Directorate of Town and Country Planning:

SALEM STEEL PLANT NEW TOWN DEVELOPMENT PLAN

(Approved in Resolution No. Dt. of the Salem Steel Plant New Town Development Authority.)

Consented in G.O.Ms. No. 165 H & U.D. Department. dt: 13.7.2006.

Member Secretary,
Salem Steel Plant
New Town Development Authority.

Regional Deputy Director of
Town and Country Planning,
Salem.

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

Joint Director of Town and
Country Planning.

Deputy Director of Town and Country Planning.

Director of Town and Country Planning.

Commissioner and Secretary to Government,
Housing and Urban Development Department,
Government of Tamil Nadu.

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ANNEXURE - A

CERTIFICATE

1) The New Town Development Plan 7 copies (Authenticated in the reports and maps included therein) of the Salem Steel Plant New Town Development Authority is submitted to Govt. for consent under section 24 of Town and Country Planning Act 1971.

2) A check list certificate from Regional Deputy Director in Annexure-B is enclosed herewith.

1.2.06

Member Secretary/Assistant Director,
Salem Steel Plant New Town
Development Authority, Salem.

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ANNEXURE - B

CERTIFICATE

Certified that:-

1) The boundary of the New Town Development Plan has been marked in Red line in the plan and the area correspond to the Planning Area is verified.

2) The Report and all the maps have been authenticated.

3) The categorisation in report, map and the

   (i) Categorisation in Zoning Regulation are tallied and found correct.

   (ii) The S.F. Nos. and boundary description have been specified corresponding to the delineation made in the corresponding maps for Zoning and Development Control Regulations and designated uses are tallied.

4) All the procedures prescribed in New Town Development Plan (Preparation Publication and Sanction Rules) has been duly followed.

Member Secretary/Assistant Director,
Salem Steel Plant New Town
Development Authority, Salem.

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அட்டவணைச் சான்று

சேலம் இரும்பாலை புதுநகர் வளர்ச்சித் திட்டப்பகுதிக்கான அறிக்கை வரைபடம் மற்றும் அட்டவணை, தற்கால வளர்ச்சி, தேவையின் அடைப்படையிலும், நகர் ஊரமைப்பு ஆணையரது சுற்றறிக்கை மற்றும் அறிவுரைகளின் அடிப்படையிலும் தயாரித்த அட்டவணையிலுள்ள நில அளவை எண்கள் நில உபயோகம் வாரியாக சரிபார்க்கப்பட்டும் திட்ட அறிக்கை சரிபார்க்கப்பட்டுள்ளது எனச் சான்றளிக்கப் படுகிறது.

1.2.06

உறுப்பினர் செயலர்/உதவி இயக்குநர்,
சேலம் இரும்பாலை புதுநகர் வளர்ச்சிக் குழுமம்,
சேலம்.

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ANNEXURE-C
CHECK LIST

1.	Name of New Town Development Area.	:	Salem Steel Plant New Town Development Authority.
2.	Letter and date of proposals of Regional Deputy Director	:	
3.	Letter and date of proposals submitted to Government.	:	
4.	G.O. and date of Notification under section 10(1) in Gazette	:	G.O.Ms.No.513 H & UD Dept. dt.24.06.1982.
5.	G.O. and date of notification under section 10(4) in Gazette.	:	G.O.Ms.No.63 H & UD Dept., dated 28.1.1988.
6.	G.O. and date of constitution under section 11(1) or 11(3).	:	G.O.Ms.No.110 H & UD Dept. dated 6.3.2000.
7.	Date of adoption of LPA Map (or) extension of time granted under rule-3.	:	
8.	Extension of time granted by the Govt. under rule-4.	:	
9.	Letter and date of submission of Master Plan by the authority and its resolution under rule-5.	:	
10.	Letter and date of submission of Master Plan by Regional Deputy Director.	:	Roc.No.1086/2002-SR-3.
11.	Date of submission or resubmission of plan to Govt.	:	--
12.	Government letter returning the plan under section 24(1).	:	--
13.	G.O. and date of grant of consent by the Govt. under section 24(2).	:	No: 165 H 9 UD dt: 13.07.2006.
14.	Date of Notification in Tamil Nadu: Govt. Gazette under section 26(1) by authority.		- TNGG No: 49 Part VI, Section 1, Page No: 388 dt: 17.12.2008

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15.	Date of notification in District Gazette within 15 days under rule 7(1) and rule 15.	:	-- Salem District Gazette no: 2 dt: 21.06.2009.
16.	Letter and date of receipt of objections and suggestions from the authority and Regional Deputy Director.	:	-- —
17.	Letter and date of advice on objections and suggestions furnished by the Director of Town & country Planning under rule-8.	:	-- —
18.	Date of resolution of the authority undertaking the plan	:	-- —
19.	Date of submission of plan to Govt. for final approval under section (28).	:	-- —
20.	G.O. and date of approval of plan by Govt. under section 28 and rule 11.	:	— —
21.	Date of notification of approval of Plan in Tamil Nadu Govt. Gazette under section 30 and under rule 12.	:	-- —
22.	Date of notification in District Gazette under rule 15.	:	-- —

Regional Deputy Director of
Town and Country Planning,
Salem.

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SALEM STEEL PLANT NEW TOWN DEVELOPMENT PLAN

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SALEM STEEL PLANT NEW TOWN DEVELOPMENT PLAN

INTRODUCTION

1) The long felt need of the Tamil Nadu to have a Steel Plant to utilize the iron ore deposits at the Kanjamalai area has been satisfied and the Salem Steel Plant construction works have been commenced from 1970. The project site is located at about 16km. to the west of Salem Town. The large industrial complex is emerging from this virgin soil with Kanjamalai forming as a pincturesque back drop.

2) The lessons learnt from New Town Development in the State such as Neyveli Mining areas in Cuddalore District and BHEL at Thiruverambur in Thiruchirappalli District necessiate that the planned developments within the project area alone will not be sufficient. Haphazard growths will take place at a faster rate in the adjacent areas of the project. If the developments in these areas are not tackled properly, then these will become slums and will be eye-sore within a very short period. So it is imperative that the area around the steel plant and the project area should be properly developed and controlled in a co-ordinated manner. An area should be delineated for this purpose and this area is designed as New Town Area and the authority incharge of control of developments will be New Town Development Authority as contemplated in Town and Country Planning Act 1971. This New Town Area may be decided based upon the following criterias.

a) The land required by the project authorities.

b) The potential areas in the immediate vicinities.

Where the haphazard developments are likely to occur, taking into consideration the working population and the supporting population of the project.

3) At present the Steel Plant authorities have taken possession of parts of areas from 21 villages and from a Town Panchayat only. Hence requirements of additional areas can be taken from these villages itself. To decide the surrounding areas which have development potential to meet the demand for housing and other allied facilities required by the working force, the rehabilitation areas and housing board's proposals in this area for constructing the

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housing schemes and taken into account. It is also necessary that the area delineated should be compact to have effective control.

4) The New Town Development Plan is a directive document intended to guide the urban development of newly created town and its environs in an orderly manner. It is a suggestive broad land use plan with a suitable transportation network. It is prepared based on the existing trend of development of the New Town and its environs to meet the needs of its future population. Section 18 of Town and Country Planning Act 1971, provides for preparation of New Town Development Plan.

5) Accordingly the New Town Development Plan prepared for Steel Plant New Town Area, provides for long term and short term goals of achieving a healthy safety and convenient lighting environment for the people. It provides guidelines for action by different agencies such as Govt., Local Planning Authority, Local Bodies, private institutions and individuals.

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CHAPTER - I

EXISTING FEATURES

Location

1.01 The Salem Steel Plant Project site is located at about 16km.to the West of Salem Town. It is located at 11°35′ of North latitude and 78°0′ of East longitude. The site lies to the South of Salem-Tharamangalam road and North of Salem-Elampillai road and at the foot of hill of Kanjamalai. The project site is well connected by both road and rail in the adjoining areas. A 200′ wide road running along the South of the Salem-Tharamangalam road connects the site with NH7. A broad gauge line connects the site with the Salem junction.

Soil

1.02 By virtue of the New Town Development Area covered by Salem Local Planning Area on the three sides, the Steel Plant site and its environs are covered by chorkonite rock. The soil in this area generally black clay mixed or black loam and black sand mixed or loamy. The black or Regar loam is considered as most fertile. It absorbs moisture from the atmosphere and retains it.

climate

1.03 The climate in this area is pleasant except during summer. The seasons for this area can be divided as follows.

1) Summer : March, April, & May.
2) South west Monsoon period : June, July & August.
3) North east Monsoon period : September, October & November.
4) Winter seasons : December, January & February.

1.04 During summer season it is hot. The heat declaines to some extent on the out brain of the South west monsoon. During winter period, the climate is chill but enjoyable.

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Rainfall

1.05 The Steel Plant New Town Development Area gets its rainfall from North east monsoon. The average rainfall is 920mm.

Temperature

1.06. The maximum and minimum temperatures are 39.8° C and 20.4° C respectively. Highest temperatures are generally recorded during the month of March, April & May. Hot temperature prevail during the day from 09.00 to 17.30 hours. After 17.30 hours it is exposed to the pleasant and moderate temperature.

Minerals

1.07 The environs of Salem contain large deposits of minerals whose exploitation is in the initial stages. Some of the principal minerals found around Salem are given below:-

Iron Ore

1.08 Iron-ore deposits are very extensive in Kanjamalai and Gadumalai areas. The magnesite quartsite available in Kanjamalai is a course trained type and occurs three separate bands encircling the hill at different altitudes. The reserves of the first land above has been estimated at 100 million tones upto ground level and that at the second and third bands at 75 million tones. The reserves of the Godumalai is estimated at 60 million tones. On the initiative of Govt.of India, Dastur and Company had prepared a report on the possibility of manufacturing high grade steel using the local ore. But due to economy in production the local ore is not used in Salem Steel Plant. The steel plant near Kanjamalai is no functioning with raw materials brought from North and even silver articles manufacturing and coins minting are done at Salem Steel Plant.

History of the Salem Steel Plant

1.09. The history of Steel making in Salem dates back to the 19th century and the credit of making Salem famous for it goes to Arunachala asari, a local entrepreneur. His products, table

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knives and hog-spears were the most sought after implements during the second half of the century. These items were made out of the iron extracted from Kanjamalai ores using traditional techniques. However, it was Josaiah Marshall Heath of Madras Civil Service of the East India Company, who pioneered prospecting of iron ores on large scale using modern methods in the peninsular India.

1.10 Josiah Heath, a Commercial resident in Salem between 1818 and 1826, after resigning from Civil Service, put up a pilot plant. Porto Novo Iron Works, in 1830 in South Arcod District of Madras Presidency. Porto Novo, called Parangipettai, is now in Cuddalore District of Tamil Nadu. The plant was converted into Porto Novo Steel & Iorn Company Ltd., in 1833, the first shore-based iron and steel works in Asia. This company had put up another works at Poolampatti in Salem District in 1847. Plagued by financial failures, the Company was taken over by East India Iron Company incorporated in London in 1853. It had established works in 1854 at Thiruvannamalai in North Arcod District and at Beypore in Malabar District. Both worked upto 1867. While the Poolampatti works were closed in 1858, the Porto Novo works were shut in 1866 and the Company liquidated in 1874, Josiah sourced the ores from Salem, Kanjamalai hills.

1.11 The finalised product of Heath's works was pig iron which was rated the best in England for steel making. The steel made of 'Salem Pig Iron' was used for the construction of Britannia Tubular Bridge and the suspension bridge across the Menai Straits of the Great Britain. These structures stand testimony even today to the 19th century marvellous legacy of Salem.

1.12 The 19th century dream of the people of Salem District for a steel plant took a rebirth in the 20th century. A steel plant did come up, neither at Porto Novo, nor at Poolampatty or Thiruvannamalai, but at Alagusamudram, in Salem District 5 kms. From the foot hills of Kanjamalai. The efforts still continue at the dawn of the 21st century to realize the dream of an integrated steel plant. This millennium souvenir presents a brief account as to how the 20th

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century Salem Steel Plant has taken shape and its progress from a green field site to a plant of international repute with its branded product. "Salem Stainless".

1.13 The search for a feasible option to put up a steel plant did not end there with Josiah Heath. Efforts continued and the first analysis of iron ore in Salem region was made by Sir Thomas Holland in his report of 1893. Dr. V.S. Duvey and C. Karunakaran also examined the Kanjamalai iron ore deposits for their report submitted in 1937-38 to the Government. M.S.Krishnan and M.K.N.Aiyengar published a study report in 1944 on iron ore deposits in Salem. However, no steel works could take off for want of metallurgical coking coal.

1.14 The hopes of steel making at Salem brightened after India attained Indepndence. A team of experts from the erstwhile East Germany, commissioned by the Govt. of Madras, reported in 1960 that Salem ore after adequate dressing and sintering was well suited for reduction in low-shaft furnaces using high temperature lignite coke from Neyveli. The Government of India (GOI) in 1964 commissioned MN Dastur & Company Pvt. Ltd., (Dasturco). Calcutta for preparation of a Detailed Project Report (DPR) for an integrated steel plant at Salem. Dasturco submitted its DPR on August 14, 1963 which envisaged a plant of 5,00,000 tonne capacity of liquid steel yielding 4,20,000 tonne of finished products at an estimated cost of Rs.95.5 crores. The product mix comprised rails, fish plates, medium and light structurals, wire roads, merchant products etc.

1.15 However, the GOI got Dasturco's DPR reviewed by the Japan Consulting Institute, Japan, which in March 1966 recommended a more economically feasible steel plant with a capacity of 2,50,000 tonnes. Meanwhile, the GOI decided to set up integrated steel plants at Salem, Visakhapatnam and Vijayanagar in terms of the announcement made in the Parliament on April 17, 1970. A Site Selection Committee was also constituted by the GOI in June 1970. The committee in its meeting held on August 21 and 22, 1970 after a visit to Salem recommended the site in Kanjamalai region of Salem District for the location of Salem Steel Plant, which was approved by the GOI in November 1970.

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1.16 The Govt. of Tamil Nadu commenced acquisition of land in August 1970, with 43.38 acres for the project inauguration. Later, on September 16, 1970, Smt. Indira Gandhi, Prime Minister, laid the foundation stone for the Salem Plant located at Alagusamudram on Salem – Taramangalam road. This was followed by acquisition of around 3973 acres including the lands at Yercaud, Kuchikaradu and Poolampatti, for plant, railway siding, layout colony, township and external water supply scheme.

1.17 Dasturco were appointed as Consultants on February 25,1971 to prepare a fresh techno-economic feasibility report. The report was submitted on December 10, 1971. The GOI after scrutiny of the report, decided on May 15, 1972, to set up an integrated special steels plant at Salem to produce 1,95, 000 tonnes of stainless, silicon and special steels flat products at an estimated cost of Rs.340 crores.

1.18 Two years after the foundtion for the unit was laid, Mohan Kumaramangalam, Minister for Steel and Mines, inaugurated the Project construction on June 13, 1972. On October 23, 1972, V. Subramaniam was appointed as the first Chief Executive, the Managing Director designate of SSI. The Company, Salem Steel Ltd., (SSI) was incorporated on October 25, 1972, with its registered office at 16, AVK Nagar. Alagapuram, Salem. In order to ensure early commissioning of the Project and to develop a commercial environment in the initial stages of operations itself, the GOI had decided to implement the Project in stages on the principle of Reverse Integration. With the formation of Steel Authority of India Ltd., (SAIL) as a holding company, on January 24, 1973, SSI became a subsidiary of SAIL. Meanwhile, work on construction of infrastructural facilities like roads, buildings, power and water supply systems had commenced.

1.19 Dasturco were appointed Consulting Engineers on September 28, 1973 by the Board of Directors of SAIL, for the preparation of DPR for the total Plant. They submitted the DPR on

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December 30, 1974, recommending an integrated steel plant of 2,20,000 tonnes of annual production capacity comprising stainless, electrical and special steels flat products.

1.20 On September 17, 1975, an Experts Committee scrutinized the DPR and submitted its report. Semi-Industrial tests were also conducted on Kanjamalai ore in May, 1976 at Largi of the erstwhile West Germany. The SAIL Board approved the proposal of the Experts Committee in January 31, 1977. The GOI also approved the DPR on March 13, 1977 and made the investment decision for the first stage of the Project at an estimated cost of Rs.126.81 crores, with an installed capacity of 32,000 tonnes per annum of cold rolled stainless steel coils and sheets. This signaled the commencement of project activities at site with the first stage of the project slated for completion by September 13, 1981. An agreement with Tamil Nadu Water Supply and Drainage(TWAD) Board was signed on March 13, 1977 for construction of external water supply system from the Cauvery.

1.21 Work on the CRM complex was inaugurated by KC Khanna, Chairman SAIL, on January 26, 1978. The same day, an agreement was signed with Peugot Loire (PL) of France for supply of information and technical services for cold rolling of stainless steel. Hindustan Steel Works Construction Ltd., (HSCL) was appointed the prime civil and structural engineering contractor on March 8, 1978. As the work progressed at site, the broad guage railway siding for the Plant from Salem Junction was opened on March 9, 1978.

1.22 With the passing of the Public Sector Iron & Steel Companies (Restructuring) and Miscellaneous Provisions Act, 1978. Salem Steel Limited ceased to be a subsidiary and merged with SAIL, to become its unit from May 1, 1978. The Plant obtained the Industrial Licence from GOI on December 28, 1978, for production of 1,95,000 tonnes of hot and cost rolled stainless, electrical, mild and special steels. With the funds being made available by the GOI, works at the Project site picked up momentum from 1977-78.

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1.23 As the work on establishing infrastructure inside the Project premises was going on, the office activities of Project Management were conducted from the Railway West Colony Office near Suramangalam Railway Junction. A Guest House was functioning from a rented premises in the State Bank Colony, Salem. When the Project office, the present Administration Building, and other office buildings were ready for occupation, all the departments gradually moved in by 1981.

1.24 Outside the hustle of the activities at Salem, the project/plant related jobs are done from its two liaison offices located in Chennai and New Delhi. These unit offices have been playing a vital role since the Project construction stage, by co-ordinating with the Governments at the Central and State levels and with other agencies associated with the Plant.

1.25 With the introduction of unit based marketing by SAIL, in 1994-95 SSP has gradually built its own marketing network and now has 12 marketing offices in Ahmedabad , Bangalore, Baroda, Culcutta, Chennai, Coimbatore, Hydrabad, Ludhiana, Mumbai, New Delhi, Pune and Salem. Earlier, marketing of SSP's products was done by the Central Marketing Organisation (CMO) of SAIL. By 1980, construction activities of the Salem Steel Project were in full swing. V.Subramaniam, the Managing Director, inaugurated the construction of Township on October 13, 1980. On May 23, 1981, Poolampatti Head water works was commissioned and water was pumped into SSP's balancing reservoir. The same month on 22nd, the works Receiving Sub-Station (WRSS) was energized. The Plant requires around 2 million gallons of water a day and 110 million units of electricity a year. And on September 13, 1981, the first stage of the project was commissioned on date, exactly, 54 months after clearance, Chairman SAIL, KC Khanna cut a ribbon at the Main Gate with the symbolic significance that the Salem Steel Project has become Salem Steel Plant. At the Sendzimir mill. AS Gill, the Secretary (Steel), pressed a button to commence the production. The oldest employee, AB Sundaram, Sr.Operater, fixed a dispatch slip on the first consignment of stainless steel coil and another veteran, P.Swamiappan,Driver, Flagged off the truck, carrying the first consignment.The Chairman congratulated all those

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connected with Salem Steel Plant for this achievement.As Gill said the very fact that Salem Steelmen could achieve a task well and in lime, was a guarantee for the future of the the Plant.

1.26 On September 25, 1981, almost a year after construction began at the Township, Pranab Kumar Mukherjee,Union Minister for Commerce, Steel and Mines, unveiled a plaque naming the Township as mohan Nager in honour of Mohan Kumaraamangalam who played a key role in the formation of Salem Steel, House allotment began in April 1982. The employees living in Salem town and suburban areas have moved into the Township. Today, Mohan Nagar has 832 dwelling units with all amenities.

1.27 A section of SSP's employees along with a small contingent of CISF also live in the quarters at Poolampatti Head Water Works, operating and maintaining the vital installation for water supply to the plant.

1.28 The 57th Police Station in Salem District was inaugurated near the Plant's main gate, on November 23, 1981. Since March 1, 1973, the Central Industrial Security Force (CISF) have been guarding the portals and vital installations of the Plant, including the Head Water Works at Poolampatti and Kuchikaradu. Their barracks were inaugurated on November 11, 1980. The CISF has a Fire Wing, started on August 13, 1990. Till 1981, the CISF was also looking after the security of the Township along with that of the Plant. From 1981, a private security organization, has been entrusted with the Township's security.

1.29 Narayan Dutt Tiwari, Union Minister for Industry, Steel and Mines, dedicated Salem Steel Plant to the nation on March 13, 1982. To mark the celebration, the Minister unveiled the stainless steel sculpture, "Form In Nature" erected at the road junction island between the Township and the Plant. The sculpture was designed by Prof.S.Kanniappan, Government College of Arts & Crafts, Madras and fabricated at SSP's Mechanical Repair Shop. Dedicating the Steel Plant to the nation, the Minister said he was doing so on behalf of the workers of Salem

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Steel Plant, who worked hard to raise the production and those who worked during the construction and erection and commissioned the Steel Plant, on schedule.

1.30 As the youngest member of the SAIL family, Salem Steel Plant hosted the 86the meeting of the Board of Directors of SAIL at Salem on May 12, 1982 and the 128th meeting on February 28, 1987. SSP trained its sights on export markets and made history on February 28, 1986, when three truckes carrying the first export consignment of nine Salem Stainless coils left the Plant Despatch Bay for the Port of Madras. It was part of a large export order to Japan and Australia. Today Salem Stainless has been exported to over 37 technologically advanced countries worldwide. The Plant also crossed yet another landmark when it exported over 21000 tonnes of hot rolled carbon steel coils as a single order to Canada, on November 14,1999. With the unflagging energy characteristic shown in the Plant's commissioning, the Salem Steel Collective was quick to utilize its capacity and exceeded 100000 tonnes of cumulative production of saleable steel in September 1987.

1.31 Having established the cold rolling and associated processing and finishing facilities for production of 32000 tonnes a year under Phase I, it was decided to enhave the cold rolling capacity to meet the increasing market demand. On April 9, 1988, the Union Minister for Steel and Mines, ML Fotedar inaugurated the Phase II expansion by laying the foundation stone for the second Cold Rolling Mill. Speaking on the occasion, Fotedar called the new mill a pace setter for the industrial development of the State which was the first in the South after independence to get the public sector steel plant. He said the full use of the installed capacity would go a long way in ushering socio-economic change in the area where Salem Steel has a significant role to play.

1.32 The second Sendzimir Mill was commissioned on March 26, 1991, six months ahead of schedule. The Governor of Tamil Nadu, Bhishma Narain Singh, inaugurated the Mill at a colourful function which was presided over by the Minister for Steel & Mines, Ashok Kumar Sen. The facility augmented SSP's cold rolling capacity to 70000 tonnes per annum.

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1.33 In order to promote ferritic stainless steel coinage in India and to diversity the product mix, a Blanking Line was established by SSP. Moosa Raza, Secretary, Ministry of Steel inaugurated the Blanking Line with a capacity of 3000 tonnes of coin blanks, on December 24, 1993. The Secretary, in his inaugural address, complimented the Salem Collective for commissioning the Blanking Line well within the schedule. Speaking on the performance of the Plant, Moosa Raza hailed Salem Steel as the only producer of quality stainless steel in the Country. Salem steel supplies blanks in 1 rupee, 50 paise and 25 paise denominations to the India Government Mints. The Plant also supplies strips for the blanking lines of the Mints.

1.34 In another gaint step towards Reverse Integration, over 14 years after commissioning of Stage-I, the hi-tech Hot Rolling Mill was inaugurated on November 3, 1995 by Minister of State for Steel, Santosh Mohan dev. The HRM has a capacity to produce 186000 tonnes of hot rolled carbon/stainless steel coils per annum.

1.35 Speaking on the occasion, the Minister said "I am sure that with the commissioning of this mill, Salem Steel Plant will contribute to the industrial development of this State and indeed to ths whole nation", KV Thanga Balu, Minister of State for Welfare, who was the guest of honour, said "I am happy that this state-of-the-art hot rolling facility is being established here for the first time in India". With the installation of HRM, SSP's product range has been widened to include hot rolled stainless and carbon steel coils, cold rolled stainless steel coils, sheets, blanks and circles.

New Town Development Area

1.36 The Government in its G.O.Ms.No.513 H&UD Dept., dated 24.6.1982 notified Salem Steel Plant New Town Development Area under section 10(1)(c) of the Tamil Nadu Town and Country Planning Act 1971 and subsequently amendment to the notification was issued by the Deputy Secretary, H&UD Dept., in the letter No.56318/UD IV(1)/82-6, dt.31.3.84 (Annexure I & II). Finally the Salem Steel Plant New Town Development Area was confirmed with the same area

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under section 10(4) of the Town and Country Planning Act 1971 in G.O.Ms.No.63 H& UD Dept., dated 28.1.1988. (Annexure III). The extent of the New Town Area is 103.85 sq.km. and its population is 73491 as per 1991 census.

1.37 The villages comprised in Salem Steel Plant New Town Development Area and its extent and population are given in Table No.1.01.

Table No.1.01
List of Villages included in Salem Steel Plant New Town Development Area with Population and Extent.

Sl. No.	Village No.	Village Name	Population in 1991	Extent in Hects.
1	2	3	4	5
I. Sankari Taluk				
Mahudanchavadi Panchayat Union				
1	66	Edanganasalai Town Panchayat	22379	2264.91.0
II. Omalur Taluk				
Taramangalam Panchayat Union				
2	96	Dasavilakku	10431	1948.03.5
3	99	Azhagusamudram	2381	248.84.0
4	131	Karukkalvadi	8256	902.70.5
III. Salem Taluk				
Veerapandi Panchayat Union				
5	2	Maramangalathupatti	8311	446.98.0
6	3	Mooduthurai	–	79.72.5
7	4	Kullanampatti	276	115.58.5
8	5	Karichipatti	–	233.57.5
9	6	Sithanurgollapatti	234	89.06.0
10	7	Ariyagoundampatti	1001	214.49.5
11	8	Laguvampatti	781	139.32.5
12	9	Murungapatti	2432	307.06.5
13	10	Pethampatti	1172	103.09.0
14	11	Naickenpatti	691	115.39.0
15	12	Thumbathulipatti	1048	212.29.5

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16	13	Nallampatti	952	182.80.0
17	14	Poomandapatti	–	102.89.0
18	15	Mallaravuthanpatti	92	70.02.0
19	84	Perumampatti	3677	247.99.5
20	221	Kanjamalai Reserved Forest	--	1809.81.0
IV. Salem Panchayat Union				
21	16	Sarcargollapatti	1911	107.01.0
22	17	Majragollapatti	3266	81.85.0
23	18	Vattamuthampatti	1171	90.15.0
24	19	Thirumalaigiri	3029	271.52.5
		Total	**73491**	**10385.13.0**

Source:Census Hand book 1991 for Population and Village maps for Extent.

1.38 Salem Steel Plant New Town Development Authority was constituted under section 11(1) of Town and Country Planning Act 1971 and under section 11(4) of the said Act Salem District Collector as Chairman and Assistant Director of Town and Country Planning in Salem Regional office as Member Secretary in G.O.Ms.No.110 H&UD Dept., (UD4-2) dt.6.3.2000 (Annexure.IV) and subsequently amendment to the notification was issued by the Secretary to Government H&UD Department in letter No. 31375/UD 4-2/2000-1 dated 5.9.2000 (Annexure.V).

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CHAPTER – II

POPULATION AND ITS CHARACTERISTICS

Population

2.01 The population of Salem Steel Plant New Town Development Area as per 1991 census is 73491. The growth of population of Salem Steel Plant New Town Development Area during the past four decades are shown in Table No.2.1.

Table No.2.01

Growth of Population since 1971

Sl. No.	Year	Population	Variation	% to decade variation
1.	1961	46978	–	–
2.	1971	53916	6938	14.77
3.	1981	61566	7650	14.18
4.	1991	73491	11925	19.37

Source: Census Publication.

Sex ratio

2.02 The sex ratio of New Town Development Area as per 1991 census is 868 females per 1000 males. The details of the sex ratio for the past four decades are given in Table No.2.02.

Table No.2.02

Sex Ratio 1961-1991

Sl.No.	Year	Male	Female	Sex ratio per 1000 males
1.	1961	24135	22843	946
2.	1971	28036	25880	923
3.	1981	32833	28733	875
4.	1991	39338	34153	868

Source: Census Publication.

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Density

2.03 As the actual population increases, the density will also be increased. The over all population density of Salem Steel Plant New Town Development Area is 708 persons/sq.km. as per 1991 population. Comparative figures of the density of State, District, Salem Local Planning Area and New Town Development Area are given in Table 2.03.

Table No.2.03

Density of Population – Comparative figure

Sl.No.	Year	Density/Sq.km.			
		Tamil Nadu State	Salem District	Salem LPA	Salem Steel Plant New Town Development Area
1.	1971	317	346	1144	519
2.	1981	372	398	1352	557
3.	1991	429	451	1535	708

Source: Census Publication.

Migration

2.04 The study of migration has assumed considerable importance especially drift of rural population to urban areas in search mainly of employment and higher wages. Unlike the other variable, the change in the rate of the migration can occur quickly and before reaching in their effect. Because migration can be associated with large and rather sudden changes it is often unpredictable and difficult to study. In the case of rural to urban migration, the pull factors are generally unemployment opportunities in the rural and smaller urban areas.

2.05 The information on migration is limited, the main source being the census hand books for Salem District. In as much as the up to date details regarding the particulars for New Town Development Area is not readily available, the migration portion for Salem District in 1961 census has been taken for study and planning purpose, the number of persons migrated to the Salem District is 94586 of which 52210 are to rural and 42376 to urban areas. On the other hand

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number of persons migrated to other District of the State from Salem are 154276 of which 72452 to rural areas and 81824 to urban areas. The Table No.2.04 gives the migration pattern from and to Salem District and in Tamil Nadu.

Table No.2.04

Details of Migration in Salem District and Tamil Nadu 1961.

Sl. No.	Name of District	No.of in Migrants into Salem	% to total in migrants	No.of out migrants from Salem	% to to total out migrants	Net migration
1.	Salem	94568	100.00	154276	100.00	-59690
2.	Chennai	3455	3.65	13272	8.60	- 9817
3.	Chengalpattu	1095	1.16	4020	2.61	- 2925
4.	North Arcot	19295	20.40	14579	9.45	- 4716
5.	South Arcot	6928	7.32	13228	8.57	- 6360
6.	Coimbatore	29092	30.76	45310	29.37	- 16218
7.	Nilgiris	751	0.79	8828	5.72	- 8077
8.	Madurai	3847	4.07	3208	2.08	+ 639
9.	Tiruchirappalli	22169	23.44	44303	28.71	- 22134
10.	Thanjavur	3995	4.22	5796	3.76	- 1801
11.	Ramanathapuram	1695	1.79	905	0.59	+ 790
12.	Thirunelveli	2023	2.14	695	0.45	+ 1328
13.	Kanniyakumari	241	0.26	132	0.09	+ 109

Source: Salem District Census Hand book 1961

Literacy

2.06 According to 1991 census, 26408 persons were literates to total population of 73491 as against 16226 literates to 1981 census population of 61566. Among them 17718 were male literates and 8690 were female literates which works out to 67.09 and 32.91% to total literates respectively. Eventhough there has been a steady increase in the percentage of literates from

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26.36% in 1981 to 35.95% in 1991, the male literates are decreased and female literates are increased to total literates during the period 1981 to 1991. The details are given in Table No.2.05.

Table No.2.05

Literacy 1971-1991

Sl. No.	Census Year	Literates			% to total Population	% to total Literates		Total Population
		Male	Female	Total		Male	Female	
1.	1961	4198	759	4957	10.55	84.69	15.31	46978
2.	1971	8506	2089	10595	20.32	80.28	19.72	53916
3.	1981	12165	4061	16226	26.36	74.97	25.03	61566
4.	1991	17718	8690	26408	35.93	67.09	32.91	73491

Source: Census publication

Occupational pattern.

2.07. The occupational pattern of Salem Steel Plant New Town Development Area as per 1971, 1981 and 1991 census are given in Table No.2.06. The percentage of workers to total population is 41.14 in 1971, 52.49 in 1981 and 48.19 in 1991 census. Among the total workers male workers consists of 21140 (65.40%) and 23976 (67.7%) and female workers-11185(34.60%) and 1144.1(32.30%) in 1981 and 1991 census respectively. Even though, the steel Plant is in existence which is a major industry in the New Town Development Area, Primary sector comes with 47.02% which consists of cultivators, agricultural labours, livestock, forestry and mining and quarry as per 1991 census. The secondary and Tertiary sector consists of 36.04% and 10.62% to total workers respectively as per 1991 census.

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Table No.2.06

Occupational Pattern 1971-1991

Sl. No.	Occupation	1971 No. of Workers	1971 % to total workers	1971 % to total population	1981 No.of workers	1981 % to total workers	1981 % to total population	1991 No.of workers	1991 % to total workers	1991 % to total population
	I. Primary Sector									
	Main workers(1 to 10)	–	–	–	30303	93.75	49.22	33178	93.68	45.14
1.	Cultivators	8939	40.01	16.58	9277	28.70	15.06	8835	24.95	12.02
2.	Agriculture labours	4142	18.54	7.68	4943	15.29	8.02	7185	20.29	9.78
3.	Livestock, forest, fisheries	67	0.30	0.12	Included in	–	–	91	0.26	0.12
4.	Mining and quarry	35	0.16	0.17	other workers	–	–	537	1.52	0.73
	Total	13183	59.01	24.45	14220	43.99	23.08	16648	47.02	22.65

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II. Secondary Sector									
5. Manufacturing, Household industries, Processing, Servicing and Repairs.	5555	24.86	10.30	7450	23.05	12.10	7398	20.89	10.07
6. Other than Household industries	2150	9.62	3.99	Included in other workers	–	–	4758	13.43	6.47
7. Construction	149	0.67	0.28		–	–	609	1.72	0.83
Total	7854	35.15	14.27	7450	23.05	12.10	12765	36.04	17.37
III. Tertiary Sector									
8. Trade & Commerce	459	2.06	0.85	Included in other workers	–	–	1095	3.09	1.49
9. Transport, Storage and Communication.	360	1.61	0.67		–	–	522	1.47	0.71
10. Other services	485	2.17	0.90	8633	26.71	14.02	2148	6.06	2.92
Total	1304	5.84	2.42	8633	26.71	14.02	3765	10.62	5.12

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11. Marginal workers	–	–	–	2022	6.25	3.28	2239	6.32	3.05
Total workers	22341	100.00	41.14	32325	100.00	52.49	35417	100.00	48.19
Non workers	31574	–	58.86	29241	–	47.51	38074	–	51.81
Total population	53915	–	100.00	61566	–	100.00	73491	–	100.00

Source: Census Publication.

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2.08. The Salem Steel Plant New Town Development Area consists of one Town Panchayat, namely Edanganasalai and others are village Panchayat. Even in the Town Panchayat also Primary sector consists of 47.57% (4632) workers to the total workers of 9737.

Industries

2.09. As per 1991 census 20.89% of total workers are engaged in manufacturing, house hold industries, servicing and repairs.

Commercial

2.10. There is no major Commercial activities in the New Town Development Area except the weekly shandy in the villages and other small retail shops within the settlements. The trade and commerce along having 3.09% of the total workers.

Development Trends and Land and Building Uses

2.11. The Salem Steel Plant New town Development Area extends over an area of 103.851 sq.km.as per Survey & Land Records data. In this area, developed area which includes Residential, Commercial, Industrials, Education and Public & Semi Public uses along occupies 2307.81 hectares and works out to 22.22% of the total area of the New Town Development Area. The remaining area of 8077.32 hectares(77.78%) constitutes undeveloped area consists of Land under water, Reserved forest, Wet and Dry Agricultural lands.

2.12. Existing land use break up of the Salem Steel Plant New Town Development Area is depicted in the Table No.2.07 and shown in Map No.2 enclosed in the report in cover leaf itself.

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Table No.2.07

Existing Land Uses in Salem Steel Plant New Town Development Area

Sl. No.	Land use	Extent In Hect.	% to Developed Area	% to Total Area
I. Developed Area				
1.	Residential (includes Roads & Railways also)	675.54 (144.15.5)	29.27	6.50
2.	Commercial	12.16	0.53	0.12
3.	Industrial	1473.13	63.83	14.18
4.	Public & Semi public	88.08	3.82	0.85
5.	Educational	58.90	2.55	0.57
	Total Developed Area	**2307.81**	**100.00**	**22.22**
II. Undeveloped Area				
6.	Land under water	312.61	—	3.01
7.	Reserved Forest	1789.45	—	17.23
8.	Agricultural land			
	a) Wet	308.43	—	2.97
	b) Dry	5666.83	—	54.57
	Total Undeveloped Area	**8077.32**	**—**	**77.78**
	Gross Total	**10385.13**	**—**	**100.00**

Source: Survey conducted by the Regional Directorate of Town & Country Planning Salem.7

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Residential use

2.13. The residential use including road occupies 675.54 hectares, which works out to 29.27% of the developed area and 6.50% to the total area of the New Town Development Area respectively.

2.14. The residential developments are mainly along the Salem Steel Plant main road, in the Steel Plant Township area and in the Edanganasalai Natham area. The scatted developments are in existence in the main settlement and hamlets of the villages. Apart from this, the site and service scheme area developed by the TNHB in Vattamuthampatti and rehabilitation of layout in the Majra Gollapatty village are the main residential areas in the New Town Development Area.

Slums

2.15. There are totally 9 slums are identified by the Tamil Nadu Slum Clearance Board(TNSCB), Salem Division in the Salem Steel Plant New Town Development Area and these slums are situated in the Edanganasalai Town Panchayat itself. In these slums, basic amenities such as formation of concrete pathway, 'U' drains and providing bore wells are taken up by the TNSCB. The details are given in Table No.2.08.

Table No.2.08

Details of Slums and Basic Amenities provided in each slum in Edanganasalai Town Panchayat

Sl. No.	Name of Slum	No. of Families	Basic Amenities available at present
1.	Koneripatti	200	Public fountain, Open well, Bore well, Cement concrete pathway, Storm water drain.
2.	Thdanoor	200	C.C.pathway, "U" Drain.
3.	Edanganasalai	300	Public fountain, "U" Drain, B.T.road.
4.	Kattur	200	Public fountain, "U" Drain, C.C.pathway.
5.	K.K.Nagar	200	Public fountain, C.C.pathway.
6.	Mettukattu lower St.	100	Bore well, C.C.pathway.
7.	Siddharkoil slum area	200	Bore well, C.C.pathway.
8.	Kosavapatti	150	Bore well, C.C.pathway.
9.	Pavamagoundanur	180	Bore well, C.C.pathway.

Source: TamilNadu Slum Clearance Board-Salem Division, Salem.

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2.16. Apart from this, the District Rural Development Agency, Salem has allotted the funds of Rs.32,000/- per house for constructing new houses and Rs.10,000/- for Kutcha houses in the Indira Awaz Yogana scheme during the year 2003-04 as grant. In this grant 25% beared by State Government. The details of allotment for new houses and Kutcha houses for the year 2003-04 is given in Table No.2.09.

Table No.2.09

Details of allotment of new houses & kutcha houses under Indira Awaz Yozana Scheme in the year 2003-04.

Sl. No.	Name of Panchayat	No. of New houses	No. of Kutcha houses	Total
1.	Majara gollapatti	6	10	16
2.	Sarkar gollapatti	–	5	5
3.	Thirumalagiri	3	–	3
4.	Vattamuthampatti	2	–	2
5.	Ariyagoundanpatti	5	–	5
6.	Maramangalathupati	5	–	5
7.	Mooduthurai	4	–	4
8.	Murungapatti	6	–	6
9.	Perumampatti	5	–	5
10.	Alagusamudram	–	3	3
11.	Karukkalvadi	5	5	10

Source: District Rural Development Agency, Salem.

Commercial

2.17. The Commercial activities are mainly functioned in the junction of Edanganasalai road and Kakkapalayam road and also along the Salem Steel Plant road. Apart from this, the day to day commercial shops and weekly shandy in the villages are in existence.

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2.18. The Commercial use which constitutes weekly shandy, retail shops, banks and Cinema theatre occupies nearly 12.16 hectares and it works out to 0.53% to total developed area of the existing land use area and 0.12% to total area of the New Town Development Area respectively. At present 3 Nos. of cinema theatres and 4 Nos. of Kalyanamandapam are exist in the New Town Development Area. The list of Cinema theatres and Kalyanamandapam within the New Town Development Area are given in Table No.2.10 and 2.11.

Table No. 2.10

List of Cinema theatres in Salem Steel Plant New Town Development Area

Sl. No.	Name of village	Name of theatre
1.	Sircar gollapatti	Velmurugan theatre
2.	Alagusamudram	Amman theatre
3.	Idanganasalai Town panchayat	Nataraja theatre

Source: Survey conducted by Regional Directorate of Town and Country Planning, Salem.7.

Table No.2.11

List of Kalyanamandapams in Salem Steel Plant New Town Development Area

Sl. No.	Name of village	Name of Kalyanamandapam
1.	Maramangalathupatti	Venkateswaran Thirumana mandapam
2.	Mohan Nagar Township	Community hall
	Idangansalai Town panchayat	
3.	Kadayampatti	Community hall
4.	Mottur	Community hall

Source: Survey conducted by Regional Directorate of Town and Country Planning, Salem.7

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Industrial use

2.19. Industrial activity is the main activity in the New Town Development Area since, on establishment of Salem Steel Plant, the New Town Development Area was declared in Town and Country Planning Act 1971 to regulate the haphazard developments in the surrounding area of the Steel plant. Apart from this, rice & flour mills, oil mills, saw mills, power-looms and other industries are found in the New Town Development Area. The existing industrial use occupies 1473.13 hectares and it works out to 63.83% of the developed area and 14.18% of the total area of the New Town Development Area. As per Planning Standards, it requires only 1250 hectare (i.e. 12.04% to the total area) for industrial use. Since the existing area for industrial use is more than the requirement no additional area has been proposed for this purpose.

Public and Semi public use

2.20. In this, Government offices, Medical Institution and Religious center are the main components of Public and semi public use and they occupied 88.08 hectares i.e. 3.82% to developed area and 0.85% to total area of the New Town Development Area respectively.

2.21 There are one Hospital in Steel Plant Township area with a bed strength of 42 beds and one occupational Health Center in the Plant area and 3 Primary Health Centers, one Employees State Insurance Hospital, 9 nos. Health sub-centers available in this New Town Development Area. The details of medical institution available in Salem Steel Plant New Town Development Area is given in Table No.2.12.

Educational use

2.22 The educational use which mainly consists of Medical College, Higher Secondary School, High schools, Middle schools and Elementary schools occupies 58.90 hectares which works out to 2.56% to total developed area and 0.57% to total area of the New Town Development Area.

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Table No. 2.12

Details of Medical Institutions in Salem Steel Plant New Town Development Area

Sl. No.	Name of village	Type of Medical Institution	Nos.	No. of Beds
1.	Thirumalagiri	Primary Health Centre	1	—
2.	Maramangalathupatti	Health Sub center	1	1
3.	Murungapatti	Health Sub center	1	1
4.	Prumampatti	Health Sub center	1	1
5.	Ariyagoundampatti	Health Sub center	1	1
6.	Idanganasalai	Primary Health Centre	1	—
		Health Sub center	4	—
		Veterinary Hospital	1	—
		Private Hospital	2	10
7.	Dasavilakku	Health Sub center	2	—
	(Mattayampatti)	Veterinary Sub center	1	—
8.	Karukkalvadi	Health Sub center	1	—
9.	Alagusamudram	Health Sub center	1	—
	(Narasukkadu)			
10.	Majara gollapatti	Primary Hospital	1	1
11.	Salem Steel Plant	Hospital	1	42
		Total	**20**	**57**

Source: Survey conducted by Regional Directorate of Town and Country Planning, Salem.7

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2.23 In the New Town Development Area, there are one Government Mohan Kumaramangalam Medical College, 3 Nos. of Higher Secondary and Matriculation schools, One High school are functioned. In addition to these there are 4 Middle schools and 37 Elementary schools running by Panchayat Union and privately in the area. Out of the totally 46 educational institutions 2 are running by Government, 39 by Panchayat Union and 5 institutions by Private management. The available educational facilities are shown in Table No.2.13.

Table No.2.13

Details of Educational facilities in Salem Steel Plant New Town Development Area

Sl. No.	Name of village and Location	Type of Institution	No. of school Maintained by			Students Strength		
			Govt.	P.U	Pvt.	Male	Female	Total
1.	Karukkalvadi							
	1) Periya Karukkalvadi	Panchayat Union Elementary School	—	1	—	415	350	765
	2) Krishnapudur	-do-	—	1	—	48	26	74
	3) Kottaimedu	-do-	—	1	—	101	52	153
	4) Narasukkadu	-do-	—	1	—	54	28	82
2.	Alagusamudram	-do-	—	1	—	114	86	200
3.	Dasavilakku							
	1) Thuttampatti	P.U.Middle School	—	1	—	376	276	652
	2) Chinnapalayam	P.U.Ele. School	—	1	—	122	95	217
	3) Mattayampatti	-do-	—	1	—	48	31	79
	4) Palligondamparai	-do-	—	1	—	47	35	82
	5) Lakshmayur	-do-	—	1	—	169	101	270
	6) Karuthanur	-do-	—	1	—	61	57	118
4.	Pethampatti	-do-	—	1	—	62	43	105
5.	Laguvampatti	-do-	—	1	—	121	89	210
6.	Ariyagoundampatti	-do-	—	1	—	66	55	121

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7.	Murungapatti	-do-	—	1	—	164	138	302
8.	Thumbathulipatti	-do-	—	1	—	60	68	128
9.	Nayakkanpatti	-do-	—	1	—	64	52	116
10.	Perumampatti	-do-	—	1	—	167	126	293
11.	Nallampatti	-do-	—	1	—	32	28	60
12.	Maramanglathupatti							
	M.G.R. Nagar	-do-	—	2	—	207	182	389
13.	Sithanur kollapatti	-do-	—	1	—	39	26	65
14.	Vattamuthanpatti	-do-	—	1	—	72	66	128
15.	Thirumalaigiri	-do-	—	1	—	197	129	326
16.	Majra kollapatti	-do-	—	1	—	327	246	573
17.	Idanganasalai	-do-	—	11	—	Not Available		2549
		P.U.Middle School	—	3	—	-do-		1053
		High School	1	—	—	-do-		917
		Jothi Vidyalaya Matric.School	—	—	1	-do-		320
		Swami Vivekananda Matric.School	—	—	1	-do-		750
18.	Steel Plant Township	Primary School	—	—	1	-do-		645
		Vidya Mandir Hr.Sec.School	—	—	1	-do-		780
19.	Sarkkar kollapatti	St. Vincent Pallotti School	—	—	1	91	63	154
20.	Mohan Kumaramangalam Govt.Medical College		1	—	—	—	—	—
	Total		**2**	**39**	**5**	**—**	**—**	**9676**

Agriculture

2.24 The area under this use consists of parks, burial grounds, compost yard, dry land, wet land, reserved forest and land under water which accounts for 8077.32 hectares which works out to 77.78% of the total New Town Development Area. In this agricultural use, wet lands, reserved

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forest and land under water along occur 2.97%, 17.23% and 3.01% of the total area of New Town Development Area respectively.

Ownership of land

2.25. Out of the total area of the New Town Development Area, nearly 77.10% of lands under private ownership while Government and Panchayat, including Panchayat Union accouts for 22.69% and 0.21% respectively. The details of ownership pattern of land in Salem Steel Plant New Town Development Area is shown in Table No.2.14.

Table No.2.14

Pattern of Ownership of Land in Salem Steel Plant New Town Development Area

Sl. No.	Ownership	Area in Hec.	% to Total Area
1.	Private	8007.26.0	77.10
2.	Government	2356.55.0	22.69
3.	Panchayat and Panchayat Union	21.32.0	0.21
	Total	**10385.13.0**	**100.00**

Sorce: Village Records

Land value

2.26 The maximum and minimum land value in each village for agriculture land and house sites within the Salem Steel Plant New Town Development Area is shown in Table No.2.15.

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Table No.2.15

Land Value In Salem Steel Plant New Town Development Area

Sl. No.	Name of Village	Maximum value		Minimum value	
		House site Rs./Sq.ft	Agri land (dry) Rs./Acre	House site Rs./Sq.ft	Agri land (dry) Rs./Acre
1.	Ariyagoundampatti	22.00	6,24,000	8.00	36,000
2.	Kullanampatti	40.00	84,000	8.00	36,500
3.	Thirumalaigiri	23.00	1,36,000	8.00	24,000
4.	Thumbathulipatti	13.00	1,55,000	11.00	48,000
5.	Nallampatti	12.00	7,31,500	8.00	53,000
6.	Nayakkanpatti	17.00	90,000	10.00	45,000
7.	Laguvampatti	15.00	1,56,000	5.00	46,000
8.	Pethampatti	16.00	1,44,000	11.00	36,000
9.	Perumampatti	28.00	1,86,000	8.00	4,600
10.	Mallaravuthampatti	–	58,500	–	35,500
11.	Murungapatti	23.00	1,79,500	3.00	37,500
12.	Poomandapatti	7.00	82,500	7.00	55,000
13.	Idanganasalai	52.00	12,32,500	12.00	2,12,000
14.	Vattamuthampatti	46.00	–	13.00	–
15.	Sircar kollapatti	39.00	8,35,500	12.00	52,500
16.	Majra kollapatti	75.00	3,57,500	18.00	43,000
17.	Sithanoor kollapatti	–	1,00,500	–	50,500
18.	Maramangalathupatti	87.00	4,30,000	12.00	54,000
19.	Karukkalvadi	38.00	2,00,990	9.00	47,000
20.	Desavilakku (South)	24.00	1,00,000	8.00	35,500
		–	54,500 (Wet land)	–	35,500 (Wet land)

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	Desavilakku (North)	30.00	90,000	7.00	36,5000
		–	60,000	–	47,000
			(Wet land)		(Wet land)
21.	Alagusamudram	34.00	2,01,000	11.00	49,000
		–	69,000	–	49,000
			(Wet land)		(Wet-land)

Source: Sub-Registrar office, Suramangalam, Salem, Taramangalam and Magudancvhavadi.

Water Supply

2.27 One of the basic requirements of any settlement to grow is the availability of water in sufficient quantity. In Steel Plant New Town Development Area, the Township area has separate water supply scheme and its head works is situated in the river Cauvery at Poolampatty. From their the Cauvery river water is pumped through pipe lines and stored in the reservoir constructed at Kuchikaradu in Maramangalathupatty village. From the reservoir the Township area and Steel Plant area has consumed 4 million gallon of water per day.

2.28 The Edanganasalai Town Panchayat has supplied water to the inhabitants within the Town Panchayat limit through the Iruppali water supply scheme from the river Cauvery near Poolampatti. The Town Panchayat collected water charges as Rs.80/- per month per 1000 litre and Rs.200/- per month per 1000 litre for house connection and commercial purpose respectively. They also collected deposits of Rs.2000/- per house connection and Rs.4500/- per commercial connection. The Town Panchyat has stored water in 3 OHT and supply water through pipe to house connections and public fountains. Apart from this the Town Panchayat has supplied water from Open wells, Borewells, Ground level reservoirs to the public. The details of tap connection, bore well, open well, public fountain etc. in the Town Panchayat limit are shown in the Table No.2.16.

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Table No.2.16

Details of Tap connections, Bore wells and Open wells in Edanganasalai Town Panchayat.

Sl.No.	Type of supply of water	Numbers
1	Over head tank	3
2.	Ground level Reservoir	2
3.	Open wells	48
4.	Bore wells	170
5.	Bore well with submersible motor	23
6.	Public fountain	3000
7.	House connections	640

Source: Particulars collected from Town Panchayat.

2.29 In the remaining area of the New Town Development Area, water is supplied by Deep bore well, Public fountain, Hand pump and Mini power pumping. The water is stored in the OHT in the settlements of the villages and from there it has been supplied through pipes to the inhabitants of the villages. The details of OHT, Bore well, Public fountain, Hand pumps are shown in the Table No.2.17.

Table No.2.17

Details of Water supply to the Inhabitants in the Villages

Sl. No.	NameofVillage	No.of House holds	Present level of service in LPCD	Type of Source	Capacity in Litre (OHT)	Length in Km.	PF	HP	MPP
1.	Nallampatty	177	60	DBW+ TSW	45000	2.5	4	1	–
2.	Nayakkanpatty	201	65	-do-	30000	1.5	11	–	–
3.	Laguvampatty	174	35	-do-	30000	1.5	16	13	–
4.	Murungapatty	261	40	-do-	30000	1.5	16	13	1
5.	Pethampatty	361	80	TSW	60000	1.5	22	9	1
6.	Perumampatty	160	42	DBW+ TSW	60000	2	17	4	1
7.	Thumbathulipatty	136	46	-do-	3000	1.5	15	3	–
8.	Majaragollapatty	251	55	B/R	10000	1	6	7	1

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9.	Sircargollapatty	147	45	-do-	60000	2	12	2	–
10.	Thirumalagiri	325	112	-do-	120000	2	14	3	1
11.	Mallaravuthanpatty	158	45	-do-	30000	1.5	10	–	–
12.	Vattamuthampatty	500	190	River	150000	2	21	12	3
13.	Alagusamudram	131	40	DBW+ TSW	30000	1.5	4	2	–
14.	Karukkalvadi	375	120	-do-	190000	4.5	11	8	–
15.	Dasavilakku	424	150	-do-	100000	5	20	11	2

Source: Office of the Executive Engineer TamilNadu Water Supply & Drainage Board, Salem.4.

Note:- 1. DBW- Deep Bore well
2.TSW- Treated Surface Water
3.B/R - Bore well / River water
4.PF - Public Fountain
5.HP - Hand Pump
6.MPP - Mini Power Pump

Drainage & Sewerage

2.30 There is no Underground drainage system in Salem Steel Plant New Town Development Area. Open drainage system is existing in Edanganasalai Town Panchayat area to a length of 2.25 Km. and in the Steel Plant Township area. There is no sewerage system in this New Town Development Area.

Transport and Communication

2.31 In Salem Steel Plant New Town Development Area there are one National Highway upto Steel Plant Area and two Major District Roads i.e. Steel Plant to Tharamangalam and Salem to Elampillai road is in existence. The remaining roads in this area are Other District Roads, Panchayat Union roads and Cart tracks. The length of road connecting Steel Plant and NH 7 near Sago Serve is 11.5Km. with four lane. The formation of this road cost is shared by the Steel Plant Authority and Highways Department. The roads within the Steel Plant Area and Township area are maintained by the Steel Plant Authority. The Edangansalai Town Panchayat has been maintaining the following roads within the Town Panchayat limits to a total length of 20.605 Kilometre.

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i)	Cement road	0.665 km
ii)	Tar road	3.800 km
iii)	Metal road	5.090 km
iv)	Mud road	11.050 km
	Total	**20.605 km**

2.32 The Major District Road and Other District Road passing through the New Town Development Area are maintained by the Highways department and the cart tracks, Panchalyat Union roads and mud roads are maintained by the Pancahyat Union and Village Panchayats.

2.33 The main mode of mass transportation in the New Town Development Area is buses operated by the Government Transport Corporation and private transport owners. The route and town buses from Salem links Tharamangalam, Elampillai, Omalur, Vembadithalam, Chilnnappamptti and passing through the New Town Development Area. At present there is no railway line passing through the New Town Development Area except railway line formed by the Steel Plant Authority from Salem Junction to plant area.

Recreation

2.34 There is no notified parks & playfields in this New Town Development Area. In Steel Plant Township area, the recreation facilities available are parks, swimming pool, gymnasium and hill view stadium. The other area of the New Town Development Area, Television and Cinemas are the major recreational facilities for the inhabitants.

Detailed Development Plans

2.35 At present no Detailed Development Plans or Town Planning Schemes are notified within the New Town Development Area. There is no provision in the Act for preparation of Detailed Development Plan in the New Town Development Area.

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CHAPTER – III

PROPOSED DEVELOPMENTS

3.01 Salem Steel Plant New Town Development Area consists of one Town Panchayat namely Edanganasalai and remaining Village Panchayats. Steel Plant and its Township area is main developed area and in addition to its, one Medical College and Site & Services Scheme are in existence. The developments in the villages are very slow due to agricultural lands.

Assessment of Population and land needs

3.02 The New Town Development Plan has to be prepared on the following aspects.

i) The ultimate population for which the New Town Development Plan should be designed for the year 2021.

ii) Determination of space standard of all uses.

iii) Determination of total amount of land required to accommodate all the ultimate needs of the population.

iv) Arrangement of all land uses and transport system.

v) Selection of lands for urban uses in order to accommodate all additional area required.

vi) Designing and programming the plan.

Population projection

3.03. Population size gives an estimate of the over all space needs for various categories of uses. The future trend of population growth is estimated in order to assess the future spaced needs. The population of Salem Steel Plant New Town Development Area based on the past growth trends and is estimated for future decades by straight line method, arithmetic increase method, exponential curve method and geometrical increase method and they are given in Table No.3.01.

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Table No.3.01

Population Projection 2011 & 2021

Sl. No.	Method	Existing Population In 1991	Anticipated Population In		
			2001	2011	2021
1.	Straight Line Method	73491	86000	97000	108000
2.	Arithmatical Increase Method	73491	86270	97055	107840
3.	Exponential Curve Method	73491	75780	83080	91080
4.	Geometrical Increase Method	73491	89375	105820	125290

Source: Compiled by Regional Directorate of Town & Country Planning, Salem.7.

3.04. The population forecast by the geometrical increase method given higher figures where as the exponential curve method gives very lower figure. The straight line method and arithmetical increase method gives modest figures. Since the growth of population in normal, the population is estimated as 1,00,000 and 1,10,000 for the year 2011 and 2021 respectively. The plan period taken as 2011 and the population during the period shall be adopted as 1,00,000 for arriving at the proposals of this New Town Development Plan.

Occupational pattern

3.05 The assessment of the working force that would be engaged in various economic activities is an important factor in planning as this estimation is required to assess the land required for under the several categories of land uses. The New Town Development Area consists of 35417 workers as per 1991 census. The percentage of workers to the total workers engaged in different activities during the year 1991 is in Table No.3.02.

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Table 3.02

Percentage of Workers to Total Workers engaged in different activities during 1991

Sl. No.	Occupation	No. of Workers	% to Total Workers
1.	Primary Sector	16648	47.02
2.	Secondary Sector	12765	36.04
3.	Tertiary Sector	3765	10.62
4.	Marginal Workers	2239	6.32
	Total	**35417**	**100.00**

Source: Census Book 1991.

3.06 From the above table, it is seen that the workers in secondary and tertiary sectors put together is 46.66% and the activities of these sectors are visibly seen near the plant area. These activities will continue to dominate in future also. In addition to the above, manufacturing and household industry, other than household industry and service industries are the next important activities. Hence the total workers engaged in secondary and tertiary sectors will be on the increase than that of the existing workers. The marginal workers will also be included in the secondary & tertiary sectors and it will comes to 52.98%. The primary sector activities mainly depend upon the cultivation of agricultural lands.

3.07. In view of these existing factors, the workers engaged in primary, secondary and tertiary sectors in 2011 are assumed as 30%, 50% and 20% of workers respectively for the planning period. The percentage of workers to the total population during 1991 in 48.19. Due to various activities in each sector and change in social set up, it is anticipated that in the planning period 1991-2011, about 55% of population i.e. 55000 will be the working force in various sectors in 2011 and it is shown in Table No.3.03.

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Table 3.03

Anticipated Workers in Various sectors in 2011

Sl. No.	Occupation	% of Workers toTotal Population	Workers	Remarks
1.	Primary Sector	30	16500	55% of Total anticipated Population in 2011
2.	Secondary Sector	50	27500	
3.	Tertiary Sector	20	11000	
	Total	**100**	**55000**	

Source:Compiled by Regional Directorate of Town & Country Planning, Salem.7.

Spatial requirement of land for various uses.

3.08 The spatial distributions of land for various uses are calculated taking into consideration of the needs of the future population.

3.09 The overall density of population varies from 519 to 708 persons per sq.km. in the New Town Development Area. In most of the area, 40% to 50% of the developed area occupied by residential use. At present the residential density of population is 90 persons per hectare. Assuming an average density of 100 persons per hectare, the residential area required for the New Town Development Area for the anticipated population of 1,00,000 in the planning period 2011 shall be 1000 hectares. This proposed development area is only 9.63% of the total New Town Development Area. For the comprehensive development a total area of 2500 hectares of land adjoining the existing developed area has been proposed and it works out to 24.1% of the New Town Development Area.

3.10 For assessing the spatial requirement of land for the proposed population of 10,000 in 2011 of the New Town Development Area, the criteria adopted is as follows.

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3.11 For allocating the land various other uses following were considered.

i) Guidelines issued by the Master Plan Division.

ii) Trend in development.

iii) Land uses proposed in the surrounding area of the New Town Development Area in Salem Local Planning Area.

3.12 The urbanisable area requires at the end of the plan period of 2011 is 2500 hectares. Upon observation on the trend of development, it is found that the development is taking place on either side of Salem -Taramangalam road and in Edanganasalai Town Panchayat.

3.13 Considering all the factors that urbranisable area anticipated for the plan period of 2011 is about 2500 hectares. The land allocated for various uses in the proposed land use for Salem Steel Plant New Town Development Area in 2011 is given in Table No.3.04.

Table No.3.04

Proposed Land Use in 2011 – Salem Steel Plant New Town Development Area

Sl. No.	Land Use	% to Total Urbanisible Area		Area Required In 2011 In Hec.	Existing Area In Hec.	Additional area required In Hec.	Remarks
		Standard	Pro-posed				
	Urbanisible Area						
1.	Residential (including roads also)	40-50	42	1050.00	675.54	374.46	
2.	Commercial	3-6	1	25.00	12.16	12.84	
3.	Industrial	10-15	50	1250.00	1473.13	—	
4.	Public & SemiPublic	8-11	4	100.00	88.08	11.92	
5.	Educational	—	3	75.00	58.09	16.91	
	Total Urbanisible Area		**100**	**2500.00**	**2307.00**	**416.13**	

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	Non Urbanisible Area						
6.	Land Under Water	–	–	312.61	312.61	–	Retained as it is.
7.	Reserved Forest	–	–	1789.45	1789.45	–	
8.	Agricultural Land (Both Wet & Dry)	–	–	5783.07	5976.07	–	Existing Agri land Converted as proposed urbanisible land
Total Non Urbanisible Area			–	**7885.13**	**8078.13**	–	
Gross Total Area of New Town Development Area			–	**10385.13**	**10385.13**	–	

3.14 From the Table No.3.04 it is observed that the developed land covers 24.07% of the total area of the New Town Development Area. In the remaining undeveloped area the land under water, reserved forest and agricultural uses i.e. wet and dry land occupy 3.01%, 17.23% and 55.69% respectively.

3.15 The undeveloped area extends to 8077.32 hectare consisting of land under water, reserved forest, wet and dry lands as found in Table No.2.07, it has been decided to retain the land under water and reserved forest as it is and no proposals has been proposed for the future land use. Similarly the wet lands which are precious land also retained as it is in future. In the remaining undeveloped area i.e. dry land, to an extent of 416.13 hectare has been taken for development during the plan period 2011. The above extent of 416.13 hectare have been spatially distributed among the following four categories of uses namely, residential, commercial, public and semi public and educational for catering to the needs of the proposed population as shown in the following Table no.3.05.

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Table No.3.05

Additional Area Proposed for Salem Steel Plant New Town Development Area during the Planning Period 2011

Sl. No.	Land Use	Extent in Hec.	Remarks
1.	Residential	374.46	Includes road also.
2.	Commercial	12.84	
3.	Industrial	–	
4.	Public & Semipublic	11.92	
5.	Educational	16.91	
	Gross Additional Area	**416.13**	

3.16. The proposed land use pattern for Salem Steel Plant New Town Development Area which has been actually provided for the period 2011 is shown in Table No.3.06 and Map No.3 showing the pattern of proposed land uses in 2011 and its spatial distribution.

Table No. 3.06

Proposed Land Use Pattern for Salem Steel Plant New Town Development Area during the Planning Period 2011

Sl. No.	Land Use	Extent in Hec.	% to Total Area	Remarks
1.	Residential	1050.00	10.11	Including roads also.
2.	Commercial	25.00	0.24	
3.	Industrial	1250.00	12.04	
4.	Public & Semipublic	100.00	0.96	
5.	Educational	75.00	0.72	
	Total	**2500.00**	**24.07**	

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6.	Land Under Water	312.61	3.01	
7.	Reserved Forest	1789.45	17.23	
8.	Agricultural Land (Wet & Dry)	5783.07	55.69	
	Total	**7885.13**	**75.93**	
	Grand Total	**10385.15**	**100.00**	

Residential and Housing

3.17 The land under this use at present is 675.54 hectare. To accommodate the population of 1,00,000 in 2011, the land under this use has been increased to 1050 hectares.

3.18 In Salem Steel Plant New Town Development Area, the number of households and houses as per 1991 census are 17482 and 17467 respectively. Assuming one house for each house hold, the present shortage of houses works out to 15 houses. The present average family size is 4.22. Assuming the size of the family as 5 in future, the number of houses required in 2011 is as follows.

1991

a) Existing number of house holds	17482
b) Existing number of houses	17467
c) Existing shortage (assuming one dwelling unit for one house hold)	15
d) Dwelling units to be rebuilt (assuming as 20% of the total building)	3496
e) Immediate need (c+d)	3511

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2011

f) Projected house hold in 2011 as 5 persons per house hold	20000
g) Increase in house hold from 1991 to 2011(f-a)	2518
h) Total units required to build (e+g)	6029

3.19 As estimated above, the number of houses required in 2011, to accommodate the anticipated population on Salem Steel Plant New Town Development Area is about 6029. At present the shortage of houses in only 15 as per 1991 census. More over the house stock should be raised to 6029 before 2011 to meet the need for anticipated population.

3.20 The Tamil Nadu Housing Board had executed one Site & Services Scheme in New Town Development Area. There is no proposal in TNHB for taking new schemes in the New Town Development Area. Adequate residential areas have been provided in the proposed land use.

Commercial

3.21 The commercial use which includes daily market, wholesale shops, retail shops, weekly shandy, bus stand and cinema theatres those occupying an area about 12.16 hectares. Now it has been increased to 25.00 hectares during the plan period 2011. In the northern sides of Salem steel plant road 30 meter depth of lands are earmarked for commercial use near Township area and ESI hospital area. An extent of 4 hectares approximately has been earmarked in the foot hill of Siddhar koil along the Salem - Elampillai road for commercial use. In the Site & Services an extent of 0.5 hectare has also been earmarked for commercial use. Even though 25 hectares of land needs for this use it will be permitted in the Residential use zone also.

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Industrial

3.22 Industrial activities is the major activities in the New Town Development Area due to the establishment of Steel Plant. Now the area occupied by this category is 1473.13 hectares. There is a proposal for expansion of plant to an extent of 802.57 acres, labour colony for 69.35 acres, slag dump area for 280.00 acres by the Steel Plant Authority. Now this use has been proposed to an extent of 1250.00 hectares for the planning period of 2011. Apart from this, small industries like flour mill, rice mill, power loom, saw mills, oil mills may also be permitted in the commercial use zone and cottage industries up to 5H.P in the residential use zone. Ancillary industries for steel plant and industrial estimate may be come up and these will be provided in the future expansion area of the Steel Plant Authorities land.

Public & Semi Public

3.23 An extent of 100.00 hectares is reserved for public and semi public use. This area will accommodate public offices, medical institutions and stadium.

Medical Institutions

3.24 There are 20 medical institutions with a bed strength of 57 catering to the needs of the present population. The Bhore Commissioner recommended 2 beds for 1000 population while the Health Committee recommended 1 bed for 1000 population. Assuming a higher standard of 2 beds for 1000 population, the number of beds required in 2011 will be 200. At present there is a Medical College in the New Town Development Area and having hospital at Salem. In future the college will itself have a hospital wihin their campus. More over medical facilities are already available in the Steel Plant itself for their employees and township population with a bed strength of 42 beds and there is a proposal to increase the bed strength to 200 in the present hospital. Moreover, every 80000 to 100000 population a general hospital willl be required. The existing Govemment Mohan Kumaramangalam Medical College Hospital will serve these facilities to the future population also.

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Educational Institutions

3.25 The Salem Steel Plant New Town Development Area bounded by on three sides with Salem Local Planning Area and it is serves to be a part of Salem Local Planning Area. Available higher level educational facilities in Salem Local Planning Area expected to be sufficient to future population of Salem Steel Plant New Town Development Area population also in 2011. As regards the needs relating to educational use more high schools and higher secondary schools are required. The standard adopted is one high school for 10000 to 16000 population and one degree college for 80000 to 100000 population. Assuming one high school for 16000 population, the required number of high schools or higher secondary school during the plan period will be 6 numbers. At present there are one high school and 3 matriculation schools are available in the New Town Development Area. Even though 100 hectares of land needs for this use, it will be permitted in the Mixed Residential Use and hence additional area for this use is not earmarked in the proposed plan. For college education the existing colleges in the Salem Local Planning Area itself will sufficient for the people of Salem Steel Plant New Town Development Area in 2011.

Agriculture

3.26 In this use an extent of 5783.07 hectares of land reserved for agricultural purpose. This area includes, parks, compost yards, open spaces and burial grounds. The land under water 312.61 hectares and the reserved forest 1789.45 hectares has been retained as it is. Fertile wet lands have been left for agricultural purpose and these fields may be preserved as such, only dry agricultural land has been suggested for urban development.

3.27 In the agricultural use, around the proposed slag dump area, 150m. in radius of lands are kept again as agricultural use and this area is prohibited for any other uses, such as residential, commercial, public & semi public etc, since the slag dump area is a hot place throughout the day and night and from this area hot waves always in existence, provided that the existing settlement will be continued and no proposal has been allowed in this prohibited area.

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Water Supply

3.28 The one of the basic requirement for any settlement to grow is the availability of water in sufficient quantity. The Salem Steel Plant New Town Development area is expected to accommodate a population of 1,00,000 during the planning period of 2011 and for this population a comprehensive plan for the provision of water supply is necessary. The present water supply is Cauvery river for the Steel Plant Township area and open well, bore wells and treated surface water is to the settlements of the remaining area of the New Town Development Area. The future requirement of water for 2011 is detailed below.

3.29 The quantum of water required is decided as per the recommendation of the Expert Committees of water supply regarding the per capita requirement. The recommendation of the Expert Committee is given in Table No.3.07.

Table No.3.07

Summary of Recommendation of Expert Committee

Sl. No.	Recommending Organisation	Standard in GPCD(LPCD)	Remarks
1.	Environmental Hygienic Allowance Committee.	45 (180)	Included a minimum for Industry & Commercial.
2.	Ministry of Health, Government of India.	45 (180)	
3.	Engineering Research Institute, Nagpur.	46 to 60 (184 to 240)	—
4.	Mumbai Corporation Report	60 (240)	—
5.	World Health Organisation Report Kolkatta Metropolitan.	50 to 60 (200 to 240)	—

Source:Madras Metropolitan Plan 1971. RD&LA Department, Government of Tamilnadu.

3.30 At present sufficient quantum of water is supplied to the inhabitants in the Steel Plan Township Area and it has a self sufficient Town ship of water requirement. For the furture population of the Township area it will meet the requirement of water from the river Cauvery as a source. In the remaining area at present minimum 35 liters to maximum 190 liters per capita per

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day has been supplied to the inhabitants by treated surface water and from borewells etc. Assuming an average of 120 liters per capita per day, the water required for the plan period of 2011 is 12 million liter per day. The TWAD Board may be entrusted to supply the above quantum of water to the inhabitants in the Salem Steel Plant New Town Development New Town Development Area. The existing eri and tanks in the villages may be distilled and the banks are to be strengthened and rainwater harvesting plants to be constructed for the purpose of raising ground water levels to the existing wells in the villages.

Traffic and Transportation

3.31 The important roads in the New Town Development Area are Salem-Taramangalam road, Salem – Elampillai road and Elampillai, Konganapuram – Taramangalam road. In the Comprehensive Traffic and Transportation Study for Salem LPA report prepared by the Pallavan Transport Consultancy Services Ltd., Chennai, a link road connecting K.R.Thoppur and Elampillai road. This link road would help to divert the through traffic bound from Bangalore and North India and leading towards Thiruchirappalli, Coimbatore and South Tamil Nadu. At present, there is a link between Omalur and K.R.Thoppur(via. Muthunaickenpatti). There exists another link which connects Elampillai and Vembadithalam and missing link in there between K.R.Thoppur and Elampillai. If this link road is formed, the Commercial vehicle traffic between NH-7 and NH-47 9between Bangalore, Coimbatore and Cochin will get diverted to this new facility. This facility will help to relieve the congestion on the radial road within the Salem city area as well as in the existing NH-7 bypass road.

3.32 The proposed alignment can be formed with a effective carriageway width of 7 meter for an estimated length of 8.5 kms.approximately. It is also suggested to upgrade the above mentioned two links (Omalur – K.R.Thoppur and Elampillai – Vembadithalam) by widening and strengthening to ensure free flow traffic.

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3.33 Based on the suggestion in the above report it has been proposed a 60' wide "BB" link road to the existing roads to be widened and strengthened in this plan. The remaining cart tracks, mud roads and other district roads are to be widened sufficiently to carryout free flow of traffic in future.

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CHAPTER – IV

PROJECTS AND IMPLEMENTATION

Housing

4.01 To provide one house for one household there is a need of 6029 houses to get over the housing shortage during the plan period. The TNHB has already taken Site and service Scheme in the New Town Development Area and hence private agencies are expected to play a vital role to get over the housing shortage.

Land Bank for Slum Improvement

4.02 There are at present 9 slums in the New Town Development Area with least level of amenities. To improve their condition with all basic amenities, an extent of 2.0 hectare of land reserved in Edanganasalai Town Panchayat area in S.F.No.463 of Idanganasalai village. In this land bank area the slum dwellers may be shifted from the existing slums. This project may be taken by the TNSCB for providing basic amenities with good shelter accommodations. The approximate cost of land is Rs.60.89 lacks and these land cost may be met out by Government funds.

Construction of Community Hall

4.03 The Siddhar koil is one of the religious center in this New Town Development Area. Pilgrims are gathered during the 'New Moon day' and functions of marriage and other are often conducted here in the temple in a small place. For functions of marriage and others, a Community Hall has been proposed in the foot of Kanjamalai area along Elampillai road. For this purpose an extent of 30 cents of land reserved in S.F.No. 129 of Idanganasalai village. The total cost of purchasing of land and construction of community hall is estimated as 50 lacks. This cost will be met out from Town and Country Planning Fund, Government grant etc.,

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Construction of bus terminals

4.04 The Siddhar koil is already stated as one of the religious center and for the pilgrims, more transportation facilities to be provided. For this an extent of 2.0 hectares of land has reserved in the foot of the Kanjamalai hill along Salem-Elampillai road in S.F.No. 122 of Idanganasalai village and S.F.No. 16 of Laguvampatti village. The cost of this project may be approximately Rs.80.00 lacks for the construction of bus terminal with infrastructural facilities and acquiring the land cost. This project shall be executed by the Salem Steel Plant New Town Development Authority after availing Government grant, Town and Country Planning Board fund and loans from the TUFIDCO, etc.

Formation of Compost Yard

4.05 The garbage collected through the vehicles may be disposed in one place and manure may be produced. For this purpose an extent of 2 hectares of land has to be proposed in S.F.No.35 of Thirumalaigiri village, in the southern side of railway land. For this project the cost of land for acquisition is approximately Rs.6.72 Lacks.

4.06 The abstract estimate for the proposed projects in Salem Steel Plant Area is given in Table No.4.01.

Table No. 4.01

Abstract Estimate of Projects proposed in the Salem Steel Plant New Town Development Area during the Planning Period 2011.

Sl. No.	Name of the Project	Approximate Estimate cost Rs. In Lacks
1.	Land Bank for Slum improvements	60.89
2.	Construction of Community Hall	50.00
3.	Construction of Bus terminal	80.00
4.	Formation of Compost yard	6.72
	Total	197.61

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New Town Development Authority's function

4.07 The New Town Development Authority should control and regulate the developments in the New Town Development Area as per uses provided in the New Town Development Plan. The New Town Development Authority shall give planning permission under section 49 of Town and Country Planning Act 1971 in conformity with uses proposed in the New Town Development Plan and no such developments shall take place without obtaining the said permission.

4.08 The New Town Development Authority shall carry out or cause to carry out all projects in this plan.

4.09 For the purpose of implementing the projects mentioned in the plan and also for general urban planning and development and for implementing such planned development, the New Town Development Authority shall avail loans and grants from the Govt. of India, Govt. of Tamil Nadu and Govt. recognized bodies such as TUFIDCO, TUFISIL, HUDCO, and shall be implement the projects and works either by itself or through recognized respective agencies.

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CHAPTER – V

DEVELOPMENT REGULATIONS AND ZONE

5.01 In order to implement the proposals contained in the New Town Development Plan, certain essential zoning regulations will have to be framed and enforced. Accordingly it has to be enforced by New Town Development Authority while granting planning permissions under section 49 of Town and Country Planning Act, 1971. The New Town Development Area have to be divided into the following use zones as directed by Government in G.O.Ms.No.1730 R.D. & L.A., Department, dated 24.7.74.

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

USE ZONES AND USES PERMITTED

5.02 The use zones permitted are given in G.O.Ms.No.1730 R.D. & L.A. Department, dated 24.7.74 and the Survey Numbers comprised in the use zones are given below.

5.03 The zoning regulations have been prescribed a part of this New Town Development Plan and all the developments within the Planning area shall be inconformity with the zoning regulations and the planning permission shall also be regulated accordingly by the New Town Development Authority.

5.04 Any buildings adjacent to the Water Bodies, Burial Grounds, Railway line will be permissible subject to the provision of the building rules and regulations.

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Copy of:-

GOVERNMENT OF TAMIL NADU

ABSTRACT

Town Planning – Preparation of Zonal Plans – Formulation of Draft Regulations submitted by the Director of Town and Country Planning – Approved.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.o.Ms.No.1730 Dated the 24th July 1974

Read:-

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

ORDER:

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

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

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

1) Primary Residential use zone and

2) Mixed Residential use zone.

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

i) Controlled Industrial use zone

ii) General Industrial use zone and

iii) Special Industrial and Hazardous use zone.

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

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

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

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

(BY ORDER OF THE GOVERNOR)

M.M.Rajendran,
Secretary to Government.

To

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

Copy to:

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

/True copy/Forwarded/By order/

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

/True copy/

USE ZONE REGULATIONS

I. RESIDENTIAL USE ZONE

a. Primary Residential Use Zone

b. Mixed Residential Use Zone

USE ZONE I(a) PRIMARY RESIDENTIAL USE ZONE

USES PERMITTED

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

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

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

USE ZONE 1 (b) MIXED RESIDENTIAL USE ZONE

USES PERMITTED

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

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

II. COMMERCIAL USE ZONE – USE ZONE 2

USES PERMITTED

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

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

III. INDUSTRIAL USE ZONE –USE ZONE 3

a. Controlled Industrial Use Zone

b. General Industrial Use Zone and

c. Special Industrial and Hazardous Use Zone.

Use Zone III(a) CONTROLLED INDUSTRIAL USE ZONE

USES PERMITTED

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

2. Industries using electric power not exceeding 130 H.P.(L.T. Maximum Load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid, effluent, dust, smoke, gas vibration etc., or otherwise likely to cause danger or nuisance to public health or amenity;

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

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

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

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

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

USE-ZONE III(b) GENERAL INDUSTRIAL USE ZONE

USES PERMITTED

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

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

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

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

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

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

Use Zone III(c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE

USES PERMITTED

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

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

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

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

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

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

7. Melting or processing tallow or sulphur;

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

9. Washing or driving wool or hair;

10. Making fish oil;

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

12. Manufacturing or distilling sago and artificial manure;

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

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

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

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

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

IV. EDUCATIONAL USE ZONE – USE ZONE 4

USES PERMITTED

1. Schools, Colleges and other higher education and training institutions and the uses connected herewith;

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

3. Hostels and single person apartments;

4. Recreation Clubs, Libraries and Reading rooms;

5. Restaurants;

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

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

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

USES PERMITTED

1. Government and Quasi Government Offices;
2. Art Galleries, Museums, Acquaria and Public Libraries;
3. Hospitals, Sanitoriam and other medical and Public Health institutions;
4. Harbour, Airport and Flying club;
5. Organised parking lots and bus and taxi stands;
6. Parks, Playfields, swimming pools, Stadia, Zoological Gardens, Exhibition Grounds and other Public and Semi Public open spaces;
7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use Zones.
8. Software development and training vide G.O.Ms.No.260 H&UD department dated 29.10.2002 and
9. Installation of Base Transreciever Station Towers vide G.O.Ms.No.302 H&UD department dated 12.12.2002.

VI. AGRICULTURAL USE ZONE – USE ZONE 6

USES PERMITTED

1. All Agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural Settlements with allied use;

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

5. Dairy and Cattle Farms;

6. Fisheries and Poultry Farms;

7. Water tanks and reservoirs;

8. Sewage farms and garbage dumps;

9. Airports and broadcasting installations;

10. Forestry;

11. Cemeteries, Crematoria and Burning and Burial grounds;

12. Storing and drying of fertilizers;

13. Fish curing;

14. Salt manufacturing;

15. Brick, tile or pottery manufacture;

16. Stone crushing and quarrying;

17. Sand, clay and Gravel quarrying; and

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

Sd/- R. KULANDAIVEL,

Director of Town and Country Planning.

//TRUE COPY//

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

Sir,

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

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

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

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

****

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

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

AMENDMENTS

In the said Government Order, in the Appendix,

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

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

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

Yours faithfully,
Sd/————
For secretary to Government

//TRUE COPY//

Copy of Govt. letter No. 12096/UD IV (1)/93-4, dated 2.8.93 from the Joint Secretary to Government, Housing and Urban Development Department, Madras-9, addressed to the Director of Town and Country Planning, Madras-2.

Sub: Town Planning – Master Plan – Permitting installations up to 50 H.P. in Commercial use zones – Amendment to G.O.Ms.No. 1730 R.D. & L .A. Dept., dt.24.7.74 – issued.

Ref: 1. G.O.Ms. No. 1730, R.D. &L.A. Dept., dt. 24.7.74.
2. Your letter Roc. No. 18276/92/MPA1, dt. 20.5.92.

****

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

AMENDMENT

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

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

Sd/xxxxxx
Section Officer.

/ True Copy /

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CHAPTER – VI

DEVELOPMENT CONTROL RULES AND REGULATIONS OF USE ZONES

DEVELOPMENT CONTROL RULES

1.WRITTEN PERMISSION FOR DEVELOPMENT

1(a) All the areas comprised in the Salem Steel Plant New Town Development Area, approved under section 28 of Town and Country Planning Act, 1971, all the developments there in shall be in conformity with the development plan. The area convered within this plan will be called as Salem Steel Plant New Town Development Plan.

1(b) No persons shall carryout any 'Development' as defined in section 2(13)of Town and Country Planning Act, 1971 (Act 35 of 1972) without the written permission of the Salem Steel Plant New Town Development Authority or such other local body or person to whom this power has been delegated by the authority.

1(c) Any site approval or planning permission for any development under these regulation shall not absolve the applicant of his responsibility to get clearance or permission under other Acts and Rules.

2. MANNER OF OBTAINING PERMISSION

2(a) For the purpose of obtaining the permission, the applicant shall submit to the Member Secretary of the Authority or to such officer as designated by the Authority.

(i) An application in Form given in APPENDIX -1 accompanied by plans, specifications etc., mentioned therein the case of laying out of land for building purposes.

(ii) An application in Form B given in the APPENDIX -2 accompanied by plans, specifications etc., mentioned therein the case of all other development.

(b) If the plan and the information given under rule 2(a) do not give all the particulars necessary to deal satisfactorily with the case, the Member Secretary or other authority or person concerned may, within 30 days from the date of receipt of the plans and other

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particulars, require the production of such further particulars and details as he deems necessary.

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

ii) While granting permission the Member Secretary of the Authority or any other Authority or Officer who has delegated its powers may impose such restrictions and conditions as may be necessary under these rules.

3 (a) For the issue of a planning permit application in the appropriate form furnishing all informations and plans required there on shall be submitted to the Planning Authority through the concerned Local Body.

3(b) i) The written permission shall be issued by the Member Secretary or such officer designated for the purpose by the authority.

ii) All developments shall be in conformity with these rules and no development shall be made unless the site is approved by the Authority.

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

iv) The development when completed shall not be used for purpose other than the sanctioned use.

v) No land, premises or building shall be changed or converted to a use not in conformity with the provisions of the rules.

4(a) Where the use of a site or premises is specifically designated in the Salem Steel Plant New Town Development Plan it shall be used only for the purpose so designated.

4(b) Where the use of the site or premises is not specifically designated on the Development Plan it shall be conformity with the permissible in the zone in which the site or premises falls. Provided that and subject to the provisons of the Tamil Nadu District Municipalities Act, 1920, and the Tamil Nadu Panchayat Act, 1958, any lawful use of premises existing prior to the commencement of these rules may continue provided further that a non conforming use i.e. a case which under these regulations will not be permissible in the concerned zone, shall not be extended or enlarged.

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

Provided further that it will be open to the Authority to order at any time the discontinuance or continuance subject to such restrictions and conditions as may be imposed by it on an existing use which is non conforming.

4(c) Not with standing anything shown in the map attached to this plan, all lands and premises comprised within the Salem Steel Plant New Town Development Plan and listed in the use zone shall be deemed to be zoned under respective use zones and all developments shall be regulated to conform to the respective use zone regulations.

4(d) The various buildings use and occupations that can be permitted on the classified use – zones shall be as given in the use zone regulations to this report.

4(e) Use to be in conformity with the Zone – Where the use of building or premises is not specifically designated in this Salem Steel Plant New Town Development Plan report in schedule as such, it shall be in conformity with the use zone in which they fall.

4(f) Uses as specifically designated on SSPNTDP: Where the use of a site is specifically designated in Salem Steel Plant New Town Development Plan, it shall be used only for the purpose so designated.

4(g) Non-conformity uses: No site or plot shall be used for any use, occupancy or premises other than the uses identified in the respective classified use zones.

5. SITE AND BUILDING REQUIREMENTS

5(a) The Salem Steel Plant New Town Development Plan has been delineated into two sectors as indicated below and the site/plot and building requirements for any development shall conform to the parameters prescribed for the respective sector for different buildings and occupancy uses as indicated in schedules in APPENDIX -4&5. The list of Survey Field numbers which are included in natham areas in each village are given in APPENDIX – 3.

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Sector - 1: All the existing nathams in the village area.

Sector - 2: All the areas included within the Salem Steel Plant New Town Development Plan except those covered within Sector-1.

5(b) Relaxation for site and building requirements: The Salem Steel Plant New Town Development Authority may relax any of the site and building requirements prescribed under rule 5(a).

6. WIDTH OF ROADS AND BUILDING LINE

The proposed right of way and building line for all major roads specified in the reports shall be as prescribed therein and shall be developed as such. The right of way width shall be the street alignment and deemed to be reserved for road use and the specific boundary by survey lines shall be as prescribed by the Authority.

7. LAYOUTS AND SUB-DIVISIONS

The laying out and sub-division of land for building purposes, shall be carried out only in accordance with the provisions specified below:-

i) The width of the streets and roads in the layouts shall confirm to the minimum requirements given below and be in conformity with the development plan, if any, for the area except in area proposed to be developed for group housing, flats or in areas reserved for E.W.S.

ii) No plot in a layout shall be sub-divided or utilised for any purpose other than the purpose for which the site is approved except with the prior approval of the Salem Steel Plant New Town Development Authority.

iii) In respect of applications for land development and layout and sub-division of sites for building purposes, the Planning Authority shall grant permission up to 5 Acre without getting prior concurrence of the Director of Town and Country Planning or any other officer authorised by him.

iv) When the area of land under development of layout or sub-division is 2500 sq.m. or more 10% of the total area shall be provided for a recreational space.

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v) The space set apart for a recreational space under (iv) above shall be transferred to the authority or any local authority decided by the Govt.

Means of access

Description	Minimum Width	Remarks
A. Passage i) When it is intended to serve only one plot and the length of passage does not exceed to 40m.	3.5m.	The passage will remain private.
ii) When it is intended to serve the plot only and the length of passage does not exceed 80m.	4.75m.	The passage will remain private.
B. Streets and Roads i) Streets intended to serve not more than 10 plots on one side and / or subject to a maximum length of 120m.	7.0m.	All streets shall become public. The land owner / developer shall hand over the street / road portion through a letter of relinquishment in a stamp paper to the local authority concerned after forming the road as per specifications contained under relevant sections of TNDM Act, 1920 / TN Panchayat Act, 1994.
ii) Streets intended to serve not more than 20 plots on one side and / or subject to a maximum length of 240m.	12.0m. (40')	
iii) Roads of length more than 240m. but below 400m.	18.0m. (60')	
iv) Roads of length between 401 to 1000m.	24.0m. (80')	
v) Roads of length more than 1000m.		
C. Splay	A Splay at the intersection of two or more streets / roads shall be provided as below: Width of Smaller Space to be left for splay / surrounding of 1. Roads up to 10m. 1.5m.X1.5m. 2. Roads above 10m. 1/3rd of the width of the road.	

Note: All streets except pedestrian pathways and cul-de-sac streets shall be connected to a public or an approved and established (as per survey records), private street at both ends. Pedestrian pathways and cul- de-sac streets shall be connected to a public or an approved private street at one end.

9. ARCHITECTURAL CONTROL

The architecture, façade or elevation of any building or the architectural features of any premises shall be in conformity with such conditions as the Authority may imposes at the time of grant of permission.

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9. PRESERVATION OF BUILDING OF HISTORICAL OR ARCHITECTURAL INTEREST

If a building or premises, not covered under the Archeological Monuments Act, in the opinion of the Authority, is of historical or architectural interest, and is in danger of demolition or alteration likely to affect its character by a development, the Authority may impose such conditions as it may deem fit for the preservation of such buildings while granting planning permission.

10. TREE PRESERVATION

i) The Authority may, in the interest of amenity, make a 'Tree Preservation Order" for any tree, group of trees, or built of forest land.

ii) The 'Tree Preservation Order' may prohibit the falling tapping, lapping or willful destruction of the trees concerned, except when these operations are carried out with the permission of the Authority and under such conditions as the Authority may deem fit.

iii) In granting planning permission for any development, the Authority may, where the appropriate, make adequate provisions for the preservation or planting of trees.

11. ADVERTISEMENT CONTROL

Any boarding, structure or any device erected or used principally for the purpose of displaying advertisements shall be in conformity with the conditions as the Authority may deem fit to impose from time to time and must be maintained in a safe condition.

12. THESE RULES TO PREVAIL

i) In the application of these rules if there is a conflict between the requirements under these rules and the requirements under any other Act or rules or byelaws in force, the requirements of these rules shall prevail and such provisions which are contrary of these rules shall stand suspended.

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ii) The notification made under the Municipal and Panchayat Acts and the Tamil Nadu Public Health Act 1939 (Act III of 1939)as regards setting up of Industrial and Residential areas in the Salem Steel Plant New Town Development Area will cease to operate from the date of commencement of these rules.

13. DISCRETIONARY POWERS

In conformity with the intent and spirit of these rules the Authority may:-

i) Determine and establish the location of zonal boundaries in exceptional cases or in cases of doubt or controversy with the approval of Director.

ii) In specific cases where a clearly demonstrable hardship is caused, the Authority may permit any of the dimensions prescribed by these rules to be modified in respect of a building or building site with the concurrence of Director so long as the requirements regarding set back from street and Floor Area Ratio and light and ventilation requirements are satisfied.

14. DELEGATION OF POWERS

Any of the powers, duties or functions conferred or imposed or vested in the Authority by any of the foregoing rules may be delegated to any officer under its control or to any officer of Government or to a Local Authority.

15. PENALTY

Every person who shall commit any breach of any of the foregoing rules shall be punishable with fine which may extend to Rs.5000/- and in the case of a continuing breach without rectification with fine which may extend to Rs.50 for every day during which such breach continuous after conviction for the first such breach.

16. DEVELOPMENT CHARGES

The development charge will be levied by the Salem Steel Plant New Town Development as required under section 59 of the Town and Country Planning Act of 1971 and the rules made there under at the rates prescribed there for.

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17. DEFINITIONS

In these rules unless there is anything repugnant in the subject or context

i) "Accessory use" means any use of the premises subordinate to the principal use and customerily incidental to the principal use.

ii) "Act" means the Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1971) as amended by Tamil Nadu Act 22 of 1974.

iii) "Authority" means the Salem Steel Plant New Town Development Authority constituted under the Act.

iv) "Salem Steel Plant New Town Development Plan" means, the area comprising within the boundary of Salem Steel Plant New Town Development Area and also delineated as such in the map annexed to the report.

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

vi) "Floor Area Ratio" means the quotient obtained by dividing the total covered area (Plinth area) on all floors by the plot area, i.e.

$$\text{Floor Area Ratio} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

18. The Authority is empowered to relax the D.C. Rules of the Salem Steel Plant New Town Development Plan in deserving cases without the approval of the Director of Town and Country Planning on appeal from the affected persons.

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APPENDIX – 1

P.P.APPLICATION FORM – A

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

SALEM STEEL PLANT NEW TOWN DEVELOPMENT AUTHORITY

Application for Planning Permission for Laying out of land for Building Purposes.

Under section 49 of the Town and Country Planning Act 1971 (Act 35 of 1972)

FORM - A

From

For office use only.

Ref:

Date received:

A3,

To

The Member Secretary,

Salem Steel Plant New Town Development Authority,

Salem.

I hereby apply for Planning Permission for laying out of my land in S.No..... for building purposes/desire to find out whether under noted Developments permissible.

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

a) A topo plan of the site showing adjoining areas to a radius of 150 metre all round from the proposed layout site under reference, making clearly therein the boundaries of the proposed layout in red colour, existing roads, structures, streams, burial grounds and H.t. or L.T. power lines passing through layout and levels of the site.

b) A detailed site plan to a scale of not less than 1:800 showing the proposed layout indicating size of plots, width of the proposed roads, open spaces and amenities provided and type of buildings to be built if any, and

c) The particulars in the Annexure.

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

Date:

Signature of the Owner of the land or applicant.

Strike out the portions which are not applicable.

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ANNEXURE

To

To be completed by the applicant :

1. Applicant (in block capitals)
   - Name :
   - Address :
2. Particulars of proposals for which permission Or approval is sought. :
   a) Full address or location of the land to which this application relates and site area
      - T.S.No./S.F.No. :
      - Division No./Ward No. :
      - Name of Town or village :
      - Site area :

   b) State whether the applicant owns or controls any adjoining land and if so give its location & extent.
3. Particulars of present & previous use of land
   - i) Present use of land :
   - ii) If vacant, the last previous use. :
4. Information regarding the proposed use.
   - i) State number and type of dwelling units(whether bungalows, houses, flats, etc.) factories, shops, institutions, parks & play fields etc. proposesd.
   - ii) Extent of land use proposed : Extent in Hectares.
     a) Land allotted for Residential purpose
     b) Land allotted for Commercial prupose
     c) Land allotted for Industrial purpose
     d) Land allotted for Institutional purpose
     e) Land allotted for Park & Play fields
     f) Land allotted for Roads and Pathways
     g) Land allotted for other uses (to be specified).
5. Does the proposed development involve the peeling of any trees.

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If yes, indicate the position on Plan.

6. Does the proposed development involve erection of any advertisement board?
If yes, indicate its position on plan and type of the advertisement board to be erected.

Signature of Licenced Surveyor.
Surveyor.

Signature of the owner of land and Building or applicant.

Note: Those applying only to find out whether the type of development is permissible or not, may furnish information against 1,2,3,4 (i) only.

CONDITIONS

i) I agree not to proceed with laying out of land for building purposes until the planning permission is granted by the Authority under section 49 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act 22 of 1974.

ii) I agree not to do any development otherwise than in accordance with the layout plan, specifications which have been approved or in contravention of any provision of the Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended in act 22 of 1974 or any rules, by-law order or other declaration made thereunder or of any direction or made under the said Act rules or bye-laws.

iii) Under Section 54 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972)as amended in Act 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.

iv) I agree to keep one copy of the approved layout plans at the site at all reasonable times when development is in progress and also agree to see that the plan is available and the site is open at all reasonable times for the inspection of the Member-Secretary or any Officer authorized by him in that behalf.

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

vi) I agree to hand over all the proposed roads after duly forming them to the satisfaction of the local authority concerned and sites reserved for parks, play grounds, open spaces for public purpose free of cost to the local authority concerned in which the site falls or when so directed by the Authority.

Signature of the owner of the Land or applicant.

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APPENDIX –2

P.P. APPLICATION FORM B.

(VIDE Rule 2 (a) (ii) of D.C. Rules).

SALEM STEEL PLANT NEW TOWN DEVELOPMENT AUTHORITY

Application for Planning Permission for development of Land and Buildings other than those covered under Form A.

(Under Section 49 of the Town and Country Planning Act 1971 (Act 35 of 1972)

FORM B

From

For office use only.
Ref:
Date received:

To
The Member Secretary,
Salem Steel Plant New Town Development Authority,
Salem.
Through
Sir,

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

I intend to put the building and land in S.No. of Block No._____of Revenue Division No._____ for_____purposes.

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

I forward herewith the following particulars in quardruplicate, duly signed by me and the licenced surveyor:

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

b) A detailed site plan of the land for development to a scale of not less than 1:800.

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

d) The particulars in the Annexure.

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

Signature of the owner of the land and building or application.

Date:

*Strike out the portions which are not applicable.

ANNEXURE

To

To be completed by the applicant :

1. Applicant (in block capitals)
   - Name :
   - Address :
   - Tele No. :
2. Particulars of proposals for which permission or approval is sought:
   - a) Full address or location of the land to which this application relates and site area. :
   - Door/Plot No. :
   - Town Survey No./S.F.No. :
   - Division or Ward No. :
   - Road or Street Name :
   - Name of Local Authority. :
   - Site area :
   - (b) Particulars or proposed Development Including the purposes for which The land and/or buildings are to be Used. :
   - (c) State whether applicant owns or controls any adjoining land and if so give its location and extent. :
   - (d) State whether the proposal involves:

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i) New building (s) :

ii) Alteration, extension or addition :

iii) Change of use. :

3. Particulars of present and previous use of the buildings or land. State :

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

4. Information regarding the proposed use. : Extent in Sq.mts.

a) Total floor area of all buildings to which the application relates. :

b) Residential floor space :

c) Floor space for retail wholesale trading. :

d) Office floor space :

e) Industrial floor space :

f) Floor space for other use (to be specified) :

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

6. Does the proposed developments involve The falling of any tree? :

7. If yes, indicate the position of Plan :

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

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

Signature of the owner of the land and building or applicant.

Signature of the Licensed Surveyor.

Note: These applying only to find out whether the type of development is permissible or not, may furnish information against 1,2 and 3 only.

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CONDITIONS

i) I agree not to proceed with the development until planning permission is granted by the Authority under section 49 of the Tamil Nadu Town and Country Planning Act 1971 (35 of 1972) as amended in Act 22 of 1974.

ii) I agree not to do any development otherwise then in accordance with the site and building plans which have been approved or in contravention of any provisions of the Tamil Nadu Town and Country Planning Act 1971(Act 35 of 1972) as amended in Act 22 of 1974 or any rules, by-laws order or other declaration made there under, or of any direction or requisition lawfully given or made under the said Act, rules or by-laws.

iii) Under section 54 of the Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended in Act 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.

iv) I agree to keep one of the approved site plans and one set of copies of the sanctioned plans of the building at the site of the building at all times when the Development is in progress and also agree to see that such plans are available and the building is open at all reasonable times for the inspection of the Member Secretary or any officer authorized by him in that behalf.

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

Signature of the owner of the Land and Building
or applicant.

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APPENDIX –3

List of Survey Numbers which are included in Natham areas in each village within the Salem Steel Plant New Town Development Area. (Sector – 1)

Sl.No.	V.No.	Name of the Village	Natham S.F.Nos.
1	2	Maramangalathupatti	85/2, 93/1.
2	3	Mooduthurai	Nil
3	4	Kullanampatti	Nil
4	5	Karichipatti	Nil
5	6	Sittanur Gollappatti	22/1.
6	7	Ariyakavundampatti	Nil
7	8	Laguvampatti	3/4,6.
8	9	Murungapatti	63/2.
9	10	Pethampatti	16/1,3, 17/1.
10	11	Nayakkanpatti	8/1.
11	12	Tumbatulipatti	35/13.
12	13	Nallampatti	15.
13	14	Pumandapatti	Nil
14	15	Mallaravuthampatti	Nil
15	16	Sarkar Gollappatti	11/1,53/7.
16	17	Majra Gollappatti	Nil
17	18	Vattamuthampatti	2/1,2A,3/1,2,4/1,5/1,6,8/1,2,9/1,10/5B,11/1,4,5,12/1A,13,19/2, 20/3.
18	19	Thirumalaigiri	32/3B,4B,5B,40/1B,54/3,55/2A,2B,65/2,4,5,89/6,90/9.
19	42	Idanganasalai	16/2,28/2o,35/4,94/1,106/10,30,122,170/1,177/1,214/1,4,5, 221/2,222/2A,235/1 to 11, 236/1 to 5,238,239,250/2,262/5, 271/12,279/3,320,339/2,392/1,447/1,3,485/1,520,523/2, 544/2,561/3,641/5,659/2B4,662/1,682/5,683/1 to 7, 9, 690/4,708/1.
20	72	Karukkalvadi	9/2 to 7,9,10,12/1,21/3 to 8,45,66/3 to 8,91/2B,118/2,120,134, 136/1,141/4,179,182,211/2 to 62,227/4 to 81.
21	73	Alagusamudaram	77/1.
22	84	Perumampatti	35/1,3.
23	86	Dasavilakku	27/3,49/1,113/2,141/9,211,212/11,292/3,444,479/2,480/1, 481/3,5,517/23,518,587/10.

Note: The Survey Numbers certified by the concerned Village Administrative Officer may also be taken as Natham.

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APPENDIX – A

SITE AND BUILDING REQUIREMENTS FOR SECTOR – 1

VIDE RULES 5(a) OF D.C. RULES

SECTOR 1 (COMPRISING ALL NATHAM AREAS) PLANNING PARAMETERS

BUILDING AND OCCUPANCY CLASSIFICATION USE	MINIMUM PLOT EXTENT IN Sq.m.	MINIMUM PLOT FRONTAGE IN m.	BUILDING SETBACK FROM PLOT LINES AND OPEN SPACES TO BE LEFT FROM PLOT BOUNDARIES				MAXI-MUM FLOOR AREA RATIO	MAXI-MUM BUILD-ING COVER-AGE IN PLOT	MAXIMUM HEIGHT OF BUILDING	GENERAL AND NOTE
			FRONT IN METRES		SIDE	REAR				
			ROAD WIDTH	SET BACK						
1.RESIDENTIAL	95Sq.m.	6 m.	Up to 10 m more than 10 to 15m more than 15 to 30m more than 30m.	1.5m 3.0m 4.5m 6.0m	NIL	NIL	1.5	65%	One and half times the width of the abutting road provided the height may exceed to the extent of 1 m for every 30cm. By which the building is set back from the street or 15m which ever is less	1. Arcade verandahs not less than 3m. may be permitted with in the building line and street alignment subject to leaving a clear front open spaces of 1.5m. in commercial use zone.
2. COMMERCIAL	10 Sq.m.	3 m	-do-	-do-	NIL	NIL	2.0	75%		2. Security room of not more than 4.5m. may be permitted in industrial use in the front set back.
3. INDUSTRIAL	50 Sq.m.	6 m	-do-	-do-	1.5m on each side or 3m on one side	—	1.0	65%		
4.EDUCATIONAL	95 Sq.m.	10 m.	-do-	-do-	NIL	NIL	1.5	50%		
5. PUBLICS AND SEMI PUBLIC	500 Sq.m.	20m	-do-	-do-	NIL	NIL	1.5	50%		3. Lavatory lumber garage etc not intended for human habitation may be permitted in the residential use provided it is less than 1/3 width of the site and not more than 4m. measured from the rear level of the site.

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APPENDIX – 5

SITE AND BUILDING REQUIREMENTS FOR SECTOR – 2

SECTOR 2 (ALL THE OTHER AREAS, EXCLUDING THE AREAS INCLUDED IN SECTOR 1)

PLANNING PARAMETERS

BUILDING AND OCCUPANCY CLASSIFICATION USE	MINIMUM PLOT EXTENT IN Sq.m.	MINI-MUM PLOT FRONT-AGE IN m.	BUILDING SETBACK FROM PLOT LINES AND OPEN SPACES TO BE LEFT FROM PLOT BOUNDARIES					MAXI-MUM FLOOR AREA RATIO	MAXI-MUM BUILD-ING COVER-AGE IN PLOT	MAXIMUM HEIGHT OF BUILDING	GENERAL AND NOTE
			FRONT IN METRES		SIDE	REAR IN M.					
			ROAD WIDTH	SET BACK		WIDTH	SET BAC K				
1.RESIDENTIAL	120 Sq.m	9 m	Up to 10 m more than 10 to 15m more than 15m to 30m more than 30m	1.5m 3.0m 4.5m 6.0m	1.5m on either side or 3 m on one side	Up to 15m 15m to 30m More than 30m	1.5m 3.0m 4.5m	1.25	65%	One and half times the width of the abutting road provided the height may exceed to the extent of 1m for every 30cm. By which the building is set back from the street or 15m which ever is less.	1. Arcade verandahs not less than 3m. may be permitted with in the building line and street alignment subject to leaving a clear front open spaces of 1.5m. in commercial use zone. 2.Security room of not more than 4.5m may be permitted in industrial use in the front set back.
2.COMMERCIAL	30 Sq.m	3m	-do-	-do-	1/4th ht. of building subject to minimum of 1.5m	1/4th ht. of building subject to minimum of 1.5m		1.75	75%		
3.INDUSTRIAL	330Sq.m	12m	-do-	-do-	1.5m each side or 3m one side	1.5m		1.00	65%		
4.EDUCATIONAL	500Sq.m	20m	-do-	-do-	1.5m on either sides	1.5m		1.50	50%		
5.PUBLIC AND SEMIPUBLIC	500Sq.m	20m	-do-	-do-	1.5m on either sides	3.0m		1.50	50%		3.Lavatory lumber garage etc. not provided it is less than 1/3 width of the site and not more than 4m. measured from the level of the site.

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SALEM STEEL PLANT NEW TOWN DEVELOPMENT AREA
THE SURVEY FIELD NUMBERS COMPRISED IN USE ZONES

(Vide Para 5.02 of the New Town Development Plan report)

V.No. 86 Dasavilakku (S.F.Nos.1 to 675)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 1

S.F.Nos. 27/3,48,49,64/2 to 5,7 to 18,65/2 to 8,66, 67/2,3,70,71,72,74/1 to 19,22, 75,91/5,7,105/3,4,5,6,8, 106/4,7,8, 113/2,131,133/1A,1C,2A,2C,3A,3C,136/1 to 4, 5A, 5C,6 to 12,137/1 to 4,5A,5C,138/1,3,140,141/9,148,149/1A,1C,2A,2C,3A,3C,4A,4C, 150/1A,2,3,4B,5 to 12, 158/1,2A,3,4A,5A,6,159 to 162,166/11,14,17,18,19, 167/4, 169/1,186/7,8,211,212/1 to 16,292/1 to 3, 392pt.,429/21,443/1,2,444,474,475, 479,480,481/3,5,494/2,499/5 to 10,509/1 to 7,512pt.,515pt., 517,518,537pt., 587/10.

Commercial Use Zone C

T.S.Nos. S.F.Nos. Nil.

Controlled Industrial Use Zone CI – 1

S.F.No. 512pt.

General Industrial Use Zone GI – 1

S.F.Nos. 670,671/8B,9B,10B,11B,12 to 17,18B,19,20B 672/10B,11B, 12,13B,14,673/2, 674,675.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 1

S.F.Nos. 103/2A, 225/6, 392pt., 511pt.

Public and Semi Public Use Zone P – 1

S.F.Nos. 44, 260, 476/1,2, 477/1 to 8.

Agricultural Use Zone AG – 1

S.F.Nos. 1 to 5, 6/1 to 13, 7,8,9, 10/3 to 11, 13, 14, 11/1,3, 12/1 to 9, 11 to 23, 13 to 26, 27/1,2,4,5, 28 to 43, 45 to 47, 50 to 52,54/1,2,3,6,7,57/2,4,58/3, 5 to 11, 59/1,2,3, 6 to 12, 60/2 to 16, 61, 62/1 to 4,63,73,76, 77/1,2, 78 to 87, 88/1 to 13,89,

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90, 91/1 to 4, 91/6,8 to 21, 92, 93/1 to 4, 5A, 6,7,8, 94/1,2,3A, 4 to 20, 96/1,2A,3 to 8, 97/1,2,3,4A,4C,5,6,7, 98/1 to 9,10A,11A,12A,13A,14B,15,16A,16C,17,18B,19B,20 to 26, 99/1 to 17, 18A,19B,20,21,22B,23B,24,25,26,27B,101/2,4,5,103/1,2B, 3 to 21,104/1 to 4, 5A,6,7,8A,8C,9 to 13,105/1,2,106/1,2,3,5,6,9 to 15, 107/1A,2A,3A,4A,5,6,7,8A,9,10,11,12A, 13,15,16A,16C,17A,17C,18A,18C,19,20A, 108,109,110/2A1,2C2,3, 4A2A,4A2B,5,6,7, 111/1,2,3A,3C,4 ,5, 7,8A1,8B2,9A,9C,11,112/1 to 8,9A,10A1,12,113/1,114,117/2 to 6, 119 to 122, 123/1,126/2, 129, 130, ~~134pt.~~,139,141/1 to 8, 10,11, 142 to 147, 152 ~~151~~ to 155, 156/1A, 1C,2A,2C,3B,3C,3D, 4 to 9,10A,10C,11,12,13,14B,15 to 18, 157/1 to23, 24A,25A, ~~163 to 165~~,166/1 to 10,12,13,15,16,20 to 23,167/1,3,5,6,168,169/2,170,171, 172/1 to 5,7 to 12,173,174,176 to182,184,186/1 to 6,187 to190,191/2 to 14, 192 to 210, 214/1 to 6, 215/2 to 6,216/2 to 7,217, 218, 219/2 to 6,221/2,3, 222/2 to 9, 223, 224, 225/1 to 5,7 to 12, 228, 230 to 232, 234/2, 236, 237/1,3, 5 to 7, 240 to 242, 243/1,2A,2C, 244/1A,1C,2,3, 245/1,2A,3 to 5, 246/1,2A,2C, 247/1,3,4A, 248/2,3,4,250/2,3,4,252,253/2,254/2,255,256/1,259,261/1,262,263, 265/2,6,266, 267/1,2,3A,5A,6,7A,7C, 268/1A,1C,3,272 to 276,278,279, 282/1A,2A,2C,283 to 291,292/4,293 to 295,296/1A,2A,3A,4A,4C,297to 299(B.G), 300/1,2,3,5,301 to 304, 305/2A,2C, 306/1,3 (B.G), 307/1,2A,2C,2D,3A,4,5, 6, 308 to 312, 313/1,5 to 9,314 to 316,317/1, 318,320/2A,4,5,6,321/1A,2A,3,4A, 5A,5B,5D,5E,6,7, 322 to 327, 328/1,2A, 329/1A,2A,2C,3A,3C,4B,330/1B, 2 to 8, 331/1B,2,332/1A,1C,2A,2C,333/1A,2A,2C,3 (B.G),334/1B, 335 to 337, 338/1,2,3, 5 to 8,339 to 359,360/1,4,361,362,363/2to 9,364/2,3,365/2, 366/2 to 19,367 to 391,392pt.,393/1 to 20,394,395/1,396 to 398,400/2, 401 to 405,406/1 to 29, 410/1,2,411 to 416,417/1,3, 420, 421/2,3,4, 422 to 426, 428, 429/1 to 20, 430 to 440, 441/1 to 8, 442, 443/3 to 9, 445/1 to 19, 447, 448 (B.G), 450, 452 to 459, 462, 463, 476/3, 478/1,2,3, 5 to 8, 481/1,2,4,6, 482 to 493, 494/1, 495 to 498,499/1 to 4, 500 to 508, 510, 511pt., 512pt., 513, 514, 515pt., 516, 519, 520/1,3, 521,522/2 to 5, 523/1 to 14, 524/1 to 13, 529, 530/1 to 14, 531 to 535, 536/1,2, 537pt., 540/1,2,5,6, 541/1,2,4,5, 542, 543, 547 to 550, 551/1 to 7, 552 to 575, 576/2 to 7,9,10, 579 to 582, 587/1 to 9,11, 590/1 to 4, 591 to 602, 603/2, 604/2, 605, 606/1,2,4,5,6, 607 to 610, 612 to 616, 617/1,2,3, 618, 619/2,3,5,

163, 164pt, 165.

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620 to 622,623 (B.G),628 to 631, 634 to 638, 639/2,3, 641 to 661, 662/1,3, 666/3, 667/1,2,671/1 to 8A,9A,10A,11A,18A,20A,21, 672/1 to 9, 10A,11A,13A.

Existing Road

S.F.Nos. 6/14, 10/1,2,12, 11/2, 12/10, 55,56, 62/5, 68, 69,74/20,21,23, 77/3, 88/14, 101/3,103/22,105/7, 107/1B,2B,3B,4B,8B,12B,14,16B,17B,18B,20B, 111/6,10, 112/9B,10B,10C,11, 116/2, 117/1,7,9 to 12, 127, 128, 132, 133/1B,2B,3B, 134, 135, 136/5B, 137/5B, 138/2, 149/1B,2B,3B,4B, 150/1B,4A,156/1B,2B,3A,10B,14A, 157/24B,25B, 158/2B,4B,5B, 172/6, 175, 183,185,212/17,18, 213,214/7, 215/1,216/1,219/1,220,221/1,4, 222/1,226,227,229,233,234/1, 235,237/4, 238,243/2B,244/1B,245/2B,246/2B,247/4B,250/1,251,257,265/3,5,267/3B,5B, 7B,8,268/1B,282/1B,2B,296/1B,2B,3B,4B,4D,305/1,2B,306/2,307/2B,3B,7,8,9, 319/2,320/2B,7,321/1B,2B,4B,5C,328/2B,329/1B,2B,3B,4A,330/1A,331/1A, 332/1B,2B,333/1B,2B, 334/1A,2, 445/20,21, 446, 449, 451, 460, 461, 481/7, 509/8, 520/2, 522/1, 523/15, 530/15,16, 540/7, 541/3.

Land Under Water

S.F.Nos. 53,54/4,5, 57/1,3, 58/1,2,4,59/4,5,60/1,64/1,6, 65/1,67/1, 77/4, 93/5B, 94/3B, 95, 96/2B, 97/4B,98/10B,11B,12B,13B,14A,14C,16B,18A,19A,99/18B,19A,22A, 23A,27A,100, 101/1,102,104/5B,8B,110/1,2A2,2B,2C1,4A1,111/3B,8A2,8B1,9B, 112/10A2,115,116/1,3,117/8,118,123/2,124,125,126/1,167/2,191/1,234/3, 237/2,239,247/2,248/1,249,253/1,3,254/1,256/2,258,261/2,264,265/1,4, 267/4,9, 268/2,269 to 271,277,280,281,282/3,300/4,313/2,3,4,317/2,319/1,3, 320/1,3,8,338/4,360/2,3,363/1,364/1,365/1,366/1,393/21,395/2,399,400/1, 406/30,31,407 to 409, 410/3,417/2,4,5,418,419,421/1,427,441/9,464, 465 to 473,477/9,10,478/4,524/14,525 to 528,536/3,538,539,540/3,4,544 to 546,551/8,576/1,8,11,12,577,578,583 to 586,588,589,590/5,603/1,604/1, 606/3,611,617/4,619/1,4,624 to 627,632,633,639/1,640,662/2, 663 to 665, 666/1,2, 667/3, 668, 669,672/15, 673/1.

Proposed Road

S.F.Nos. Nil.

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V.No. 72. Karukkalvadi (S.F.Nos.1 to 262)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 2

S.F.Nos. 9/1 to 7,9,10, 12/1, 21/3 to 8, 45, 66/3 to 8, 74/2C,2D,3,4, 77 to 79,82, 83/1,3 to 66, 91/2B,3,118/2,120 to 123,126,127,134,135/2,34,136 to 140, 141/1,2,4,142/2,3, 144 to 149,156pt.,157 to 162,169pt.,170,171,172/1,173/1, 174/1,179,180/1 to 4,5A,6A,7,8A,9A,182,184/1C,211, 227.

Commercial Use Zone C - 2

S.F.Nos. 169pt.

Controlled Industrial Use Zone CI – 2

S.F.Nos. 27pt., 156pt.

General Industrial Use Zone GI – 2

S.F.Nos.231/1B, 232/1A,4, 233, 234/2,235/2,237/3,238/2,239/1B,2, 240, 241/1B,2,3, 242/1A2,1B,3,4, 246/4B, 247/1B,2, 248/1B,2, 249/1A2,1B,2A,2B, 250 to 262.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P – 2

S.F.Nos. 154/1, 165, 166, 167, 181/2, 185/3A2,3B.

Agricultural Use Zone AG – 2

S.F.Nos. 1 to 7, 8/1,2,10/1,11,12/2 to 5,13,14/1 to 20,18 to 20, 21/1,2, 23,25, 26,27pt.,28 to 41,42/1 to 4, 43/1 to 6, 44/1, 46, 47/1, 48/1,3,4, 49/2,3, 50 to 53, 55/1 to 7,9 to 11,56,58 to 65,66/1,2,67 to 69,70/1,71 to 73,74/1,2A,2B,5, 83/2, 84 to 89, 90/1,2,4, 91/1,2A,2C,92/1,93 to 96,97/1,98/2,99/2,100 to 117,118/1, 119,124,125,128 to 133,143,153,154/2,3,183,184/1A,2, 185/1,2,3A1, 186/1,2,3A,3C,187/1A,1C,3A1,3A3,3B1,188 to 192, 193/2, 194/1 to 50,51A,52A,53A,

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54 to 61,62A,63,64A,65,66, 195/1 to 5,196,197/1, 2A2,2B2,,2C1A,2C2,2C3A,198/1,2pt., 201,203,206/1pt.,2pt.,207/1,208,209,212,213/1,214/2,215,217,218/1,219/1,2, 220/1A,1C,2A,2C,221 to 225,229,230,231/1A,2,3, 232/1B,2,3,5, 234/1,236, 237/1,2, 239/1A, 241/1A, 242/1A1,2, 243 to 245, 246/1,2,3,4A, 247/1A, 248/1A,249/1A1.

198/1, 2A, 2B1 to 2B32, 2B33A, 2B34, 2B35B, 2B36A, 2B37A, 2B39, 2B40 to 2B44, 2B47A, 2B47B, 2B48A.

Existing Road

S.F.Nos. 8/3,9/8,10/2,14/21,15,16,17,22,24,42/5,43/7,44/2,47/2,48/2, 49/1,54, 55/8,57,75,76,80,81,90/3,91/4,92/3,97/2,98/1,99/1,135/1,141/3,142/1, 150 to 152, 155,163,164,168,172/2,173/2,174/2,175 to 178,180/5B,6B,8B,9B, 181/1,184/1B,186/3B,187/1B,2,3A2,3B2,193/1,194/51B,52B,53B,62B,64B, 195/6, 197/2A1,2B1,2C1B,2C3B,198/2pt.,206/1pt.,2pt., 207/2,218/2, 219/3, 220/1B,1D,2B.

Land Under Water

S.F.Nos. 70/2,92/2,199,200,202,204,205,210,213/2,214/1,216,226, 228, 235/1, 238/1.

Proposed Road

S.F.Nos. Nil.

198/2B33B, 2B35A, 2B36B, 2B37B, 2B38B, 2B39, 2B45, 2B46, 2B47B, 2B48B,

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V.No.73. Alagusamudram (S.F.Nos.1 to 107)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 3

S.F.Nos. 37,38/1,39 to 48, 51pt., 54, 55, 56pt., 65, 67pt., 72/1,2,6 to 10, 77/1,2B, 78 to 80, 88 to 91.

Commercial Use Zone C – 3

S.F.No. 51pt.

Controlled Industrial Use Zone CI – 3

S.F.Nos. 8pt., 67pt.

General Industrial Use Zone GI – 3

S.F.Nos. 56pt.,57 to 64,96pt.,97pt.,98 to 102,104pt.,105pt.,106,107.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 3

S.F.Nos. 77/2A.

Public and Semi Public Use Zone P – 3

S.F.Nos.1/1,3, 2, 3/1,2A,2C,4,5/1,2A,3B,4B,5,6,7B,8B,9A,10,11,12A, 13B,14 to 17, 6,7,15/1,23/1A,1C,2,3B,4A,25/2,26/1,2A,3A,3C,4 to 6,28 to 30, 38/2.

Agricultural Use Zone AG – 3

S.F.Nos. 8pt.,10/1A,1C,2A,2C,3A,4A,12/1B,2,3B,4,5A2,5B2,5C,6 to 17,13,14,18 to 20, 27/1 to 9,10A,11A,12A, 33/1A,1C,2A,2C,3,4A,4C,34/1,35,36,51pt.,52,67pt.,68,69, 72/3,4,5,11,12,13,73 to 76,81 to 86, 96pt., 97pt., 103, 104pt., 105pt.

Existing Road

S.F.Nos. 1/2,3/2B,5/2B,3A,4A,7A,8A,9B,12B,13A, 8pt.,9,11,10/1B,2B,3B,4B, 12/1A,3A,5A1,5B1,15/2,22/2,23/1B,3A,4B, 25/1,27/10B,11B,12B, 33/1B,2B,4B,34/3,49, 50, 53, 66, 70, 71, 92 to 95.

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Land Under Water

S.F.Nos. 16, 17, 21, 22/1,3, 24, 26/2B,3B,31,32,34/2,4, 87.

Proposed Road

S.F.Nos. Nil.

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V.No. 2. Maramangalattupatti (S.F.No.1 to 145)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 4

S.F.Nos. 1/2 to 14,2 to 6,8,9,10/1 to 4,6 to 15,11 to 14,15pt.,16 to 21,70 to 73, 75,77/1,2,3/A to F,H,I,J,4 to 7,78,82 to 86,87/2 to 9,88 to 91, 93 to 95,96/1,97, 98/1,99,102 to 104,105/2 to 4,106/1,107,108pt.,109,117 to 120,122/1,2,3,5,6, 123/1,2,4,124 to 134,135/1 to 9,11,136,144pt.,145pt.

Commercial Use Zone C – 4

S.F.Nos. 15pt.,108pt.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI – 4.

S.F.Nos. 23pt., 31 to 58,60 to 63,66,67,112,113pt.,114pt.,115,140pt., 141pt.,142,143.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 4

S.F.Nos. 77/3G, 113pt., 114pt., 140pt., 141pt., 144pt., 145pt.

Public and Semi-Public Use Zone P – 4

S.F.Nos. 105/1, 106/2, 135/10.

Agricultural Use Zone AG – 4.

S.F.Nos. 23pt., 24, 87/1(O.H.T), 123/3 (B.G).

Existing Road

S.F.Nos.7,10/5, 22, 25 to 30,59,64,65,68,69,74,76,79,80,81,92,96/2,98/2, 100,101,110,111,116,121,123/5,137,138,139.

Land Under Water

S.F.Nos. 1/1, 122/4.

Proposed road

S.F.Nos. Nil.

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V.No. 16. Sarkar Gollapatti (S.F.Nos.1 to 56).

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 5.

S.F.Nos. 1 to 5, 6/1 to 7, 8A, 6/9 to 18, 7, 8, 11, 12/1 to 6, 8 to 11, 13/2 to 20, 17pt., 18pt., 19, 22, 23/2 to 8, 24pt., 25, 33 to 44, 46 to 55.

Commercial Use Zone C – 5

S.F.Nos. 17pt., 18pt.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI - 5

S.F.Nos. 32pt.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 5

S.F.Nos. 12/7, 24pt., 28 to 31, 32pt.

Public & Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 5

S.F.Nos.9, 10, 56.

Existing Road

S.F.Nos. 6/8B, 13/1, 14, 15, 16, 20, 21, 23/1, 26, 27.

Land Under Water

S.F.No. 45.

Proposed Road

S.F.No. Nil.

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V.No. 17. Majara Gollappatti (S.F.Nos. 1 to 32)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 6

S.F.Nos. 3/2,3,4, 4, 5, 9, 10pt., 11, 12pt., 13pt., 14,15,16pt.,17,18pt.,19, 25pt.,26,27pt.

Commercial Use Zone C – 6

S.F.No. 3/1.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 6

S.F.Nos. 2/3, 18pt., 20 to 24, 25pt., 27pt., 28 to 32.

Public and Semi Public Use Zone P – 6.

S.F.No. 7.

Agricultural Use Zone AG – 6

S.F.No. 1/2.

Existing Road

S.F.Nos. 2/1, 6, 8, 10pt., 12pt., 13pt., 16pt.

Land Under Water

S.F.Nos. 1/1, 2/2.

Proposed Road

S.F.Nos. Nil.

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V.No.18. Vattamuthampatti (S.F.Nos.1 to 35)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 7

S.F.Nos. 1/8 to 13, 2 to 13,29pt.

Commercial Use Zone C – 7

S.F.No. 29pt.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI - 7

S.F.Nos. 17pt.,18pt.,19 to 28.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 7

S.F.Nos.1/1 to 7,14, 15, 16, 17pt., 18pt., 29pt., 34, 35.

Public and Semipublic Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 7

S.F.Nos. 30 to 33.

Existing Road

S.F.Nos. Nil.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No. 15. Mallaravuthanpatti (S.F.Nos.1 to 22)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR

S.F.Nos. Nil.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI -8

S.F.Nos. 1 to 6,7pt.,8pt.,9 to 20.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 8

S.F.Nos. 7pt., 8pt.

Public and Semipublic Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 8

S.F.Nos. 21, 22.

Existing Road

S.F.Nos. Nil.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No.19. Tirumalagiri (S.F.Nos. 1 to 100)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 9

S.F.Nos. 26 to 28,32,38 to 40,45 to 50,52,54,55,57/2B,3B,4,5,6B,11B,11C, 57/12B,13 to 16,59pt.,61,64/2,65pt.,66 to 72,77,78,89/6,90/9.

Commercial Use Zone C – 9

S.F.No. 65pt.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI - 9

S.F.Nos. 2pt.,3pt.,4 to 12,13/1A,1B,2A,3A,14/1A,1B,2A,2B,3A,4A,15/1 to 5,6A, 16pt.,35/1 to 4,5A.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 9

S.F.Nos. 1, 2pt., 3pt.

Public and Semipublic Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 9

S.F.Nos. 13/2B.3B,14/3B,4B,15/6B,7,8,9, 16pt., 17,18/1,3 to 8,19 to 25,29 to 31, 35/(5B,6 to 8)[redacted]36,51,57/1,2A,3A,6A,7 to 11A,12A,58,59pt.,60,62,63,64/1,74, 79 to 82, 84,85,87,88, 89/1 to 5,7 to 17,90/1 to 8,10 to 16, 91, 92, 93, 96 to 100.

Existing Road

S.F.Nos. 18/2,33,34,37,41 to 44,53,56,73,75,76,83,86,94,95.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No.84 Perumampatti (S.F.Nos. 1 to 78)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 10

S.F.Nos. 1/1B to 1E,2 to 7, 6/1,2,4, 25/16,17,18,21,22,24,31 to 35, 38, 40/13,14,65/5.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P - 10

S.F.Nos. 39/16, 76/3.

Agricultural Use Zone AG – 10

S.F.Nos. 2/1 to 9,11,3,4/3 to 7,5,6/3,7,8,9/1 to 10,10 to 16,17/1,18/1 to 7,19, 20/1,3,21, 22, 24/1to 9, 11 to 24, 25/1 to 15,19,20,23,25,26/2A(Part),2B,3 to 12, 27, 28, 29/2 to 15, 30, 36, 37, 39/1 to 15, 40/1 to 12,15,16, 41, 42,43/1 to 16,44/1 to 3, 5 to 9, 45 to 49,50/1,2,3,4,5,51,54,55,56/1 to 10,57,58/1 to 5,7 to 17,59 to 63,64/2 to 5,7 to 12,65/1 to 4,66,67/2 to 4,68,69,70/1 to 5,71/1,3,4,72/1 to 4,73/1,2,74, 75,78.

Reserved Forest

S.F.Nos. 76/2,4, 77.

Existing Road

S.F.Nos. 1/1A,8, 2/10, 4/1,2, 17/2, 18/8, 20/2,4, 26/1, 29/1, 67/1, 76/1.

Land Under Water

S.F.Nos.9/11,23,24/10,43/17,44/4,52,53,56/11,58/6,64/1,6,70/6,71/2,5,72/5, 73/3.

Proposed Road

S.F.Nos. Nil.

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V.No.12. Tumbatulipatti (S.F.Nos. 1 to 77)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 11

S.F.Nos. 30/3,35/13 – Part,38/2,74/1.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E 12A.

S.F.Nos. ~~Nil.~~

Retype

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 11

S.F.Nos.1,4/1 to 8,7/2,8 to 11,12/2,3,4,13 to 19,22 to 25,26/2,3,27/1,2,4,28, 29,30/1,2,31 to 34,35/1 to 12,36,38/1,3 to 8,40,42 to 47,50/1 to 19, 51/1,2,4 to 8,52/2,54,55,56/1,58,59,62 to 67,68/1,3,4,69/2 to 4,70/2 to 6,8,9, 71/1 to 4,6,72/1 to 6,73,74/2,75,76/2 to 5,77/1 to 5.

Existing Road

S.F.Nos. 2,3,5,26/1,39,41,50/20,51/3,68/2,70/1,72/8,76/1,77/6.

Land Under Water

S.F.Nos. 4/9,6,7/1,12/1,20,21,27/3,5,30/4,37,48,49,52/1,53,56/2,57,60,61, 69/1,70/7,71/5,72/7.

Proposed Road

S.F.Nos. Nil.

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V.No.13. Nallampatti (S.F.Nos. 1 to 62)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR-12

S.F.Nos. 15, 16.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI – 12

S.F.Nos. 1, 2, 3/1A,6 to 10,11/1A.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 12

S.F.Nos. 3/1B,2 to 9,4,5,11/1B,2,3,12 to 14,17,18,19/2 to 14,20 to 23, 24/1 to 14,25 to 28,29/1,3,30/1 to 8,31 to 35,36/1,2,4 to 13,37 to 41, 42/1,2,3, 43 to 45,46/1,47/2,48 to 55, 57/1,2,3,5 to 11, 59, 61,62.

Existing Road

S.F.Nos. 56, 57/4, 58, 60.

Land Under Water

S.F.Nos.19/1,24/15,29/2,30/9,36/3,46/2,47/1.

Proposed Road

S.F.Nos. Nil.

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V.No.14. Pumandapatti (S.F. Nos. 1 to 34)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR

S.F.Nos. Nil.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI – 13

S.F.Nos. 1 to 5, 6/1, 7/1A, 8/1A, 12 to 34.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 13

S.F.Nos. 6/2 to 8, 7/1B,2,3, 8/1B, 2 to 8, 9,10,11.

Existing Road

S.F.Nos. Nil.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No.3. Mooduthural (S.F.Nos. 1 to 28)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR

S.F.Nos. Nil.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI - 14

S.F.Nos. 1 to 28.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG

S.F.Nos. Nil.

Existing Road

S.F.Nos. Nil.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No. 4. Kullanampatti(S.F.Nos.1 to 35)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR

S.F.Nos. Nil.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI – 15

S.F.Nos. 1 to 18, 19/1 to 4, 5A, 22/1A,1B,23/1A, 25 to 35.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 15

S.F.Nos. 19/5B, 20, 21, 22/1C, 2, 3, 4, 5, 6, 23/1B,2 to 8, 24.

Existing Road

S.F.Nos. Nil.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No.11. Nayakkanpatti (S.F.No.1 to 38)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 16

S.F.Nos.8, 16/1 to 5, 20/3,10.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI - 16

S.F.Nos. 24pt., 34/1A, 2A.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 16

S.F.Nos. 1 to 7, 9, 10/2 to 7, 11 to 13, 14/1,2,3 (B.G), 15, 16/6 to 10, 17/1 to 4, 6,7, 18, 20/1,2,4 to 9,24pt.,25/1,2,4 to 12,27/1,3,4,28/1,3,4,5,29/1,30 to 33,34/1B,2B, 35 to 38.

Existing Road

S.F.Nos. 10/1, 17/5, 19, 21, 22, 23, 25/3, 27/2, 28/2.

Land Under Water

S.F.Nos. 14/4, 26, 29/2.

Proposed Road

S.F.Nos. Nil.

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V.No. 10. Pettampatti (S.F.Nos.1 to 40)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 17

S.F.Nos.1/9,15,16,17,18, 3/2, 5/1 to 4, 11/1,2,4, 12, 14, 16, 17/1,3,4, 6, 19, 23.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone SI

S.F.Nos, Nil.

Educational Use Zone E-17

S.F.Nos. 17/2.

Public and Semipublic Use Zone P – 17

S.F.Nos. 11/3,27/4.

Agricultural Use Zone AG – 17

S.F.Nos. 1/1 to 8, 10 to 14,19, 2, 3/1,3 to 7, 4,5/5 to 46,6,9,13,20,21,27/1,2,3,5 to 14, 29, 30, 31/1,2,3,5,6,8,9,10,12 to 19, 32 to 35, 36/2,3, 37 to 40.

Existing Road

S.F.Nos. 7,8,10,15,18,24,25,26,28,31/4,7, 36/1.

Land Under Water

S.F.Nos. 11/5,17/5, 22, 31/11.

Proposed Road

S.F.Nos. Nil.

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V.No.9. Murungapatti (S.F.No.s 1 to 102)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 18

S.F.Nos. 58, 63/2, 64, 65, 66, 69, 72, 74.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI – 18

S.F.Nos. 1/1A,2,3,4A, 2, 3/1 to 5, 6A, 8 to 16, 17A, 4 to 7, 17/1,2,3,4,5A, 18/1to 7, 8A, 19/1, 20 to 23, 24/1,2, 25/1A, 34/1 to 10, 11A, 12A, 35/1A, 36/1A,2A.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 18

T.S.No. 63/1pt.

Public and Semi Public Use Zone P – 18

T.S.No. 63/1pt.

Agricultural Use Zone AG – 18

S.F.Nos. 1/1B,4B,3/6B, 7, 17B,8,10,11,12,14/1(B.G),2,3,17/5B,6 to 16,18/8B,19/2, 24/3,25/1B,2, 26 to 33, 34/11B,12B, 35/1B, 2 to 17, 36/1B,2B,3 to 8, 37 to 47, 49 to 56, 60, 61, 73, 75, 77 to 85, 86/2,3, 87, 88/1,3, 89, 90/2 to 9, 91, 92, 93, 94/2 to 5, 95/1,2,4, 96/1 to 5, 97/1,2,3, 98, 99, 100, 101/1,2,4,5,6, 102/1,2,3.

Existing Road

S.F.Nos. 9, 13,15,16,57,59,62,67,68,70,71,90/1,94/1,95/3.

Land Under Water

S.F.Nos. 48,76,86/1, 88/2, 95/5, 96/6, 97/4,5,101/3,7, 102/4.

Proposed Road

S.F.Nos. Nil.

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V.No.8 Laguvampatti (S.F.Nos.1 to 48) –

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 19

T.S.Nos. 3, 4, 10 to 13.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI

S.F.Nos. Nil.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 19

S.F.No. 5/8.

Public and Semi Public Use Zone P – 19

S.F.No. 28/1.

BG - To be deleted

Agricultural Use Zone AG – 19

S.F.Nos.1/2 to 5,2,5/1 to 7,6/1 to 3,8,9,16/1,2,4 [illegible],6,17/2,3,4 [illegible],6,18/2,3,19, 20/2,3, 23/1,2,3,5, 25/1,2,3, 26, 27, 28/2 to 8, 32, 34, 35, 36, 37/1, 38/1,3, 39/2, 40/1,2,3, 41, 42, 43/2,4, 44/2,3,4, 45/1,2,3, 46/1, 47, 48.

Existing Road

S.F.Nos. 1/1,6/4,14,15,18/1,21,22,29,30,31,37/2,38/2,40/4,43/1,44/1,45/4, 46/2.

Land Under Water

S.F.Nos. 7,16/3,5, 17/1,5, 20/1,23/4, 24, 25/4, 33, 39/1,3, 43/3.

Proposed Road

S.F.Nos. Nil.

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V.No. 5. Karichipatti (S.F.Nos. 1 to 73)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR

S.F.Nos. Nil.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI – 20

S.F.Nos. 1 to 73.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG

S.F.Nos. Nil.

Existing Road

S.F.Nos. Nil.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No. 6. Sittanur Gollappatti (S.F.Nos. 1 to 28)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 21

S.F.No. 22/1.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI - 21

S.F.Nos. 1, 2, 3, 4/1B,2B,3B,4B,8B,9B,10B,11B,12B,13,14,15, 5/2B,3B,4B,10B,11B,11D, 6 to 21, 22/2 to 9, 23/2B, 24, 25/1A,2B,3,4,5B,6B,26/1.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 21

S.F.Nos.4/1A,2A,3A,4A,5,6,7,8A,9A,10A,11A,12A.5/1,2A,3A,4A,5 to 9,10A,11A,23/1,2A,3,4, 25/1B,2A,5A,6A,26/2 to 5.

Existing Road

S.F.No. 5/11C.

Land Under Water

S.F.Nos. Nil.

Proposed Road

S.F.Nos. Nil.

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V.No.7. Ariyakavundampaatti (S.F.Nos. 1 to 104)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 22

S.F.Nos. 84/2, 87.

Commercial Use Zone C

S.F.Nos. Nil.

Controlled Industrial Use Zone CI

S.F.Nos. Nil.

General Industrial Use Zone GI –22

S.F.Nos. 1 to 9, 10/1B,2 to 5, 11/1, 12/2B, 13/1C, 14/1,2,3, 15 to 53, 54/1,2A,3,4A,5,6, 55 to 59, 60/1A, 61, 62, 63/1A,2A,72/2A,73,74/1,75,76, 77/1,2,78/1A,79/1,86/1A,88/1A, 89 to 95, 96/1 to 7,10, 97/1 to 4, 98,99,100/1A.

Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E

S.F.Nos. Nil.

Public and Semi Public Use Zone P

S.F.Nos. Nil.

Agricultural Use Zone AG – 22

S.F.Nos. 10/1A,11/2,12/1,2A,3 to 8, 13/1A,1B,2 to 8, 14/4, 54/2B,4B,7, 60/1B, 2 to 6, 63/1B,2B,64 to 67,68/1(B.G),68/2,71/2 to 6,72/1,2B,3,4,74/2,77/3,78/1B,1C,2,3,4,81, 84/1, 3 to 10, 85, 86/1B, 2 to 5, 88/1B,2, 96/8,9, 97/5, 100/1B,2,101,102,103.

Existing Road

S.F.Nos. 69, 70, 71/1, 80, 97/6, 100/3, 104.

Land Under Water

S.F.Nos. 79/2, 82, 83.

Proposed Road

S.F.Nos. Nil.

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V.No. 42. Idanganasalai (S.F.Nos. 1 to 717)

Primary Residential Use Zone PR

S.F.Nos. Nil.

Mixed Residential Use Zone MR – 23

S.F.Nos. 16/2,27,28/20,35/4,44pt.,49/12A,62/6,91/4 to 8,93/4,94/1,95/3, 97/2 to 9, 98/1,101,105,106,108/1,2,3,5,110 to 116,118,120/1 to 8,122,125/1pt., 126/1,126/3,127/2,3,4,6,7,135,136pt.,137/1,3 to 30,138,168/1 to 4, 5A,6A, 169/1,2,3B, 4B,5B,6B, 170/1,177/1 to 9,11 to14,178/2,3,4B,5,6,7A,8,9,10B2,11C, 179/9C1,9D1,9E1,9E2A,9F1,185,188,189,190pt.,191/1,2B,4,5,192/1A,2B,3,4B,5B,6, 7B,8 to 10,11B,12,14,193/1 to 15,194,195/1 to 13,196,197/2 to 5,214/1,4,5,215/2,3,4, 216/1 to 6,8,221/2,222/2, 223 to 230,232 to 242,250,251/1 to 6,252/1,253,254, 258pt.,262/5,263/1,2,271/12,272/17,279/3,280 to 282,284,287,288, 295pt., 296pt.,302pt.,303pt.,320,339/2,392/1,429,430,432,444,446,447/1,3,453, 456/1 to 4,459,463,464/1,468/1 to 7,9 to 16,18,485/1,3,486 to 490,491,496,497, 500/2C,3,503/13 to 18,520,523,544/2,561/3,594 to 596,597 to 599,602/2 to 6, 603/1 to 3,604,605,606/1 to 3,610 to 613,618/1,3,619, 620,622,624 to 626, 629 to 634,635pt.,639pt.,640pt.,641pt.,642/1,643/1 to 14,647,650,651, 657pt., 658/1 to 14,659,660pt.,661,662pt.,663 to 668,673 to 678, 680,682, 683/1 to 7,9,10,684,685/2 to 18,686 to 691, 700pt.,707/1 to 10,12,708/1 to 3,709.

601/2 to 17

639/157

Commercial Use Zone C – 23

S.F.Nos. 120/11,125/1pt.,129/1A,1C,2A,3A,3C,214/2,3500/2A,2B,635pt.,639pt., 640pt.,641pt.,657pt.,660pt.,662pt.,706pt.

639/1054

Controlled Industrial Use Zone CI – 23

S.F.Nos. 1/1B,2,3,2 to 8,9/1,2,10/3B,11/1,12/12B,13 to 18,19B,13/2B,4,6B,14/6B, 15/2B,3B,6B,7 to 15,16/1,17/1A,2A,3A,18,19/1 to 10,11A,20,21,22/1 to 8,9A,9B,10,11,12, 13A,14,15A,26/1A,4A,9A,10A,11A,29/1 to 5,6A,7A,8A,9 to 11,12A,14A,31/1,54/2A,74/3B, 344/2A,4A,5A,6A,7A,8A,9A,10A,345,346/1B,3A,4A,5 to 16,17B,18B,347/2B,348/1A,2A,3, 349,350,351/2B,3A,4A,5,6A,370/1,2A,3,4,371 to 373,374/1A,2,3A,4 to 7,8A,9A,10,11, 374/12A,375/1B,2,3A,4A,5A,10A,11A.

General Industrial Use Zone GI

S.F.Nos. Nil.

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Special and Hazardous Industrial Use Zone SI

S.F.Nos. Nil.

Educational Use Zone E – 23

S.F.Nos. 89/12B,136pt.,180pt.,216/7,258pt.,302pt.,447/2.

Public and Semipublic Use Zone P – 23

S.F.Nos. 204/10B,213/2,3,258pt.,640pt.

Agricultural Use Zone AG – 23

S.F.Nos. 1/1A,9/3 to 6,10/1,2,3A,4 to 16,11/2 to 10,12/1 to 11,12A,19A,13/1,2A,3,5,6A, 14/1,2B,3B,3D,3E,4A,4C,5,6A,15/1,2A1,3A2,4,5,6A,17/1B,2B,3B,4,5,6A,7 to 11,12B,13,14, 15A,16A,17A,18,19,19/11B,12 to 18,22/9C,13B,15B,16,17 to 19,23,24,25,26/1B,2,3,4B, 5 to 8,9B,10B,11B,12 to 20,28/1 to 19,29/6B,7B,8B,12B,13,14B,15 to 20,30,31/2, 32/1 to 13,14A,15A,33,34/1A,2A,35/1 to 3,5A,6,7A,8 to 15,36,37/2 to 18,38 to 43, 44pt.(B.G),45,46 to 48,49/1 to 11,50/1,3,51 to 53,54/1,2B,55 to 58, 59/1 to 7,8A,9A,10,11,12A,60,61/1A,1C,2A,3A,4,5B,6 to 12,13A,13C,14,15A,15C,16,17,18, 62/2 to 5,63,64/1A2,1B2,2A2,2B,2C to 2H,2I1,2I3,2J1,2J3,2K,65/1 to 17,18A,19to21,22A,23A, 66/1 to 17,18A,19,20,67,68pt.,69 to 73,74/1,2,3A,75 to 88,89/1 to 11,12A,12C,13, 14,90/1 to 8,91/1,2,3,92,93/1 to 3,5,6,94/2,3,95/2,4,96/2 to 6,99/1,2,100,102 to 104, 120/9(pt.B.G),139 to 148,149/1,2,4,5,150/1 to 8,10,151,152/1,2,153 to 155, 156/2,3,5 (B.G),157,158/2,3,159/1,160,161/2,3,162/1 to 3, 5 to 16,163,164/2,3,4, 165/1,3,166, 167/1,2,3A,4A,5A,6A,7A,8A,9,10,11,12A,170/2 to 14,171,172,173/1 to 15, 174/1 to 7,9 to 15,175,176,179/1,2,3,5 to 8,9A,9B1,9B2A,180pt.,181/1 to 6, 8 to14, 182 to 184,186,187,199,200/2 to 7, 201 to 203,204/1 to 9,10A, 11 to 13,206,209, 210,211/1,2,212,213/1,4,217/1 to 6,8,9,11 to 19,218/2 to 8,219/2 to 10,231, 243 to 249,255/2 to 15, 256/2 to 12,257,259 to 261,262/1 to 4,6 to 21,264, 265/2 to 8,266 to 270,271/1 to 11,13,14, 272/1 to 16,273,274/2,275,276, 277/1 to 7, 9 to11,278/1 to 7,9 to 12,279/1,2,4 to 9,11 to 17,289,290, 291/1,2 (B.G), 292/2,293,294, 295pt., 296pt.,297 to 300,301/1 to 11,13 to 19,301/12 (B.G), 302pt.,303pt.,304, 305/2,3,4, 306 to 309,310/1,311/1A,311/2 to 8,312 to 319, 321 to 338,339/1,340/2,341,342,343/2 to 9,344/2B,3,4B,5B,6B,7B,8B,9B,10B, 346/1A,2,3B,4B,17A,18A, 347/1,2A,3 to 12,348/1B,2B, 351/1,2A,3B,4B,6B, 7 to 12,

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352 to 369,370/2B,374/1B,3B,8B,9B,12B, 13 to 19,375/1A,3B,4B,5B,6 to 9,10B,11B,12, 376,377/2 to 22,378 to 382, 383/1 to 12,384 to 386,387/1 to 5,388 to 391, 393 to 428,431,433 to 435,437/3 to 7,438 to 443,448 to 452,456/6 to 8,457, 458,464/2 to 14,465/1,2,466/2 to 7,469/1 to 5,7 to 13,470/1 to 8,10, 471 to 484, 498/1 to 4,6,7,499/2, 501,502,503/1 to 12,504/2 to 11,505/2,506,508 to 513, 514/1,2A,3A, 515/1,2,4 to 16,17A, 516,517/2,3,518/1 to 8,9A to 9H,519/1,3,521,522, 524/2 to 9,525 to 528, 529/1,530 to 532,533/2 to 7,534 to 543,544/1, 545 to 548,549/1 to 15,551/1 to 18, 552/1 to 9,553/1 to 7,554/2 to 9,555, 556/2 to 5,557,559/1,3 to 13,560,561/1,4,562 to 571,572/2,573/1, 574/1 to 20, 575 to 586,587/1 to 9,588/1,2,589 to 593,600,614/2 to 13,615/1,616/2,3,4,617, 642/2 to 13,644,645,646/2 to 13,679/1,2, 681,700pt.,701 to 705,706pt., 710 to 717.

Existing Road

S.F.Nos. 14/2A,3A,3C,4B,15/2A2,3A1,17/6B,12A,12C,15B,16B,17B, 32/14B,15B, 34/1B,2B, 35/5B,7B, 49/12B, 50/2, 59/8B,9B,12B, 61/1B,2B,3B,5A,13B,15B, 62/1, 64/1A1,1B1,2A1,2I2,2J2, 65/18B,22B,23B, 66/18B,68pt., 90/9, 91/9, 93/7, 94/4, 95/1, 96/1,97/1,98/2,99/3,107,108/4,109,117,119,120/10,121,123,124,125/2,3, 126/2,127/1, 128,129/1B,2B,3B,130 to 134,149/3,150/9,152/3,156/4,158/1, 159/2,3,161/1,164/1,165/2,167/3B,4B,5B,6B,7B,8B,12B,13,168/5B,6B,169/3A,4A, 5A,6A,173/16, 174/8,177/10,178/4A,4C,7B,10A,10B1,11A,11B1,179/9B2B,9C2,9D2,9E2B, 9F2,190pt.,191/2A,3A,192/1B,2A,4A,5A,7A,11A,13,193/16,195/14,197/1,198,205, 207,208,211/3,213/5,215/1,221/1,222/1,251/17,252/2,255/1,256/1,258pt., 263/3,265/1,274/1,277/8,12,278/8,279/10,283,285,286,292/3,305/1,311/1B, 340/1,343/1,344/1,383/13,392/2,445,454, 455,456/5,460 to 462, 467, 485/2,492 to 495,500/1,514/2B,3B,515/3,17B,517/1,518/91,519/2,524/1,533/1, 551/19,552/10,553/8, 556/1,572/1,573/2,574/21,587/10,11,588/3,601/1,602/1, 603/4,606/4,607to 609,614/1,615/2,621,623,627,628,636,637,638, 639pt.,641pt.,643/15, 652 to 656,658/15,669 to 672,679/3,683/8,685/1, 692 to 699,707/11,13,708/4.

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Land Under Water

S.F.Nos. 37/1, 44pt., 127/5, 137/2, 156/1, 162/4, 164/5, 178/1, 179/4, 181/7, 200/1,217/7,10,218/1,219/1,11, 220, 292/1, 310/2, 377/1, 387/6, 436, 437/1,2, 465/3, 466/1, 468/8,17, 469/6, 470/9, 498/5, 499/1, 504/1, 505/1, 507, 529/2, 549/16, 550, 554/1, 558, 559/2, 561/2, 616/1, 618/2,640/3,646/1, 648, 649.

Proposed road

S.F.Nos. Nil.

6.1.00

Deputy Director of
Town and Country Planning
Salem Region, Salem,

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ANNEXURE-I

GOVERNMENT OF TAMIL NADU

ABSTRACT

New Town Development Authority-Salem Steel Area-Declaration of site for New Town Under Section 10(1)(c) of the Tamil Nadu Town and Country Planning Act, 1971-Preliminary Notification published.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.513

Dated: 24th June 1982.

READ: From the Director of Town and Country Planning Letter Roc.No.10684/81 dated 6.1.1982.

....

ORDER:

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

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

3. The Director of Translation, Madras is requested to arrange to have the notification translated into Tamil and forward the translation urgently to the Collector of Salem District under intimation to this Department with a copy thereof.

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

(By order of the Governor)

C.Ramachandran.
Commissioner and Secretary to Government.

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To

The Works Manager, Government Central Pressl, Madras 600 001(for publication the notification in the Tamil Nadu Government Gazette).

The Collector of Salem.

The Director of Translation, Madras 600 009.

The Deputy Director of Town and Country Planning, Cuddalore-Salem Region at Salem.

Copy to:

The R.D. & L.A. (M5) Department, Madras 600 009.

The Industries Department, Madras 600 009.

FORWARDED/BY ORDER

Sd/-
SECTION OFFICER.

APPENDIX

NOTIFICATION

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

Notice is hereby given that this Notification will be taken into consideration under sub-section (4) of the said section 10 of the said Act, on or after the expiry of period of two months from the date of the publication of this Notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant of any local authority or institution in this area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objection and suggestions in writing, if any should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort St.,George, Madras 600 009.

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THE TABLE

Name of the New Town	Area forming the New Town Number and Name of Revenue villages
Salem Steel Plant	**I. Sankari Taluk (Mahudanchavadi Panchayat Union)** 66. Edanganasalai **II. Omalur Taluk (Tharamangalam Panchayat Union)** 99. Azhalgusamudram **III. Salem Taluk (Veerapandi Panchayat Union** 1. Maramangalathupatti 2. Mooduthurai 3. Kullanampatti 4. Karichipatti 5. Sithaneri gollapatti 6. Ariyagoundampatti 7. Laguvampatti 8. Murungapatti 9. Pethampatti 10. Naickenpatti 11. Thumbathulipatti 12. Poomandapatti 13. Mallaravuthampatti 84. Perumampatti 221. Kanjamalai reserved forest **IV. Salem Panchayat Union** 16.Sarcargollapatti 17.Majragollapatti 18. Vattamuthampatti 19. Thirumalagiri 96. Dasavilakku 131. Karukkalvadi

Sd....C. Ramachandran
Commissioner and Secretary to Government.

/FORWARDED/BY ORDER/

Sd/- Section Officer.

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ANNEXURE II

Housing and Urban Development Department,
Fort St. George, Madras 600 009.
Dated: 31.3.1984.

Letter No.56318/UD.IV(1)/82-6

From
Thiru K.R. Subramaniam,
Deputy Secretary to Government.

To
The Director of Stationery & Printing, Madras.
(for publication of the Amendment in the Tamil Nadu Government Gazette).
The Collector of Salem.
The Director of Town and Country Planning, Madras-2.
The Deputy Director of Town and Country Planning, Salem.

Sir,

Sub: Salem Steel Plant New Town Development Area – Declaration of Site for New Town under section 10(1)(c) of the Town and country Planning Act Amendment issued.

Ref: 1. G.O.Ms.No.513, Housing & Urban Development Dept., dt.24.6.1982.
2. From the Director of Town and Country Planning, Lr.No.Roc.No.106848/81-D3 dt.18.11.83.

****

I am directed to request that the following notification may be published in Tamil Nadu Government Gazette by the Director of Stationery and Printing, Madras-1. The same will be report in the Salem District Gazette by the Collector of Salem.

The Director of Translation will furnish a Tamil of the notification direct to Collector of Salem in due course.

NOTIFICATION

In exercise of powers conferred by clause(c) of sub section(1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares his intention to make the following amendments to the Housing and Urban Development Department Notification No.H(2)/HDU/3379/82 dated the 24th June 1982 at page 472 in Part II section 2 of the Tamil Nadu Government Gazette, dated the 21st July 1982.

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Notice is hereby given that this Notification will be taken into consideration under sub-section (4) of the said section 10 of the said Act, on or after the expiry of a period of two months from the date of publication of this Notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant of any local authority or institution in the said area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and suggestions in writing, if any should be addressed to the Commissioner and Secretary to Government, Housing and Urban Development Department, Fort St. George, Madras 600 009.

AMENDMENT

In the said Notification in the Table, in column (2) (i) the numbers and names of the villages "96 Desavilakku" and "131 Karukkalvadi" shall be omitted: and

2. Under the headiang "I. Omalur Taluk (Tharamangalam Panchayat Union" after the number and name of the villages "99 Azhagusamudram", the following numbers and names of the villages shall be inserted namely:-

"96. Desavilakku

131. Karukkalvadi".

Yours faithfully,

Sd/-

for Deputy Secretary to Government.

/TRUE COPY/

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ANNEXURE III

Copy of:-

Tamil Nadu Government Gazette No. 7, Madras, Wednesday, February 24, 1988, Masi 12, Prabhava, Thiruvalluvar Aandu - 2019.

Part-II, Section-2, Notification by Government.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

DECLARATION OF CERTAIN REVENUE VILLAGES IN SANKARI AND SALEM TALUKS AS NEW TOWN AREA UNDER TAMIL NADU TOWN AND COUNTRY PLANNING ACT.

(G.o.Ms.No. 63, Housing and Urban Development, 28th January 1988)

No.II(2)/HOU/860/88. In exercise of the powers conferred by sub-section (4) of section 10 of the Tamil Nadu Town and Planning Act, 1971 (Tamil Nadu Act No.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 (2) of the table below to be New town area under the name specified in the corresponding entry in column (1) thereof.

THE TABLE

Name of the New town.	Area forming the site for New town Number and Name of Revenue villages.
1	2
Salem Steel Plant	I. SANKARI TALUK (Mahudanchavadi Panchayat Union) 66. Edanganasalai
	II. OMALUR TALUK (Tharamangalam Panchayat Union) 99. Azhagusamudram 96. Dasavilakku 131. Karukkalvadi
	III. SALEM TALUK (Veerapandi Panchayat Union) 2. Maramangalathupatti 3. Mooduthurai 4. Kullananpatti

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5. Karichipatti
6. Sithanerigollapatty
7. Ariyagoundampatti
8. Laguvampatti
9. Murungapatti
10. Pethampatti
11. Naichenpatti
12. Thumbathullapatti
13. Nallampatti
14. Poomandapatti
15. Mallaravuthampatti
84. Perumampatty
221. Kanjamalai Reserved Forest

IV. Salem Panchayat Union

16. Sarcargollapatti
17. Majragollapatti
18. Vattainuthampatty
19. Thirumalaigiri

Sd/- xxxxx
V. SELVARAJ
Commissioner and Secretary to Govt.

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ANNEXURE IV

GOVERNMENT OF TAMIL NADU

ABSTRACT

Salem Steel Plant – New Town Development Authority – Constitution of Authority and appointment of members under section 11(4) of the Tamil Nadu Town and Country Planning Act, 1971 – orders – issued.

HOUSING AND URBAN DEVELOPMENT (UD4.2) DEPARTMENT

G.O.Ms.No.110 Dated 6.3.2000.

READ:

1. G.O.Ms.No.513, Housing and Urban Development Department, dated 24.6.82.
2. G.O.Ms.No.63, Housing and Urban Development Department, dated 28.1.88.
3. From the Director of Town and Country Planning letter Roc.No.53158/91 MPA2 Dated 13.2.92.
4. From the Director of Town and Country Planning letter Roc.No.55412/92 MPA2, Dated 26.2.93.
5. From the Director of Town and Country Planning letter Roc.No.35609/95 MP3, Dated 28.12.95, 13.1.97, 5.7.99 and 30.11.99.

.....

ORDER;

Sub-section(1) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) provides for the constitution of the regional planning authority, the local planning authority or the new town development authority after the declaration of a regional planning area, a local planning area or the designation of a site for a new town, as the case may be, under section 10 of the said Act.

2. According, to sub-section(4) of section 11 of the said Act, the new town development authority constituted under sub section(1) shall consist of:-

(a) the Chairman to be appointed by the Government.

(b) the chairman of the regional planning authority nominated by him;

(c) the Deputy Director of Town and Country Planning of the region concerned;

(d) such persons not exceeding four in number nominated by the Government of whom one shall be a member of the State Legislature representing a constituency which consists of, or comprises in, or relates to, the new town; and

(e) a Member-Secretary to be appointed by the Government.

3. In exercise of the powers conferred by sub-section (1) of section 11 of the Tamil

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Nadu Town and Country Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu in consultation with the Director of Town and Country Planning, hereby constitutes the Salem Steel Plant New Town Development Authority.

4) Under clause (a) of sub-section(4) 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 appoints the Collector of Salem District as the Chairman of the Salem Steel Plant new town development authority.

5) Under clause (c) of the sub-section(4) 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 appoints the Regional Deputy Director of Town and Country Planning, Salem Region as a member of the Salem Steel Plant new town development authority.

6) Under clause (d) of the sub-section (4) 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 nominates the following persons as members of the Salem Steel Plant new town development authority, namely;-

(i) Member representing Veerapandi Assembly Constituency .. Member

(ii) Chairman, Salem District Panchayat. .. Member

(iii) District revenue Officer, Salem. .. Member

(iv) Managing Director, Salem Steel Plant, Salem. .. Member

7) Under clause (e) of sub-section(4) of section 11 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu act 35 of 19720, the Governor of Tamil Nadu hereby appoints an Assistant Director of Town and Country Planning in Salem Region, as the Member-Secretary of the Salem Steel Plant new town development authority.

(BY ORDER OF THE GOVERNOR)

AJAY BHATTACHARYA,
SECRETARY TO GOVERNMENT.

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To
The Special Commissioner of Town and Country Planning, Chennai-2.
The Collector, Salem.
The Deputy Director of Town and Country Planning, Salem.
Salem-Dharmapuri Region.
The Member Secretary,
Salem Steel Plant New Town Development Authority.(through Special Commissioner of Town and Country Planning)
The Members concerned (through Spl.Commissioner of Town & Country Planning)
Copy to:
The Municipal Administration and Water Supply Department/Rural Development Department/Finance Department, Chennai-9.
Sf/scs.

/FORWARDED/BY ORDER/

Sd/-
SECTION OFFICER.

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ANNEXURE-V

GOVERNMENT OF TAMIL NADU

HOUSING AND URBAN DEVELOPMENT
DEPARTMENT, SECRETARIAT,
CHENNAI - 9.

Letter No.31375/UD4.2/2001-1, Dated 05.09.2000.

From
Thiru Ajay Bhattacharya, I.A.S.,
Secretary to Government.

To
The Special Commissioner of Town and
Country Planning, Chennai-2.

Sir,

Sub: Salem Steel Plant – New Town Development Authority-Constitution - Appointment of members under section 11(4) of Tamil Nadu Town and Country Planning Act 1971 – orders Amendment – Issued.

Ref: 1) G.O.Ms.No.110, Housing and Urban Development Department, dated 06.03.2000.
2) From the Special Commissioner of Town and Country Planning, letter Roc.No.7558/2000/MP3/dated 08.07.2000.

....

I am directed to invite attention to the reference cited and to state that as requested in your letter cited the following amendment is issued to the Government Order first cited.

AMENDMENT

In the G.O.Ms.No.110, Housing and Urban Development Department, dated 06.03.2000 in para 6, item (iv) , in lieu of the expression, "Managing Director, Salem Steel Plant, Salem-Member", the expression 'Executive Director, Salem Steel Plant, Salem – Member" shall be substituted.

Yours faithfully,
Sd/- S. Bhakthavachalam
for SECRETARY TO GOVERNMENT.

Copy to:
The Collector, Salem.
The Deputy Director of Town and Country Planning, Salem-Dharmapuri Region, Salem.
The Member-Secretary,
Salem Steel Plant New Town Development Authority (through Special Commissioner of Town and Country Planning)
The Members of the Salem Steel Plant New Town Development Authority (through Special Commissioner of Town and Country Planning)
Municipal Administration and Water Supply/Rural Development/
Finance Department, Chennai-9.
sf/sc

/TRUE COPY/

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ANNEXURE - VI

List of Cottage Industries as per G.O.Ms.No.565, Local Administration dated 13.3.1962.

1. Industry relating to the production of bakery, biscuits and cakes.
2. Manufacturing candle-sticks.
3. Manufacturing clips.
4. Coffee roasting and grinding.
5. Industry relating to the production of confectionery sweets.
6. Decorticating shell by hand –grinding.
7. Enameling.
8. Manufacture of fountain pens.
9. industry relating to jaggery manufacture, gur-making from sugarcane, date-palm or palmyrah and coconut tree, handmade sugar and sugar-candy.
10. Industry relating to making hand-made paper and pulp, paper cutting and paper fans.
11. Industry relating to manufacture of ornaments and jewelry (including bangles and combs).
12. Soap making.
13. Manufacturing toys.
14. Making of agarbathi.
15. Industry relating to Aloc fibre extraction-palmyrah, coconut fibbers.
16. Appalam manufacture.
17. Manufacture of apparel and ready-made clothing (including sarees and dhotis)
18. Arecanut cutting.
19. Making artificial flowers.
20. Banian manufacture.
22. Manufacture of "Blanco cakes".
23. Blanket weaving.
24. Block engraving for cloth printing.
25. Braiding cord.
26. Brush manufacture.
27. Button making out of mother-of-pearl homes, brass tins.
28. Calico printing.
29. Manufacture on cane furniture-also cane basketware, making
30. Canvas shoes manufacture.
31. Manufacture of cardboard and card board boxes.
32. Cementware works.
33. Clay modeling, paper-mache works.
34. Industry relating to making of coir and coir rope.
35. Crayons manufacture.
36. Industry relating to dehydrating of fruit and vegetables dried fruits and dried vegetables.
37. Embroidery knitting crochet and needle work.
38. Engraving on metal.
39. Manufacture of fibre and fibre products.
40. Industry relating to fruit canning.
41. Hosiery manufacture (with hand and power)
42. Manufacture of icons.
43. Manufacture of inks, inkpads (for rubber stamps)
44. Industry relating to manufacture of Jam, Jellies and preserves.
45. Industry relating to manufacture of Korai-mats, baskets, hand-bags window screen.
46. Lapidary work.
47. Laundry and cleaning clothes.
48. Leather goods making, boots, shoes, chappals, slippers.
49. Match sticks manufacture (manufacture of splints with wood only)
50. Minor radio parts manufacture.
51. Manufacture of musical instruments-stringed or reed.
52. Manufacture of ornamental leather-craft, money-purses, hand-bags.

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53. Painting of planks and glass.
54. Palmyrah fibre brush making.
55. Palmyrah leaf-fancy and utility articles, midribs, manufacture.
56. Palmyrah rafters and stums-furniture and cots manufacture.
57. Manufacture of perfumery-essential oils and scents.
58. Pith works-manufacture of pith hat, garlands, flower.
59. Industry relating to ply shuttle looms making.
60. Printing and allied trade – Book binding, block making.
61. Ribbon manufacture.
62. Spinning cotton and wool in charkas.
63. Storing of articles in frigidarie.
64. Manufacture of syrups aerated waters and ice making.
65. Tailoring.
66. Twisting and throwing of silk and cotton yarm.
67. Twisting and winding of silk thread cotton thread and artificial yarm.
68. Vermicelli manufacture.
69. Wax coating on paper and cloth.
70. Weaving-cotton, woolen, tusser, jute, mats, silk.
71. Wood tumers industry.
72. Wood clipping and grading.
73. Manufacture of woolen fabrics and woolen goods.

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ANNEXURE - VII

List of cottage industries as per G.O.Ms.No.566 Local Administration dated 13.3.92.

1. Arecanut cutting.
2. Appalam manufacture.
3. Bee keeping(agriculture)honey and bees was.
4. Bakery biscuits, cakes.
5. "Balance cakes".
6. Confectionery sweets.
7. Coffee roasting and grinding.
8. Dehydrated fruits and vegetable, dried fruits and dried vegetables.
9. Fruit canning.
10. Jaggery manufacture, gur-making from sugarcane, datepalm or palmyrah and coconut treats hand made sugar, sugar candy.
11. Jam, Jellies and preserves.
12. syrups, aerated water ince-making.
13. Vermicelli manufacture.
14. apparel and ready-made clothing (including sarees, dhotis)
15. Artificial flowers.
16. Aloe fibre extraction-palmyrah, coconut fibres.
17. Banian manufacture.
18. Blanket weaving.
19. Block engraving for cloth printing.
20. Brush manufacture.
21. Button-making out of mother-of-pearl, horns, brass and tin.
22. Calico printing.
23. Canvas shoes manufacture.
24. Embroidery , knitting, cochet and needle work.
25. Hosiery (with hand and power)
26. Laundry and cleaning clothes.
27. Leather goods making shoes, chapels, slippers, bed-straps.
28. Ornaments and jewelry (including bangles, combs)
29. Ornamental leather craft, money-purse, handbags.
30. Weaving-cotton, wool, tusser, jutre, marka, silk.
31. Spinning – cotton, wool in charkas.
32. Tailoring.
33. Woolen fabrics and Woolen goods.
34. Wool clipping and grading.
35. Fly shuttle looms making.
36. Ribbon manufacture.
37. cane furniture (also can and basket ware, matting).
38. Camentware works.
39. Coir, coir-making.
40. candle stricks manufacture.
41. Agarbathi making.
42. Manufacture of card-board and card-board boxes.
43. Clay modeling, papier mache works.
44. Crayons.
45. Engraving on metals.
46. Enameling.
47. handmade paper and pulp, paper, cutting and paper fans.
48. Inks, ink pads (for rubber stamps).
49. Lapidary work.
50. Musical instruments-stringed or reed.
51. Painting on planks and glass.

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52. perfumery-essential oils and scents.
53. Pith works-pity hat, garlands, flower.
54. Printing and allied trade-book binding, block making.
55. Soap –making.
56. Koraomats, plates, baskets, hand-bags, window –screen.
57. Palmyrah leaf-fancy and utility articles, midribs.
58. Palmyrah fibre-brush making.
59. palmyrah rafters and stems-furniture, cots, weaving of cots and seating from stem strips.
60. Wood turners industry, other wood works.
61. Fibre and fibre products.
62. Icons.
63. Match-stick manufacture (manufacture of splints with wood only)
64. Fountain pen manufacture.
65. Minor radio parts manufacture.
66. braided cord manufacture.
67. Storing of articles in frigidaires.
68. Toys.
69. Clips.
70. Decorticating dhall by hand – grinding.
71. Twisting and throwing of silk and cotton yarm.
72. Twisting and winding of silk thread, cotton thread and artificial yarm.
73. Wax coating on paper and cloth.

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ANNEXURE - VIII

Copy of:

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 1.04.2002.

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 29.01.2001.

ORDER:-

In the G.O. first read above, consolidated policy guidelines were issued specifying terms and conditions for the grant of centralized 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 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 maximize the coverage throughout the state, permission is required for rening/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-exclusively 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 for 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 availability and technical feasibility, on a non-exclusive basis and also subject to the following terms and conditions.

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 3.5 MT to 6.0 MT depending on the height of tower.

iv) A Telecom company providing infocom services and is desirous of utilizing 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 / permissions, 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.

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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.

xi) 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 orders issues with the concurrence of Housing & Urban Development, Revenue and Public Works Departments.

(BY ORDER OF THE GOVERNOR)

(Sd) VIVEK HARINARAIN
SECRETARY TO GOVERNMENT.

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ANNEXURE - IX

Information Technology Department, Secretariat, Chennai 600 009.

Letter No.237/IT/2002-7/ **dated 18.09.2002.**

From

Thiru Vivek Harinarain, I.A.S.,
Secretary to Government.

To

The Reliance Infocom Limited, 17 Khader Nawaz Khan Road, Chennai-6.
The Secretary to Government, Housing & Urban Development Department., Chennai-9.
The Secretary to Government, Revenue Department., Chennai-9.
The Secretary to Government, Public Work s Department., Chennai-9.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
The Director of Municipal Administration, Chennai-5.
The Director of Town and Country Planning, Anna Salai , Chennai-2.
The Chief Engineer (Buildings)PWD Chepauk, Chennai 5.
All Departments of Secretariat, Chennai-9.
All District Collectors.

Sir,

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

Ref: 1) G.O.Ms.No.2, IT Department, dated 1.4.2002.
2) From the Reliance Infocom Li mited letter No.BTS/IT/RA/1018/2001-2002 dated 4.4.2002.
3) From the Special Commissioner of Town and Country Planning Letter No. 13287/2002/BA1, dated 30.5.02 & 3.6.02.
4) From the Member Secretary, CMDA letter No.C3/18815/2000 dt.6.6.2002.
5) From the Director of Municipal Administration Roc.No.43829/2002/TP3/ dated 23.7.2002.

...

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

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

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

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

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

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

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

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

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

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

Yours faithfully,

Sd/-

(T.Anwer Basha)

for Secretary to Government

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Copy to:

The Managing Director, ELCOT, No.692, Anna Salai, Nandanalm, Chennai 600 035.

The Principle Accountant General (A&E) Chennai 18.

The Accountant General (Audit) Chennai 6/35.

The Secretary-II to Chief Minister, Chennai-9.

The Senior P.A to Hon'ble Minister (Law & IT) Chennai-9.

The National Informatic Centre, Chennai -9.

(for hosting in Government website)

Sf/Scs.

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ANNEXURE - X

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD IV(2)DEPARTMENT

G.O.Ms.No.260

Dated the 29.10.2002.

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

...

ORDER:

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

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

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

1) Primary Residential use Zone; and
2) Mixed Residential Use Zone.

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

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

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

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

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

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

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ANNEXURE - XI

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

HOUSING AND URBAN DEVELOPMENT (UD 4.2) DEPARTMENT

Dated: 12.12.2002.

G.O.(Ms.No) 302

READ:

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

...

ORDER

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

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

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

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

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

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

(BY ORDER OF THE GOVERNOR)

LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

TO

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

/FORWARDED/BY ORDER/

sd/- Section Officer.

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

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ANNEXURE - XII

Copy of:

GOVERNMENT OF TAMIL NADU

ABSTRACT

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

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

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

READ:-

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

ORDER:-

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

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

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

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

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

(BY ORDER OF THE GOVERNOR)
LAL RAWNA SAILO,
SECRETARY TO GOVERNMENT.

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

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NEW TOWN DEVELOPMENT PLAN
EXISTING LAND USE - 2003

SALEM L P A

SALEM L P A

SALEM LOCAL PLANNING AREA

LEGEND

- NEW TOWN DEVELOPMENT AREA BOUNDARY
- VILLAGE BOUNDARY
- TALUK BOUNDARY
- ROADS
- WATER BODIES
- HILLOCKS

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- PUBLIC & SEMI PUBLIC
- AGRICULTURE WET / DRY

MEMBER SECRETARY
SALEM STEEL PLANT
NEW TOWN DEVELOPMENT AUTHORITY,
SALEM

DEPUTY DIRECTORY OF
TOWN AND COUNTRY PLANNING
SALEM REGION

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MASTER PLAN DIVISION.

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MASTER PLAN DIVISION.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING.

DIRECTOR OF TOWN AND COUNTRY PLANNING.

SECRETARY TO GOVERNMENT,
HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

AREA SCALE: 2.25 SQ KM

SCALE 1:15000

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF TAMIL NADU

SALEM STEEL PLANT NEW TOWN DEVELOPMENT AREA

NEW TOWN DEVELOPMENT PLAN
PROPOSED LAND USE - 2011

SALEM L P A

SALEM L P A

OMALUR TALUK

SANKARI TALUK

SALEM TALUK

SALEM LOCAL PLANNING AREA

SALEM STEEL PLANT NEW TOWN DEVELOPMENT AREA

LEGEND

	EXISTING	PROPOSED
NEW TOWN DEVELOPMENT AREA BOUNDARY		
VILLAGE BOUNDARY		
TALUK BOUNDARY		
ROADS		
WATER BODIES		
HILLOCKS		
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
PUBLIC & SEMI PUBLIC		
AGRICULTURE		
PROPOSED ROADS		
STRENGTHENING OF EXISTING ROAD		

P — PARK
T — TEMPLE
STP — SEWAGE TREATMENT PLANT
H — HOSPITAL
CY — COMPOST YARD
LB — LAND BANK
CH — COMMUNITY HALL
BT — BUS TERMINAL

MEMBER SECRETARY,
SALEM STEEL PLANT
NEW TOWN DEVELOPMENT AUTHORITY,
SALEM

DEPUTY DIRECTORY OF
TOWN AND COUNTRY PLANNING
SALEM REGION

DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MASTER PLAN DIVISION.

JOINT DIRECTOR OF
TOWN AND COUNTRY PLANNING,
MASTER PLAN DIVISION.

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING.

DIRECTOR OF TOWN AND COUNTRY PLANNING.

SECRETARY TO GOVERNMENT,
HOUSING AND URBAN DEVELOPMENT DEPARTMENT.

AREA SCALE
2.25 SQ. KM.

SCALE 1:15000

N

DIRECTORATE OF TOWN AND COUNTRY PLANNING,
GOVERNMENT OF TAMIL NADU.