Copy of:-

Government of Tamil Nadu,

Abstract.

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

Rural Development and Local Administration Department.

G.O.Ms.No.2024. Dated:the 20th September, 1973.
Read:-

From the Special Officer, Vridhachalam Municipality,
Letter No.4899/42/73., dt:21.7.73.

ORDER:

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

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

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

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

(By order of the Governor).

C.G.Rangabashyam,
Secretary to Government.

To
The Director of Stationery and Printing, Madras for publication of the notification in the Tamil Nadu Government Gazette.
The Collector of South Arcot, Cuddalore.
The Director of Translation, Madras.
The Director of Town Planning, Madras.
The Deputy Director of Town Planning, Salem.
The Special Officer, Vridhachalam Municipality through Chairman.
The Secretary, Tamil Nadu State Legislative Assembly Department, with 325 copies to be placed on the table of the House.
The Secretary, Tamil Nadu Legislative Council Department, with 125 copies to be placed on the table of the House.

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

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

A.I.

Verified Report

Appendix.
Notification.

In exercise of the powers conferred by sub-section(1) of section 19 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby declares his intention to specify the local area specified in column(3) of the table below to be a local planning area with the name specified in the corresponding entry in column(2) thereof.

Notice is hereby given that this Notification will be taken into consideration again under sub-section(4) of the said section-19 on or after the expiry of two months from the date of the publication of this Notification in the Tamil Nadu Government Gazette and that any objection or suggestion which may be received from any inhabitant or any local authority or institution in the said local area with respect thereto before the expiry of the period aforesaid will be duly considered by the Government of Tamil Nadu. Objections and suggestions in writing, if any, should be addressed to the Secretary to Government, Rural Development and Local Administration Department, Fort St.George, Madras-9.

THE TABLE.

Sl. No.	Name of Local Planning Area.	Area forming the Local Planning Area.
		No.and Name of Revenue Villages.
1.	2.	3.
1.	Vridhachalam.	207.Vridhachalam 206.Manaloor 205.Nachiyarpettai 204.Vayaloor 203.Kandiyankuppam xx 243.Boodamur 180.Poonthottam(including xxx Snathimedu Hamlet

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Section Officer.

/-True copy/-

R.R.9.1.'84.

9/1/84
Assistant Director of Town & Country Planning, Salem-9.

9/1/84

Copy of:-

Government of Tamil Nadu
Abstract.

Local Planning Area-Vridhachalam-Declaration-Notification under Section 10(4) of the Tamil Nadu Town and Country Planning Act,1971-Issued.

-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-

Rural Development and Local Administration Department.

G.O.Ms.646

Dated: 16-3-1974.

Read:-

G.o.Ms.No.2024/RDLA.,dt:20-9-'73.

ORDER:

proposal notifying the intention of the Government to declare certain Local areas ~~foring~~ forming a local planning area and to constitute for such local planning area, a local planning authority, was published at page 566 of Part II Section 1 of the Tamil Nadu Government Gazette, dated:7.11.73 for general information as required under sub-section (3) of section 10 of the Tamil Nadu ~~Government-Gazette,~~ Town and Country Planning Act, 1971(Tamil Nadu Act 35of 1972). No objection or suggestion having been received, the Government declare the local areas specified incolumn(3) of the Table in the Notification appended to this order to be a local planning area by the name specified in the corresponding entry in column(2) thereof.

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

By order of the ~~Government~~ Governor)

C.G.Rangabashyam,
Secretary to Government.

To
The Director of Stationery and Printing, Madras-1 for publication in the Tamil Nadu Government Gazette.
The Collector of South Arcot at Cuddalore.
The Director of Town and Country Planning, ~~Salem.~~ Madras-1.
The Deputy Director of Town and Country Planning, Salem.
The Commissioner, Vridhachalam Municipality through the Chairman.
The Secretary, Tamil Nadu Legislative Assembly/Council with 325/125 copies of the notification for being placed on the Table of the House.

/-Forwarded::By order-/

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

P.T.O.

Notification:

In exercise of the powers conferred by sub-section(4) of Section 10 of the Tamil Nadu Town and Country Planning Act, 1971 declaration under sub-section (Tamil Nadu Act 35 of 1972) and after previous publication of the declaration under sub-sec.(1) there of, the Governor of Tamil Nadu hereby declares the area comprising the revenue villages specified in column(3) of the Table below to be a local planning area under the name specified in the corresponding entry in column(2) thereof.

THE TABLE.

Sl. No:	Name of Local Planning Area.	Number and name of Revenue
1.	2:	3.
1.	Vridhachalam.	207. Vridhachalam 206. Manaloor 205. Nachiyarpettai 204. Vayaloor 208. Kandiyankuppam 243. Boodanur (Includi 180. Poonthottam Enathi Hamlet)

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

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Copy of:-

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Government of Tamil Nadu.

Abstract.

Local Planning Authorities--Constitution--Notification under Section 11(1)of Tamil Nadu Town and Country Planning Act, 1971- Issued.

-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-c-

Rural Development and Local Administration Depaftment.

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

ORDER:

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

(By order of the Governor).

R.Balasubramaniam,
Secretary to Government.

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

APPENDIX.

NOTIFICATION.

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

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

P.I.O.

41. Pudukottai
42. Attur
43. Rasipuram
44. Tiruchengode
45. Idappadi
46. Namakkal
47. Mettur
48. Yercaud
49. Golachel
50. Kuzhithurai
51. Kanyakumari
52. Dharmapuri
53. Krishnagiri
54. Padmanabhapuram
55. Kotagiri
56. Ootacamund
57. Coonoor
58. Virudhunagar
59. Srivilliputhur
60. Rajapalayam
61. Sivakasi
62. Sattur
63. Karaikudi
64. Aruppukottai
65. Devakottai
66. Paramakudi
67. Ramanathapuram
68. Sivaganga
69. Rameswaram
70. Kadayanallur
71. Kovilpatti
72. Puliangudi
73. Sankarankoil
74. Shencottah
75. Thenkasi
76. Courtallam
77. Tirunelveli.

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Section Officer.

/-True copy/-

Assistant Director of
Town and Country Planning, Salem.

R.R.25.1.'84.

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Copy of:-

Government of Tamil Nadu,
Abstract.

Local Planning Authorities - Composition of Local Planning Authorities which comprises of single Local authority-- Ordered.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT.

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

G.O.Ms.No.650/RD&LA., Dt:8.4.1975.

ORDER:

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

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

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

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

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

(By order of the Governor).

R.Balasubramanian,
Secretary to Government.

/-True copy/-

P.I.O.

Appendix.

List of single local authorities which have been declare
Local Planning authorities under the proviso to sub-sec.
Section-11 of Tamil Nadu Town and Country Planning Act,

LIST.

Sl. No.	Name of the Local Authority.	Name of the Local Planning Authority.
	Madurai District.	
1.	Palani Municipality.	Palani.
2.	Periyakulam Municipality.	Periyakulam.
3.	Bodinayakanur Municipality.	Bodinayakanur.
4.	Then-Allinagaram Municipality.	Then-Allinagaram.
5.	Cumbum Municipality.	Cumbum.
6.	Kodaikanal Township.	Kodaikanal.
	Coimbatore District.	
7.	Pollachi Municipality.	Pollachi.
8.	Gobichettipalayam Municipality.	Gobichettipalayam.
9.	Dharapuram Municipality.	Dharapuram.
10.	Udumalpet Municipality.	Udumalpet.
11.	Sathyamangalam Municipality.	Sathyamangalam.
12.	Bhavanisagar Township.	Bhavanisagar.
13.	Valparai Township.	Valparai.
	Tiruchirapalli District.	
14.	Manaparai Municipality.	Manaparai.
15.	Thuraiyur Municipality.	Thuraiyur.
16.	Karur Municipality.	Karur.
	Chingleput District.	
17.	Tiruvallur Municipality.	Tiruvallur.
18.	Chingleput Municipality.	Chingleput.
	North Arcot District.	
19.	Arkonam Municipality.	Arkonam.
20.	Gudiyatham Municipality.	Gudiyatham.
21.	Vaniyambadi Municipality.	Vaniyambadi.
22.	Tiruvannamalai Municipality.	Tiruvannamalai.
23.	Arni Municipality.	Arni.
24.	Walajapet Municipality.	Walajapet.
25.	Ranipet Municipality.	Ranipet.
26.	Arcot Municipality.	Arcot.
27.	Ambur Municipality.	Ambur.
28.	Tirupattur Municipality.	Tirupattur.

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South Arcot District.	
29.Tindivanam Municipality.	Tindivanam.
30.Villupuram Municipality.	Villupuram.
31.Nellikuppam Municipality.	Nellikuppam.
32.Panruti Municipality.	Panruti.
33.Vridhachalam Municipality.	Vridhachalam.
34.Chidambaram Municipality.	Chidambaram.
Thanjavur District.	
35.Mayuram Municipality.	Mayuram.
36.Nagapattinam Municipality.	Nagapattinam.
37.Mannarkudi Municipality.	Mannargudi.
38.Pattukottai Municipality.	Pattukottai.
39.Tiruvarur Municipality.	Tiruvarur.
40.Sirkali Municipality.	Sirkali.
41.Pudukottai Municipality.	Pudukottai.
Salem District.	
42.Attur Municipality.	Attur.
43.Rasipuram Municipality.	Rasipuram.
44.Tiruchengode Municipality.	Tiruchengode.
45.Idappadi Municipality.	Idappadi.
46.Namakkal Municipality.	Namakkal.
47.Mettur Township.	Mettur.
48.Yercaud Township.	Yercaud.
Kanyakumari District.	
49.Colachel Municipality.	Colachel.
50.Kuzhithurai Municipality.	Kuzhithurai.
51.Padmanabhapuram Municipality.	Padmanabhapuram.
52.Kanyakumari Municipality.	Kanyakumari.
Dharmapuri District.	
53.Dharmapuri Municipality.	Dharmapuri.
54.Krishnagiri Municipality.	Krishnagiri.
Nilgiris District.	
55.Kottagiri Township.	Kottagiri.
56.Ootacamund Municipality.	Ootacamund.
57.Coonoor Municipality.	Coonoor.
Ramanathapuram Municipality.	
58.Virudhunagar Municipality.	Virudhunagar.
59.Srivilliputhur Municipality.	Srivilliputhur.
60.Rajapalayam Municipality.	Rajapalayam.
61.Sivakasi Municipality.	Sivakasi.
62.Sattur Municipality.	Sattur.
63.Karaikudi Municipality.	Karaikudi.

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Section Officer.

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Sd/-
for Deputy Director of Town and Country Planning.

S.O.No.6.47.20.

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GOVERNMENT OF TAMILNADU
ABSTRACT

Masterplan - Local Planning Authority - Virudhachalam Consent under section 24 bf Town and Country Planning Act 1971 - accorded.

Housing and Urban Development Department

G.O.Ms.No.395 Dt. 24.5.84

Read:

G.O.Ms.No.646, Rural Development and Local Administration dated 16.3.74.

From the Director of Town and Country Planning Lr.Roc.No. 37995/82/MP dt.28.1.84.

Order:

The Director of Town and Country Planning has forwarded the resolution of the Virudhachalam Local Planning Authority, resolving to request the Government to accord consent to the publication of a notice of the preparation of Masterplan for Virudhachalam Local Planning area, under sub-section (2) of section 24 of the Tamilnadu Town and Country Planning Act 1971 (Tamilnadu Act 35 of 1972). The Director of Town and Country Planning has recommended that consent under sub-section (2) of section 24 of the said Act may be accorded to the publication of notice of the preparation of Masterplan for Virudhachalam Local Planning Area by the Government.

2. Under sub-section (2) of section 24 of the Tamilnadu Town and Country Planning Act, 1971, (Tamilnadu Act 35 of 1972. the Governor of Tamilnadu hereby gives his consent to the Virudhachalam Local Planning Authority to the publication of a notice under section 26 of the said Act, of the preparation of Masterplan for Virudhachalam.

3. The Masterplan for Virudhachalam is returned herewith, The Director of Town and Country Planning is requested to acknowledge the receipt.

/by order of the Governor/

CM.Kumar,
Secretary to Government

/forwarded/by order/

sd/- xx
Section Officer.

/true copy/

Copy communicated in Endt.No.17563/84/MP1, .15.10.84 of the Director of Town and Country Planning, Madr 2.

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VRIDHACHALAM MASTER PLAN

INTRODUCTION

The general phenomenon of the 20th century elsewhere and in India has been the trust of population towards the urban centres and towns mainly for seeking livelihood as these places offer a multitude of jobs which hitherto was either non-available or unheard of in the rural areas. This apart the declining power of agrarian rural society to offer jobs or engage a sizeable number of working force, forced the population to coverage towards the nearby urban centres and towns.

This unprecedented push towards the urban centres caught them unawares as they had neither anticipated such an abnormal increase nor had any inkling of what was in store for them in the near future, in view of which our towns which till yesterday were able to offer the services to some satistifactory level overnight became choked up and subsequently totally ineffective.

The lack of forethought and advance planning has done so much damage that corrective or ameliorative steps in piecemeal manner can never put them straight as demand for those services always increases disproportionately to the supply given. Monetary constraints further aggravates the problem.

Thus there is an urgent and dire need to diagnise the pr[illegible] lems facing our urban centres and to prepare plans to not only

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overcome the present defficiencies but also to provide these services for a foreseeable future in a planned manner. Such comprehensive planning is all the more necessary as the problems are many and finances a few. This being the case we cannot afford to fritter away our meagre resources in an unplanned way.

In this context of preparation of Master plans for every urban centre on a hierarchial and priority basis is the need of the hour to give a right direction for the developments to follow and make our urban areas better places to live.

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History of Temple and Growth of the Town.

The Temple origin:

1. The Town has not played any important role in the past history except in respect of religious activity. An ancient "Siva Temple" dedicated to "Vridhagiriswara" or 'Old Hill Siva' - the tamil form of which is 'Palamalainather' is available in this town.

2. The popular legend about the construction of the temple depicted that it was erected by one "Vibhajit". During his wanderings, he came to Vridhachalam and halted in a grove, when company of "Celestical damsel" came to bath in a pool very close to him. In that group one of them was the daughter of Kubera, the God of Wealth and before taking bath, she took off a precious jewel, a gift of God, which she was wearing. A bird, flew off with it to the tree under which "Vibhajit" was sitting and dropped it with its lap. The Kuberan's daughter soon understood her loss and suspected her companions. Hence she has offered all her other ornaments to any one who could restore the jewel, she had lost. Vibhajit handed over her jewel and received all other ornaments as gift. With the proceeds of the jewels, he built the temple. His image stands under an ancient tree within the enclosure of the temple and it is said that while the temple was being built, the workmen were used to go daily to this tree and that from its branches dropped the exact amount of each man's wages.

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there are inscriptions in the temple relating to [illegible] Pandya and Vijayanagar periods. The temple mandapams, gopurams, the covered Verandha all around and the surrounding shrines were built by the famous Sembiyan Madhiyar, the wife of Uttamachola and the Queen of Gandaraditta.

Architecture:-

The Virudhachalam temple is built in Dravidian Style. It has high enclosed wall with gateway facing the four points of Campus and surmounted by tall Gopurams. Within this wall, second wall surrounding the central shrine and the lesser buildings grouped around it. The most noticeable thing architectually in the great temple is the mandapam, which stands just west of the principle entrance and within the first enclosure. each side of it, wheels and horses are shown to indicate that was a vehicle of God. The ceiling is divided into panels with unusual figures upon them and its twenty four pillars are delicately curved beautifully.

The big temple was turned into fort in the war of the 18th century, since it is located on the road from Cuddalore to Trichy. In 1751 it was surrendered to the English regime by Chandasahib's troops. In 1753, the place have been captured by the French and Marathas. In 1760, it again came to the hands of English and remained in their possession until the fortification were destroyed in 1803.

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History of Town:

Vridachalam was made the seat of the Judge of South Arcot in 1806. During that period, it had a population of 2000 only. The Government granted advances to the construction of houses for Judge's Clerk and Servants quarters because of the smallness of the town and less intensity of functions. These constructions took place on the other side of the Vellar and this area is now called as Pudupet. Choles Hyde, who was the Collector of South Arcot District from 1813 to 1826 had frequent visits to Vridhachalam and had constructed a 'Chatram' in Vridhachalam.

Vridhachalam Town has a population of 9433 during 1901. From 1901 to 1953, the population has steadily increased to 11362. The main activity of this Town is primary cum trade and commerce. Among the working population, the percentage of workers engaged in primary, secondary and territory sectors as per 1971 census are 27.76%, 53.96% and 18.28% respectively.

After commencement of Neyveli Lignite Corporation which lies about 11 miles east of this Town and with the establishment of Ceramic Industries and Sunflower oil mill in the town, Vridhachalam has moments of new developments on north - east direction. In the old town on western side of the river the building constructions etc., are found to be meagre.

Vridhachalam which was originally a Town Panchayat was upgraded as 3rd Grade Municipality on 17-1-70 after inclusion of surrounding villages Manalur, Nachiyarpettai, Kandiyankuppam, Budamur and Vayalur. It was upgraded into a second Grade Municaipality during 1975, The population as per 1991 census is 52819 and extent spreads over to 25.57 Sq.Kms.

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CHAPTER-I

1.1. (A) PHYSICAL FEATURES:

1.1.1. Location:

Vridhachalam Town is located at distance of 220 Kilomet from Madras in south - west direction. It is located at 11*3' North latitude and 79*19' east longitude.

1.1.2. Transportation Linkages:

The Town is well connected both by rail and road with t adjoining urban centres of Neyveli , Cuddalore, Panruti and Vil puram. The Madras - Madurai Metre guage Chordline pass through this town. This apart the Metre - guage line whi connects Bangalore city on the west and Cuddalore Town on th east passes through this town. The town is traversed by Mani muktha river which runs east - west and divides this town into halves.

1.1.3. Climatic conditions:

The temperature here is moderate throughout the year except during summer when the mercury shoots up. The prevailing wind direction is from south-west to north-east, the highest and lowest mean velocities occuring in the months of July and Novem ber respectively. The town gets its rainfall both from the North East and South-west monsoons, predominantly from the for mer. The avarage annual rainfall ranges between 1000 mm. to 1200 m.m.

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1.1.4. Ground water:

Ground water in this area occurs in limited quantities and is generally available at a depth of 10 metres, from the ground level. The water available in this area is of good quality.

1.1.5. Soil:

The predominent soil found in this area are alluvial and red soil, which are fertile. The town has a gentle slope from north-east to south-west and lies between the contours of 30 and 45 metres above Mean Sea level.

(B) POPULATION STUDIES:

1.2. Growth of population:

Vridhachalam town has a population of 52819 as per 1991 census.The population of the town has shown an increase of 25.41% over the decade 1981-91. The growth of population of Vridhachalam town and decennial variations since the year 1901 are given in the Table I.1.

TableI.1

Vridhachalam Town: Growth of population:

Year	Population	Variation	Percentage to decade variation
1901	9433	-----	-----
1911	11779	+ 2346	+ 24.87
1921	6540	- 5239	- 44.47
1931	9016	+ 2476	+ 37.86
1941	8876	- 140	- 1.55
1951	11362	+ 2486	+ 29.02

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Year	Population	Variation	Percentage to decade variation
1961	14350	+ 2988	+ 26.30
1971	31859	+17509	+122.00
1981	42116	+10257	+ 32.19
1991	52819	+10703	+ 25.41

Source: District Census Hand book - South Arcot District - 197

Since 1975, the population of the town has shown a ste increase. The abnormal increase in the year 1971 is due to t inclusion of additional villages into the town limit. T commissioning of Neyveli Lignite Corporation together with t establishment of few factories and a spurt in the commerci activity have all contributed towards this growth.

1.2.3. Population Density:

The population density of the town as per 1991 census was 2044 ~~206~~ persons/Sq.kilometre. The maximum residential density of (200) persons/hectare occurs in the Bazaar area and the old to surrounding the temple. The maximum residential density occurs in the newly developed area as well in the fringe areas.

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1.2.2. sex-Ratio:

The sex ratio of the population of Vridhachalam Town is given in Table below:

Table 1.2.2.

Sex ratio - Vridhachalam Town

Year	Males	Females	Females/1000 Males
1941	4435	4441	1001
1951	5020	5542	1104
1961	7444	6906	928
1971	16689	15170	903
1981	21770	20346	934
1991	26998	25821	956

Source: District Census Hand book - South Arcot District - 1971.

The higher number of females in the early decades reflects the rural character of the town. In the early sixties due to the establishment of ceramic industry using the local clay has brought about the shift from primary to non-primary activities which ultimately has resulted in the influx of male population thereby showing a decline in female population.

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1.2.3. Age Characteristics:

Composition of the population by age-group as per census is as follows:

Table 1.2.3.

Vridhachalam Town-Age group

Sl.No.	Age Group	South Arcot District -urban			South Arcot Dis -Total
		% of urban population to total urban population	%of workers to total urban popu-lation	% Of po-pulation to total population	% wo to wo
1.	0-14	31.50	2.40	37.65	
2.	15-34	41.50	48.30	32.21	
3.	35-59	22.00	43.00	24.54	
4.	60 and above	5.00	5.50	5.60	

Source: District Census Hand book - South Arcot District 19

Nearly 63.5% of the total population are within the group of 15-59 which indicates the predominance of working lation.

1.2.4. Literacy:

As per 1971 census, 53.3% of the total population of chalam Town were literetes of which males accounted for 64. females 35.1%. There has been a steady increase in the p age of literates in the town from 47.5 in 1961 to 53.3 in

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1.2.5. Occupational Characteristics:

The percentage of workers to total population for the decades 1961 to 1971 were 31.99% and 29.73% respectively. Among the workers, the percentage of workers engaged in primary, secondary and tertiary avocations as per 1971 census were 27.76%, 18.29% and 53.95% respectively, the percentage of workers in secondary sector remaining more or less constant during the decades 1961 to 1971. The decrease in the number of workers between the decades 1961-71 has been due to inclusion of more rural areas into the towns fold when the Municipality was constituted in the year 1970. In the teritory group which is a predominant activity, 24.05% of the workers were engaged in trade and commercial activities. The Table below gives the occupational pattern for Vridhachalam Town for the decades 1961 and 1971.

Table 1.2.4.

Vridhachalam Town - Occupational pattern:

Sl. no.	Occupation	1961			1971		
		No of workers	% to total workers (4589)	% to total population (14350)	No. of workers	% to total workers (9470)	% to total population (31859)
	Primary:						
1.	Agriculture and allied activities	841	18.32	5.87	2614	27.61	8.21
2.	Mining and quarrying	76	1.66	0.53	15	0.15	0.05
	Total	917	19.98	6.40	2629	27.76	8.26

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Sl. no.	Occupation	1961 No of workers	% to total workers (4589)	% to total population (14350)	197 No. of workers	% to total workers (9470)	% to t
	Secondary:						
3.	Household Industry	53	1.15	0.37	147	1.55	
4.	Manufacturing	641	13.98	4.48	1339	14.15	
5.	Construction	165	3.60	1.12	2046	2.59	
	Total	859	18.73	5.97	1732	18.29	
	Tertiary:						
6.	Trade and Commerce	1017	22.16	7.09	2278	24.05	
7.	Transport, storage and communication	303	6.60	2.11	1063	11.23	
8.	Other Services	1493	32.53	10.42	1760	18.67	
	Total	2813	61.29	19.62	5109	53.95	16
	Net Total	4589	100.00	31.99	9470	100.00	29

Sources: District Census Handbook: 1971.

Land use and Economic Base:

1.3 Land Use:

Vridhachalam local planning area which is the Mu area itself extends over an area of 25.57 Sq. Kilometres this the developed area is 354.25 hectares, i.e., 13.85% total area. The remaining 86.15% constitutes undeveloped

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comprising of lands under agriculture, unused vacant lands and lands under water. Whereas the southern parts around the temple have developed as thickly residential area area with the commercial area in and around, the northern part is predominantly industrial and consists among other uses the public and semi public transportation uses categaring to the rail and road transportation needs of the town.

The areas lying adjacent to transportation lines have developed taking local advantages whereas those in the interior are mostly agricultural in character. Table I.3 gives the extent of all major land uses within the Vridhachalam local planning area.

Table I.3

Vridhachalam Local Planning area - Land uses - 1981.

Sl. No.	Use	Extent in hectares	% to developed area	% to total area
	I Developed area:			
1.	Residential area:	111.00	43.88	4.34
2.	Commercial	10.00	3.95	0.39
3.	Industrial	38.00	15.02	6.49
4.	Public and semi public	38.00	15.02	1.49
5.	Recreation and open spaces	6.00	2.37	0.23
6.	Transport and communication	48.00	18.97	1.88
7.	Utilities and services	2.00	0.79	0.07
		253.00	100.00	9.89

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Sl. No.	Use	Extent in hectares	% to developed area	% to area
II.	Undeveloped Area:			
1.	Agricultural lands	1858.00	80.65	7
2.	Vacant lands	37.00	1.60	
3.	Land under water	409.00	17.75	1
	Total undeveloped area	2304.00	100.00	9
	Net Total	2557.00	---	10

Source: Surveys conducted by Regional Directorate of Town and Country Planning, Salem - 1980.

Residential use:

1.3.1. The Residential area occupies 153.00 hectare works out to 43.30% and 5.98% of the developed area a area of the Local Planning Area respectively. As mentioned previously in this report, the residential de is concentrated in the area around the temple, Bazaar ar some extent at the juction of Cuddalore and Ulundurpet in the Railway juction area. These areas have narrow sions and narrow roads. New developments are fast o along Cuddalore and Chidambaram roads. Housing Board constructed a colony for the State Government servants a Chidambaram road. In other areas scattered residential are located in agriculture tracts. The residential de these areas is very low:

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Commercial use:

1.3.2. The commercial activity occupies nearly 13.25 hectares and it works out to 3.52 and 0.52% of the developed area and total area of the town respectively.

Industrial use:

1.3.3. Apart from a major industrial complex along the Ulundurpet road, all other industrial activities are scatteredly located. Among them automobile industries along Ulundurpet road and oil mills along Chidambaram road are located in a clustered manner.

The area under industrial use occupies nearly 43.50 hectares which works out to 12.29% and 1.7% of the developed area and total area of the Local Planning Area, respectively.

Public and Semi public uses:

1.3.4. Government offices, Religious, Educational and medical institutions which are the main components of public and semi-public uses account for 37,25 hectares and works out to 10.62% and 1.46% to the developed area and the total area of the Local Planning Area respectively. These uses are found to be concentrated along Ulundurpet road and Cuddalore road. The office Buildings and the religious use account for about 7.75 hectares.

Utilities and servicies:

1.3.5. Water supply, drainage and electricity are the main elements of this use which totally account for 5.75 hectares which works out to 1.62% and 0.22% of developed area and total area of the Local Planning Area.

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Transport and communication:

1.3.6. The main uses under this head are the railways, railway station and its yards, streets, roads, lanes, bus and truck termini and depots. The railway juction is situated in the northern portion of the town. The bus stand is situated along Ulundurpet road at a distance of about 2 Kilometres from the railway station. These uses put together occupy an area of 99.5 hectares which is 28.09% of the total developed area of the town.

Agriculture, vacant and land under water:

1.3.7. The area under this use constitutes the major portion of the town constituting about 83% in all. Whereas the area between Ulundurpet road and Cuddalore road consists of dry lands, the area to the west of Ulundurpet road right upto Chidambaram road consists of wet agricultural area which forms the ayacuts for Vridhachalam and Vayalur Tanks. The vacant lands betweem Ulundurpet and Cuddalore roads consists mostly of vacant lands.

The vacant lands are ripe for immediate development which can be utilized for future expansion of the residential and other concommittant uses.

Owner ship of the land:

1.3.8. Nearly 66.5% of the total area of the town is under private ownership. The percentage of land under Government and Municipal control is only 32% of which the river Manimuthar and tanks form a major part.

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Economic base:

1.3.9. The main economic base of the town are agriculture, trade and commerce, Manufacturing industries and other services. The economic base of Vridhachalam will change from agriculture to secondary sectors in course of time.

Industries:

1.3.10. This town is one of the important manufacturing centres of the Ceramic articles. The Tamil Nadu Ceramic Limited "TACEL", a Government of Tamil Nadu undertaking which was established in 1957 is a pioneer in this field. This complex is located along Ulundurpet road. Sunflower seed/Groundnut processing plant (a unit of Tamil Nadu Co-Operrative Marketing federation Limited) has been established in 1977 in the area opposite to Ceramic industries.A Government Regional Press is also established in 1977 in the northern side of the Ceramic complex.

The other economic base of the town is Trade and Commerce.

Commerce:

1.3.11. Vridhachalam is one of the important commercial centres of the District. The major commercial activity is concentrated at Bazaar Street and Sannathi Street on the one hand and along Ulundurpet road on the other. The Regulated market and weekly shandy are located along Cuddalore road.

The important commercial activities of the town are agriculture commodities and its allied products. The main commercial area is concentrated around Bazaar Street, Sannathi street and Ulundurpet road.

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The wholesale area is also situated in around t
whereas the retail outlets are distributed throughou
The only daily market of the town is adjacent to Baza
Shandy: The shandy is a weekly market which caters
shopping needs of the town and the surrounding settle
compensates the lack of organised shopping centres i
There is a shandy in this town also where mostly agri
commodities and poultry are transacted. Another ec
of the town is other services. There are about 17
Government offices, 33 State Government offices and
Government offices.

1.4. LEVEL OF URBANISATION :

1.4.1. The increase in percentage of workers to t
in manufacturing, Trade and commerce and transport
1961 to 1971 shows the level of urbanisation in 197
pared to that of 1961. The existing land use pa
gives the different uses in the developed area shows
urbanisation in local planning area.

Utilities and services:

1.4.2. The utilities and service indicate the

Housing trend

1.4.3. The Local Planning Area had 5785 houses as
households as per 1971 census. The table given bel
growth of housing in the Local Planning Area. The
increase during the decade 1961-1971 was 120%. This s

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due to the expansion of Municipal limits in the year 1971. The houses are predominantly of tiled and thatched character. Terfx-raced houses account for a very small percentage.

The housing density is about 2.3 houses per hectare. The old parts of the town is having high housing density. As per 1971 census, there was a shortage of 1045 houses.

The bulk of the housing are to be provided by the private entrepreneurs. The Tamilnadu Housing Board and Slum Boards have to provide the bulk of the housing needs of the lower income, middle income group housing in the town in future.

Detailed Development Plans:

1.4.4. The Directorate of Town and country Planning have suggested 18 detailed development plans in order to bring the entire local planning area under development control. For the present, 3 detailed development plans have been notified under the Town and Country Planning Act, 1971 which cover an extent of 257.81 hectares and form 10% of the total area of the local planning area.

Particulars of detailed development plans:

Sl. No.	Name of Detailed development plan	Extent in hectares	Notified in G.O. and date
1.	Datailed development Plan No.1	134.42	G.o.Ms.No.1498/R.D. & L.A. dt. 26-7-1973
2.	Detailed development Plan No. 2	69.33	G.O. Ms.No.1498/R.D & L.A. dt 26-7-1973
3.	Detailed Development Plan No. 3	54.06	G.O.Ms.No.1498/R.D. & L.A. dt. 26-7-1973.

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Industries:

1.4.5. The location of a number of manufacturing industries in Vridhachalam indicates the prevailing urbanisation trend in the local planning area. Tamil Nadu Ceramics (TACEL) a Government of Tamil Nadu undertaking is the chief industry of the town followed by sunflower and groundnut processing plant - a Government press, and a host of automobile and oil mills. The following is the list of important industries in the Vridhachalam Local Planning Area shown below.

Table I.4.5.1.

Vridhachalam local planning Area - Important Industries.

Sl.No. No.	Name	Horse power	No of persons employed
1.	Tacel ceramics	337	325
2.	Art pottery	3.5	32
3.	Stoneware pipes	300	137
4.	service centre	222.5	60
5.	Government Press	23	153
6.	Sunflower and Groundnut processing plant	486	58
7.	Narayanasamy Oil mills	64	16

Source: Survey by Regional Directorate, Salem - 1980.

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The following table gives a detailed breakup of the industries in the Vridhachalam Local Planning Area by type and number.

Table I. 4.6.2

Vridhachalam Local Planning Area - type of industries

Sl. No.	Type of Industries	Number	Number of persons employed
1.	Food Products	30	152
2.	Transport and Equippment	7	24
3.	Printing and Publishing	4	172
4.	Engineering	1	8
5.	Electrical	1	15
6.	Textiles	1	45
7.	Chemical	1	1
8.	Ceremics	1	554
9.	Industrial Estate (Ceramic Service Centre)		
10.	Beverages	1	2
11.	Wood Products	2	3

Source : Survey by Regional Directorate of Town and Country Planning, SAlem-7?8C.

Notified Industrial Area:

1.4.6. In Vridhachalam town, along Ulundurpet road, S.F. No.65 and 69/1 have been declared as industrial area and also the additional industrial area in S.F.No.181,182,183 and 185pt along Chidambaram road has been declared. Further, in the already declared segment in between Manimuther and Ulundurpet road and

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area bounded by Chidambaram – Cuddalore road and river, at present industrial developments are not dev residential and commercial uses are in existence.

Water supply:

1.4.7. Protected water supply is in existence in since 1974. Infiltration wells in the Manithar ri main and only source of water supply for this town. present, this scheme is designed to supply about 9000 day which works out to 30 lpcd. The protected wate tion system for the present in the area is through fountains and about 717 house service connections.

Drainage:

1.4.8. There is no comprehensive drainage system i Planning area for the present. A length of about of pucca masonry drain has been constructed in about As there is no proper disposal of the sullage wate drain, it is lead into the irrigation channel which i the nearby paddy fields.

Educational Institutions.

1.4.9. There are two Nursery schools, 15 primary Higher Elementary schools, 1 Secondary schoool an Secondary school for the present in the Local Plannin total area occupied by the schools worksout to 7. These schools are concentrated in the Bazaar area an Cuddalore road. For furthering higher education one Arts College is also located along Ulundurpet road.

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an extent of 17.20 hectares with an enrolment of 1194 students. There is also a Ceramic training school with service facilities for the Units in the Industrial Estate. The area occupied by the Educational along with their strength is given in Table below.

Table I. 4.9.1.

Particulars of Educational institutions within Vridhachalam Local Planning area:

Sl. No.	Institution	No.	Extent in hectares.	Strength Boys	Girls	Total
1.	Nursery school	2	0.35	80	128	200
2.	Primary school	15	0.99	1501	1159	2660
3.	Higher Elementary School	5	1.02	690	1516	2206
4.	Secondary school	1	0.07	---	772	772
5.	Higher Secondary School	1	4.80	1679	53	1732
6.	College	1	17.20	1097	97	1194
7.	Training School (ceramic)	1	0.11	100	---	100
			25.54			

Source: Survey by Regional Directorate of Town and Country Planning, Salem - 1980.

Health Institutions:

1.4.10. There are four hospitals in the local planning area, two in the temple area and two other along Ulundurpet road. The Government hospital with bed strength of 40 occupies an area of 0.25 acre. This apart a private hospital with a bed strength of 9 is also located in the temple area. The Denish Mission

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Hospital with a bed strength of 36 and Mary Memorial Hos
with a bed stregnth of 12 are also located along Ulundurpet
Apart from these Hospitals, there are 5 private consu
clinics and 5 dispensaries in the Local Planning Area. A
all the medical institutions are located in the above two
areas. The total area occupied by this use is about 5 hectar

1.5. Position of the Town in the Administrative set up:
Control of development of the town:

Vridhachalam Town is a Second Grade Municipality
Taluk Headquarters in South Arcot District. Vridhchalam has
upgraded into municipality after the inclusion of Manalur, N
arpettai, Kandiankuppam, Budhamur and Vayalur village wi
erstwhile Vridhachalam Panchayat in early seventies. The
covers an area of 25.57 sq.km. corporate limits of Vridhc
has been declared as Local Planning Area by the Government
Section10(4) of the Town and Country Planning Act, 19
G.O.Ms.No.646/R.D.& L.A., dated 16.3.74 and Local Pla
Authority was constituted under Section 11(1) of the Town
Country Planning Act, 1971 in G.O.Ms.No.650/R.D.&L.A.
8.4.75. Hence Vridhachalam Local Planning Authority is the
local Government controlling the development of town and
government agencies exercising control over the areas are Re
Divisional Office, Taluk Office, Harijan Welfare Office, Pu
Works Department, Tamilnadu Housing Board, Tamilnadu Electri
Board, Tamilnadu Water Supply and Drainage Board.

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CHAPTER II

SCOPE FOR URBANISATION

2.1. Limitations due to natural feature:

Vridhchalam town is traversed by river Manimuthar which bisects the town into two halves. The river which is nearly 72 metres wide and approximately 4 metres deep inundates the southern parts of the town during rainy seasons and floods it to adepth of 5 feet. Because of this recurring feature there are no permanent and pucca developments along the banks to a depth of 60 metres. There is for the present only one road bridge running north-south which connects the tow havles. Due to lack of linkages the development with in the municipal limits has not taken any well defined or regular shape as in the case of other towns in the region. This apart there are two big tanks in the northwest (Vayalur tank) and south-west (Vridhchalam Eri) which irrigate the fertile lands in the western side of the railway dine.

2.2. Limitation due to maximum population and population density proposed:

The present area of Vridhachalam town is 25.57 sq. kilometres and the population as per the 1991 census is 52819. The entire population is spread over the erstwhile Vridhchalam Town Panchayat and its amalgamated villages. Generally the density of population is low, 125 persons/sq.kilometre except in few concentrations along the Bazaar street. The projected population for the Local Planning Area for the year 1991 is 65,000 and the proposed density is 254 persons/sq.kilometre. Hence, there is no limitations for urbanisation due to maximum population and population density.

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2.3. Limitations due to non-urban uses:

The area lying to the west of the railway line an the south consists of rich and fertile agricultural tract being directly fed from the biggest tank, viz., Vridhchalam as well as the river. Further as already stated, this area gets inundated during monsoon season. This area hence nee be left undeveloped on account of these factors.

2.4. Limitations due to impossibiity of providing utilitie services.

The present developed area is well served by uti and services. The additional area that will get or banished future, will merely call for the extension and expansion existing facilities which will not be a problem as far as town goes. Hence,there is no restriction whatsoever on basis.

2.5 Limitations due to administrative jurisdiction:

Vridhachalam was constituted as a municipality the amalgamation of the adjoining 4 villages together with hachalam village. The present development is confined to o the Local Planning area. There is enough scope for urbani within cinfines of the present local planning area itself. there is no limitation so far as administrative jurisdictio

2.6 Scope for urbanisation of the town:

After considering the above factors, it is seen the limitations for the urbanisation of Vridhachalam town as

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are very meagre. Hence, the spatial distribution for the various land uses are calculated taking into consideration the needs of the proposed population.

For assessing the spatial requirements of the propsed population of 65000 and 90000 during 1991 and 2001 of Vridhachalam local planning area, the criteria adopted is that 40% of the urbanisable area would be for residential and the remaining 60% for other concommittant uses.

Assuming an average gross density of 325 persons per hectares, the urbanisable area required for the Vridhchalam local planning area in 1991 and 2001 are 500 hectares and 700 hectares respectively.

For allocating the land for various uses the guidelines issued by the Master Plan division of Directorate of Town and Country Planning vide its circular No.MP4/dated Nil, are adopted. Based upon the guidelines, the urbanisable land required for various categories out of proposed landuse for Vridhachalam local planning area in 1991 and 2001 are given in Table II.6.1.

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TABLE II 6.1.

Proposed land use for Vridhachalam local planning area in and 2001.

Sl. No.	Landuse	Percentage to total urbanisable area		Existing area in 1991	Area required in 2001	Additional area reqd in 2001
		Standard	Proposed			
1	2	3		4	5	6	7
				%			
1.	Residential	40 to 50		40	111	280	169
2.	Commercial	3 to 6		5	10	35	25
3.	Industrial	10 to 15		13	38	91	53
4.	Public and semi-public	8 to 11		11	38	77	39
5.	Transport & communication	25 to 30		25	48	175	127
6.	Utilities and services	1		1	6	7	1
7.	Open space	5		5	2	35	33
	Total urbanisable area			100	253	700	447

*The urbanisable land required for various uses have be acquired in proper places with the consideration for objectives are mentioned in the next chapters.

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CHAPTER – III

Objectives :

3.1. Land:

The urbanisable land required for the provision of various uses, to satisfy the needs of the proposed population in 1991 is calculated as 500 hecatres. The present Local Planning Area is formed by the amalgamation of 6 villages apart form Vridhachalam villlage. Vridhchalam village only is having more population than other and is thickly developed due to justa positioning of various uses. This village is surrounded by agricultural lands and other village settlements which are comparatively lesser developed. Hence it necessiates to increase the urbanisable area adjoining to the existing Vridhachalam village. Thus, the required urbanisable area of 500 hectares need to be increased by promoting new urban areas and locating new developments conserving at the same time good agricultural lands so that physical disturbance to existing development is kept at a minimum and an organised development along planned lines comes up for the benefit of the residents as well as the society.

3.2. Community:

The additional urbanisable area required for residential use is to be provided in proximity to existing development in order to provide jobs closely. Ample and attractive sites for housing for all socio-economic grounds and the zones provided which are adoptable in character so that it can accommodate in the requirements of the Society.

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The additional urbanisable area required for commercia and recreatioanl use works out to 15 and 23 hectares which is t be provided for encouraging the efficient and convenient distri bution of shopping, social, cultural and recreational facilitie

3.3 Activity: Zone.

The main activity zones of an urban area are :-

1) Commercial and Business area.

2) Industrial area.

3) Public Office spaces.

4) Health Institutions

5) Education Institutions etc., etc.,

Though for the present most of these institutions a located along the residential and other mixed development, t Master plan seeks to provide spaces for their equidistribution the old and new areas according to the needs through area deve opment plans that will have to be drawn up subsequent to t approval of the Master Plan by the Government for the present t Master Plan after a study of the available facilities will th light on the deficiency or otherwise as well as about the futu requirements for the plan period. These activity zones are provided as to influence and induce economic development thro planned patterns of land use and spatial allocations.

The area development plans to follow the Master Plan tak one from it will also take care to provide attractive sites all the above activity ingradients in locations which will p vide jobs close to residential zones.

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3.4. Standard of Urbanisation.

The standard of urbanisation in respect of utilities and services to be adopted are (1) to keep down construction and operational costs, and (2) to locate new principal roads and other service lines to serve the proposed residential, commercial and activity zones so that there is the greatest possible benefit to all. Apart from the existing channels of financing the urban services, the local planning authority will invest its own funds or float loans as the case may be towards the achievement of these services to the required standard.

Administrative:

3.5. The Local Planning Authority is the organisation to regulate, monitor and control the developmental activity in an orderly manner, on the lines prescribed in the Master Plan.

Objectives of Urbanisation:

3.6. The objectives spelled out in the plan regarding the future urbanisation of Vridhachalam Local Planning Area have been discussed in detail with Local Planning Authority and other agencies involved in the area for effective implmentation.

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CHAPTER - IV

4.00 POLICY TOOLS.

4.1. Land Development Policy

The land use pattern and the capability of different categories of land to influence the future growth are important indices of the economy and progress of urban areas. The type and quantum of urban services required and the financial efficiency with which various socio-economic activities are carried out in urban areas are primarily determined by the pattern of distribution and the development density of different land use categories over the area. In turn, the core services, such as transportation, which once provided, exert immense influence on the type and direction of urban development itself. Hence the integrated land use planning and regulation of building activites there on taking into account the mutual interaction of land use and urban services is essential for fostering functional efficiency and orderly growth of urban and local planning areas.

4.1.1. Acquisition of Public and Private land:

In the development plan of Vridhachalam Local Planning Area, it is proposed to form bye-pass road and inner ring roads to relieve and reduce the traffic congestion and to channelise development on planned lines. The land required for the above purposes have to be acquired either by compulsory acquisition or by private negotiation. The lands required for the organised development of housing and commercial areas and provision of

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water supply and drainage schemes by the respective agencies will also have to be acquired from the private concerned also through Land Acquisition proceedings. The land required for the provision of public utilities and public purposes may be got by alienation if Government Lands are required and acquired from private persons if private lands are required.

4.1.2. Land Values.

The land value within the Local Planning Area varies according to its usage and location. Land value is maximum ranging between Rs.1000/- and Rs.800/- per Cent. The value decreases gradually in the fringe areas.

4.1.3. Development proposal.

(i) Improvement to existing urban area.

The scale worked out for planning purpose become very useful for allocation of different facilities in the Plan. In the development proposed, the following items are taken into account for improvement to the existing urban area, and the planting strategy for such balanced area are:

1) Improvements of the shopping complex along the Ulundurpet and Chidambaram roads.

2) Strengthening of the existing river bund on either side upto Local Planning Area Boundary.

3) Improvement of the existing educational institutions.

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(ii) Renewal and redevelopment area :

Renewal and redevelopment plans are not necessary as far as Vridhchalam Local Planning Area is concerned since more dry agricultural lands on eastern side of the river is available for vast expansion where as the activities in the old town on the western side of the river in respect of building construction etc., are found to be meagre, at the same time, new buildings and colonies are fast coming up in large numbers on north-east direction of the town. Renewal and redevelopment schemes being too costly and ambitions, it may not be possible to be attempted as far as Vridhchalam Local Planning Area is covered through piecemeal redevelopment are renewal in some pockets of the old town around temple which will be mostly in the form of new buildings coming up in the place of obsolete and old houses are not totally ruled out.

iii) Newly developing area.

Most of the new development areas are proposed on the eastern side of the river. The area lying between Ulundurpet road in the north and Cuddalore road in the west consists of dry agricultural land and serves as an extension to the existing town development where new residential houses are coming up. Further this area being in the direction of Cuddalore the District Head quarters and Neyveli is the likely trend of growth. Hence this area has been taken for the new development and for the future expansion of the town and its required services.

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iv) Preservation of protected areas.

In the Plan, the existing temple and the valuable agriculture land are required for preservation as procted area. Since the town's initial growth has been in and around the historically important temple, this area together with the surrounding valuable agricultural lands on the south and west are proposed to be preserved as a protected area while renewal and replacement of old houses into new ones only will be permitted to take place rather then new development.

Disposal of developed land.

4.1.4. The disposal of developed land by sale lease to whom the land to be allotted be dealt by Tamil Nadu Housing Board and Local Planning Authority.

Regualation and Control measures.

4.1.5. In the Master Plan area all future developments will be regulated and controlled on the lines prescribed in the Tamil Nadu District Municipalities and Town and Country Planning Acts and layout rules in force.

COMMUNITY DEVELOPMENT POLICY.

4.2.0. To achieve the goals of the Planning it is essential to discuss the community development policy. This is to ensure that the systematic economic and healthy development of the Town takes place in accordance with the land use envisaged in plan. The plan provides community needs of the Town.

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Family size.

4.2.1.(a) The family size of population of Vridhachalam Town as per 1971 Census is 4.7. The survey for individual houses were not conducted. But the family size for neighbourhoods will be also same.

Housing Policy.

4.2.1.(b) Housing is one of the 3 prime needs of any human being. A house for every family or a household is the social aim of the nation. This being a stupendour task, it is imperative that the private sector industry, as in the west, has to play a vital role to provide for the bulk of the housing need of the community. The public sector agencies however organised through the fact remains that as such they are capable of providing this need to only a meagre percentage of the total population.

Community values and Interest groups.

4.2.2. The agencies responsible for community planning will see to it that the plans prepared are in accordance with community values and interest groups.

Needs of the Community.

4.2.3. The various needs of the community are designed to be met on a hierarchial basis viz., educational recretional and medical faciities for community development.

Education.

4.2.4. As regards the land needs for education, requirements of Higher secondary school and Collegiate education only are considered here. The standard adopted is one higher secondary school

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for 40000 population and one College for 2 lakhs population in urban areas. Considering the anticipted population of the Local Planning Area in the design years 1991 and 2001, two more Higher Secondary schools are to be provided one each in 1991 and 2001. As regards College education, the anticipated population in 2001 is 90000 and hence an additional College is not necessary. One High school along Chidambaram road and the one Higher Secondary school is provided along the Ulundurpet road. An extent of 24 hectares is reserved for Educational use zone adjacent to the existing school.

Medical.

4.2.5. The Bhore Commission has recommended for the provision of 1 bed per 1000 population. The above standard applies for the country as a whole and the same is followed for Vridhachalam urban area also to satisfy the future needs of the Vridhachalam Local Planning Area population the existing Government Hospital will be upgraded with an additional bed strength of 100 beds in the year 2001. An extent of 5 hectares is reserved for this purpose adjacent to the existing hospital.

Recreational facilities:

4.2.6. There are at present 5 parks in the town covering in all a total area of about 2 Hectares. The total area of parks, playfields and open spaces works out to about 35 hectares based on 5% to the total urbanisable area. In all residential zones, ample size of open spaces are to be provided, for the purpose of recreation. In this town at present, there is no Stadium or

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exhibition ground for fulfilling the ambitions of the peop
Hence, an area adjacent to the river and in between Cuddalore
Chidambaram road is proposed to be reserved for this purpose
the Plan.

Further the entire stretch of land between the propos
river bund line and river Manimuktha is also proposed to
developed as a continuous park strip. It is also suggested th
the entire length of the river bund should be provided wi
lights, so that the area could be more attractive in the nig
also.

Aids and grants for Community.

4.2.7. The various aids and grants available for the presen
for the deveopment of community services will be properly uti
lised by the agencies responsible for the benefit of the communi
ty in such a way they reach the entire cross section according t
the needs.

Regulatory Measures for Community.

4.2.8. The regulatory measures in force will be properly
enforced in the areas uniformly to achieve a balanced development
This apart an architectural control will be exercised to maintain
the individualistic character of any given area. The parks,
playfields and open spaces will be properly maintained for the
well-being of the community.

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ECONOMIC DEVELOPMENT POLICY.

4.3.0. Vridhachalam is a growing town, the trend of direction of growth being on the eastern side of the river. It is hence desirable to direct this growth on organised lines. With this end in view, the Master Plan proposals have been made to improve the economic and living conditions of town's folk by providing better community facilities with improved transportation connecting various zones thereby enhancing the industrial and commercial character of the Town.

Industrial.

4.3.1. For this purpose, town has been divided into various use zones like industrial, commercial and institutional, each zone will be governed by a regulation.

The extent of land required for the industrial use during the planning period has been assessed as 91 hectares in 2001. This area has to be distributed decade wise considering the present pattern of industrial development and likely future trend. There is one clear identifiable pocket of industrial development along Ulundurpet road. As this area is having good transportational facilities both by road and rail, the future industries will tend to locate themselves in this area. The plan provides enough area for this development.

The industrial use zone is designated as general industrial zone has been seperated from the residential areas as far as possible by means of road. The controlled industrial use zone has been earmarked in the existing industrial area.

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Commercial.

4.3.2. The essential constituents of commercial zones are shops for occasional needs, banks and important buildings for cultural purposes such as town hall, theatres etc., and the wholesale and retail business and godownn areas.

4.3.3. These services are to be needed for the population of Vridhachalam Local Planning Area as a whole and also to cater to the needs of the inhabitants. The area required for commercial purpose is 35 hectares in 2001. Two areas one each along Ulundurpet road and Cuddalore road are provided and earmarked in the map apart from areas designated for neighbourhood and local shopping in respective area development plans to folow:

Institutions:

4.3.4. The assessment of future requirements regarding education and medical facilities are given in 4.2.3.

An extent of 77 hectares is reserved for public and semi public uses in 2001. These areas will accommodate public offices, Educational and health institutions.

4.3.5. Public Offices:

The major needs of public offices have been provided in the area reserved adjoining to the existing public offices. The reservation of lands made exclusively for this purpose might be useful in order to facilitate to the Government Offices to function effectively. The location of this use is near to the existing residential area. An area of 10 hectares in all has been provided along Cuddalore road adjacent to the residential zones and existing public offices for this use.

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4.3.6. Linkage of zones:

The linkage between various zones like industrial, commercial, residential and public and semi public is obtained by means of a road net work as proposed in the master plan which ensures efficient interaction between these areas.

4.3.7. Transportation:

The present system within the Planning Area consists of 7 radial roads converging at and passing through Central Area of Vridhachalam Town. The existing road pattern suffers in that radial roads are not properly linked with one another in the planning area. With result all traffic in arterial roads now unnecessarily passes through the town centres which is the densiest portion of the planning area.

Within Vridhachalam town, the roads are too narrow in width and added to it are the numerous encroachment on either side which hamper the smooth flow of traffic. The urgent need therefore is to provide an arterial network of roads which will cater to the needs of different types of traffic that emenates from activity zones at the same time will allow smooth flow thereby eliminating bottlenecks. The improvements that are required in the existing road system and the proposed road system would among others include:

1. The provision of a bye-pass road connecting all the material roads from Ulundurpet road to Salem Road.
2. An inner ring road which will encompass all roads from Ulundurpet road to ultimately join the bye pass road and

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an inner ring road connecting Cuddalore road and Chidambaram road along river side.

3. Existing Aladi road to be strengthened from the starting road to upto bye-pass road,
4. Providing another bridge along the river Manimukthar.
5. Strengthening and improving the existing Bus stand.

4.3.8. A grade seperation is essential in future along Ulundurpet road and Salem Road, because of the crossing of metre gauge railway line, which is likely to become traffic bottlenect in future. The proposed land use map shown the transportation network for bye-pass road including sub-arterial road and major roads.

APPROVED PROJECTS:

4.3.9. At present, in this Local Planning Area, there is no approved projects for economic development policy. However initial steps have been taken by concerned authorities regarding water supply and town survey.

4.4 Standard of Urbanisation Policy:

The stability of urban landscape would be the ideal condition for improving quality of urban life. Urbanisation would keep pace with development, assisting it rather than hindering it. This is the ultimate aim of our urbanisation policy. To achieve the above, the following objectives are provided in this plan.

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1) to provide adequate amenities and open space within the limits of economy.

2) to improve the existing circulation pattern and transportation system for providing safe and efficient transportation net work.

3) to create a healthy climate for rapid industrialisation on organised lines for improving the living conditions of one and all.

4.4.1. Utilities and Services:

(i) Water Supply:

Availability of sufficient quantity of water is the basic requirement for any development. Without this, neither the population will increase in the settlement nor will the economic activities flourish. The Vridhachalam Local Planning Area is expected to hold a population of 90000 in 2001 and such a large town would require a comprehensive plan towards the provision of adequate water supply for its day today needs. The percapita average consumption for the present varies between 25 to 30 lpcd in Vridhachalam Local Planning Area. It is estimated that the percapita consumption for the proposed increase in population shall be of the order of about 45 lpcd by the year 2001 which also includes the industrial and commercial requirements. There is ample scope for the expansion from the existing source viz., from the bank of Manimuthar river bed itself to cater to the future needs.

(ii) Drainage and Sewage:

There is no underground drainage system in any part of the Vridhachalam town areaa for the present. The town depends on

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the conservancy system only. Hence a comprehensive drainag scheme for this town will have to be taken up during the pla period.

(iii) Waste disposal:

Keeping in view the financial position of Vridhachala Municipality, it is proposed to composting and sanitary fillir system - an area of 7 hectares is provided along down stream the river course and also along the village road. The propos site is very near to intensive agriculture area so that the e products could be effectively utilised immediately after i final processing.

(iv) Electricity:

Neyveli Thermal Station is located at a distance about 20 kilometres from this town. With this good backgroun the future requirements of power for planning area can work o Further mine cuts at Neyveli are likely to enhance the pow generation capacities. This will not be a problem in so far electricty to all places in the state are supplied only throu the state grid system.

(v) Post and Telegraph and Tele-Communication facilities:

There are one Telegraph Office, one Post Office and Telephone Exchange catering to the communications need for town. These facilities however will have to be expanded as the town expands depending upon their need.

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(vi) Police Station:

There are at present one Police Station existing in the town. However the town expands these facilities will also have to keep pace with it of course consulation with police authorities.

(vii) Fire Station:

Vridhachalam has at present one fire station situated along Cuddalore road which serves both the town as well as its neighbouring areas. By 2001, the town would also need a good number of small fire stations for serving the city and environments which will have to be located in proximity to activity areas.

(viii) Housing:

The residential use for the present occupies 153.00 hectares of the Local Planning Area and it is proposed to enlarge the area to 280 hectares in the planning period of 2001. It is proposed to adopt the average gross residential density of 325 persons per hectare for the purpose of averall development. The total population of the Local Planning Area will be distributed throughout the residential area by varying densities of low, medium and high at 125 persons/hectare, 375 persons/hectare, 625 persons/hectare respectively. Low density area will be primarily residential zone and medium and high density areas are mixed residential zones.

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With the allocation of above density areas, it becomes necessary to provide more housing. Assuming one house for each household, the shortage of houses for the present as well as for the plan period works out as follows.

1971

a) Existing number of households	–	6830
b) Existing number of dwelling units	–	5785
c) Existing shortage (assuming one dwelling unit for one house(a-b)	–	1045
d) Dwelling units to be rebuilt (assumed as 20% of the total)	–	1366
e) Immediate need	–	2411

1981

f) Projected husehold in 1981 at 5 persons/household	–	9000
g) Increase in household from 1971 to 1981 (f-a)	–	2170
h) Total units required to be built (e+g)	–	4581

1991

j) Projected household in 1991 at 5 persons/household	–	13000
k) Increase in household from 1981 to 1991 (j-f)	–	4000
l) Total units required to be built (k+h)	–	8581

2001

m) Projected household in 2001 at 5 persons/household	–	18000
n) Increase in household from 1991 to 2001 (m-j)	–	5000
o) Total units required to be built (l+n)	–	13581

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Agencies interested and involved:

4.4.2. The main public sector undertakings presently involved in the construction of group housing schemes, neighbourhood schemes, Government rental housing schemes, slum clearance and improvement schemes etc., are (1) Tamilnadu Housing Board, (2) Tamilnadu Slum Clearance Board, (3) Tamilnadu Harijan Housing Development Corporation. The latest to join this fray is the Police Housing Corporation, which will provide for the housing needs of police personnel in the state. Though all these agencies are gearing up their efforts to provide for the housing needs of such a magnitude, however the fact remains that the major part has to be played by private agencies and real estate establishments, if the gap between demand and supply is to be effectively reduced in so far as the addition of old and obsolute houses make the situation all the more problamatic. Hence, Tamilnadu Housing Board will undertake a part of the fulfilment of housing shortage.

A part of industrial development and other sevices like Public Offices, medical education and transportation will be undertaken by the Government and Quasi Government agencies. Tamilnadu Water Supply and Drainage Board will undertake necessary expansion schemes for the provision of water supply and drainage system in the local planning area.

Other concommittment services within the Local Planning Authority will be provided by the various Central and State Government Departments and undertakings, (Boards, Corporations etc.) The Local Planning Authority which is vested with the

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task of translating the Mster Plan on ground exercising necessary planning regulation and controls will be the co-ordinating agency for all the developments that will take place in the Local Planning Area according to the various uses in the Master Plan in space and time prescribed within the frame work.

Development Charge:

4.4.3. (a) Development charge envisaged under the New Town and Country Planning Act, 1971 will be collected at the time of granting planning permission by Local Planning Authority which is similar to the building permission granted by the local bodies. Every developer intending to develop any are shall obtain planning permission from Vridhachalam Local Planning Authority on payment of development charge. The development charge is variable in respect of both built up and unbuiltup area. The rate of development charge shall be at the rate and approved by the Government under Town and Country Planning Act, 1971 and the rules framed thereunder.

4.4.3. (b) The major problem of all local planning authorities is the availability of adequate resources to deal with problem of providing facilities. Urban finance is not limited to municipal finance.

Aids and Grants:

4.4.3. (c) In addition to the various aids and grants given by both Central and State Governments through HUDCO and State Town and Country Planning Board fund, etc., the other sources of funds for urban development are:

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1) Life Insurance Corporation of India and Banks (aid for face lifting), 2) Municipal resources, by diversion of 1% contribution to the planning and development fund account of Local Planning Authority from the General Fund Account.

REGULATION AND CONTROL MEASURES:

4.4.4. The above core servies are controlled and regulated by Town and Country Planning Act, 1971, Tamilnadu Municipalities Act, 1920, Development and Control rules and zoning regulations given in the master plan.

ADMINISTRATIVE POLICY

4.5.1. Category of administration:

The State Town and Country Planning Board will advise the Government for coordinating the development activities in the State and Local levels and will direct the programme in matters relating to urban planning in the State. The Board will however function as an appellate authority in so far as the decision of the Vridhachalam Local Planning Authority are concerned. Special Officer, Vridhachalam Local Planning Authority will be administrator for implementation of this master plan.

4.5.2. Authorities for various actions:

The authorities for various actions are given below:

1. Acquisition of public and private land - Revenue Department
2. Land Development and Disposal - Housing Board
3. Community needs Education and Public Health Department and Local Body

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4. Industries - SIDCO, SIPCOT, Industries Department

5. Commercial areas - Local body

6. Public Offices - Public Works Department

7. Transportation - Highways and Rural Works Department

8. Water Supply and Drainage - Tamilnadu Water Supply and Drainage Board

9. Waste Disposal - Local Body

10. Electricity - Tamilnadu Electricity Board

11. Telephone, Post and Telegraphs - P&T Department and Telephone Department

12. Housing - Tamilnadu Housing Board.

Delegation of Powers :

4.5.3. The Executive wing of the Local Planning Authority constituted under Section-11 of Town and Country Planning Act, 197 consists of 1) Chairman, 2) Representative of Local authorities and 3) Member Secretary. As per Section-91-A of Town and Country Planning Act, 1971, the powers are delegated by the Local Planning Authorities to any committee or Officer under Section-124 of the Act, the Local Planning Authority will make necessary regulations, with previous approval of the Government for continuance of use of any land used-otherwise than in confirmity with the master plan.

Regulation pertaining to Applicants:

4.5.4. After coming into operation of Master Plan no person other than any State Government or the Central Government or any local authority shall use or caused to be used any land or carry out any development in that area otherwise than in confirmity with such development plan.

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4.5.2 Variation:

Any variation to the zoning regulation or variation to any of the clauses contained in the Master Plan regulations shall be effective as per the provisions of Section-32 of the Town and Country Planning Act, 1971.

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CHAPTER-V

5.00 Programme for implementation

5.1.1. Future urban development means an accelerating demand fo more and better services. The proposals contained in this pla can be implemented by the Vridhachalam Local Planning Authorit based on the zoning regulations proposed in the report. Th action areas that call for an immediate attention are the provi sion of developed house sites for economically weaker section formation of bye-pass road and important roads for propellin commercial and industrial activities and recreation facilities.

Housing :

5.1.2. Housing condition in Vridhachalam is far from satisfacto ry and is characterised by huge shortage of standard houses. Th number of households and houses available as per 1971 census ar 6830 and 5785 respectively. The shortage of houses worked out t 8581 and 13581 during 1991 and 2001 respectively. The houses i the old parts of the town are in a very critical and obsolescen stated with poor amenities and environmental conditions.

Taking this important aspect, it is considered neces sary to embark upon acquiring land in bulk and to develop it i advance. Formulation of comprehensive housing neighbourhold with a substantial proportion allocated for accommodating th needs of the economically weaker sections of society throug sites and services sub sector of the housing programme involves and includes development of land providing there in all essentia services with various levels and combinations of publuc activi

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ties and community facilities for residential and commercial uses and aims at providing the lowest cost on economically accessible frame work for the Lower Income Groups.

5.1.3. The social amenities like schools, local shopping and market complex, religious, cultural and social welfare centres, clinics etc., will have to be included in the composite housing area. These projects being bigger in scale wil be entrusted to the Tamilnadu Housing Board while drawing up these schemes for execution.

5.1.3. (a) Development of Commercial activites:

Vridhachalam has its main commercial activities in two parts viz., Bazaar Street and south of the river Manimuthar and along Ulundurpet road and Cuddalore road. These two commercial areas are the centres of the town life. They are mostly over-crowded and hence need more area for orderly expansion. There is a need to organise this use in a planned manner. For this purpose, an additional area of 2.5 hectares is required for the plan year 2001. Taking note of this enough areas are earmarked in the Master Plan.

In these commercial areas, the local body will embark upon the schemes for the development of the daily market in weekly shandy and construction of local market and Mundies and the expansion of the existing regulated market apart from developing and improving the existing bus stand to serve the area better.

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5.1.3. (b) Development of industrial activites:

During the plan period, industrial use has been assessed as 91 hectares in 2001. Tamilnadu Ceramics is the important famous industry located within Vridhachalam Town along Ulundurpet road. The raw materials required for the above industry are available in the surrounds of Vridhachalam town itself Additional area has been allocated for General Inudstrial zone in the proposed Master Plan adjoining to the existing TACEL industry for its expansion and growth. This additional area may be developed by the Government Agencies like SIDCO, SIPCOT, as well as private enterprises also depending upon the needs.

5.1.3. (c) Development of Transport and Communication, education, health and recreation:

Seven radial roads are converging and passing through Central area of Vridhachalam Town. The radial roads are not properly linked with one another with the result all the traffic in the arterial roads have necessarily to pass through the town centre. To eliminate the above, a byepass road connecting all arterial roads from Ulundurpet road to Salem road is proposed in the Master Plan. An inner ring road encompassing Ulundurpet road joining the bye pass road and connecting Cuddalore and Chidambaram road along the river side is also proposed in the Master plan. These proposals will have to be properly investigated and developed by Governmental agencies like Highways Department with the co-ordination of Local Planning Authority and sister concern. Entire stretch of land between proposed river

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bund line and Manimukthar river is to be proposed to be developed as a park strip. An area adjacent to the river and in between Cuddalore and Chidambaram road to be reserved for stadium or Exhibition Grounds.

As regards the education needs of Local Planning Area as per anticipated population in 2001, two more higher secondary schools are to be provided. Since the anticipated population in 2001 is only 90000 there is no need to provide additional Colleges in the area. For catering to medical needs of the Local Planning Area during the years, the existing Government hospital will have to be upgraded to a bed strength of 100 in the year 2001 on a phased programme.

5.1.4. Net work of roads and streets:

Indiscriminate encroachment and unplanned development is taking place along Ulundurpet road, Chidambaram road, Cuddalore road and Salem Road. This type of development not only creates bottlenecks and traffic congestion for pedestrial and vehicular movement and also acts as an impediment for planned development to take place in future. These encroachments should have to be removed immediately by concerned authorities exercising necessary powers vested with them. Further the Aladi road starting from Ammankulam and ending up to the proposed bye pass road should be widened thereby removing the encroachments along this road. There is an urgent need to provide B.T. surface for the existing streets in the Town.

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5.1.4. (b) Power, post and telegraph = water supply, drainage an sewage:

The power, Post and Telegraphs and Telephone facilitie however will have to be expanded as the town developments. Th percapita average consumption of water in Vridhachalam Town fo the present varies between 25 to 30 lpcd. Vridhachalam Local Planning Area is expected to add a population 90000 in 2001. By the year 2001, the percapita consumption works out to about 45 lpcd including the industrial and commercial requirements. Therefore, the Tamil Nadu Water supply and Drainage Board will have to take up schemes in advance to meet the requirements and to fulfil the above need. The existing source on the bank of Manimuktha river will cater to the future needs also.

Drainage and sewerage is not warranted for the immediate requirement of this Local Planning Area during the planning period.

5.1.5. Communal organisation:

The proposals formulated in the Master Plan have been prepared taking into consideration the suggestions put forth by the various organisations, like tax payer's association, automobile worker's association and industrialists association which are recommended by the Special Officer.

5.2. Engineering features :

The implementation of master plan proposal also involves engineering features such as design, drawing estimation etc. The detailed design and drawing have to be worked out by them.

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The following table shows the main features of projects proposed in the Master Plan:

Sl. No.	Description	Approximate Estimated cost in Rs. (lakhs)
1.	Construction of bridge across the river Manimukthar	60.00
2.	Strengthening the river bund	40.00
3.	Formation of bye-pass road connecting Ulundurpet road and Salem road (Rs. 1lakhs/1k.m.)	80.00
4.	Improvements and expansion to the existing bus stand	13.00
5.	(a) Improvements and expansion to the existing water supply system	(Tamilnadu Water Supply and Drainage Board to workout)
	(b) Water Supply project	,,
6.	Mandies and Daily market and local market	15.35
7.	Housing (part)	(Tamilnadu Housing Board to workout)

Fiscal Planning :

5.3. The resources required to implement the above programmes are to be found by the local planning authority. The Local Planning Authority can get grant from or loan from State and Central Government, loan from World Bank, Life Insurance Corporation of India etc., Some programmes viz., roads, bridges, hospital, schools etc., can be implemented by respective Government Departments with their annual budget allocations. While obtaining loan from Central and State Government, World Bank, Life Insur-

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ance Corporation of India etc., for implementation of projects, Local Planning Authority has to also workout cost benefit analysis of the projects before their implementation.

5.4. Development Agencies and involvement:

The development agencies for the proposals are Highways and Rural works department, Housing Board, Tamilnadu Water Supply and Drainage Board, Public Works Department for construction of bridges and formation of roads , for construction shelters, for providing water supply facility and construction of schools, hospitals etc.

5.5. Priority and Phasing of programmes and Estimation in terms of cost and quantity :

A brief description regarding the overall finances required for the total development works in all schemes of activities are given below (2001).

Table V.5.1.

Sl. No.	Purpose	Total cost in Rs. lakhs	Public Sector		Private Sector	
			%	Amount (lakhs)	%	Amount (lakhs)
1.	Residential	42.25	15%	6.338	85%	35.913
2.	Commercial	6.25	60%	3.750	40%	2.500
3.	Industrial	13.25	10%	1.325	90%	11.925
4.	Public and semi public	9.75	90%	8.775	10%	8.975

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Sl. No.	Purpose	Total cost in Rs. lakhs	Public Sector %	Public Sector Amount (lakhs)	Private Sector %	Private Sector Amount (lakhs)
5.	Transport and communication	12.50	100%	12.500	---	-----
6.	Recreation and open space	20.25	100%	20.250	---	-----
7.	Housing	8.25	15%	1.238	85%	7.012
8.	Water Supply	N.A.	100%	N.A.	N.A.	N.A.

Finance Required for each phase estimated under each item is given below - I phase 1991.

I phase 1991 : Table V.5.2.

Sl. No.	Purpose	Area in 1991 in hectares	Existing area in hectares	Additional area in hectares	Cost of land acquisition Rs.25,000/- per hectare
1.	Residential	200	111	89	22,25,000
2.	Commercial	25	10	15	3,75,000
3.	Industrial	65	38	27	6,75,000
4.	Public and semi public	55	38	17	4,25,000
5.	Utilities & Services	5	6	--	----
6.	Transport and communication	125	48	77	19,25,000
7.	Recreation and open spaces	25	2	23	5,75,000
	Total	500	253	248	62,00,000

1. Total cost of land acquisition : 62.00 lakhs
2. Total land development cost at Rs.3,125 lakhs/hectare : 775.00 "

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Sl. No.	Purpose	Total cost in Rs. lakhs	Public Sector %	Public Sector Amount (lakhs)	Private Sector %	Private Sector Amount (lakhs)
5.	Transport and communication	12.50	100%	12.500	---	----
6.	Recreation and open space	20.25	100%	20.250	---	----
7.	Housing	8.25	15%	1.238	85%	7.012
8.	Water Supply	N.A.	100%	N.A.	N.A.	N.A.

Finance Required for each phase estimated under each item is given below - I phase 1991.

I phase 1991 : Table V.5.2.

Sl. No.	Purpose	Area in 1991 in hectares	Existing area in hectares	Additional area in hectares	Cost of land acquisition Rs.25,000/- per hectare
1.	Residential	200	111	89	22,25,000
2	Commercial	25	10	15	3,75,000
3.	Industrial	65	38	27	6,75,000
4.	Public and semi public	55	38	17	4,25,000
5.	Utilities & Services	5	6	--	----
6.	Transport and communication	125	48	77	19,25,000
7.	Recreation and open spaces	25	2	23	5,75,000
	Total	500	253	248	62,00,000

1. Total cost of land acquisition : 62.00 lakhs
2. Total land development cost at Rs.3,125 lakhs/hectare : 775.00 "

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3.	A lumpsum provision of Rs.3 million per lakh population for educational medical and recreational facilities	:	19.50 "
4.	Existing congested roads to be improved within the Town Limit	:	10.00 "
5.	Formation of outer ring road from Pennadam road to Ulundurpet road	:	24.00 "
6.	Construction of bridge across the River Manimuktha	:	80.00 "
7.	Construction of Mundies and daily market and local market	:	15.35 "
8.	Improvement of the existing bus stand	:	13.00 "
9.	Housing requirements	:	Tamil Nadu Housing Board to workout
10.	Water supply	:	Tamil Nadu Water supply and drainage Board to workout
11.	Drainage facilities	:	

Table V.5.3. II Phase – 2001

Sl. No.	Purpose	Area in 2001 in hectares	Existing area in hectares	Additional area in hectares	Cost of land acquisition (lakhs)
1.	Residential	280	200	80	20.00
2.	Commercial	35	25	10	2.50
3.	Industrial	91	65	26	6.50
4.	Public and semi public	77	55	22	5.50
5.	Transport and communication	175	125	50	12.50
6.	Utilities and services	7	6	1	0.25
7.	Open Spaces	35	26	10	2.50
	Total	700	501	199	49.75

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1.	Total cost of land acquisition	:	49.75 lakhs
2.	Total land development cost at Rs.3,125 lakhs/hectare	:	621.88 lakhs
3.	A lumpsum provision of Rs.3 million per lakh population for educational, medical and recreation facilities	:	7.50 lakhs
4.	Formation of outer ring road from Pennadam road to Salem road	:	56.00 lakhs
5.	Formation of all the inner ring roads	:	30.00 lakhs
6.	Strengthening the bunds of the river	:	40.00 lakhs
7.	Housing requirements	:	Tamilnadu Housing Board to work out
8.	Water Supply and Drainage facilities	:	Tamilnadu Water Supply and Drainage Board to work out.

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CHAPTER VI

Monitoring and Control Evaluation and Review

6.1. Identification of authorities for structure elements :

The Vridhachalam Local Planning Authority will exercise the control and will totally be responsible for the implementation of the Master Plan proposals as a whole even though the roads, buildings, social facilities, utilities and services will be taken up and implemented by different agencies like Highways, Tamilnadu Housing Board, Public Works Department and Tamilnadu Water Supply and Drainage Board respectively.

The procedures that are in vogue in various departments for the present will be adopted for the project formulation, implementation and monitoring.

The loan assistance for the various remunerative projects proposed in the Master Plan will be extended from Tamil Nadu Town and Country Planning Fund by the Committee of Town and Country Planning Board. Necessary funds will be obtained for non-remunerative projects from the Government Departments after their appraisal by the Local Planning Authority which will be done only on receipt of the full financial requirement for each project.

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6.8 Identification of authorities for Monitoring, Evaluation and Review :

The projects will be monitored, evaluated and reviewed by Vridhachalam Local Planning Authority which has to be furnished with Planning and Engineering personnel for the same.

A clear organisational set up chart with the functions of various authorities identified in this plan is suggested below.

Monitoring, Control, Evaluation and Review

Vridhachalam Local Planning Authority

Land Development Policy		Community development policy	Economic development policy	Standard of urbanisation policy
Acquisition of land		Land Development and disposal & housing for EWS & LIG		
Revenue Department	Tamilnadu Housing Board	1.Education (Education Department)	1.Industries SIDCO,SIPCOT Industries Department	1. Water Supply and Drainage - Tamilnadu Water Supply & Drainage Board
		2.Health (Public Health)	2.Commercial local body	2.Waste disposal local body
		3.Recreation (Local body)	3.Public Offices,PWD	3.Electricity Tamilnadu Electricity Board
			4.Transportation-H&RD Department	4.Telephone-Post and Telegraph P&T Department and Telephone Department

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ANNEXURE

ACTION PLAN-DETAILS

Strengthening of Earthening Bund of the river Manimuktha.

The strengthening of river bund starting from the railway bridge and ending at the new bridge along both sides of the river needs to be done for an approximate length of 2970 Metres. The height of the bund is 3.5 metres. The top surface of the bund will be about 9 metres and the bottom surface of the bund will be about 14 metres. The stone pitching revetment on the facing of the river bund will have to be provided. On the top of the 9 Metres surface of the bund metal road will be provided and also on the other side of the bund tree and plantation will be provided to have pleasing landscaping appearance so that the area could be more attractive during the evenings as recreational spot. Lights have to be provided along the road also. The approximate cost of this project may be about Rs. 40 Lakhs.

Ring Road :

The present system within the planning area consists of 7 radial roads converging at and passing through the central business area of Vridhachalam Town. Hence the existing road pattern suffers because the radial roads are not properly linked to one another in the planning area. With the result all the traffic in the arterial road now unnecessarily passes through the town centre which is the densiest portion of the planning area. A bye-pass road (outer ring road) to relieve and reduce the traffic congestion and to channelise the development on planned lines

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has been proposed to form a by-pass road starting from Cuddalore road and ending at Ulundurpet road by touching all roads leading to places like Chidambaram, Cuddalore, Udayarpalayam and Kattikudalur Road. The width of the road shall be 100 feet and the approximate cost of this Project works about 80 Lakhs. Construction of "Pre-stressed concrete Tee-beam Bridge" at Vridhachalam "Manimuktha River"

The river "Manimuktha" bisects the town into two halves. The river which is nearly 72 Metres wide and approximately 4 metres deep, at present has only one road bridge running north-south connecting the two halves of the town. The proposed pre-stressed concrete Tee-beam bridge at a point on the southern side of the town and also along the line of the formation of the bye-pass road which needs to constructed. The length and width of the bridge are approximately 72 Metres and 12 Metres respectively,. The cost of the project may be Rs. 100 Lakhs.

Stadium and Exhibition Ground

There are at present 5 parks in the town covering in all a total area of about 2 hectares. The requirement of total area of parks, playfields and open spaces worksout to about 35 hectares based on 5% to the total urbanisable area. In all residential zones, ample size of open spaces are to be provided for the purpose of recreation. In this town at present, there is no stadium or exhibition ground for fulfilling the recreative ambitions of the people. Hence, an area adjacent to the river in between Cuddalore and Chidambaram road is proposed to be reserved for this purpose in the plan.

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Construction of daily Market and Local Market :

The existing Daily Market which is situated on the western side of Manimuktha River does not serve the populatioin on the east of the river. So it is proposed to develop one Daily Market in the survey No. 117/2 and 4A in the eastern side of the river. The ownership of this land belongs to the Municipal Council. The Vegetable stall and the mutton and fish stalls can be provided in the Daily Market. The spaces is also provided for weekly Shandy which will assemble on every Wednesday and Thursday. The estimate cost of the Project is Rs.6.00 lakhs.

There is no other market at the Bus Stand and it is therefore proposed to construct a Local Market along Ulundurpet road at R.s.No.99/3. This land belongs to Municipal Council. The estimate cost of the proposed Local Market Worksout to Rs. 3.15 Lakhs.

Construction of Mandies:

One of the function of Vridhachalam Town is commerce through the major function is the teritary sector activity. Large scale transportation of agricultural commodities necessiates construction of Mundies. So it is proposed to construct Mundies on Ulundurpet road at an estimaste cost of Rs.6.20 lakhs. The proposed site is earmarked at Revenue Survey No. 108pt. The ownership of the land belongs to Government (poramboke).

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Construction of Bus Stand.

The main mode of transport is the road though the rail transport is available in this Town. There are 100 buses touching the Bus Stand which causes overcrowd. There are only 14 bays. Hence it is proposed to construct 28 bays with waiting hall, 16 stalls and two resturants. The ownership of land belongs to Municipal council. The estimate cost of the project is Rs.13 lakhs.

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Copy of :

Government of Tamil Nadu

Abstract

Town Planning - Preparation of Zonal plans - formulation of Draft regulations submitted by the Director of the Town and Country Planning - Approved.

Rural Development and Local Administration Department

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

Read:

1. D.O. Letter No. 28332/MD/73-1., RD&LA., dated 7.3.73.
2. From the Director of Town and Country Planning Letter No. 10989073., SM/dated 21.3.74.
3. From the Member-Secretary, Madras Metropolitan Development Authority, D.O. Letter No. 19831/274., ADP/dated 19.05.74.

ORDER :

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

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

of course the residential use zone has been further sub-divided into two catagories namely:

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

The Industrial Sub 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 Hozardous Use zone

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2. The Director has also stated that the Tamil Nadu 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 adoptionas part of the Master Plan for prepare land use planning and control in addition to other regulatory measures, and that as for Madras Metropolitan Area, a copy of the regulations may be sent to the Member-Secretary, Madras Metropolitan Development Authority for adoption as part of the Metropolitan Development Plan with such modifications may be necessary, in consultation with him (The Director) and the Government.

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

4. The Government have examined the suggestion. They accept the views of the secretary, Madras Metropolitan Development Authority so far as it relates to the Madras Metropolitan area and as for other Urban areas of the State the Government approve, in principle the draft zoning regulations submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are consitituted.

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

(By order of the Governor)

M.M. Rajendran,
Secretary to Government.

To

The Director of Town and Country Planning, Madras - 1.
The Member-Secretary, Madras Metropolitan Development Authority, Madras - 10.
The Commissioner, Corporation of Madras through the Special Officer and others.

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

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ANNEXURE -I

Zoning Regulation: (G.O.Ms.No.1730 RD & DA, dt. 24.7.74)

The Developments shall confirm to the following zoning Regulations.

1. Residential Use zone:

a. Primary Residential Use Zone.
b. Mixed Residential Use zone.

Use-Zone I. (a) Primary Residential Use Zone:

Uses Permitted:

1. All Residential buildings including single and multi family dwellings, apartment dwellings and tenements together with appurtenances pertaining thereto:

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

3. Petty shops dealing with daily essentials including retail provisions, soft drinks, cigerattes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops:

4. Hair dressing saloons and Beauty parlours:

5. Nursery and Primary schools:

6. Taxi and Auto - rikshaw stands; and

7. Parks and Playfields.

Use Zone I(b) Mixed Residential Use Zone

Uses permitted:

1. All uses permitted under use Zone I (a) ie. Primary Residential Use Zone;

2. Hostels and Single Person Apartments;

3. Community Halls, Kalyana Mandapams, Religious Buildings, Welfare centres and Gymnasia;

4. Recreation Clubs, Libraries and Reading Rooms;

5. Clinics, Dispensaries and Nursing Home;

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

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

8. Banks and Safe Deposit Vaults;

9. Educational Institutions excluding Colleges;

10. Restaurants without residential accommodation eating and catering houses and lodging houses for less than twenty occupants. (vide Amendment issued in Government letter No.69759/UDIV9(2)/89-11 H&UD dated 22-6-92.

11. Petrol Filling and Service Stations;

12. Vegetable, Fruit, Flower, Fish, Eggs and Meaat Shops;

13. Departmental Stores or Stores or Shops for the conduct or retail business;

14. Bakeries and Confectionaries;

15. Laundary, Tailoring and Goldsmith Shops; and

16. Cottage Industries permissible in residential areas under G.O.Ms.No.566 dated 13.3.62.

11. Commercial Use Zone = Use Zone 2:

USES PERMITTED

1. All uses permitted in Use Zones 1(a) and 1(b) ie. Residential Use Zones;

2. All commercial business uses including all shops, stores, market and uses connected in the display and sale of merchants, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards.

3. Business offices and other commerical & Financial institutions.

4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnopxious or likely to cause health hazards;

5. Cinema Theatres and other commericial entertainment centres;

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

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

8. Automobile repair shops and garages;

9. Small Industries, using electric motors not exceeding 20 HP and/or employing more that 25 workers, which are not notious or offensive due to odour, dust, smoke gas, noise or vibration or otherwise dangerous to public health and safety; and

10. Installation of electric motors not exceeding 20 HP for use incidental to the commercial activities permissible in the zone.

11. 'Retaurents with or without boarding and lodging houses,Star Hotels and Non-Star Hotels'. (Vide Amendment issued in Government letter No.69759/UDIV(2)/89-11 H&UD dated 22-6-1992.)

III. Industrial Use Zone = Use Zone 3:

a) Controlled Industrial Use Zone

b) General Industrial Use Zone

c) Special Industrial and Hazardous Use Zone

a) Controlled Industrial Use Zone

Uses permitted:

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

2. Industries using electric power not exceeding 130 HP (LT. Maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust smoke, gas, vibration etc., or otherwise likely cause danger or nuissance to public health or amenity.

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

3. Hotels, Restaurants and Clubs, Places for social intercourse, recreation and worship and dispensaries and Clinics; and

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

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b) General Industrial Use Zone:

Uses Permitted:

1. All commercial uses listed under Use Zones 1(a), 1(b) and 2 ie. residential and commercial use zones.

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

3. Hotels, Restaurants and Clubs or places for socially 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.

c. Special Industrial and Hazardious Use Zone:

Uses Permitted:

1. All commercial uses listed under Use Zone 1 and 2 ie. residential and commercial use zones,

2. All industries permissible in the Use Zones III (a) and III (b) ie 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 noxious alkalies, acids, or other liquids or chemicals producing flumes, fumes and explosive, poisonous, irritant or corro sive gases,

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

6. Processing and manufacturing anything from which offensive or unwhole some smell arise.

7. Melting or processing tallow or sulphur,

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

9. Washing or drying wool or hairs,

10. Making Fish oil,

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

12. Manufacturing or distilling sago and artificial manure,

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

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 3(a) and 3(b) ie. controlled industrial and the general industrial use zones,

15. Hotels, restaurants and clubs or places of social intercourse, recreation and worship or dispensaries and clinics and

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

IV. Educational Use Zone = Use Zone 4:

Uses Permitted:

1. Schools, Colleges and other higher education and Training Institutions and the uses connected therewith;

2. All uses permitted in Use Zone 1(a) ie. Primary Residential Use Zone;

3. Hostels and Single Person Apartments;

4. Recreation Clubs, Libraries and Reading Rooms and

5. Restaurants.

V. Public and Semi-Public Use Zone = Use Zone 5:

Uses Permitted :

1. Government and Quasi Government Offices;

2. Art Galleries, Museums, Acquaries and Public Libraries;

3. Hospitals, Sanitaries and other medical and Public Health Institutions;

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4. Harbour, Airport and Flying Club;

5. Organised Parking Lots and Bus and Taxi Stands;

6. Parks, Playfields, Swimming Pools, Stadium, Zoological Gardens, Exhibition Grounds and Other Public and Semi-Public Open Spaces; and

7. All uses permitted in the Use Zones 1(a) and 1(b) ie. the residential use zones.

VI. Agricultural Use Zone - Use Zones

Uses Permitted:

1. All agricultural uses;

2. Farm houses and buildings of agricultural activities;

3. Rural settlemnents with allied uses;

4. Public and Private parks, playfields, gardens, caravan and camping 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 Dumbs;

9. Airports and Broadcasting Installations;

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.

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நகல் எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

ANNEXURE = 1

Land Use Zoning for Vridhachalam Local Planning Authority

1 a) Primary Residential Use Zone :

Vayalur :

Survey Nos. 66, 67, 132B, 136, 137, 140 ,142 to 144, 147, 148, 186, 192 to 195, 197, 199B and 201.

Nachiyarpettai :

Survey Nos. 13pt, 14pt, 17, 28pt, 31, 32, 33pt, 34, 47pt, 49pt, 50pt, 54pt, 59pt and 61.

Kandiyankuppam

Survey Nos. 10, 11pt, 12, 19 to 23, 28, 33, 34, 63, 64, 65, 67pt, 68 to 70, 72 to 79, 81, 105, 120, 121, 122, 123pt, 124pt, 126pt, 127pt, 128pt, 129pt, 131pt, 133pt, 134pt, 138pt, 140, 143, 144, 150pt and 153pt.

Budamur :

Survey Nos. 3, 4pt, 5 and 6.

Vridhachálam :

Survey Nos. 1pt, 2 to 4, 6, 7, 9 to 11, 13, 14, 16 to 22, 23, 24pt to 27, 28pt, 31, 32, 33, 34, 35pt and 36 to 41.

1 b) Mixed Residential Use Zone :

Manalur

Survey Nos. 69A, 70, 72pt, 73, 76pt, 77pt, 78, 79, 80, 81, 91 to 93, 95, 96, 97A, 98pt, 99 to 101, 102pt, 103pt, 104pt, 110A and 111 to 114.

Poonthottam :

Survey Nos. 1pt, 2, 3pt, 4, 5, 7pt, 8pt, 12pt, 14pt, 17pt, 18pt, 23pt, 27 to 30, 31pt, 33, 34pt and 35.

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உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

Enadimedu :

Survey Nos. 2pt, 3pt, 16pt and 17pt.

Budamur :

Survey Nos. 16 to 28, 29pt, 30pt, 31 to 34, 37pt, 38pt, 39pt, 41pt, 42, 44 to 47, 49, 50, 51, 54pt, 55, 56pt, 58, 59pt, 61pt, 62, 63, 65, 67, 68pt, 71 to 74, 76, 77, 79, 82, 84, 86pt, 87pt, 88 to 94, 95pt, 97pt and 106pt.

Vridhachalam :

Survey Nos. 76, 96, 100, 101, 121 to 125, 127, 135, 142pt, 143, 144, 146, 148 to 154, 155pt, 156pt, 157pt, 158pt, 159, 160, 162pt, 185pt, 189, 196, 198, 217pt, 218, 219pt, 220pt, 221, 222, 225 to 231, 232, 233pt, 234, 235pt, 236, 237, 238pt, 239pt, 247, 249pt, 250, 251, 253 to 255, 257, 258, 259pt, 261, 262, 263pt, 268, 269 to 277, 278, 280pt, 284pt, 286, 288, 291 to 299, 300, 301pt, 302, 303pt, 304pt, 305, 307pt, 308, 309pt, 310pt, 311pt, 312 to 323, 326pt, 328pt, 329pt, 331 to 335, 336pt, 337pt, 338pt, 339pt, 340, 342, 343pt, 345pt, 346 to 348, 358, 359, 366, 368 to 370, 372, 373, 380, 381, 434, 435, 436, 437pt, 439pt and 440.

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ஊரமைப்பு உதவி இயக்குநர்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

I. Commercial Use Zone :

Vridhachalam :

Survey Nos. 43, 44, 45pt, 46pt, 59pt, 60pt, 93pt, 94pt, 97pt, 99, 102, 103, 105, 106, 107, 108pt, 110pt, 113 to 115, 117, 128, 129, 133, 137, 140, 141, 142pt, 168pt, 178 to 180, 194, 201, 205pt, 206pt, 207pt, 209pt, 210pt, 263pt, 280pt and 284pt.

Kandiyankuppaam :

Survey No. 82.

Manalur :

Survey Nos. 82 and 84.

- Budamur

Survey No.59pt.

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.. Industrial Use:

(a) Controlled Industrial Use zone

Budamur :

Survey Nos. 56pt, 57, 61pt and 68pt.

Manalur :

Survey No. 72pt.

Vridhachalam:

Survey Nos. 181 to 183 and 185pt.

III b) General Industrial Use zone:

Nachiyarpettai:

Survey Nos. 44pt.

Kandiyankuppam:

Survey Nos. 83, 88 to 92, 118, 147, 148, 151pt, 152pt, 154 to 158, 159pt, 160pt, 162pt, 163pt, 164 to 170 and 171pt.

Vridhachalam:

Survey Nos. 45pt, 46pt, 50 to 58, 59pt, 60pt, 65 and 69pt.

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ஊரமைப்பு உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

V. Educational Use:

Nachiyarpettai:

Survey Nos. 45, and 47pt.

Manalur :

Survey Nos. 35 and 37Bpt.

Vridhachalam:

Survey Nos. 67, 68, 69pt, 70 to 73, 74pt, 75pt, 77 to 79, 82pt, 84 to 89, 91, 93pt, 94pt, 97pt, 98, 118, 131 and 329pt.

Kandiyankuppam:

Survey No. 66.

Poonthottam

Survey Nos.25 and 26.

. Public & Semi public Use zone:

Vayalur :

Survey Nos. 27, 171A and 172.

Nachiyarpettai :

Survey Nos. 36 to 41, 44pt and 53.

Poonthottam :

Survey Nos. 1pt, 8pt, 10pt, 12pt, 14pt, 15pt, 16, 17, 18pt, 19pt, 20pt, 21, 23pt, 36, 37pt, 39, 40 and 44.

Enadimedu :

Survey Nos. 19pt, 20, 22 to 25, 61, 62 and 63pt.

Budamur :

Survey Nos. 7, 29pt, 30pt, 53, 54pt, 85pt and 107.

Ag.

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ஊரமைப்பு உதவி இ...
கோப்பு எண்:.....
நாள்:.....
★ விழுப்புரம் மண்...

Vridhachalam :

Survey Nos. 1pt, 24pt, 28pt, 29, 30, 35pt, 74pt, 75pt, 82
97pt, 110pt, 155pt, 156pt, 157pt, 158pt, 162pt, 163 to 1
168pt, 170 to 174, 185pt, 188, 191, 193, 204, 205pt, 20
207pt, 208pt, 209pt, 210pt, 212, 214pt, 215pt, 217pt, 219
220pt, 233pt, 259pt, 260, 263pt, 284pt, 289, 326pt and 4

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நகர் ஊரமைப்பு உதவி இயக்குநர் அலுவலகம்
நகல் ★ விழுப்புரம் மண்டலம் ★ நகல்
நகல் எண்:.....
நாள்:.....

PROPOSED RING ROAD 100'-0"

Manatur :

Survey Nos. 76pt, 77pt, 98pt, 102pt, 103pt and 104pt.

Vridhachalam :

Survey Nos. 238pt, 239pt, 248pt, 249pt, 303pt, 304pt, 307pt, 309pt, 310pt, 311pt, 336pt, 337pt, 338pt, 339pt, 343pt, 345pt, 437pt, 439pt and 460pt.

Poonthottam :

Survey Nos. 19pt, 20pt, 31pt, 34pt and 37pt.

Enadimedu :

Survey Nos. 1pt, 2pt, 3pt, 14pt, 17pt and 19pt.

Budamur :

Survey Nos. 37pt, 38pt, 39pt, 41pt, 85pt, 86pt, 87pt, 95pt, 97pt, 98pt and 106pt.

Kandiyankuppam :

Survey Nos. 123pt, 124pt, 126pt, 127pt, 128pt, 129pt, 131pt, 133pt, 134pt, 138pt, 150pt, 151pt, 152pt, 153pt, 159pt, 160pt, 162pt, 163pt and 171pt.

OPOSED 60'-0" ROAD

Vridhachalam :

Survey Nos. 110pt, 185pt, 205pt, 206pt, 207pt, 208pt, 209pt, 210pt, 211pt, 213pt, 214pt and 215pt.

Poonthottam :

Survey Nos. 1pt, 7pt, 8pt, 9pt, 10pt, 12pt, 14pt, 15pt & 18pt.

Enadimedu :

Survey Nos. 16pt and 17pt.

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ஊராட்சி ஒன்றிய உதவி இயக்குநர் அலுவலகம்
கோப்பு எண்:.....
நாள்:.....
ஆதவி ★ விழுப்புரம் மாவட்டம் ★ ஏழை

EXISTING ROAD

Vayalur :

Survey Nos. 1, 11, 14, 20, 21, 29 to 36, 133 to 135, 145, 146, 151, 185, 188, 190, 198 and 200.

Nachiyarpettai :

Survey Nos. 15, 16, 29, 30, 35, 42, 43, 46 and 48.

Manalur :

Survey Nos. 50, 51, 58, 64, 65, 68, 71, 74, 75, 79A, 86, 110B, 128 to 130, 131AB, 143 and 144.

Kandiyankuppam :

Survey Nos. 26, 27, 29, 30, 71, 97, 102, 113, 125, 130, 132, 135 to 137, 145, 146, 161 and 172 to 174.

Poonthottam :

Survey Nos. 11, 13, 24, 38, 41, 43, 45, 46, 68 to 71, 73, 75, 85, 86, 112, 114, 115, 122 to 124, 126, 127, 145, 154, 155, 157 and 159.

Enadimedu :

Survey Nos. 56pt, 57 to 59, 60pt, 65 and 66.

Budamur :

Survey Nos. 8 to 12, 40, 43, 48, 52, 60, 64, 66, 70, 75, 81 and 96.

Vridhachalam :

Survey Nos. 42, 47 to 49, 61 to 64, 90, 92, 95, 104, 107, 109, 111, 112, 116, 119, 120, 126, 130, 132, 134, 136, 138, 139, 145, 147, 161, 169, 175 to 177, 184, 197, 199, 200, 202, 203, 213pt, 223, 224, 240, 243, 248pt, 256, 264 to 266, 267, 279, 281 to 283, 285, 287, 290, 324, 327, 330, 341,

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அரசுமைப்பு உதவி இயக்குநர்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

344, 356, 360, 367, 371, 382pt, 414, 422, 423, 430, 431 and 448.

ting Railway :

Vayalur :

Survey Nos. 202 to 229.

Manalur :

Survey Nos. 168 to 180.

Nachiyarpettai :

Survey Nos. 6pt, 7pt, 11, 12, 13pt, 14pt, 18, 19, 22pt, 25, 26, 27, 28pt, 33pt, 49pt, 50pt, 51, 52, 54pt, 55 to 58, 59pt and 60.

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கோப்பு எண்:.....
நாள்:.....

VI AGRICULTURAL USE ZONE :

Vayalur :

Survey Nos. 2, 4 to 7, 10, 13, 15 to 19, 22pt, 23, 24, 26, 28, 37, 39pt, 40 to 65, 68 to 127, 129, 130, 132A, 138, 139, 149, 150, 152 to 159, 161, 162, 164 to 167, 169, 170, 171B, 174, 176 to 180, 182 to 184 and 191.

Nachiyarpettai :

Survey Nos. 1, 2, 3, 4, 5, 6pt, 7pt, 8 to 10, 20, 21, 22pt, 23 and 24.

Manalur :

Survey Nos. 1, 3 to 16, 18 to 20, 22pt, 23pt, 24 to 26, 28, 29pt, 30pt, 31, 32, 33pt, 34, 37A, 37Bpt, 40, 42 to 49, 52 to 57, 59, 60, 62, 63, 66, 67, 69B, 83, 85, 87 to 90, 94, 105, 107, 109, 115, 116 to 127, 132 to 134, 135, 136, 138 to 142 and 145 to 167.

Poonthottam :

Survey Nos. 32, 42, 47 to 67, 72, 74, 76 to 84, 87 to 94, 96, 97, 99, 101 to 103, 105, 108, 109, 110pt, 111, 113, 116 to 120, 125, 128, 130 to 144, 146 to 153, 156, 158, 160 and 162.

Enadimedu :

Survey Nos. 3pt, 4 to 10, 13, 18, 21, 26, 28, 30, 32, 35 to 56pt, 60pt, 63pt, 64 and 67 to 77.

Budamur :

Survey Nos. 1, 2, 13 to 15, 35, 36, 41pt, 85pt, 86pt, 97pt, 98pt, 99pt, 100 to 103, 104, 105, 106pt, 107 and 108 to 113.

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உரிமைப்பு உதவி இயக்குநர்
நகல்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

VI AGRICULTURAL USE ZONE :

Vayalur :

Survey Nos. 2, 4 to 7, 10, 13, 15 to 19, 22pt, 23, 24, 26, 28, 37, 39pt, 40 to 65, 68 to 127, 129, 130, 132A, 138, 139, 149, 150, 152 to 159, 161, 162, 164 to 167, 169, 170, 171B, 174, 176 to 180, 182 to 184 and 191.

Nachiyarpettai :

Survey Nos. 1, 2, 3, 4, 5, 6pt, 7pt, 8 to 10, 20, 21, 22pt, 23 and 24.

Manalur :

Survey Nos. 1, 3 to 16, 18 to 20, 22pt, 23pt, 24 to 26, 28, 29pt, 30pt, 31, 32, 33pt, 34, 37A, 37Bpt, 40, 42 to 49, 52 to 57, 59, 60, 62, 63, 66, 67, 69B, 83, 85, 87 to 90, 94, 105, 107, 109, 115, 116 to 127, 132 to 134, 135, 136, 138 to 142 and 145 to 167.

Poonthottam :

Survey Nos. 32, 42, 47 to 67, 72, 74, 76 to 84, 87 to 94, 96, 97, 99, 101 to 103, 105, 108, 109, 110pt, 111, 113, 116 to 120, 125, 128, 130 to 144, 146 to 153, 156, 158, 160 and 162.

Enadimedu :

Survey Nos. 3pt, 4 to 10, 13, 18, 21, 26, 28, 30, 32, 35 to 56pt, 60pt, 63pt, 64 and 67 to 77.

Budamur :

Survey Nos. 1, 2, 13 to 15, 35, 36, 41pt, 85pt, 86pt, 97pt, 98pt, 99pt, 100 to 103, 104, 105, 106pt, 107 and 108 to 113.

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நகல் நீங்கள் உதவி இயக்குநர்
கோப்பு எண்:.....
நாள்:.....
விழுப்புரம் மண்டலம்

chalam :

Survey Nos. 110, 241, 242, 244 to 246, 306, 325, 349 to 355, 363 to 365, 374 to 379, 383 to 412, 415 to 421, 425 to 429, 432, 433, 438, 441 to 445 and 449 to 459.

Kandiyankuppam :

Survey Nos. 3, 4, 7 to 9, 15, 17, 18, 24, 25, 31, 32, 35 to 46, 48 to 51, 53 to 62, 80, 84 to 87, 93, 95, 96, 98 to 101, 103, 104, 107, 110 to 112, 114 to 117 and 119.

ATER BODIES :

Vayalur :

Survey Nos. 3, 8, 9, 12, 22pt, 25, 38, 39pt, 128, 131, 141, 160, 163, 168, 173, 175, 181, 187, 189, 196 and 199A.

Manalur :

Survey Nos. 2, 17, 21, 22pt, 23pt, 27, 29pt, 30pt, 33pt, 36, 38, 39, 41, 61, 97B, 106, 108 and 137.

Kandiyankuppam :

Survey Nos. 1, 2, 5, 6, 11pt, 13, 14, 16, 47, 52, 67pt, 94, 106, 108, 109, 123pt, 128pt, 139 , 141, 142 and 149.

Poonthottam :

Survey Nos. 3pt, 6, 9pt, 22, 95, 98, 100, 104, 106, 107, 110pt, 121, 129 and 161.

Enadimedu :

Survey Nos. 1pt, 11, 12, 14pt, 15, 27, 29, 31, 33, 34 and 63pt.

Budamur :

Survey Nos. 4pt, 69, 78, 80, 83 and 99pt.

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PROPOSED LAND USE

LEGEND

LOCAL PLANNING AREA BOUNDARY

VILLAGE BOUNDARY

SURVEY NUMBER BOUNDARY

ROADS AND STREETS

METRE GAUGE RAILWAY LINE

RIVER WITH STREAM

WATER BODIES

BURIAL GROUND

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

PUBLIC AND SEMIPUBLIC

EDUCATIONAL

AGRICULTURE

VACANT

OFFICE

HOSPITAL

HISTORICAL MONUMENTS

STADIUM PARK

COMPOSITE YARD

ELECTRICITY

TRANSPORTATION

BUS TERMINUS

RAILWAY STATION

PROPOSED RING ROAD 100 FEET

PROPOSED ROAD 60 FEET

PROPOSED BRIDGE

GENERAL INDUSTRY

CONTROLLED INDUSTRY

SECRETARY
VRIDHACHALAM LOCAL PLANNING AUTHORITY
VRIDHACHALAM

DEPUTY DIRECTOR
TOWN & COUNTRY PLANNING
DISTRICT OFFICE SOUTH ARCOT REGION

ASST DIRECTOR OF
TOWN & COUNTRY PLANNING

JOINT DIRECTOR
TOWN & COUNTRY PLANNING

DIRECTOR OF
TOWN & COUNTRY PLANNING
GOVT OF TAMILNADU

COMMISSIONER & SECRETARY TO GOVT
HOUSING & URBAN DEVELOPMENT DEPT
GOVT OF TAMILNADU

SCALE 1"=660' (0.1:7820

DTCP/SCR/MP/84/11

VRIDHACHALAM MASTER PLAN