GOBICHETTIPALAYAM MASTER PLAN

NOTIFIED. APPROVED.

G.O.No. 356 Date. 22.9.1994



DIRECTORATE OF TOWN AND COUNTRY PLANNING

SALEM REGION

SALEM

GOVERNMENT OF TAMILNADU

ABSTRACT

Local Planning Area - Modified Master Plan for Gobichettypalayam local planning area - Approval under Section 28 of the Tamil Nadu Town and Country Planning Act, 1971 - Accorded

---

HOUSING AND URBAN DEVELOPMENT (UD IV.2) DEPARTMENT

G.O.Ms.No.356

Dated 22.09.98

READ:

1. G.O.Ms.No.1046, Housing and Urban Development Department dated 24.11.82
2. G.O.Ms.No.485, Housing and Urban Development Department dated 04.06.90
3. G.O.Ms.No.157, Housing and Urban Development Department dated 22.02.94

READ ALSO:

4. From the Director of Town and Country Planning Letter Roc.No.43052/88/MP1, dated 29.03.96, 17.12.96 24.03.97 and letter Roc. No.25939/97/MP1, dated 30.03.98

ORDER:

In the Government order first read above, the Government have accorded approval under section 28 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) to the Master Plan for Gobichettypalayam local planning area. In the Government order second read above, the Government have directed the Gobichettypalayam local planning authority to review the approved Master Plan for Gobichettypalayam local planning area and to prepare a modified master plan for the said local planning area. In the Government order third read above, the Government have accorded consent to the publication of a notice of preparation of the modified Master Plan for Gobichettypalayam local planning area. The Director of Town and Country Planning in his letter fourth read above has forwarded the modified master plan for Gobichettypalayam local planning area and requested the Government to accord approval to the said modified master plan under section 28 of the said Act after revoking the earlier master plan approved in the Government order first read above. The Director of Town and Country Planning has also requested the Government to permit the extension of time limit sought for by the Gobichettypalayam local planning authority for finalising the master plan before submitting the same to the Government for approval.

2. The Government, after careful examination of the proposal of the Director of Town and Country Planning referred to in paragraph 1 above, hereby permit the extension of time limit sought for by the Gobichettypalayam local planning authority for finalising the master plan before submitting the same to the Government for approval. The Government also have decided to approve the modified master plan for Gobichettypalayam local planning area. Accordingly, under section 28 of the Tamil Nadu Town and Country Planning Act, 1971, (Tamil Nadu Act 35 of 1972), the Government

...2...

Tamil Nadu hereby approves the modified master plan for Gobichettypalayam local planning area. The earlier master plan for Gobichettypalayam local planning area approved in the Gover order first read above, is hereby revoked. The copies of the master plan for Gobichettypalayam local planning area as approv by the Government are communicated to the Director of Town and Country Planning.

3. The Following Notification will be published in the nex issue of the Tamil Nadu Government Gazette. The Director of T and Country Planning is requested to ensure that the Notific is republished in the manner prescribed in Rules 12 and 15 of Master Plan (preparation, publication and Sanction) Rules.

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby publishes the approval of the Governmen under section 28 of the said Act the modified master plan for Gobichettypalayam local palnning area submitted by th Director of Town and Country planning.

2. The Master Plan for Gobichettypalayam local plannin area with all its enclosures shall be kept open to the inspection of the public in the Office of the Gobichettypalayam Municipality during Office hours.

(BY ORDER OF THE GOVERNOR)

P. BASKARADOSS,
SECRETARY TO GOVERNMENT.

To
The Works Manager,
Government Central Press, Chennai.79.
(for publication of Notification in Tamil Nadu Government Gaze
The Commissioner of Town and Country Planning, Chennai.2.
The Regional Deputy Director of Town and Country Planning, Salem Region, Salem.
The Commissioner of Municipal Administration, Chennai.5.
The Commissioner,
Gobichettypalayam Municipality.
The Member-Secretary,
Gobichettypalayam Local Planning area,(thro' CT & CP)

copy to:
The Law Department, Chennai.9.
sf/sc.

FORWARDED/BY ORDER

SECTION OFFIC

K.K.G./23.09.

MASTER PLAN FOR GOBICHETTIPALAYAM

LOCAL PLANNING AREA. (MODIFIED).

References :

F1/4145/94

1459/94/SR3

43052/88/MP1

Gobichettipalayam
Local Planning Authority.

Salem Region

Directorate of Town and
Country Planning.

Approved in Resolution
No. 149 Dt. 29.11.95.
of Gobichettipalayam
Local Planning Authority.

Consented in G.O.Ms.
No. 157 H&UD.,
Department, Dt.22.2.94.

Member Secretary/
Executive Authority,
Gobichettipalayam
Local Planning Authority.

Deputy Director of Town and
Country Planning,
Salem Region, Salem - 7.

29.11.95
T.P.O.

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

18/12 Additional Director of
Town and Country Planning.

18/12 Director of Town and Country Planning.

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

Verified © RealEstate

GOBICHETTIPALAYAM MASTER PLAN (MODIFIED).

CONTENTS.

PART I.

			PAGE NO.
CHAPTER – I.	–	INTRODUCTION	1
CHAPTER – II.	–	PHYSICAL FEATURES	4
CHAPTER – III.	–	HISTORY AND GROWTH OF TOWN.	
	–	Agriculture	5
	–	Fairs and Festival	5
	–	Local Body	6
	–	Local Planning Authority	6
CHAPTER – IV.	–	POPULATION STUDIES	
	–	General	8
	–	Growth of Population	8
	–	Population Density	10
	–	Sex Ratio	12
	–	Literacy	12
	–	Vital Statistics	13
	–	Occupational Pattern.	14
CHAPTER – V.	–	LAND USE PATTERN	
	–	General	17
	–	Land Use Break Up – 1974	17
	–	Existing Land Use Break Up – 1991	18
	–	Comparison of Land uses	20
	–	Comparison of Land Use Break Up in other LPAs of Periyar District.	20
	–	Residential Use	21
	–	Commercial Use	22
	–	Industrial Use	22
	–	Public and Semi Public Use	23
	–	Educational Use	23
	–	Agriculture and Vacant Lands.	23
	–	Conclusion.	24

Verified RedEstate

CHAPTER - VI. – OWNERSHIP OF LAND

– Ownership of Land 25

CHAPTER - VII. – RESIDENTIAL DEVELOPMENTS

– Housing 27
– Slums 29
– Detailed Development Plans 29

CHAPTER - VIII. – INDUSTRIES. 31

CHAPTER - IX. – TRADE AND COMMERCE

– Daily Markets 33
– Weekly Market 33
– Regulated Market 33

CHAPTER - X. – INFRASTRUCTURAL FACILITIES.

– Introduction 34
– Institutional 34
– Educational 34
– Medical 35
– Religious Buildings 36
– Libraries 36
– Kalyana Mandapams 37
– Recreational Facilities - Parks 38
– Play Grounds and Open Spaces 38
– Cinema Theatres 39
– Utilities and Services 39
– Water Supply 40
– Drainage 41
– Low Cost Sanitation Programme 42
– Public Latrine 42
– Compost Yard 42
– Burial Grounds 42
– Electricity 42
– Street Lights 43
– Other Public Amenities 43
– Fire Station 43
– Police Station 43
– Telephone Exchange & Telegraph Office 44
– Post office 44
– Other Facilites 44

Verified by RealEstate™

CHAPTER - XI. – TRAFFIC AND TRANSPORTATION

– Introduction 45
– Road Net Work 45
– Roads Maintained by Highways Department 45
– Road Maintained by Municipality 46
– Function of the roads 47
– Bus Facilities 47
– Accidents 48
– Parking Facilities 49

PART - II.

CHAPTER - XII. – PROPOSED DEVELOPMENTS

– Functions and Economic Base 50
– Population 50
– Occupational Pattern 52
– Requirements of Land for Various uses. 54
– Change of land uses accepted by the Government 56
– Residential and Housing 60
– Commercial use 61
– Industrial use 61
– Educational use 61
– Agriculture use 62
– Water Supply 62
– Sewage and Drainage and Solid Waste Disposal 62
– Transport 63

PART - III.

CHAPTER - XIII. – PROJECTS AND IMPLEMENTATION

– Residential Development 64
– Housing 64
– Slums 65
– Industries 65
– Transport 65

Verified RealEstate™

- Utilities and Services 66
- Low Cost Sanitation Programme 66
- Compost Yard 66
- Burial Grounds 66
- Parks, Play Fields and Open Spaces 67
- Local Planning Authority's Functions 67

PART - IV.

CHAPTER - XIV. - DEVELOPMENT CONTROL REGULATIONS AND USE ZONES

- Permissions and Use Zones 68
- Use Zones and Uses Permitted. 68
- Development Regulations in Detailed Development Plans. 69

GOVERNMENT ORDERS.

1. G.O.Ms.No.1730, RD&LA., Dept., Dt.24.7.74. (Annexure - A) A1-A10

SURVEY NUMBERS COMPRISED IN USE ZONES. (Annexure - B). B1-B12

Verified © RealEstate™

LIST OF TABLES.

TABLE NO.		PAGE NO.
1.01	Decennial Population Growth rate Variation - Comparision.	8
1.02.	Growth of Population since - 1901.	9
1.03.	Decennial Population Growth rate of Municipal Towns in Periyar District.	10
1.04.	Ward Wise Population Density of Gobichettipalayam Town 1981.	11
1.05.	Sex Ratio	12
1.06.	Male - Female Literates in Gobichettipalayam Town.	13
1.07	Vital Statistics	13
1.08.	Occupational Pattern of Gobichettipalayam Town 1971 and 1981.	15
1.09.	Occupational Pattern of Municipal Towns in Periyar District Comparision - 1981.	16
1.10.	Existing Land Use Break-up of Gobichettipalayam as per approved Master Plan 1982. (Base Year - 1974).	18
1.11.	Existing Land Use Break up -1991	19
1.12.	Comparision of Land Use Between Approved Master Plan 1982 and Existing Land use - 1991.	20
1.13.	Comparison of Land uses in Periyar District L.P.Areas.	21
1.14.	Details of Ownership of Land in Gobichettipalayam Local Planning Area.	25
1.15.	Salient Features of Housing - 1981	27
1.16.	Types of Houses and Classification of Families	27
1.17.	Building Activities during 1981 - 1990	28
1.18.	Location of Slums	29
1.19.	Stages of Detailed Development Plans	30
1.20.	Type of Industries in Gobichettipalayam Town	31

Verified by RedEstate

1.21.	List of Dangerous and Offensive Trades	32
1.22.	Existing Educational Facilities in Gobichettipalayam Town.	35
1.23.	Type of Medical Institutions.	35
1.24.	Details of Religious Institutions.	36
1.25.	Location of Kalyana Mandapams	37
1.26.	List of Parks, Play Fields and Open Spaces in the Area within the Jurisdiction of Gobichettipalayam Municipality	39
1.27.	Cinema Theatres in Gobichettipalayam	39
1.28.	Details of Electric Connections	43
1.29.	Details of Highways Road with the Planning Area.	46
1.30.	Details of Municipal Roads	46
1.31.	Bus Facilities	48
1.32.	Accident Situation in Gobichettipalayam 1990.	48
2.01.	Population Projection for the years 2001 and 2011.	51
2.02.	Percentage of Workers in different Sectors - 1981.	52
2.03.	Percentage of Workers in Agricultural and Non Agricultural Sectors 1991 & 2011.	53
2.04.	Anticipated Workers in Various Sectors	54
2.05.	Existing Land use in 1991.	55
2.06.	Change of Land uses accepted by the Government in the Approved Master Plan	55
2.07.	Change of Land uses	56
2.08.	Urbanisable Land required for Gobichettipalayam Local Planning Area - 2011	57
2.09.	Proposed Land use Pattern for Gobichetipalayam Local Planning Area - 2011	59

Verified RedEstate™

LIST OF MAPS.

MAP NO.	DESCRIPTION OF MAPS IN COVER LEAF
1.	Existing Land use Map (Big Size) 1991.
2.	Proposed Land Use Map - 2011. (Big Size).

Verified RealEstate™

GOBICHETTIPALAYAM MASTER PLAN (MODIFIED).

PART - I.

CHAPTER - I.

INTRODUCTION.

1.01. The rate of urbanisation is increasing day by day due to increase of population and also due to migration of population from Villages to Urban Centres seeking gainfull employment. The problem of urbanisation can best be solved only by preparation of Master Plans, which may be regarded as means of systematically anticipating and achieving adjustment in the Physical environment of the town with Social and Economic trends and sound principles of Civic design. It involves a continuous process of deriving, organising and presenting a broad and comprehensive programmme of Urban Development. It is designed to fulfill local objectives of Social, Economic and physical well being considering both immediate needs and those of the foreseeable future.

1.02. Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972) provides for the preparation and sanction of Master Plans. It also envisages preparation of Master Plans for Local Planning Areas by Local Planning Authorities. Gobichettipalayam Municipal Area had been declared as Gobichettipalayam Local Planning Area under section 10(4) of the Act in G.O.Ms.No.687, RD&LA., Dt.18.3.74 and the Local Planning Authority had been constituted under section 11(1) of the Act in G.O.Ms.No.651, RD&LA., Dt.8.4.75.

Verified © RealEstate ™

1.03. The Gobichettipalayam Master Plan was prepared and approved by the Government in the year 1982 under section 28 of Tamil Nadu Town and Country Planning Act 1971 in G.O.Ms.No.1046 H&UD.,Dt. 24.11.82 and the same is in operation till review of Master Plan as laid down under section 32(2)(b) of Town and Country Planning Act 1971. (Vide Annexure - A).

1.04. Town and Country Planning Act provides for review of approved Master Plans once in five years under clause (b) of sub section 2 of section 32. Accordingly the Government in G.O.Ms.No.485, H&UD., Dt.4.7.1990 (vide Annexure B) had directed Gobichettipalayam Local Planning Authority to review the Master Plan for Gobichettipalayam Local Planning Area, after carrying out such fresh surveys as may be considered necessary and in consultation with Regional Planning Authority and Local Authorities concerned and make such modifications wherever necessary and submit the modified Master Plan for approval of Government.

1.05. The approved Master Plan was prepared based on the surveys conducted during 1974 and also based on 1971 census. Hence fresh surveys had been undertaken and the latest particulars had been collected from different sources and the report is updated with 1991 census figures. This report is organised in four parts. The first part titled "Existing Features is " discussing briefly about Physical features, Population Character, land use pattern, existing

Verified RealEstate™

infrastructural facilities etc. The second part titled "Proposed Developments" deals with the dimensions of future population and future requirement of land and other infrastructural facilities. The third part deals with "Projects and Implementation" and the fourth part deals with Development Control Regulations and Zoning.

1.06. This report has limited scope as it indicates broadly the general problems of the Planning Area and broad policies for development. Detailed Plans focussing attention on particular aspect and detailed design for each aspect of the proposal will have to be taken up separately based on the broad proposals outlined in this report.

Verified RedEstate™

CHAPTER = II.

PHYSICAL FEATURES.

Location.

1.01. Gobichettipalayam is an important Municipal town in the North-Western part of Periyar District and is the Taluk as well as Divisional Head Quarters. It is situated between 11°27' and 11°25' North Latitude, 77°26' East Longitude and at 210m altitude above M.S.L. It is located at a distance of 38 Kilometers North West of Erode on the Erode - Sathy Major District Road.

Climate.

2.02. The temperature here is moderate throughout the year except during summer. The average rainy days are 50 in a year. It is exceptionally dry and its rainfall is scanty, uncertain and not well distributed.

Soil.

2.03. Gobichettipalayam Town comprising of one revenue village "VIRAPANDI" and parts of other villages viz. "LAKKAMPATTY and MODACHUR", are having three different types of soils viz. Black loam, red loam and red sand. The Major portion is covered by red loam, then comes red sand and black loam . The percentages of the Red loam, Red sand and Black loam are 50%, 30% and 20% respectively.

2.04. In general, the soil in and around the town is of fertile nature and is good for agriculture purpose.

Verified © RealEstate™

CHAPTER – III.

History and Growth of Town.

3.01. The ancient history of Gobichettipalayam Town is not known. The name of "Gobichettipalayam" seems to be after "Gobi Chetty" a familiar person who lived in Veerapandi Village in 18th Centuary. The population of the Town was 10227 in 1901 and rose to 48349 in 1991. There are number of substantial ryots of the Vellala Caste and a few rich Brahmin land lords.

Agriculture.

3.02. Gobichettipalayam being an Agricultural Town, it has got cultivable lands. An Anicut namely "Kodiveri Anicut" situated in Gobichettipalayam Taluk, about 1.6 Km. West of Gobichettipalayam Town was constructed by the ancient Maharaja of Mysore in 17th Centuary. Two channels from the anicut are taken around this Town. One on the Northern side of Bhavani River and the other on the Southern side are called "Arakkan Kottai Channel" and "Thadapalli Channel" respectively. Lands North of Gobichettipalayam Town are fertile due to the flow of Thadapalli Channel. The Cultivation of Sugarcane and Paddy are predominant in this Area.

Fairs and Festivals.

3.03. There are two old hill temples dedicated to Lord Subramania at Pavalamalai and the other to Lord Muruga at Pachamalai by names at a distance of 3.0 Kilometre from the town Centre. At a distance of 5.0 Kilometre from the town, there is an

Verified © RealEstate™

old "Siva Temple" at Pariyur which was patronised by Cholas and Koysalas.

3.04. There is a Kalyanamandapam constructed in a vast area where 4 marriage functions could take place at a time. Also there is an Amman Temple situated in Pariyur which is 3 Kilometre from Gobichettipalayam Town where "Fire Walking Ceremony" is held during February - March every year. Annual Car festival is conducted here in the month of January for three days. This temple attracts large gathering from the surrounding places during festival time.

Local Body.

3.05. The Municipality was constituted for this Town on 1.10.1949 and had been elevated into Ist Grade with effect from 1.10.77. The present Municipal Area is of 7.51 Sq.Km extent. As per 1991 census, the town has a population of 48349. Regarding transportation linkage, this town has two main roads (Major District Roads) passing through the centre of the town, one connecting Sathiyamangalam and Erode and another connecting Gobichettipalayam and Dharapuram.

Local Planning Authority.

3.06. Gobichettipalayam Local Planning Area comprising of only Municipal Area was notified and confirmed under section 10(4) of Town and Country Planning Act 1971 by the Government in

Verified RealEstate™

G.O.Ms.No. 687, RD&LA., Dept., Dt.18.3.74. The Local Authority itself was constituted as Local Planning Authority for Gobichettipalayam Local Planning Area under section 11(1) of Tamilnadu Town and Country Planning Act 1971 by the Government in G.O.Ms.No. 650, RD&LA., Department Dt.8.4.75.

3.07. The Government in G.O.Ms.No. 651, RD&LA., Department Dt.8.4.1975 issued orders under section 11(1) of the Tamil Nadu Town and Country Planning Act 1971, that the Chairman, Members and Executive Authority of the Local Authority shall automatically become the Chairman, Members and the Executive Authority of the Local Planning Authority.

Verified RegiEstate ™

CHAPTER – IV.

POPULATION STUDIES.

General.

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

Growth of Population.

4.02. In 1901, the Population of Gobichettipalayam was 10227. As per 1991 census, Population of Gobichettipalayam town was 48349 with a decennial growth rate of 10.23% during the decade 1981-91 as against the district (Periyar) Urban growth rate of 26.42% . The percentage variation in the growth rates of population in Gobichettipalayam town, Periyar District (Urban) and Tamilnadu (Urban) during the periods from 1901 to 1991 are given in Table No.1.01.

Table No. 1.01.

Decennial Population Growth Rate Variation – Comparison.

Decade	% Variation of Population.		
	Gobichettipalayam Town.	Periyar District (Urban)	Tamilnadu (Urban).
1901-1911	(–) 0.65	3.75	15.57
1911-1921	38.78	9.66	8.32
1921-1931	15.26	27.98	23.40
1931-1941	(–) 1.01	25.65	22.30
1941-1951	88.04	46.52	41.74
1951-1961	(–) 11.04	43.71	32.59
1961-1971	34.63	59.14	33.64
1971-1981	20.65	39.13	27.97
1981-1991	10.23	26.42	19.27

Source : Census of India. General Population Tables.

Verified © PediEstate™

It can be seen from the Table that the town is growing at lower rate than the District Urban Population growth.

4.03. The decade wise Population growth of Gobichettipalayam town since 1901 are given in the Table No.1.02.

Table 1.02. Growth of Population Since 1901.

Census Year.	Population.	Variation.	Percentage Variation.
1901	10,222	-	-
1911	10,163	(-) 64	(-) 0.65
1921	14,102	3,939	38.78
1931	16,304	2,202	15.26
1941	16,140	(-) 164	(-) 1.01
1951	30,354	14,214	88.04
1961	27,004	(-)3,350	(-) 11.04
1971	36,356	9,352	34.63
1981	43,862	7,506	20.65
1991	48,349	4,487	10.23

Source : Census of India - General Population Tables.

It can be seen from the above Table, that there is fluctuation in growth trend. During the decade 1941 - 51 there was a highest growth rate of 88.04%. The reason for this may be the upgradation of Gobichettipalayam Town Panchayat into a third grade Municipal town in 1949.

Verified RealEstate ™

4.04. The decennial (1981 - 1991) Population growth rates of Municipal Towns in Periyar District are given in Table No.1.03.

Table 1.03.

Decennial Population Growth Rates of Municipal Towns in Periyar District.

Town.	Total Population.		Decennial growth rate 1981 - 1991(%).
	1981	1991	
1. Erode	1,42,252	1,58,774	11.60
2. Dharapuram	42,263	48,392	14.50
3. Bhavani	28,898	35,202	21.83
4. Gobichettipalayam	43,862	48,349	10.23
5. Sathiyamangalam	31,040	32,462	3.22

Bhavani shows highest growth rate of 21.83% followed by Dharapuram (14.50%) and Erode (11.60%). Compared to these towns, Gobichettipalayam is growing at a lower rate.

Population Density.

4.05. The Population density of Gobichettipalayam Local Planning Area in 1981 and 1991 was 5840 and 6438 persons per Sq.Kilometre respectively, while the gross density of the developed area worksout to 185 persons per hectare in 1981. The pattern of residential development in Gobichettipalayam also conform the general pattern of other towns of Tamilnadu viz. high density in the older parts and low density in the newly

Verified RealEstate TM

developing areas. The ward wise Population density of the Town are given in Table No.1.04.

Table No.1.04.

Ward Wise Population Density of Gobichettipalayam Town - 1981.

Ward No.	Ward Area in Hectares.	Ward Population.	Density Persons/Hectare.
1.	58.15.0	2367	41
2.	27.07.0	2692	99
3.	118.62.0	2150	18
4.	27.07.5	1731	64
5.	5.50.5	1463	266
6.	6.50.5	1597	246
7.	5.01.0	1096	219
8.	6.01.5	2142	356
9.	126.70.0	2519	20
10.	16.50.5	2342	142
11.	6.01.5	1506	250
12.	7.01.5	1648	235
13.	6.01.5	1246	207
14.	12.00.0	1909	159
15.	15.54.0	1268	82
16.	78.71.5	1781	23
17.	17.54.5	1859	106
18.	10.02.5	2049	204
19.	3.51.0	1775	506
20.	15.50.0	1484	96
21.	19.55.0	1497	77
22.	46.72.0	1713	37
23.	50.10.5	1655	33
24.	68.59.0	2373	35

The maximum density of 506 persons/Hectare was in Ward 19 which is in the older part of the town. The medium density is found in the Northern and Southern part of Central Area. The low density is observed in the outskirts of the town.

Verified © RealEstate

Developments are taking place mainly on both sides of Erode-Sathy Road.

Sex Ratio.

4.06. The Sex Ratio of the Population of Gobichettipalayam Town, Periyar District (Urban) and Tamilnadu (Urban) are given in Table No.1.05 and it is found to be normal.

Table No. 1.05.

Sex Ratio Composition.

Census Year.	Females / 1000 Males.		
	Gobichettipalayam Town.	Periyar District (Urban).	Tamilnadu (Urban).
1961	974	965	963
1971	954	944	951
1981	940	941	956
1991	955	953	951

Source : Census Publications.

Literacy.

4.08. The distribution of the literates in Gobichettipalayam Town for the last three decades are given below in Table No.1.06. From the Table it can be seen that literacy rate is gradually increasing in both sex. The percentage of literates to the total population in Gobichettipalayam Town is 66.01% which is lower than the State(Urban) literacy rate of 68.11% and higher than the District (urban) literacy rate of 65.64% as per 1991 census.

Verified © RealEstate™

Table No.1.06.

Male - Female Literates in Gobichettipalayam Town.

Year.	Literates.			% Total Literates to total Population.	% of male Literates to Male Population.	% of female Literates to Female Population
	Total	Male	Female			
1961	12433	8039	4394	46.04	58.79	37.01
1971	18987	11845	7142	52.25	62.48	40.21
1981	25977	15644	10333	59.22	69.22	48.59
1991	31918	18368	13550	66.01	74.26	57.38

Source : Census of India. District Census Hand Book, 1961, 1971 and 1981.

Vital Statistics.

4.09. Table No.1.07 below shows the Birth rate and Death rates of Gobichettipalayam Town from 1982 onwords.From the Table, it can be seen that both Birth & Death rates are gradually decreasing year by year.

Table No. 1.07.

Vital Statistics.

Year	1982	1983	1984	1985	1986	1987	1988	1989	1990
Birth rate.	79.79	79.89	70.70	66.83	66.30	58.69	61.00	53.49	56.30
Death rate.	11.96	10.43	9.75	8.17	8.87	8.61	8.19	7.41	6.85

Source : Gobichettipalayam Municipality Health Section.

Verified © RealEstate

Occupation Pattern.

4.10. As per 1981 Census, out of total Population of 43862, main working force was 18379 constituting 41.90% of the total Population. The District urban and the state urban participation rate in 1981 were 38.80% and 31.37% respectively. From this, it can be inferred that the participation rate of Gobichettipalayam Town was more.

4.11. The occupational pattern of Gobichettipalayam Town for the year 1991 is not readily available. However a comparative statement of the working force for the years 1971 and 1981 are given in Table No.1.08. Nearly 1/3 of workers are engaged in primary activities. When compared to other activities, the tertiary activities are more in this town. The percentage of workers engaged in household industry gradually decreased.

Verified RealEstate™

Table No. 1.08.

Occupation Pattern of Gobichettipalayam Town - 1971 & 1981.

Occupation.	1971		1981	
	Workers	% to total workers	Workers	% to total workers
I. Primary Sector.	4394	33.01	—	—
1. Agri-culture.	4272	32.09	5819	31.06
2. Mining Live - stock Quarrying etc.	122	0.92	—	—
II. Secondary Sector.	2568	21.31	—	—
3. Household Industry.	424	5.19	520	2.82
4. Manufac-turing other than House-hold Industry.	1467	11.03	—	—
5. Construc-tion.	677	5.09	—	—
III. Teri-tary Sector.	6351	47.71	—	—
6. Trade & Commerce.	2847	21.39	—	—
7. Transport & Communication.	819	6.15	12040*	66.12
8. Other Services.	2685	20.17	—	—
Total	13313	100.00	18379	100.00

* Item 2,4,5,6,7 & 8 are combined.
Source : Census of India 1971 and 1981.

Verified RedEstate

4.12. Table No.1.09 shows the working force details of Municipal Towns in Periyar District (Urban).

Table No. 1.09.

Occupation Pattern of Municipal Towns in Periyar District Comparison. 1981.

S. No.	Name of the Town.	Total Main Workers.	Main % of Workers Total Population.	% of Main Workers in Agriculture.	H.H.Industry.	Other activities.
1.	Erode	51055	35.89	2.57	2.08	95.35
2.	Dharapuram	14567	34.51	26.90	3.91	69.19
3.	Bhavani	11265	38.98	1.62	5.20	93.18
4.	Gobichettipalayam	18379	41.90	31.38	3.10	65.52
5.	Sathiyamangalam	12575	40.50	36.42	9.23	54.35
6.	Periyar District (Urban).	176590	38.79	15.12	4.38	80.50

From the above Table, it is observed that the towns of Dharapuram, Gobichettipalayam and Sathyamangalam are having similar Occupation Pattern identical to District (Urban) occupation pattern.

Verified © RedEstate™

CHAPTER – V.

LAND USE PATTERN.

General.

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

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

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

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

5.02. Gobichettipalayam Local Planning Area extends over an area of 7.51 Sq.Km and is situated along Erode – Sathy main road. The developments has occured mainly along the main road as well as on the northern side of the old town. The main developments having narrow streets and paths recorded high density in thickly built up areas. The newly developing areas where many layouts were approved and executed to some extent are having medium densities with mixed land uses.

Land Use Break-up – 1974 (Approved Master Plan – 1982).

5.03. Existing Land use break up for Gobichettipalayam Local Planning Area as per the approved Master Plan – 1982 is given in Table No.1.10.

Verified RealEstate™

Table No. 1.10.

Existing Land Use Break-up of Gobichettipalayam as per Approved Master Plan 1982. (Base Year = 1974).

S. No.	Land Use.	Extent in Hectare.	Percentage to toal Developed & Undeveloped Area.	Percentage to Total Area.
1.	Residential	197.57	58.09	25.96
2.	Commercial	20.28	5.98	2.66
3.	Industrial	6.84	2.01	0.89
4.	Public & Semi Public	34.25	10.07	4.50
5.	Public Utilities and Services.	3.24	0.95	0.43
6.	Transport & Communication.	57.05	16.77	7.50
7.	Recreation.	20.85	6.13	2.74
	Total Developed Area	340.08	100.00	44.68
8.	Agricultural | Non Urban use. a) Wet lands b) Dry lands	356.53	84.71	46.86
9.	Land under water	54.39	15.29	8.46
	Total Undeveloped Area	410.92	100.00	55.32
	Total	751.00		100.00

Source : Approved Master Plan Report - 1982.

Existing Land Use Break Up (1991).

5.04. The Existing land use break up based on the land use survey conducted during 1991 for Gobichettipalayam Local Planning Area is given in Table No.1.11. and the existing land use is shown in Map No.1.

Verified RealEstate TM

Table No.1.11.
Existing Land Use Break Up of Gobichettipalayam – 1991.

S. No.	Land Use.	Extent in Hectare.	Percentage to toal Developed & Undeveloped Area.	Percentage to Total Area.
a)	**DEVELOPED.**			
1.	Residential	256.92*	60.78	34.21
2.	Commercial	51.38	12.16	6.84
3.	Industrial	20.81	4.92	2.77
4.	Educational	22.36	5.28	2.98
5.	Public & Semi Public	25.44	6.01	3.39
6.	Transport & Communication	29.74	7.04	3.96
7.	Parks, Playfields & Open Spaces.	12.80	3.04	1.71
8.	Utility and Services	3.24	0.77	0.43
	Total Developed Area	422.69	100.00	56.29
b)	**UNDEVELOPED.**			
9.	Agricultural			
	a) Wet lands	33.73	10.27	4.49
	b) Irrigated Dry lands.	26.69	8.13	3.55
	c) Dry lands.	252.32	76.86	33.60
10.	Water Bodies.	15.57	4.74	2.07
	Total Undeveloped Area	328.31	100.00	43.71
	Total	751.00	–	100.00

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

* Residential area includes streets and Lanes.

Verified RegiEstate

Comparison of Land Uses.

5.05. A Comparative land use break up between 1974 and 1991 in Gobichettipalayam Local Planning Area are given in Table No. 1.12. The developed area in 1991 was 422.69 Hect. which constitute about 56.29% of the total area, against the developed area in 1974 which was only 340.08 Hectare. (44.68% to the total Area). Nearly 12% of total area has developed during last 15 years.

Comparison of Land Use Break up in other Local Planning Areas of Periyar District.

5.06. The land use distribution of Gobichettipalayam Local Planning Area has been compared with similar Local Planning Areas of Periyar District in Table No.1.13.

Verified © PeelEstate™

Table No.1.12.

Comparison in Land Use Between Approved Master Plan 1982 and Existing Land Use 1991.

Sl. No.	Land Use.	Master Plan – 1982. (Based Year 1974).			Existing Land Use – 1991.		
		Extent in Hectare.	Percentage to Total Developed & Undeveloped Area.	Percentage to Total Area.	Extent in Hectare.	Percentage to Total Developed & Undeveloped Area.	Percentage to Total Area.
1.	2.	3.	4.	5.	6.	7.	8.
1.	Residential **	197.57	58.09	25.96	256.92	60.78	34.21
2.	Commercial	20.28	5.98	2.66	51.38	12.16	6.84
3.	Industrial	6.84	2.01	0.89	20.81	4.92	2.77
4.	Public & Semi Public	34.25	10.07	4.50	25.44	6.01	3.39
5.	Educational	–	–	–	22.36	5.28	2.98
6.	Public Utilities & Services	3.24	0.95	0.43	3.24	0.77	0.43
7.	Transport Communication	57.05	16.77	7.50	29.74	7.04	3.96
8.	Recreation	20.85	6.13	2.74	12.80	3.04	1.71
	Total Developed Area	340.08	100.00	44.68	422.69	100.00	56.29
9.	**Agricultural.**						
	a) Wet Land	356.53	84.71	46.86	33.73	10.27	4.49
	b) Irrigated Dry				26.69	8.13	3.55
	c) Dry Land				252.32	76.86	33.60
10.	Land Under Water	54.39	15.29	8.46	15.57	4.74	2.07
	Total Undeveloped Area	410.92	100.00	55.32	328.31	100.00	43.71
	Total	751.00	–	100.00	751.00	–	100.00

** Includes Streets and Lanes.

Verified RealEstate™

Table No.1.13.

Comparison of Land Uses in Periyar District Local Planning Areas.

Name of LPA. / Use.	% to Developed Area.			
	Gobichetti-palayam.	Dharapuram 1979.	Sathiya-mangalam 1985.	Bhavani 1986.
Residential	60.78**	78.47*	51.55*	68.27*
Commercial	12.16	5.76	3.17	5.66
Industrial	4.92	3.65	36.53++	8.99
Educational	5.28	5.96	3.89	7.53
Public & Semi Public	6.01	6.16	4.86	9.55
Public Utilities	0.77	–	–	–
Transport & Communication	7.04	–	–	–
Recreation	3.04	–	–	–
Total	100.00	100.00	100.00	100.00

++ Notified Industrial Area has been included.

* Including Transport & Communication.

** Includes Streets & Lanes.

Source : Master Plan Reports of concerned Towns.

The Commercial land use is more in Gobichettipalayam than other towns. There is uniformity between the towns in respect of Educational and Public land uses.

Residential Use.

5.07. Residential areas are scattered over almost all parts of the Town. At present it constitutes (including roads) about 256.92 Hect. or 34.21% of the total area of the Town. In

Verified © RedEstate™

the earlier land use survey in 1974, it was found that 197.57 Hect or 25.96% of total area of the town is under this use. There are few pockets of organised and developed residential areas by way of approved layouts. After the approval of Master Plan, 44 layouts had been approved covering an extent of 66.82 Hectares; which works out to about 25.14% of the residential area constituting 15.28% of the total developed area and 8.6 % of total area of the Town.

Commercial Use.

5.08. Gobichettipalayam has no organised or planned Commercial Area except one or two viz. Daily Market and Weekly Shandy which had been improved under IDSMT programme during VIth Plan period. Major commercial activities are taking place on either side of Erode - Sathy road and Tiruppur road. Commercial uses include Bus Stand, Markets, Wholesale and retail shops, Cinema Theatres and Kalyanamandapams. The total area under Commercial use works out to 51.38 Hectares which constitute 12.16% of the total developed area or 6.84% of the total area. Earlier in 1974 as per approved Master Plan, the land under commercial use was 20.28 Hectares i.e., 2.66% of the total area of the Town.

Industrial Use.

5.09. The area under Industrial use is 20.81 Hectares which constitutes about 2.77% of total area of the Town. Earlier study revealed that 6.84 Hectares or about 0.89% of

Verified RedEstate™

total area of the Town. was under industrial use. The Industrial development is very much less in this Town when compared to other similar towns.

Public and Semi Public.

Public and Semi Public uses are grouped as follows.

i) Administrative offices such as Government and Quasi Government Offices, Trust Offices, Offices of Local Authorities, Courts etc.,

ii) Health facilities like Hospitals, Dispensaries and Nursing homes.

iii) At present there are about 51 Government Offices and No.of Medical institutions functioning in this town. Most of the Offices are located along Erode - Sathy road.

The total area under this use works out to be 25.44 Hectare which constitute about 6.01% of the total developed area or 3.39% of total area.

Educational Use.

5.11. The area under Educational use is 22.36 Hectares which constitute 5.28% of the total developed area or 2.98% of the total area.

Agriculture and Vacant Lands.

5.12. This comes under the category of Undeveloped area. Almost all vacant lands are being converted into residential and other uses. Agricultural and Vacant Lands near by it are converted mostly for residential purposes. Still vast area is available in the north & southern parts of Gobichettipalayam Town. A portion of the lands with in the town are wet lands which

Verified RedEstate™

constitutes about 10.27% of total undeveloped area or 4.49% of the total area of the Town. Irrigated Dry lands constitutes 8.13% of the undeveloped area or 3.55% of the total areaof the Town.The category of undeveloped area comes to about 328.31 Hectares which is 43.77% of the total area of the Town. Earlier study revealed that 53.32% of the total area was undeveloped.

Conclusion.

5.13. On Comparision of various land uses, the area under residential use in Gobichettipalayam Town is predominent one, even though Gobichettipalayam is an agricultural centre. Regarding industrial use, this town emerges with very low percentage while compared with other similar towns in the District.

Verified RealEstate ™

CHAPTER – VI.

OWNERSHIP OF LAND.

Ownership of Land.

6.01. The Local Planning Area comprises of "Virapandi" (in full), and part of "Lakkampatty" and "Modachur" Villages. This town has been surveyed recently, but survey records were not yet published. Hence the Ownership of land for the villages in Gobichettipalayam Local Planning Area are given below.

Table No 1.14 shows the break up of ownership of lands with in the Gobichettipalayam Local Planning Area.

Table No.1.14.

Details of Ownership of land in Gobichettipalayam Local Planning Area.

S. No.	Name of Village.	Ownership of Land in Hectare.		
		Municipal	Government *	Private.
1.	Virapandi.	27.08	18.76	417.02
2.	Modachur	8.40	11.88	134.60
3.	Lakkampatty	2.94	5.73	136.27
	Total	38.42	36.37	687.89

Note : * Natham Poramboke not included.

Source : Particulars collected from the Village Administrative Officers of the respective villages.

Verified © RealEstate™

From the above Table it may be seen that the areas under Ownership of Municipality is found to be 5% of the total area which comprises of roads, Municipal Schools, Parks, Open Spaces, Bus Stand, Compost Yard etc. Most of the Parks, Open spaces and other pieces of land reserved in the layouts are being handed over to the Municipality by the layout promoters through gift deeds.

Verified RealEstate™

CHAPTER - VII.
RESIDENTIAL DEVELOPMENTS.

Housing.

7.01. 60.78% of total developed area of Gobichettipalayam Local Planning Area is under residential use. As per 1981 census, there were 10144 houses and 10246 households in Gobichettipalayam which had a population of 43862. The Salient features of housing in 1981 are given in Table No.1.15.

Table No.1.15.

Salient Features of Housing - 1981.

S.No.	Details.	Feature.
1.	Population.	43862
2.	No.of Occupied houses	10144
3.	No.of House holds.	10246
4.	Occupancy rate.	0.99
5.	Average household size.	4.28
6.	Persons/house ratio.	4.32
7.	Shortage of housing.	102 Nos.

Source : Census of India - 1981.

7.02. As per the earlier Survey (1974) qualitative assessment of housing condition in the town is given in Table No.1.16.

Table No.1.16.

Types of Houses and Classification of Families.

Classification of Houses in %			Classification of Families in %	
Pucca	Semi Pucca	Kutcha	Single	Multiple
19.45	75.14	5.41	53.22	46.77

Source : Master Plan Report.

Verified © PedEstate

From the above Table it may be seen that 5% of houses have to be replaced and 75% houses requires improvement and repairs even in 1974.

7.03. The building activities during 1981 - 90 in Gobichettipalayam Town are given in Table No.1.17.

Table No.1.17.

Building activities during 1981 - 1990.

Year.	No.of Building permissions granted.	No.of Unauthorised constructions.	Total.
1981	162	102	264
1982	113	22	135
1983	96	59	155
1984	61	90	151
1985	111	130	241
1986	115	138	253
1987	120	169	289
1988	119	179	298
1989	140	149	289
1990	163	134	297
Total	1200	1172	2372

Source : Gobichettipalayam Municipality Town Planning Section.

From the above Table,it may be seen that nearly 2372 buildings had been constructed during this decade and most of them are residential buildings. The growth rate of housing is found to be 23% which is higher than the population growth rate. As already stated, 66.82 Hectares of land had been developed as Residential layouts with about 1000 Residential plots had been provided therein by the developers during this decade.

Verified RealEstate TM

The Public agency like Housing Board had not involved much in providing cheaper housing to the public during this decade. except Sites and Services Scheme undertaken by Tamil Nadu Housing Board under Integrated Development of Small and Medium Towns Programme in an extent of 3.76 acres in S.F.No. 121 of Modachur Village with 95 LIG plots and 14 HIG plots.

Slums.

7.04. In Gobichettipalayam there are six slums, one near the water front and the other five are on the road margins. The details of the same are given in Table No.1.18.

Table No.1.18.

Location of Slums.

S.No.	Location of Slums.	Category.
1.	Saminathapuram Slum	Near the Water front.
2.	Sivashanmugam Street.	Road Margin.
3.	Slaughter house Street	"
4.	Sankaran Street (Modachur).	"
5.	Peter Street.	"
6.	Nanjai Goundapalayam.	"

Source : URBIS Report.

Of the above, first three slums had been improved under Accelerated Slum Improvement Programme at an estimated cost of Rs. 3 Lakhs by the local body.

Detailed Development Plans.

7.05. There are 18 Detailed Development Plans notified under T&CP. Act 1971. Among them, two were(Western Extension D.D.Plan &

Verified © RealEstate™

D.D.Plan No.12) sanctioned, 12 D.D.Plans had been consented and remaining 4 are in notified stage.

The names of the Detailed Development Plans with their extent and stages are given in Table No.1.19.

Table No.1.19.

Stages of Detailed Development Plans.

S.No.	Name of D.D.Plan.	Extent in Hectare.	Stage.
1.	Western Extension D.D.Plan.	35.98	Sanctioned.
2.	D.D.Plan 1	15.33	Consented.
3.	D.D.Plan 2	39.16	Consented.
4.	D.D.Plan 3	49.97	Consented.
5.	D.D.Plan 4	66.02	Consented.
6.	D.D.Plan 5	50.37	Consented.
7.	D.D.Plan 6	52.60	Consented.
8.	D.D.Plan 7	65.34	Consented.
9.	D.D.Plan 8	42.32	Consented.
10.	D.D.Plan 9	67.75	Consented.
11.	D.D.Plan 10	40.95	Consented.
12.	D.D.Plan 11	42.29	Consented.
13.	D.D.Plan 12	29.15	Sanctioned.
14.	D.D.Plan 13	67.80	consented.
15.	D.D.Plan 14	29.65	Notified.
16.	D.D.Plan 15	17.80	Notified.
17.	D.D.Plan 16	28.33	Notified.
18.	D.D.Plan 17	14.20	Notified.

The above D.D.Plans & need some minor revisions based on this modified Master Plan.

Verified © RealEstate ™

CHAPTER – VIII.

Industries.

8.01. The industrial development is very much lacking in Gobichettipalayam when compared with other similar towns. 4.92% of the total developed area of Gobichettipalayam Town is occupied by industrial use. Earlier study revealed that 2.01% of the total developed area was occupied by industrial use. As per 1971 census, of total working force, 11.03% were engaged in industry and 5.19% in household industry. In 1981, the percentage of workers engaged in house hold industries reduced to 2.82%.

8.02. The registered industries with their classification and type are given in Table No.1.20.

Table No.1.20.

Type of Industries in Gobichettipalayam Town.

S. No.	Type.	No.of Industries.	No.of Workers	Quantum of H.P.
1.	**Large.**			
	1. Yarn Products	1	100	217
	2. Cattle Feeds	3	190	365
	3. Food Products	1	–	50
	4. Textile Processing	1	20	33
2.	**Medium.**			
	1. Engineering (Pumpset)	2	30	65
	2. Seed Processing	1	60	93
	3. Oil Products	1	10	35
3.	**Small Scale.**			
	1. Food Products	6	23	83
	2. Engineering	6	15	41
	3. Wood works	6	22	181
	4. Vessels	1	2	5
	Total	29	472	1168

Source : URBIS report.

Verified RealEstate TM

8.03. The list of Dangerous & Offensive Trades as per Municipal records are given in Table No.1.21.

Table No.1.21.

List of Dangerous and Offensive Trades.

S.No.	Type	No.of Industry.
1.	Flour Mill, Rice Mill and Oil Mill	50
2.	Biscut Factory.	1
3.	Wet Grinder	24
4.	Ice Manufacturing	11
5.	Coffee Powder	6
6.	Chemical	2
7.	Cattle feeds	3
8.	Textiles	13
9.	Printing	22
10.	Handmade Paper	1
11.	Engineering Workshop	68
12.	Saw Mill	21
13.	Polythene Film	1
14.	Petrol Bunk.	4
	Total	236

Source : Municipal Records.

8.04. As per the details furnished by the Tamil Nadu Electricity Board., there are 366 industrial connections with a total consumption of 1241 KW. The femiliar industries of Periyar District viz., Powerlooms, Handlooms, Oil rotary, Dyeing & Bleaching, Tanneries had not developed in Gobichettipalayam Town. The adjacent village namely Modachur has a large number of Powerlooms. New spinning mills are coming up along Erode Road adjoining the Municipal area.

Verified RealEstate™

CHAPTER – IX.

Trade and Commerce.

9.01. The Commercial activity in Gobichettipalayam is well established. There are about 1794 Commercial connections in this town as per the details furnished by the Tamil Nadu Electricity Board. One Weekly Market, One Daily Market and one Regulated Market are also functioning in Gobichettipalayam. In the Daily Market mainly retail activities are carried on, while in the Weekly market both retail and wholesale trades are being carried on.

Daily Market.

9.02. The Daily Market is located on the North of Erode-Sathy road. It is situated in the Central area of the town. The market was improved by the Municipality under Integrated Development of Small and Medium Towns Programme.

Weekly Market.

9.03. The Weekly Market is located on Dharapuram road at Modachur. This was also improved under Integrated Development of Small and Medium Towns Programme.

Regulated Market.

9.04. The regulated market run by the Periyar District Marketing Committee is located on the northern side of Sathy road. The Agriculture products arriving from surrounding villages are transacted here. All types of commercial activities like retail business of all kinds such as textiles, leather goods, furnitures, Automobile spares, Lodges etc.are found along the main roads.

Verified RealEstate™

CHAPTER – X.

INFRASTRUCTURAL FACILITIES.

Introduction.

10.1. Infrastructural facilities denote the services and facilities which are an integral part of an Urban Community. The infrastructural facilites are housing and transportation which can be categorised and separated and the remaining are sub divided into three major types viz., Institutional, Recreational and Utilities and services.

Institutional.

10.2. The study of Institutional use include the present provision of education and health facilities in the Planning Area and its service for the future population expansion envisaged.

Educational.

10.2.1. There are 8 Elementary Schools, 4 middle Schools, 1 High Schools and 3 Higher Secondary Schools functioning with in the town. In addition there is one Convent and 2 I.T.Is and a number of unrecognised Nursery Schools functioning in this town which are run by private organisations.

There is no college within the town. But One Arts College is functioning 2 Km. away on the Western side of the town.

The analysis regarding educational Institutions, its strength, and site area are given in Table No.1.22.

Verified © RealEstate™

Table No.1.22.

Existing Educational Facilities in Gobichettipalayam - 1990.

S. No.	Type of Institute.	No.of Schools.				Strength.			Teacher.	Area (Acres)
		Private	Municipal.	Govt.	Total.	Boys.	Girls.	Total		
1.	Primary Schools.	6	2	—	8	818	677	1495	57	4.86
2.	Middle Schools.	1	3	—	4	1245	1349	2594	73	12.21
3.	High Schools.	—	1	—	1	—	491	491	10	Annexed with Vengammiyar Municipal Middle School.
4.	Higher Secondary	2	1	—	3	3289	1796	5085	147	23.51
5.	Amala Convent..	1	—	—	1	—	—	—	—	—
6.	Colleges.	—	—	—	—	—	—	—	—	—
7.	I.T.I	2	—	—	2	—	—	—	—	—
8.	Polytechnic.	—	—	—	—	—	—	—	—	—
	Total				19	5352	4313	9665	287	40.58.

Note : This Area figures includes Play Ground also.

Source : Urbis Report. R.D.O. Salem and Census Report.

Verified © RedEstate ™

Adopting a standard of 1 High School/Higher Secondary School for 15000 persons for a population 55000 (estimated for 1991) within the town, the existing facilities of 4 High/Higher Secondary Schools, 4 Middle/8 Elementary Schools, 1 Convent seem to be sufficient for the present. Additional schools will be required for the future population.

Medical.

10.2.2. There is One Taluk Head Quarters Government Hospital, 25 private Hospitals/Nursing Homes and 57 Clinics and 3 Maternity Centres witin the Gobichettipalayam Local Planning Area.

The details of Medical Institutions in Gobichettipalayam town is given in the Table No.1.23.

Table No.1.23.

Medical Institutions.

S. No.	Type of Medical Institutions.	No.	Bed Strength.	Management.
1.	Taluk H.Q.Hospital.	1	117	Government
2.	Private/Nursing Home.	25	436	Private
3.	Clinic & Dispensary.	57	—	—
4.	Maternity & Family Planning Centre.	3	3	Municipal
	Total	86	556	—

Source : Gobichettipalayam URBIS Report by R.D.D., Salem.

Verified RedEstate™

The total bed strength of Hospitals and Nursing Homes within the Gobichettipalayam Town is 556. Adopting a standard of 3 beds per 1000 population, Medical facilities are sufficient for the existing population of the town. The Seethalakshmi trust hospital with a bed strength of 150 is doing significant service in this town. The population in the environs of Gobichettipalayam are served by Medical facilities in the town.

Religious Buildings.

10.2.3. There are Forty Temples, three Churches and One Mosque within the town. The details of the religious institutions are given in Table No.1.24.

Table No.1.24.

Details of Religious Institutions.

Temple.		Church.		Mosque.	
No.	Site Area in Hectare.	No.	Site Area in Hectare.	No.	Site Area in Hectare.
40	0.51	3	0.09	1	0.16

Source : Master Plan Report.

Libraries.

10.2.4. There are three libraries in Gobichettipalayam town under the control of Local Library Authority. Of the three, one is located near the Municipal Park and the other two are located in Mill road and Bajanai Koil Street.

Verified © RedEstate ™

Kalyana Mandapams.

10.2.5. There are 11 Kalyana Mandapams in the town, with easy access, as they are located near the main roads. The details of Kalyana Mandapams are given in Table No.1.25.

Table No.1.25.

Location of Kalyana Mandapams.

S.No.	Name	Location.	Area (Sq.M)	Whether Car parks available
1.	Muthu Mahal.	Erode-Sathy road	800	Yes.
2.	Arumugam Chettiar Kalyana Mandapam.	Nagamalai Extension.	750	Yes.
3.	Visweswara Kalyana Mandapam.	Karumega Extension.	200	-
4.	Manicka Vasaga Kalyana Mandapam.	Cart Street.	490	-
5.	G.O.R. Kalyana Mandapam.	Perumal Koil Street.	490	Yes.
6.	MRC.Kalyana Mandapam.	Eswaran Car Street	400	Yes.
7.	S.P.Kalyana Mandapam.	Bajanai Koil Street	800	-
8.	Lakshmi Kalyana Mandapam.	Puthar Street.	600	Yes.
9.	Seethalakshmi Kalyana Mandapam.	Nehru Street.	1300	Yes.
10.	K.M.S.Kalyana Mandapam.	Eswaran Koil Street	500	Yes.
11.	Jayaram Chandrasekar Swamikal Kalyana Mandapam.	Eswaran Koil Street	500	Yes.

Source : Gobichettipalayam URBIS Report.

Verified RealEstate TM

The above Kalyana Mandapams are located in different parts of the town. Most of them are having seperate parking space. They serves not only the town but also the surrounding areas.

10.3. Recreational Facilities.

Parks.

10.3.1. The Gobichettipalayam town is also on par with other towns in not providing recreational space, like public play grounds parks etc.

However there is only one Park in the town namely Municipal Park with an extent of 0.83 Hectare which is located in S.F.No. 84 & 85 of Veerapandi Village. There are number of Community Parks provided in the Residential layouts which were handed over by the promoters to the Municipality and they are not yet to be put into proper use.

Play Grounds and Open Spaces.

10.3.2. In Gobichettipalayam, no public play fields are available. Play fields which are available in this town are coupled with Schools. There is one maidan namely "Periyar Maidanam" with an extent of 0.20 hectare without propoer maintainence. The list of notified parks, play fields and open spaces are given in Table No.1.26.

Verified RealEstate ™

pace in the area within the Jurisdiction of Gobichettipalayam

rd	Extent in (Sg.mt.)	Ownership.	Existing usage & conditions.	Accessi- bility.	Suita- bility.	Upkeep & main- tenance.	Remarks.
	3.	4.	5.	6.	7.	8.	9.
		I. PARK.					
llage), 84 (part).	8316	Municipality	Park	Access through road.	Suita- ble.	Main- tained in good condition.	—
		II. PLAY - FIELDS.					
llage).	709	Municipality	Play Field.	-do-	-do-	-do-	—
llage).	888	-do-	-do-	-do-	-do-	-do-	—
llage)	1719	-do-	-do-	-do-	-do-	-do-	—
lage art)	5625	-do-	-do-	-do-	-do-	-do-	—
		III. OPEN SPACE.					
llage part)	2050	Municipality	Open Space.	-do-	-do-	-do-	—

Verified RegiEstor

Cinema Theatres.

10.3.3. There are five Cinema Theatres in Gobichettipalayam town. All the theatres are provided with seperate Parking spaces, besides common facilities. Total seating strength of the theatres is about 3211.

The list of theatres with their locations are given in Table No.1.27.

Table No.1.27.

Cinema Theatres in Gobichettipalayam.

S. No.	Name of the Cinema Theatre.	Location.	No.of Seats.	Category.
1.	Santhi	Cutchery Road.	593	Permanent.
2.	Srivalli	Ram Nagar Extension	800	Permanent.
3.	Saravana	Kabilar Street	527	Permanent.
4.	Nagaiah	Modachur Road	716	Permanent.
5.	Indira	Modachur Road	575	Permanent.

Source : Gobichettipalayam URBIS Report.

Utilities and Services.

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

Verified RealEstate™

Water Supply.

10.4.1. Protected Water Supply scheme is available for this town which was executed in the year 1958. The Surface flow of Bhavani river is situated at about 3 Km. The Head works is situated on the right bank of Bhavani river in Kodamedu Village at a distance of 4. 8 Km. Raw Water from Bhavani River is collected in a well and then pumped to the treatment plant. The treatment of raw water consists of alum dosing and coagulation, Sedimentation and filteration. The clear water is pumped to the R.C.C. elevated service reservoir of 5 Lakh litre capacity which is located on Erode – Sathy road. The treated water is also supplied to the wayside villages of Lakkampatty & Kallipatty. The water from the service reservoir is distributed to the town through a total net work of distribution system as designed for an ultimate design population of 45000 for the town. But the town already crossed the above population even in 1991. In view of the above,augmention of water supply was found necessary. Hence an additional water supply improvement scheme was taken up by TWAD. Board at an estimated cost of Rs. 160 Lakhs and the following works had been completed.

1. Construction of one additional elevated R.C.C.reservoir of 3 Lakh litres capacity at Erode – Sathy road.

2. Construction of one elevated reservoir of 20 Lakhs litres capacity at the Municipal Park.

3. Construction of one elevated reservoir of 3.0 Lakh litres capacity at Modachur.

Verified © RealEstate TM

4. Laying out parallel 12" main from Head works to the Service reservoir.

5. Laying out branch line for the uncovered areas.

6. Additional treatment plant at head works. 75% of the above scheme was already completed. At present daily about 60 Lakhs litres of water is supplied through nearly about 4020 individual house connections and one public fountain. The per capita water supply works out to 110 lpcd which is above the normal when compared to other towns.

In addition the Municipality is maintaining 74 deep borewells with hand pumps located in various part of the town and one deep bore well with motor.

The Municipality already executed Water Supply Improvement Scheme in Sathyamangalam - Erode main road at a cost of Rs. 15 Lakhs and implementing a water supply Distribution work at a cost of Rs. 15.25 Lakhs from Municipal Urban Development Fund under Tamil Nadu Urban Development Programme.

Drainage.

10.4.2. There is no under ground drainage system available at present. Open drainage system has been provided in almost all parts of the town. The sullage and sewage water are disposed through open surface drains to a length of 49.2 Km. connected to "Keeripallam" odai which passes through the centre of the town. There are considerable number of service latrines functioning in the town and the night soil is disposed off by carts. The Municipality is constructing 25 storm water drains at a cost of Rs.13.17 Lakhs from MUDF under TNUDP.

Verified © RealEstate™

Low Cost Sanitation Programme.

10.4.3. Low Cost Sanitation Programme with World Bank assistance is under implementation in this town. Under this programme about 1535 dry type latrines had been converted and 492 new latrines and 109 community latrines had also been constructed.

Public Latrines.

10.4.4. The Municipality is maintaining 5 pay and use toilets, 18 dry latrines and 71 W.C.S. for the public. The dry latrines are gradually being converted into W.C. under L.C.S. Programme.

Compost Yard.

10.4.5. The Municipality is maintaining one Compost Yard situated along Erode – Sathy road with an extent of 0.80 hectare.

Burial Grounds.

10.4.6. In Gobichettipalayam, there are five burial grounds, of which three are on the northern side and the remaining two are on the southern part of the town. Among them, one is meant for Muslims, one for Christian community and the remaining are for Hindus. The extent of burial grounds is about 2.30 Hectares.

Electricity.

10.4.7. In,Gobichettipalayam, Tamilnadu Electricity Board is supplying Electricity for domestic as well as for industrial

Verified © RegEstate™

consumption. The whole town is covered by electricity. Table No.1.28 indicates the number of connections and the connected load for the year 1989 - 90.

Table No.1.28.

Details of Electric Connections.

S.No.	Category/Sector.	No.of Connections.	Power Consumption
1.	Domestic	5741	5041 KW.
2.	Commercial	1794	1926 KW.
3.	Industrial	366	1241 KW.
4.	Agriculture.	142	633 KW.
5.	Public.	127	263 KW.

Source : TNEB. Distribution Section.

Street Lights.

10.4.8. The Municipality is maintaining about 1270 Tube Lights and 114 Mercury Lights in this town.

Other Public Amenities.

Fire Station.

10.5.0. There is one fire station located along Erode-Sathy road.

Police Station.

10.5.1. There is one Town Police Station located along Sathy road.

Verified RealEstate™

Telephone Exchange & Telegraph Office.

10.5.2. The Gobichettipalayam Telephone exchange is situated on the Modachur road and serves the whole of the Gobichettipalayam town as well as the Villages surrounding the town. There are about 1150 connections and 3 Telex services.

Post Office.

10.5.3. One Head Post Office is located along Sathy road with Sub Post Offices are distributed in different parts of the town.

Other Facilities.

10.5.4. One Veternary hospital is available to cater to the needs of the cattle and is located along Sathy road. One slaughter house is also functioning in the town.

Verified RealEstate™

CHAPTER – XI.

TRAFFIC AND TRANSPORTATION.

Introduction.

11.01. An efficient road net work is the back bone of any economic activity in a town. Such system is capable of attracting development to a place both in economic and social aspects. A proper transportation system is essential which would clearly serve the needs of the community at minimum cost on maximum utilisation.

Road Net Work.

11.02. In the old town, especially on the northern part of Erode – Sathy road, roads are very narrow and there is no possibility for widening because, on either side of the roads houses are built up in a continous stretch. However the bridge near Bus Stand along Sathy road is being widened.

The road net work in the planning area may be divided into

i) Roads belonging to Highways.

ii) Roads belonging to Municipality.

Roads Maintained by Highways Department.

11.03. There are no National Highways or State Highways passing through this town. There are three Major District Roads in Gobichettipalayam town. The details of the same are indicated in Table No.1.29.

Verified © RealEstate™

Table No.1.29.

Details of Highways Roads within the Planning Area.

S.No.	Name of the Road.	Length in Km.
1.	Erode - Sathiyamangalam Road	4.2
2.	Gobi - Dharapuram Road.	1.6
3.	Gobi - Sundarapuram Road.	0.8
	Total	6.6

Source : Highways Department.

Roads Maintained by Municipality.

11.04. The categories of roads maintained by Municipality are given in Table No.1.30.

Table No.1.30.

Details of Municipal Roads.

S.No.	Type of Road.	Length in Km. 1974 - 75	Length in Km. 1989 - 90
1.	Concrete Road.	2.271	2.917
2.	Tar Road.	33.614	39.309
3.	Metal Road.	10.841	13.304
4.	Earthern Road.	6.897	5.474
	Total	53.623	61.004

Source : Master Plan Report - 1982 and
Municipal Administration Report - 1989 - 90.

Verified © RealEstate™

These roads vary in width from 3m to 15m within the town. From the above Table, it may be seen that only 5 Km. length of road had been added during the last 15 years.

Functions of the roads.

11.05. The Municipal roads collect traffic from collector roads and join with arterial roads (i.e) Highways roads. Along the Erode - Sathy road, main commercial and business activities are concentrated. There is one Weekly Shandy situated on the Dharapuram road. The Municipality is improving 42 roads from Municipal Urban Development Fund under Tamil Nadu Urban Development Programme under TNUDP at a cost of Rs.14.48 Lakhs.

Bus Facilities.

11.06. The main mode of transportation within the town at present is the buses operated by Government Corporations and few private operators. The bus stand located along the Southern side of Erode - Sathy road is of "C" class type. The Bus Stand was constructed under Integrated Development of Small and Medium Towns Programme during VIth Plan period. There are 7 bus bays in the bus stand and about 130 route buses and 100 town buses plying through the town touching the bus stand. There is one cycle and cart stand opposite to the bus stand (Old bus stand site). There is no rickshaw or Taxi stand but they are parking just near the Bus Stand. The Municipality already initiated proposals to improve the Bus Stand with 5 additional bays and Construction of Shopping Complex with Two Wheelers parking in the Old Bus Stand site at a cost of Rs.78 Lakhs with Municipal Urban Development Fund under Tamilnadu Urban Development Programme with

Verified PedEstate ™

World Bank Assistance. Bus facilities are available to various places. Town bus service are available to the surrounding villages upto a distance of 30 Km. The capacity of buses and their utilisation rate is given in Table No.1.31.

Table No.1.31. - Bus Facilities.

Type.	Bus capacity.	Fleet utilisation rate.
Route Buses	7150	481
Town Buses	3100	360

Accidents.

11.07. Traffic congestion coupled with an indisciplined traffic partly due to inadequate traffic enforcement have contributed to a great extent to frequent occurance of accidents. The accidents in Gobichettipalayam Town are given in Table No.1.32.

Table No.1.32.

Accidents situation in Gobichettipalayam - 1990.

Sl. No.	Name of Road.	Type of Accident.	
		Fatal	Major.
1.	Sathiyamangalam Road.	3	19
2.	Bus Stand.	2	2
3.	Modachur Road.	2	2
4.	Erode Road.	1	2
5.	Other Roads.	-	5
	Total	8	30

Source : URBIS Report.

Verified RedEstate ™

Most of the accidents occure on Sathiyamangalam road, which is the main throughfare in the town in which almost all commercial, Public and Education institutions are located.

Parking Facilities.

11.08. Parking is on integral part of the transportation system. In the town there is no organised parking area provided except two wheelers parking and Taxi stand opposite to the Bus stand in the Old Bus stand site. All other vehicles are parked hapazardly according to the convenience of drivers.

Verified RealEstate ™

PART = II.

PROPOSED DEVELOPMENTS.

CHAPTER = XII.

Functions and Economic Base.

12.0.1. The Primary and tertiary activities are the main functions of Gobichettipalayam town. This town may be considered as a Bi-functional town. Further this town serves as a service centre for the entire Gobichettipalayam Taluk, by the sale of agricultural products and implements to Agro industries, and due to location of Service industries, banking financing, education, health etc. Thus the town attains the status of Regional Centre in the North - Western part of Periyar District.

Population.

12.0.2. The population of Gobichettipalayam Local Planning Area has been projected for the plan period of (20 Years) by different methods and is given in Table No.2.01.

Verified RealEstate ™

Table No.2.01.

Population Projection for the Years 2001 and 2011 - Gobichettipalayam Planning Area.

S. No.	Method.	Expected Population.	
		2001.	2011.
1.	Arithmatic Increase Method.	54791	61233
2.	Incremental increase Method.	58689	68929
3.	Geometrical Progression Method.	64038	84814
4.	Linear Method.	62128	75908
5.	Exponential curve Method.	64294	85495
6.	Geomentrical Increase Method.	62128	79834

12.0.3. The population forecasts by Geomentrical increase method and Linear method give modest figures while the Geometrical progression method and Exponential curve method give higher figures. But the population estimated and assigned by the Directorate of Town and Country Planning, Madras is found to be 64000 and 70000 for the year 2001. The population during the plan period 2011 shall be adopted as 80,000 for arriving the proposals of this Master Plan. In the approved Master Plan, the population of 50,000 was assumed for the plan period 1991.

Verified RealEstate ™

Occupation Pattern.

12.0.4. Total workers of the town in 1981 was 18379. The percentage of workers to the total workers engaged in different activities during the year 1981 for Gobichettipalayam town and Periyar District (Urban) are indicated in Table No.2.02.

Table No.2.02.

Percentage of Workers in different Sectors - 1981.

S.No.	Sector.	% of Workers to Total Main Workers.	
		Gobichettipalayam	Periyar District (Urban)
1.	Agriculture	31.06	15.12
2.	Non Agriculture.		
	Household Industry.	2.82	4.38
3.	Others	66.12	80.50
	Total	100.00	100.00

12.0.5. From the above table, it is observed that employment in non agricultural activities is 68.94% and 84.88% in Gobichettipalayam and Periyar District (Urban) respectively. The non Agricultural activities are visibly seen in the town. These activities will continue to dominate in future decades also. Hence the total workers engaged in non agricultural activities will be on the increase than that of the existing 68.94%. In the past 15 Years (between 1974 - 1991) nearly 80 hectares of agriculture land has been put into non agriculture use (ie.Urban use). It is presumed that the same trend may likly to continue

Verified RealEstate™

in future decades also, The agricultural activity mainly depends upon the cultivation of Wet and Dry irrigated lands.

12.0.6. In view of these existing state of affairs, the workers in agricultural sector and non agriculture sectors may be of 15% and 85% in 2011. In the approved Master Plan 25% and 75% was assumed in between agriculture and non agricultural sector respectively for the plan period of 1991. The details are given in Table No. 2.03.

Table No.2.03.

Percentage of Workers in Agriculture and Non Agricultural Sectors. 1991 and 2011.

S.No.	Sector	% of Works to Total Workers		
		Actuals.	Assumed	
		1981	1991.	2011.
1.	Agriculture	31.06	25	15
2.	Non Agriculture			
	a) H.H. industries	2.82	5	5
	b) Others	66.12	70	80
	Total	100.00	100	100

The percentage of workers to total population during 1981 was 41.90% which is more than the District (urban) percentage.

In the approved Master Plan the percentage of Workers to the total population for 1991 was assumed as 44%. Due to increase in activities under various sectors and change in

Verified © RealEstate™

the social set up, it is anticipated that in the plan period 2011, about 45% of the population will be the working force and Table No. 2.04 shows the anticipated workers in various sectors.

Table No.2.04. Anticipated Workers in Various Sectors.

S. No.	Sector.	1981 (Actual)		1991 **		2011 *	
		% of Total Worker	No.of Workers	% of Total Worker	No.of Worker	% of Total Worker	No.of Workers.
1.	Agriculture sector.	31.06	5819	25	5500	15	5400
2.	Non Agriculture Sector.						
1.	Household	2.82	520	5	1100	5	1800
2.	Others.	66.12	12040	70	15400	80	28800
		100.00	18379	100	22000	100	36000

** As per approved Master Plan (Assumption).
* For the Plan period 2011 (Assumption).

Requirement of Land for various uses.

12.0.7. The spatial distribution of land for the various urban uses are to be calculated taking into consideration of the needs of the future population and also based on past trend.

12.0.8. In the earlier the approved Master Plan a total of 445.33 hectares had been allocated for different uses for the plan period of 1991. The details of land allocated for various uses and the existing land use in 1991 are given in Table No.2.05.

Verified © RealEstate ™

Table No.2.05. Existing Land Use in 1991.

S.No.	Usage.	1991 +		1991 existing *	
		Extent in Hect.	% to Developed area.	Extent in Hect.	% to Developed area.
1.	Residential	255.06	57.2	256.92@	60.70
2.	Commercial	20.24	4.6	51.38	12.26
3.	Industrial	20.24	4.6	20.81	4.91
4.	Recreational and Public & Semi Public Open Space.	20.24	4.6	12.86	3.04
5.	Public & Semi Public usage including education, health, public office utilities.	53.44	12.0	52.04	12.06
6.	Transportation	76.11	17.0	29.68	7.04
	Total Developed Area	445.33	100.00	422.67	100.00

Note : + Proposed land use for 1991 as per approved Master Plan.

* Existing land use as per 1991 (Actual) land use survey.

@ Street and lanes has been included in residential area.

12.0.9. After approval of Gobichettipalayam Master Plan, the Government had issued orders for change of land uses involving 86.56 hectares. Details are given in Table Nos.2.06 and 2.07.

Verified @ RealEstate™

Table No.2.06

Change of Land use accepted by the Government in the approved Master Plan - 1982.

SL. No.	Village Name and S.F.No.	Change of Land use From	Change of Land use To	Extent in Hectares.	Permission Accorded	Variation Approved	Remarks
1.	2.	3.	4.	5.	6.	7.	8.
1.	Lakkampatty Village S.No.101	Public and Semi Public	Residential use	3.10	G.O.Ms.No.1519 H&UD, Dt.27.9.86.		
2.	Lakkampatty Village S.No.102A and 103	Play Field	Residential use	6.40	G.O.Ms.No.1519 H&UD, Dt.27.9.86.		
3.	Lakkampatty Village S.No.100A	Public and Semi Public	Residential use	1.66	G.O.Ms.No.154 H&UD, Dt.27.2.84.	G.O.Ms.No.183 H&UD, dt.21.2.90	
4.	Lakkampatty Village S.No.89/2pt, 93/2pt and 119/3pt.	Recreational	Residential use	1.26	G.O.Ms.No.1813 H&UD, Dt.30.11.87.		
5.	Veerapandi Village S.No.66/1, 66/3pt.	Public and Semi Public	Residential use	1.77	G.O.Ms.No.182 H&UD, Dt.20.1.89.		
6.	Veerapandi Village S.No.10,11,12,13.	Agriculture	Residential use	6.10	G.O.Ms.No.1312 H&UD, Dt.6.11.90.		
7.	Veerapandi Village S.No.229,230 & 231	Agriculture	Residential use	3.56	G.O.Ms.No.417 H&UD, Dt.10.5.90.	G.O.Ms.No.1183, H&UD.Dt.25.9.90.	
8.	Lakkampatty Village S.No.82.	Water Treatment Area	Residential use	0.49	G.O.Ms.No.846 H&UD, Dt.21.8.89		
9.	Lakkampatty Village S.No.100A/pt	Public and Semi Public	Residential use	Already covered under item No.3.	G.O.Ms.No.1316, H&UD, Dt.6.11.86.		
10.	Veerapandi Village S.No.114 to 144	Agriculture	Residential use	50.56	G.O.Ms.No.1315 H&UD, Dt.6.11.90.		
11.	Veerapandi Village S.No.184pt	Agriculture	Residential	1.65	G.O.Ms.No.214 H&UD, Dt.22.4.92.		
12.	Veerapandi Village S.No.182C part,172pt	Agriculture	Residential use	1.16	G.O.Ms.No.524, H&UD, Dt.10.5.90.	G.O.Ms.No.36, H&UD Dt 20.1.95.	

Verified © RedEstate ™

13.	Modachur Village S.No.109	Agriculture	Residential	2.05	G.O.Ms.No.1 H&UD, Dt.4.1.94.
14.	Modachur Village S.No.93pt,94A,B, 101A	Agriculture	Residential	2.23	G.O.Ms.No.44 H&UD, Dt4.2.92.
	S.No.92/A	Commercial	Residencial	-	
15.	Veerapandi Village S.No.175pt,176pt and 204/A2	Industrial	Residential use	3.48	G.O.Ms.No.32 H&UD, Dt.29.1.92.
16.	Modachur Village S.No.102, 103, 75, 70,68 and 58.	Deletion of 60'0" AA Scheme road.			G.O.Ms.No.54 H&UD, Dt.6.2.92
17.	Modachur Village S.No.124pt	Agriculture	Residential	1.21	G.O.Ms.No.56 H&UD, Dt.23.3.95.
			Total Extent	86.56 Hect.	

Verified RedEstate™

Table No.2.07.

Change of Land Uses.

S.No.	From which use	To which use	Total area converted in Hectares.
1.	Agriculture	Residential	67.19
2.	Public and Semi Public	Residential	6.53
3.	Recreation and Public Play space	Residential	7.66
4.	Water treatment Area	Residential	0.49
5.	Industry	Residential	3.48
		Total	85.35

Hence, it is observed that there is more demand for residential use. It is also to be noted that residential development has occured in the use zones reserved for Public and Semi Public and Play Fields. In the middle of these zones, change of Land use (to residential) has been allowed by the Government. The above change of Land uses has to be considered for formulating proposed land use for 2011.

12.10. For assessing the spatial requirements of the land for the proposed population of 80000 in 2011 of Gobichettipalayam Local Planning Area, the criteria adopted is that 40% of the urbanisable area would be for residential use and the remaining 60% for other con-commitant uses.

12.11. At present, the residential density of population is 123 persons/hectare. Assuming an average density of 130 persons

Verified © RealEstate ™

per hectare, the urbanisable area required in the Gobichettipalayam Local Planning Area for the plan period 2011 shall be 615 hectares.

12.12. For allocating the land for various other uses the guidelines issued by the Master Plan Division of Directorate of Town & Country Planning are adopted. Based on the guidelines, the urbanisable land required for various categories of proposed land use for Gobichettipalayam Local Planning Area in 2011 is given in Table No.2.08.

Table No.2.08.

Urbanisable Land Required for Gobichettipalayam Local Planning Area - 2011.

S. No.	Category of Land use.	% to total developed area.		Area required in 2011.	Existing Area in hectare.	Addl. Area required
		Standard.	Percentage			
1.	Residential	30 to 40	70%	430.50	286.66	143.84
2.	Commercial	3 to 5	12%	73.80	51.38	22.42
3.	Industrial	10 to 15	8	49.20	20.81	28.39
4.	Transportation.	25 to 30	+			
5.	Public & Semi Public.	4 to 7	5	30.75	25.44	5.31
6.	Educational	3 to 5	5	30.75	22.36	8.39
7.	Recreation & Utilities and Services.			-	16.04	-
8.	Agriculture land & Wet land				33.73	
	Irrigated dry				26.69	
	Dry land				252.32	
9.	Land under Water				15.57	
	Total Area		100	615.00	751.00	208.41

Note : + Transportation area have been included in the Residential area.

Verified RedEstate™

12.13. From the Table No.2.08 it is observed that the developed Area covers 56.29% of the total area of the Local planning Area. In the remaining undeveloped area, the land under water and agricultural uses occupy 2.07% and 41.64% respectively.

12.14. The undeveloped area extends to 328.31 hectares, consisting of recreation and utilities and services, dry lands, irrigated dry lands, wet lands and land under water. Keeping the wet land, Burial ground and land under water etc. as it is, the remaining undeveloped area, i.e. irrigated dry lands and dry lands may be taken up for future development for the plan period of 2011.

12.15. Based on the above criteria and considering the existing trend of development, the proposed land use for the plan period 2011 has been finalised. The details of proposal land use is shown in Table No. 2.09 and Map No. 2 shows the proposed land use in 2011 and its spatial distribution. In the case of sanctioned Detailed Development Plan Areas, the Land uses have been retained as per Detailed Development Plans as for as possible.

Verified RealEstate™

Table No.2.09.

Proposed Land use Pattern for Gobichettipalayam Local Planning Area in 2011.

S.No.	Land use	Extent in Hectare.	% to the Total Area.
1.	Residential use	499.12	65.03
2.	Commercial	75.15	10.01
3.	Industrial	38.35	5.11
4.	Public & Semi Public	21.75	2.90
5.	Educational	59.44	5.93
6.	Agricultural		
	a. Wet lands	33.73	4.49
	b. Parks, Open space, Burial grounds	7.89	1.05
	c. Land under water	15.57	2.07
	Total	751.00	100.00

Verified RealEstate

Residential and Housing.

12.16. The land under this use at present is 286.66 Hectares (including roads, lanes, layout reservations). To accomodate the anticipated population in 2011, the land under this use has been increased to 499.12 Hectares.

12.17. The number of households and houses in Gobichettipalayam Local Planning Area as per 1981 census are 10,144 and 10,246 respectively. The present shortage of houses works out to 102. Assuming a household size of 4.3, the projected number of house holds in 2011 is 18604 for a population of 80000. The total additional housing requirement at the end of plan period is 8358. In addition to this 500 houses have to be replaced. Therefore the total housing shortage for 2011 will be nearly 9000. During 81 to 90 nearly 2000 houses have been constructed and added to the existing housing stock. So the housing shortage (as on date) for the end of plan period will be in the order 7000. Assuming that the existing trend if continued , another 4000 houses will be added at the end of Plan period by private agencies. As the cost of land is very much high in Gobichettipalayam, the low income group and economically weaker section of population cannot solve the Housing problem on their own. So, Government agencies like Housing Board, Co-operative Housing Agencies has to pay their attention to this town also to a possible extent to solve the Housing problem.

Verified © RealEstate™

Commercial.

12.18. The commercial use which include Bus Stand, Markets, Wholesale Shops, Cinema Theatres and Kalyana Mandapams occupy 51.38 Hectares. Now allocation for commercial area has been increased to 75.15 Hectares during the plan period.

Industrial.

12.19. A number of rice mills and other small scale industries are available in the Local Planning Area. The area occupied by this category is 20.81 Hectares. Special efforts has to be taken to boost small scale and cottage industries. The area under this category has been increased to 38.35 Hectares during the plan period 2011.

Public and Semi Public Use

12.20. An extent of 21.75 hectares is reserved for Public and Semi Public use. This use will accommodate Public Offices and Medical Intitutions.

Educational Use.

12.21. As regard this use, there is a need for High School and Elementary Schools at the end of plan period. The High School can be located on South Western part of the town. The Elementary and Nursery Schools can be located in the layout reserved sites. Accordingly a total extent of 59.44 hectares of land has been reserved for educational use for the plan period 2011.

Verified RedEstate

Agricultural Use.

12.22. An extent of 57.19 hectares is reserved under agriculture use zone. This area includes all wet lands, Parks, Compost Yard, Burial grounds, water bodies etc.

It also includes notified parks, play fields and open spaces.

Water Supply.

12.23. One of the basic requirement for any settlement to grow is the availability of water in sufficient quantity. At present, the per capita water supply is 110 lpcd. The additional water improvement scheme is under progress. This can meet the demand of the future population also in the plan period 2011. Hence a water supply distribution system has to be taken up in a phased manner for the newly developed areas.

Sewage and Drainage and Solid Waste Disposal.

12.24. The side drains have to be constructed for the uncovered and newly developing areas. The possibility of providing under ground drainage facility is remote in the near future. Hence ongoing L.C.S. programme can be extented to uncovered houses and in future the house owners has to be instructed to provide their own W.C. while approving the building plan. The possibility of shifting the Compost Yard out side Municipal limit before the end of plan period 2011 have to be examined, since it cause population in the heart of th town.

Verified RealEstate™

TRANSPORT

12.25. The important roads in the Local Planning Area are Erode - Sathy road and Gobichettipalayam - Dharapuram road. In these roads the traffic intensity are high and number of accidents are taking place. Hence encroachments along these main throughfares have to be removed and the traffic management measures has to be enforced strictly. Most of the undeveloped areas lie on the north of Erode-Sathy road. Hence a 60' new road has been proposed covering entire northern part of the town. This road will induce development in the undeveloped area. Certain roads have to be widened for easy circulation and all other roads are to be improved and strengthened in a phased manner. Provision for a truck terminal has also to be examined and a suitable location may be identified in future.

Verified RedEstate™

PART – III.

CHAPTER – XIII.

Projects and Implementation.

13.0.1. The following projects have been identified for the plan period 2011. These projects have to be implemented in a phased manner. Detailed design and financial aspects have to be worked out at the time of finalising the projects.

Residential Development.

13.0.2. Gobichettipalayam is a primary town in which 64% of the area has been proposed for residential development. Hence priority should be given for Area development. Already action had been initiated for preparation and approval of Detailed Development Plans. These Detailed Development Plan have to be implemented in a phased manner.

Housing.

13.0.3. To provide one house for one house hold, there is a need to provide 7000 houses at the end of plan period. As per the existing trend, 4000 houses will be provided by private agencies. There is a further need to provide 3000 houses. Hence the Housing Board or any other public agencies can take up Sites Service schemes in Modachur area where the land cost is lesser than other areas of the town and in other area reserved for Residential use in this Master Plan.

Verified RealEstate™

Slums.

13.0.4. There are six slums in the town. Three slums had already been covered under Accelarated Slum Improvement programmes. The remaining three slums can be taken up for improvement under the same programme.

Industry.

13.0.5. The growth of industry are very much less, some concrete action has to be taken for development of small scale and cottage industries. Since, there is potential for Agro Based industries and also for service industries, Development of small industrial estate and construction of Tiny sheds may be taken up by the Small Industries Development Corporation in the Industrial areas reserved in this Master Plan.

Transport.

13.0.6. To prevent further ribbon development along the Erode → Sathy road and to reduce the traffic intensity on the road and to induce further planned developments in the Planning Area the following road net work are proposed in the Master Plan.

1. AA, A1A1, A2A2 and A3A3 roads with a width of 18m. (Total length 1.09 Km.)

2. BB and B1B1 roads with a width of 15m. (Total length of 0.46 Km.). The alignment of these proposed roads are indicated in the proposed land use plan and these are expected to attract developments away from the present conjested part of the Town.

Verified RealEstate™

3. The other mettaled roads not improved under MUDF has to be improved.

4. The junction of Erode - Sathy road and Dharapuram road has to be improved for smooth flow of traffic.

5. Separate parking space has to be provided for Autos and Trucks.

Utilities and Services.

13.0.7. Water supply : - Laying of distribution main and construction of elevated reservoirs for the newly developing areas may be taken up at the appropriate time based on the demand.

13.0.8. Drainage - The uncovered area has to be provided with road side drains.

Low Cost Sanitation Programme.

13.09. The on going Low Cost Sanitation Programme may be extended to the uncovered houses. The Public Dry latrines has to be improved by providing water closet facilities.

Compost Yard.

13.10. The possibility of shifting the existing Compost Yard to out side the Municipal limits can be thought off, so as to avoid polution in the heart of the Town.

Burial Grounds

13.11. The burial ground has to be improved by providing fencing, waiting shed, water supply and other required facilities.

Verified © PedEstate ™

Park = Play Field and Open Spaces.

13.12. The space like park, open spaces and childrens play space etc. which are gifted by private developers has to be improved and maintained by the local body with financial assistance provided by Directorate of DT&CP. The Periyar Maidan which is an only lung space for the Town can be developed under above programme.

Local Planning Authority's Functions.

13.13. The Local Planning Authority shall control and regulate the developments in the Local Planning Area as per land uses provided in the Master Plan. The Local Planning Authority shall be giving planning permissions as per section 49 of Town and Country Planning Act 1971 in conformity with the uses proposed in the Master Plan and no developments shall be permissible without obtaining the planning permission.

13.14. The Local Planning Authority or the Local body shall carryout or cause to carryout all projects mentioned in this Master plan.

13.15. For the purposes of implementing the projects mentioned in this Master plan and also for the general Urban Planning and Development and for implementing such planned development, the local body/ Local Planning Authority shall avail loans and grants from World Bank, Government of Tamil Nadu, Government of India and from the recognised financing Institutions like Housing and Urban Development Corporation.

Verified RealEstate™

PART – IV.

CHAPTER – XIV.

DEVELOPMENT CONTROL REGULATIONS AND USE ZONES.

Permissions and Use Zones.

14.01. In order to implement the proposals contained in this Master Plan, certain Development Control and Use Zone Regulations will have to be framed and enforced. Accordingly it has to be enforced by Local Planning Authority while granting planning permissions under section 49 of Town and Country Planning Act, 1971. The Local Planning Area has been divided into the following use zones as contemplated in G.O.Ms.No.1730, RD&LA., Department, dated 24.7.74.

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

Use Zones and Uses Permitted.

14.02. The Use zones and uses permitted are given in G.O.Ms.No.1730, RD&LA., Department, dated 24.7.74. (Annexure A).

The Survey Numbers comprised in the use zones are given in the (Annexure B).

Verified RedEstate ™

14.03. The Development Control and Use Zone Regulations have been prescribed as part of this Master Plan and all the developments within the Planning Area shall be inconformity with the Development Control and Use Zone Regulations and the planning permissions shall also be regulated accordingly by the Local Planning Authority.

Development Regulation in Detailed Development Plans.

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

Verified RedEstate™

ANNEXURE - A

GOVERNMENT OF TAMILNADU.

ABSTRACT.

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

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

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

Read:

1. D.O.Letter No. 28332/MD/73-1, RD&LA., Dt. 7.3.73.
2. From the Director of Town and Country Planning, letter No. 10989/73/S, dated 21.3.74.
3. From the Member - Secretary, Madras Metropolitan Development Authority, D.O.Letter No. 1988/74 AD-P Dated. 19.5.74.

. . . . . .

ORDER :

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

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

..A2..

Verified RediEstate™

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 Hazardons use zone.

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

3. A copy of the draft regulations was sent to the Member Secretary, Madras Metropolitan Development Authority for his views. He has stated that the comprehensive land use proposals and zoning regulations for Madras Metropolitan Area

..A3..

Verified RealEstate™

are under preparation and that the suggestion of the Town Planning Directorate will be considered and incorporated to the extent as may be necessary in the final proposals.

4. The Government have examined the suggestion. They accept the views of the Member Secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan and as for other urban areas of the State. The Government approve in priniciple, 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.

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

(By order of the Governor)

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

/true copy/

..A4..

Verified RealEstate ™

USE ZONE REGULATIONS.

I. RESIDENTIAL USE ZONE.

a) Primary Residential use zone.
b) Mixed Residential use zone.

USE ZONE I. (a) PRIMARY RESIDENTIAL USE ZONE.

Uses Permitted.

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

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

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

4. Hair dressing saloons and Beauty Parlours.

5. Nursery and Primary Schools.

6. Taxi and Autorickshaw stands ; and

7. Parks and Play fields.

8. Storage of domestic cooking gas cylinder subject to the conditions prescribed in G.O.Ms.No.457 Housing and Urban Development Department dt.1.6.85 namely necessary clearance should be obtained by the parties concerned from the Director of Fire Service and the Department of Explosives of the Government of India.

   The construction of godowns for the storage of cooking gas cylinders should also conform to the building rules and other development control rules and Tamil Nadu Urban Land (Ceiling and Regulation) Act 1976.

(x) G.O.Ms.No 260 Hsg.UD. WD IV (2) Dept dt 29.10.02

(x) Soft Ware development & Training

USE ZONE - I. (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.

Verified RegEstate ™

3. Community Halls, Kalyanamandapams, Religious buildings, Welfare centres and Gymnasia ;

4. Recreation clubs, Libraries and Reading Rooms.

5. Clinics, Dispensaries and Nursing Homes ;

6. Government, Municipal and other Institutional Sub-Offices.

7. Police Stations, Post and Telegraph Offices, Fire Stations and Electric Sub-Station.

8. Banks and Safe Deposit Vaults ;

9. Educational Institutions excluding colleges.

10. Restaurants without residential accomodation, and catering housing and Lodging Houses for less than 20 occupants ;
(Vide Amendment issued in Government letter No.69759/UD IV (2) 89/11, dated 22.6.92.)

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 Goldsmith shops ; and

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

© Software Development & Training

II. COMMERCIAL USE ZONE - USE ZONE 2.

Uses Permitted.

1. All uses permitted in use zone 1(a) and 1(b) i.e., Residential use zones ;

2. All Commercial and business uses including all shops, stores, market and uses connected with the display of marchandise, either wholesale or retail rent excluding explosures, abnoxious products and other materials likely to cause health hazards ;

..A6..

Verified © RealEstate™

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 centres ;

6. Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards ;

7. Transportation terminals, including bus stands, railway stations and organised parking lots.

8. Automobile repair shops and garages ;

9. Small Industries, using electric motor 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 otherwise dangerous to Public health and safety ; and

10. "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 edours, effluent, dust, smoke, gas, vibration, noise ect.,or otherwise likely to cause danger or nuissance to public health or amenity".

(Vide Amendment issued in Government Letter No.12096/UD IV (1) 93-4 dated 2.8.93.)

11. Restaurants with or without boarding and lodging houses, star hotels and nonstar hotels.
(Vide Amendment issued in Government Letter No.69759/UD IV (2) 88/11, dated 22.6.92.)

Software development & Training

III. INDUSTRIAL USE ZONE - USE ZONE 3.

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

..A7..

Verified by RedFstate ™

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 shortages or failure.

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

4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises. ⊗ Software development & Training

USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE.

Uses permitted.

1. All Commercial uses listed under use zone 1(a), 1(b) and 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 are obnoxious or hazardous nature by reason or odour, liquid, effluent dust, smoke, gas, vibration etc., or otherwise like 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 ; and

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

⊗ Software development & Training

USE ZONE III (c) SPECIAL INDUSTRIAL AND HAZARDIOUS USE ZONE.

Uses Permitted.

1. All Commercial uses listed under use zones 1 and 2 i.e., residential and commercial use zones.

Verified © RedEstate™

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 chemical producing flames, fumes and explosive, poisonous, irritant or corrosive gases ;

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

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

7. Melting or processing tallow of sulphur ;

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

9. Washing or driving wool or hair ;

10. Making Fish oil ;

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

12. Manufacturing or distilling sago and artifical manure ;

13. Brewing/beer, manufacturing by distillation arrack or spirit containing alchocol, whether dentured or not ;

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

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

Verified RegEstate TM

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

IV. EDUCATIONAL USE ZONE - USE ZONE 4.

Uses Permitted.

1. Schools, colleges and other higher education and training institutions and the uses connected there with.
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 and
5. Restaurants ;

© Soft Ware development & Training

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

1. Government and Quasi - Government Offices.
2. Art Galleries, Museums, Acquaries and Public Libraries ;
3. Hospitals, Sanitoria and other medical and public health institutions ;
4. Harbour, Airport and Flying club.
5. Organised Parking lots and Bus and Taxi stands.
6. Parks, Playfields, Swimming pools, stadia, zoological gardens, Exhibition grounds and other public and semi public open spaces ;
7. All uses permitted in the use zone 1(a) and 1(b) i.e., Residential use zones.

© Soft Ware development & Training

Verified RedEstate ™

VI. AGRICULTURAL USE ZONE - USE ZONE 6.

Uses Permitted.

1. All agricultural uses ;
2. Farm houses and buildings for agricultural activities ;
3. Rural settlements with allied uses ;
4. Public and Private parks, Playfields, gardens caravan and compaign sites and other recreational uses ;
5. Dairy and cattle farms ;
6. Piggeries and poultry farms ;
7. Water tanks and reservoirs ;
8. Sewage farms and garbage dumps ;
9. Airports and broadcasting installation ;
10. Forestry.
11. Cemetaries, Crematoria and burning and burial grounds.
12. Storing and drying of fertilizers ;
13. Fish curing ;
14. Salt manufacturing ;
15. Brick, Tile or pottery manufacture.
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying.

Sd/x.x.x.x.x.x.x.x.x.x.

Director of Town &
Country Planning, Salem-7.

/true copy/

Verified RealEstate ™

...A2363

...F TAMIL NADU

...act

...Locational restriction
...ers- issued.

- - - - - - - - - - - - - - - -

...opment (UD IV(2) Department

Dated. 29-10-2002

G.O.Ms.No.1730 Rural Development and Local Administration and Acquisition Department dated 24.7.74

2- G.O.(Ms.) No.300, IND (ME2) dated 3.11.97

3. From the Special Commissioner of Town and Country Planning letter No.6336/2002/I dated 13.3.2002.

ORDER

In the G.O. first cited 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 zones.
5. Public and Semi public use zone and
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

etc

Verified RealEstate™

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 and 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, archaeological site, Heritage site, Airports, 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 24.07.74 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 24.07.74 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.

To

The Special Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8
All Local Planning Authority/New Town Development Authority, (through the Special Commissioner of Town and Country Planning, Chennai-2)
Industries Department/Revenue Department/Municipal Administration and Water Supply Department, Chennai-9
SF/SC

/ Forwarded / by order /

(Sd.) . Baktavatsala
SECTION OFFICER

/ True copy /

ASSISTANT DIRECTOR OF
TOWN AND COUNTRY PLANNING.

G.O.No. 356. Dt. 22.9.1998

ANNEXURE – B.

(Refer Para 14.01 of the Master Plan)

SURVEY NUMBERS COMPRISED IN USE ZONE.

I. RESIDENTIAL USE ZONE.

(a) PRIMARY RESIDENTIAL.

PR 1.

No. 103. Lakkampatti Village.

S.F.Nos. 88p, 106p, 107p, 108p, 109 to 114, 115p, 117, 118

PR 2.

No. 103. Lakkampatti Village.

S.F.Nos. 12, 13, 14p, 15p, 16p, 17, 18, 19, 20p, 21p, 22 to 24, 25p, 26p, 27 to 32, 33p, 34p, 35, 81, 82p, 83, 84p and 85.

(b) MIXED RESIDENTIAL USE ZONE.

MR. 1.

No. 103. Lakkampatti Village.

S.F.Nos. 96 to 101, 102p, 103, 105, 136, 204p and 205p.

No.104. Veerapandi Village.

S.F.Nos. 65p, 66p, 67p, 68p, ~~to~~ 69p 70p and 71p

MR. 2.

No. 104. Veerapandi Village.

S.F.Nos. 35, 36p, 37p, 39p, 84p, 85p, 86p, 87p, 88 to 93, 163p, 164p, 165p, 166p, 167, 168 and 169p.

..B2..

Verified @ RealEstate ™

MR. 3.

No. 104. Veerapandi Village.

S.F.Nos. 28 to 32, 95p, 96p, 97, 98p, 99 and 100p.

MR. 4.

No. 104. Veerapandi Village.

S.F.Nos. 105 to 108, 109p, 110p, 112p, 113p, 114p, 115p, 116p, 117p, 118p, 125, 126p, 127 to 141.

MR. 5.

No. 104. Veerapandi Village.

S.F.Nos. 1p, 2p, 3 to 10, 11p, 12, 13, 15, 16, 102p, 103p, 104p, 119p, 120p, 121p, 122, 123p, 124p, 142p, 143p and 144p.

MR. 6.

No. 104. Veerapandi Village.

S.F.Nos. 14, 21p, 23p, 24 to 27, 33, 34p, 158p and 170p.

MR. 7.

No. 104. Veerapandi Village.

S.F.Nos. 17p, 18, 19p, 20p, 171p.

MR. 8.

No. 104. Veerapandi Village.

S.F.Nos. 172p, 174, 175p, 177p, 178, 179p, 181p, 182, 183, 184p, 185p, 186p, 187p 188p 189p 192, 193p, 194, 195p, 196, 197, [illegible], 200p, 202p and 203p.

Verified © RealEstate™

MR. 9.

No. 104. Veerapandi Village.

S.F.Nos. 217p, 218, 219, 220p, 221p, 222, 223, 224, 225p, 226p, 227, 229, 230, 231, 232, 235p, 236 and 241.

MR. 10.

No. 104. Veerapandi Village.

S.F.Nos. 147, 148p, 149p, 151p, 153p, 154p, 206B, 208, 209p, 210p, 211, 212, 213, 214p and 215p.

MR. 11.

No. 104. Veerapandi Village.

S.F.Nos. 41p, 42p, 44p, 45, 145 and 146

No. 110. Modachur Village.

S.F.Nos. 77, 78p, 79p, 80p, 81p, 82, 83, 84p, 85, 86, 88, 89, and 95 to 98.

MR. 12.

No. 110. Modachur Village.

S.F.Nos. 69p, 71 to 75, 91, 92, 93p, 94, 102, 103, 108 and 109p.

MR. 13.

No. 110. Modachur Village.

S.F.Nos. 104p, 105, 106, 107, 111, 112, 113p, 114p, 115p, 116p, 117p, 120p, 121, 122, 123p, 124, 129p, 130/A, B1, B3, 132, 133p, and 134p.

Verified © RealEstate ™

MR. 14.

No. 110. Modachur Village.

S.F.Nos. 46, 47p, 49p, 50, 51, 52p, 55, 56, 57, 58p, 59p, 60p, 61p, 62p, 64Ap, 65p, 66p and 68p.

II. COMMERCIAL USE ZONE.

C 1.

No. 104. Veerapandi Village.

S.F.Nos. 70p, 72 and 73.

C 2.

No. 104. Veerapandi Village.

S.F.Nos. 39p, 159p, 161p, 163p, 164p, 166p and 169p.

C 3.

No. 104. Veerapandi Village.

S.F.Nos. 23p, 34p, 156p, 157, 170p, and 203p.

C 4.

No. 104. Veerapandi Village.

S.F.Nos. 19p, 20p, 171p, 199p 201p and 202p.

C 5.

No. 104. Veerapandi Village.

S.F.Nos. 175p, 176p, 177p, 179p, 185p, 186p, 189P, 190p, 192p, 193p and 200p.

C 6.

No. 104. Veerapandi Village.

S.F.Nos. 204B, 204C, 216p, 217p, 225p, 226p, 228, 233, 234 and 235p.

..B5..

Verified © RealEstate TM

C 7.

No. 104. Veerapandi Village.

S.F.Nos. 148p, 149p, 150p, 151p, 152, 153p, 154p, 155p 205, 206A, 207p, 209p, 210p and 215p.

C 8.

No. 104. Veerapandi Village.

S.F.Nos. 41p, 42p, 43p.

No. 110. Modachur Village.

S.F.Nos. 84p.

C 9.

No. 110. Modachur Village

S.F.No. 47p, 48, 64A, 66p.

C 10.

No. 110. Modachur Village.

S.F.Nos. 64Ap, 64Bp and 162Bp.

C 11.

No. 103. Lakkampatti Village.

S.F.Nos. 82p.

III. INDUSTRIAL USE ZONE.

(a) GENERAL INDUSTRIES.

GI 1.

No. 104. Veerapandi Village.

S.F.Nos. 186p.

GI 2.

No. 110. Modachur Village.

S.F.Nos. 58p, 59p, 67p and 68p.

..B6..

Verified RealEstate

(b) CONTROLLED INDUSTRIES.

CI 1,

No.103. Lakkampatti Village.

S.F.Nos. 88p.

No. 104. Veerapandi Village.

S.F.Nos. 23p, 95p, 170p, 179p, 180p, 181p, 184p, 185p.

CI 2,

No.110. Modachur Village.

S.F.Nos. 78p and 79p, 148p.

CI 3,

No. 110. Modachur Village.

S.F.Nos. 118, 119, 126 to 128, 130/B2.

CI 4,

No. 104. Veerapandi Village.

S.F.Nos. 216p, 217p, 225p, 226p, 237, 238, 239 and 249p.

IV. EDUCATIONAL USE ZONE.

E 1,

No. 103. Lakkampatti Village.

S.F.Nos. 25p, 84p.

E 2,

No. 104. Veerapandi Village.

S.F.No. 74.

E 3,

No. 104. Veerapandi Village.

S.F.Nos. 161p, 162p and 163p.

..B7..

Verified RealEstate™

E 4,

No. 104. Veerapandi Village.

S.F.Nos. 43p, 44p and 45p

No. 110. Modachur Village.

S.F.Nos. 87.

E 5,

No. 104. Veerapandi Village.

S.F.No. 98p.

E 6,

No. 104. Veerapandi Village.

S.F.Nos. 21p and 171p.

E 7,

No. 104. Veerapandi Village.

S.F.No. 190p.

E 8,

No. 104. Veerapandi Village.

S.F.Nos. 220p, 221p and 225p.

E 9,

No. 104. Veerapandi Village.

S.F.Nos. 214p and 215p.

E 10,

No. 110. Modachur Village.

S.F.No. 81p, 99, 100, 101 and 104p.

E 11,

No. 110. Modachur Village.

S.F.Nos. 52p.

..B8..

Verified RedEstate ™

V.PUBLIC AND SEMI PUBLIC USE ZONE.

P 1.

No. 104. Veerapandi Village.

S.F.No. 96p.

P 2.

No. 104. Veerapandi Village.

S.F.Nos. 36p, 37p, 38, 40p, 84p, 87p and 165p

P 3.

No. 104. Veerapandi Village.

S.F.Nos. 159p, 161p and 170p.

P 4.

No. 103. Lakkampatti Village.

S.F.Nos. 123.

P 5.

No. 104. Veerapandi Village.

S.F.Nos. 151p.

P 6.

No. 110. Modachur Village.

S.F.Nos. 80p.

P 7.

No. 110. Modachur Village.

S.F.Nos. 76.

Verified RedEstate™

VI. AGRICULTURAL USE ZONE.

AG 1,

No. 103. Lakkampatti Village.

S.F.Nos. 121, 124 to 132 and 135.

No. 104, Veerapandi Village.

S.F.Nos. 36p (MP), 84p (MP), 85p (MP),86p (MP) and 162p (Play Fields).

AG 2.

No. 103. Lakkampatti Village.

S.F.Nos. 7p, 8p, 9p and 10.

No. 104, Veerapandi Village.

S.F.Nos. 17p (B.G), 100p, 110p, 111, 112p, 113p, 158p(B.G), 171p (Play Fields), and 180p (Compost Yard).

AG 3,

No. 103. Lakkampatti Village.

S.F.Nos.1p(B.G), 15p(B.G), 16p(B.G).

AG 4,

No. 104. Veerapandi Village.

S.F.Nos. 148p, 242, 243(B.G), 244p(B.G), 244p, 245 to 248 and 249p.

No. 110. Modachur Village.

S.F.Nos. 49p(B.G), 84p(B.G), 129p and 162A.

..B10..

Verified RealEstate ™

WATER BODIES.

No. 103, Lakkampatti Village.

S.F.Nos. 11p, 36, 80, 102p, 120, 133 and 134.

No. 104, Veerapandi Village.

S.F.Nos. 66P, 67P, 69P, 68P 110p, 112p, 113p, 148p, 149p, 156P 158p, 170p, 171p, 195p, 203p and 207p.

No. 110, Modachur Village.

S.F.Nos. 47p, 49p, 60p, 61p, 64Ap, 65p, 67p, 69p, 84p, 90, 91p, 93p, 109p, 111p, 113p, 114p, 115p, 116p, 125p, 129p, 130P 133p and 162Ap.

EXISTING ROADS

No. 103 Lakkampatti Village

S.F.No. 1p, 86, 87, 102P 104, 106p, and 122.

No. 104 Veerapandi Village

S.F.No. 11p, 22, 39p, 40p, 44p, 45p, 54p, 55p, 56p, 58p, 64, 71P 83, 94, 101, 119p, 120p, 121p, 124p, 126p, 144p, 151p, 153p, 155p, 160, 161p, 164p, 172p, 173, 176p, 177p, 179p, 182P, 191P, 192p, 198, 199P 201p, 204P, 207p and 240.

No. 110 Modachur Village

S.F.No. 47p, 49p, 60p, 62p, 64Ap, 64Bp, 64C; 68p, 69p, 70p, 72p, 110, 112p, 117p, 120p, 123p, 125p, 129p, 130P, 131, 134p, 162Ap and 162Bp.

Verified © RealEstate™

PROPOSED ROADS.

60 Feet Road 'AA'.

No. 104, Veerapandi Village.

S.F.No. 65p.

No. 103, Lakkampatti Village.

S.F.Nos. 102p, 204p and 205p.

60 Feet Road 'A1A1'.

No. 103, Lakkampatti Village.

S.F.Nos. 106p, 107p, 108p and 115p.

60 Feet Road 'A2A2'.

No. 103, Lakkampatti Village.

S.F.Nos. 14p, 20p, 21p and 26p.

60 Feet Road 'A3A3'.

No. 104, Veerapandi Village.

S.F.Nos. 1p, 2p, 102p, 103p, 104p, 119p, 120p, 123p, 124p, 142p, 143p, 191p, 193p and 195p.

50 Feet Road 'BB'.

No. 103, Lakkampatti Village.

S.F.Nos. 7p, 8p, 9p, 11p, 33p and 34p.

50 Feet Road 'B1B1'.

No. 104, Veerapandi Village.

S.F.Nos. 109p, 110p, 113p, 114p, 115p, 116p, 117p, 118p and 120p.

..B12..

Verified © RealEstate ™

/B12/

Survey Nos. Comprised in Sanctioned Detailed Development Plan:

1.Western Extension D.D.Plan. (Refer para 14.04)

Comprising S.F.Nos. 89 to 95, 116, 119 in Lakkampatti Village and S.F.Nos. 40p, 75 to 82 in Veerapandi Village

2.Detailed Development Plan No.12.

Comprising S.F.Nos. 40p, 46 to 64 in Veerapandi Village.

.....

Note:-

P - Part of Survey Numbers.

B.G - Burial Ground

M.P - Municipal park

MEMBER SECRETARY,
EXECUTIVE AUTHORITY,
GOBICHETTIPALAYAM LOCAL PLANNING AUTHORITY, GOBICHETTIPALAYAM.

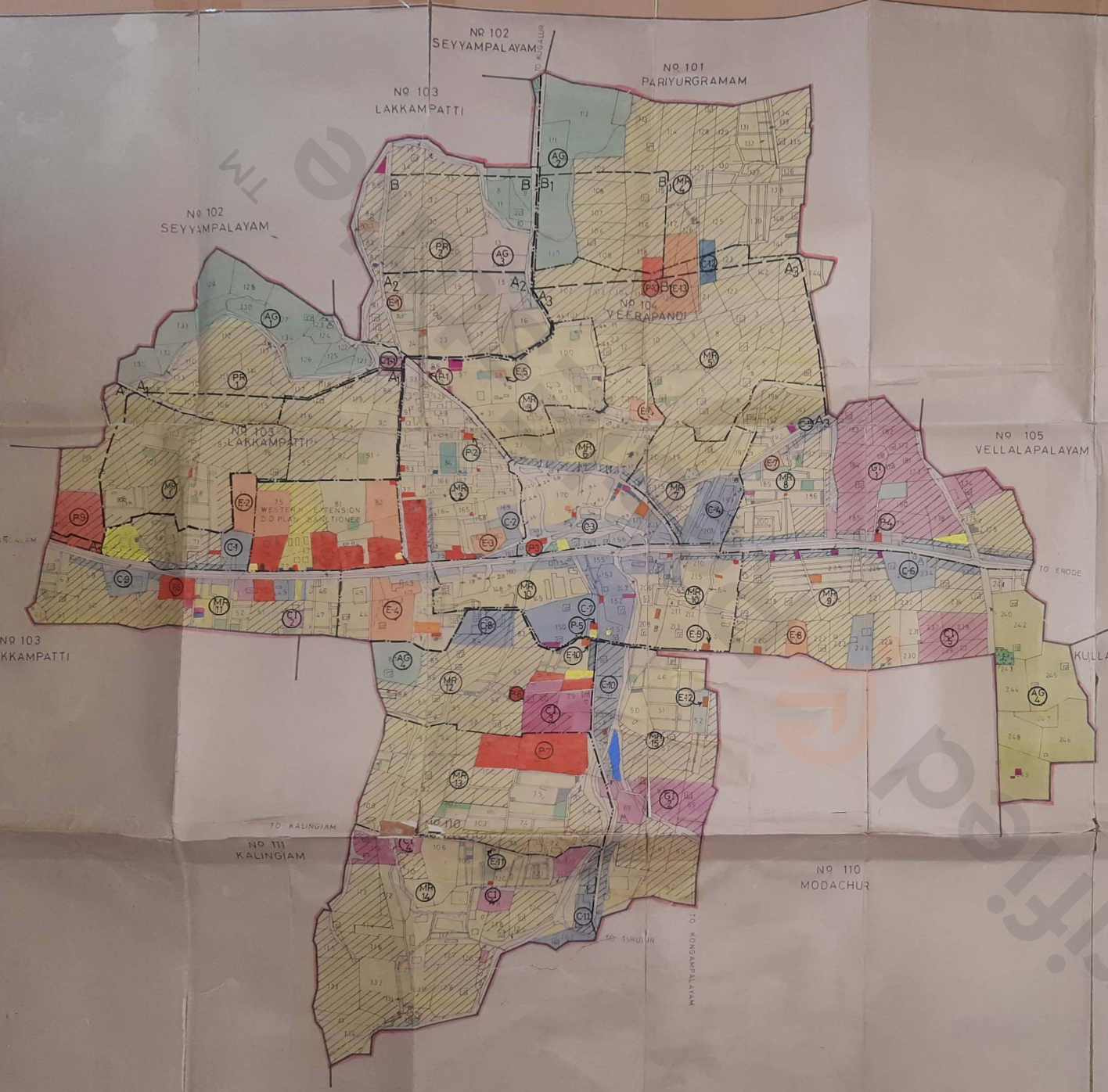
DEPUTY DIRECTOR OF
TOWN AND COUNTRY PLANNING,
SALEM REGION, SALEM - 7.
GOVERNMENT OF TAMILNADU.

Rc. 29.11.93 T.P.O.

DIRECTOR OF TOWN AND COUNTRY PLANNING,

COMMISIONER AND SECRETARY TO GOVERNMENT,
HOUSING AND URBAN DEVELOPMENT DEPARTMENT,
GOVERNMENT OF TAMIL NADU.

Verified RealEstate™



MASTER PLAN

PROPOSED LAND USE - 2011

LEGEND

- LOCAL PLANNING AREA BOUNDARY
- VILLAGE BOUNDARY
- SURVEY FIELD BOUNDARY
- DETAILED DEVELOPMENT PLAN BOUNDARY
- ROADS
- WATER BODIES
- HILLOCKS

	EXISTING	PROPOSED
RESIDENTIAL P.R-PRIMARY RESIDENTIAL M.R-MIXED RESIDENTIAL		
COMMERCIAL B.S-BUS STAND		
INDUSTRIAL C.I-CONTROLLED INDUSTRIES G.I-GENERAL INDUSTRIES		
EDUCATIONAL H.S-HIGH SCHOOL & Hr. SEC. SCHOOL I.T.I-INDUSTRIAL TRAINING INSTITUTE		
PUBLIC & SEMIPUBLIC H-HOSPITAL O.C-OFFICE COMPLEX		
AGRICULTURE AGRICULTURE (WET) AGRICULTURE (IRRIGATED DRY) P.S-PARK & PLAY FIELDS, OPEN SPACES B.G-BURIAL GROUND C.Y-COMPOST YARD AGRICULTURE (DRY)		
EXISTING ROADS		
PROPOSED ROADS		

MEMBER SECRETARY/
EXECUTIVE AUTHORITY

JOINT DIRECTOR OF
TOWN & COUNTRY PLANNING
MASTER PLAN DIVISION

DIRECTOR OF TOWN & COUNTRY PLANNING,

COMMISSIONER & SECRETARY TO GOVERNMENT
HOUSING & URBAN DEVELOPMENT DEPARTMENT

DEPUTY DIRECTOR OF
TOWN & COUNTRY PLANNING I/c
SALEM REGION

ADDITIONAL DIRECTOR OF TOWN &
COUNTRY PLANNING

DIRECTORATE OF TOWN AND COUNTRY PLANNING
SALEM REGION
GOVERNMENT OF TAMILNADU

DT&CP/SR/MP/12/91

GOBICHETTIPALAYAM LOCAL PLANNING AREA